# Environmental Planning Commission

**Agenda Number: 02**
**Project Number: 1004382**
**Case #: 15EPC-40066, 40067**
**December 10, 2015**

## Staff Report

| | |
|---|---|
| ***Agent*** | Consensus Planning, Inc. |
| ***Applicant*** | Kampgrounds of America, Inc. |
| ***Request*** | **Amendment to Zone Map, Site Development Plan for Building Permit Amendment** |
| ***Legal Description*** | Tract A, K.O.A. Subdivision |
| ***Location*** | On Skyline Dr. between Paisano St. and I-40 |
| ***Size*** | Approximately 15.37 acres |
| ***Existing Zoning*** | SU-2/SU-1 for Overnight Trailer-Camper Facility |
| ***Proposed Zoning*** | SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor Storage of Recreational Vehicles & Boats |

### *Staff Recommendation*

***APPROVAL of Case #15EPC-40067 based on the Findings beginning on Page #14, and subject to the Conditions of Approval beginning on Page #17.***

***APPROVAL of Case #15EPC-40066 based on the Findings beginning on Page #18, and subject to the Conditions of Approval beginning on Page #21.***

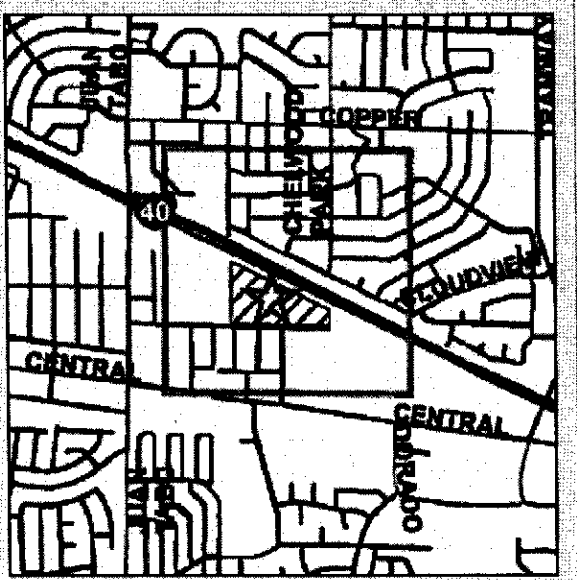
***Staff Planner***
***Vicente M. Quevedo, Planner***

### *Summary of Analysis*

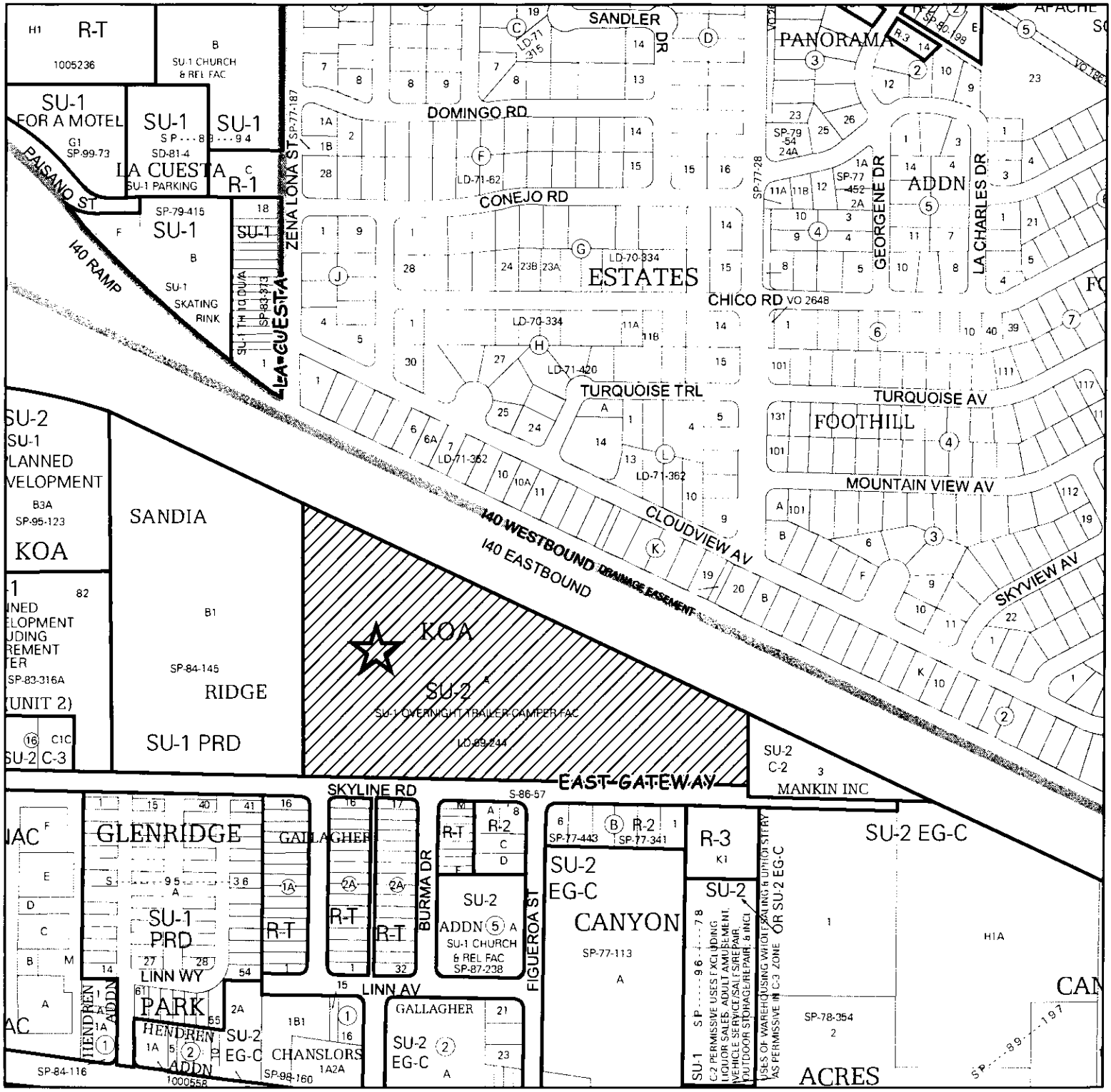
This is a request for a Zone Map Amendment (Zone Change) and a Site Development Plan for Building Permit Amendment for an approximately 15.37 acre site located on Skyline Dr. between Paisano St. and I-40. The applicant is proposing to replace approximately 50 campground spaces with 208 covered and enclosed storage spaces for recreational vehicles and boats. The applicant also proposes to implement drainage and landscaping improvements on the subject site.

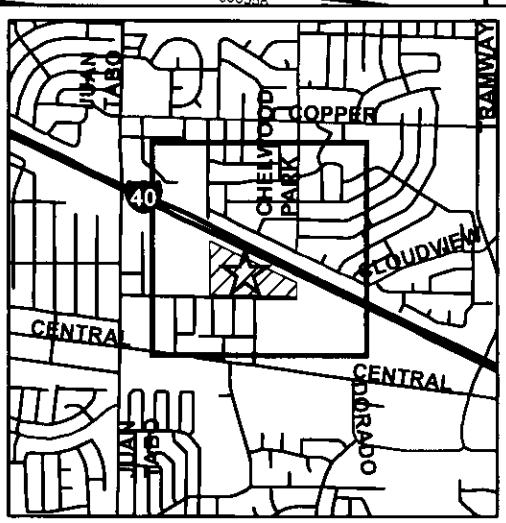
The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the East Gateway Sector Development Plan. Overall, Staff finds that the request generally furthers applicable Goals and policies. Neighbors and property owners were notified as required.

Staff is recommending approval of the requested amendment subject to conditions.




City Departments and other interested agencies reviewed this application from 11/02/2015 to 11/13/2015.
Agency comments used in the preparation of this report begin on Page #23.



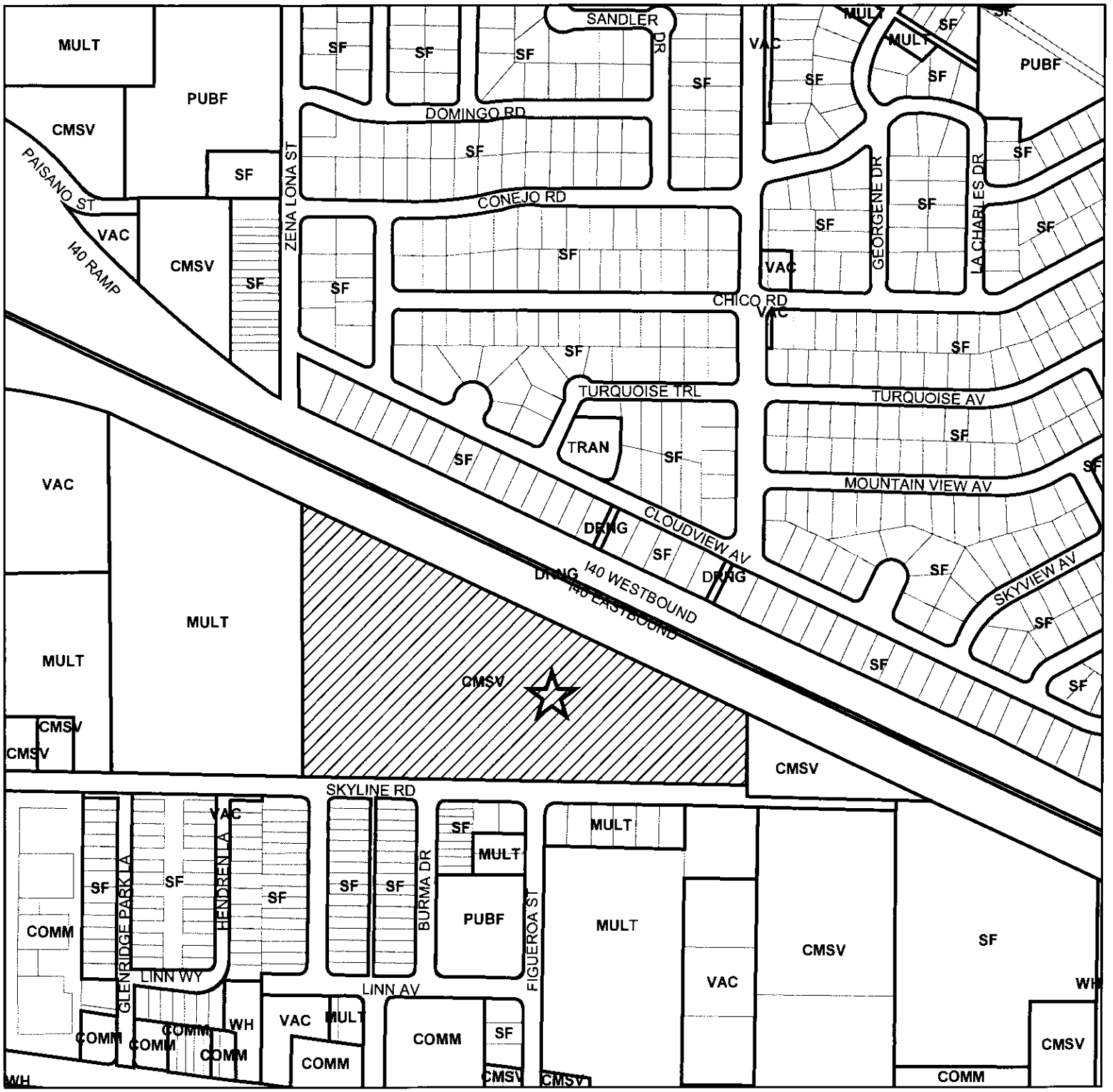



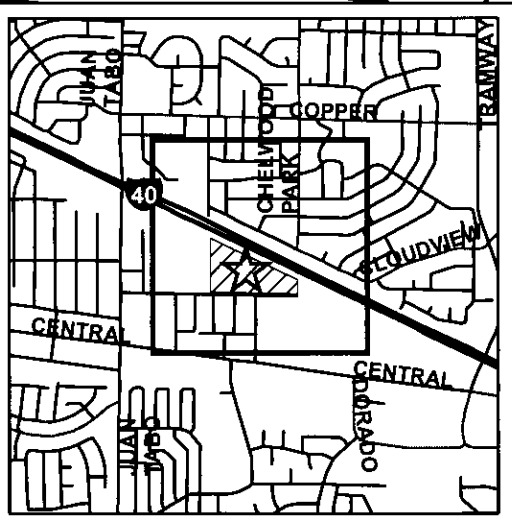

# ZONING MAP

Note: Grey shading indicates County.

1 inch = 400 feet

**Project Number:**
**1004382**
**Hearing Date:**
**12/10/2015**
**Zone Map Page: L-22**
**Additional Case Numbers:**
**15-40066 & 40067**




# LAND USE MAP

Note: Grey shading indicates County.

**KEY to Land Use Abbreviations**

AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

AGIS

1 inch = 400 feet

**Project Number: 1004382**
**Hearing Date: 12/10/2015**
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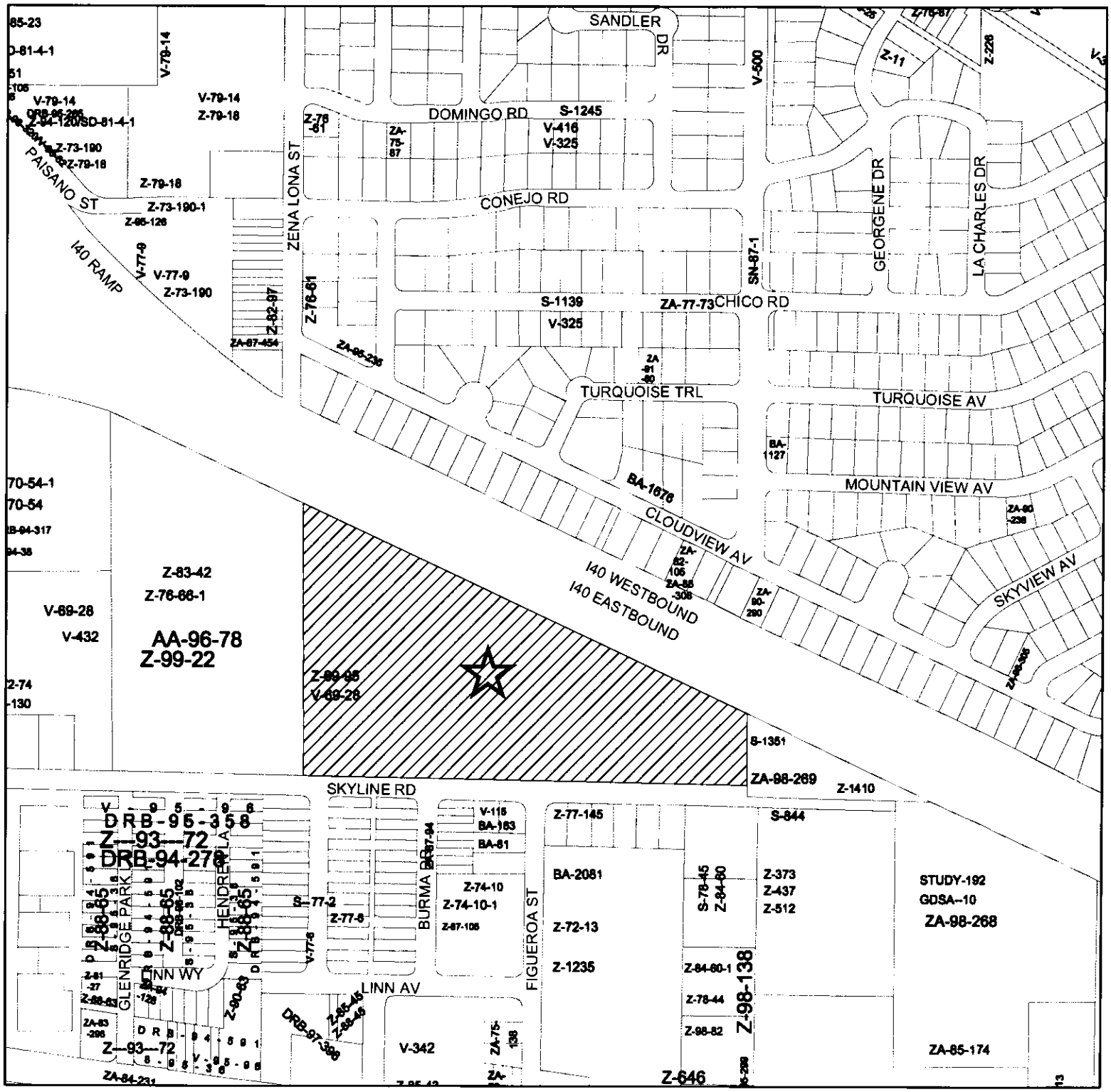


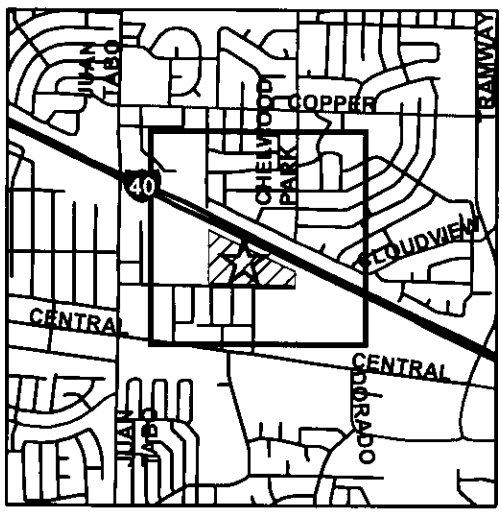


# HISTORY MAP

Note: Grey shading indicates County.

1 inch = 400 feet

**Project Number:**
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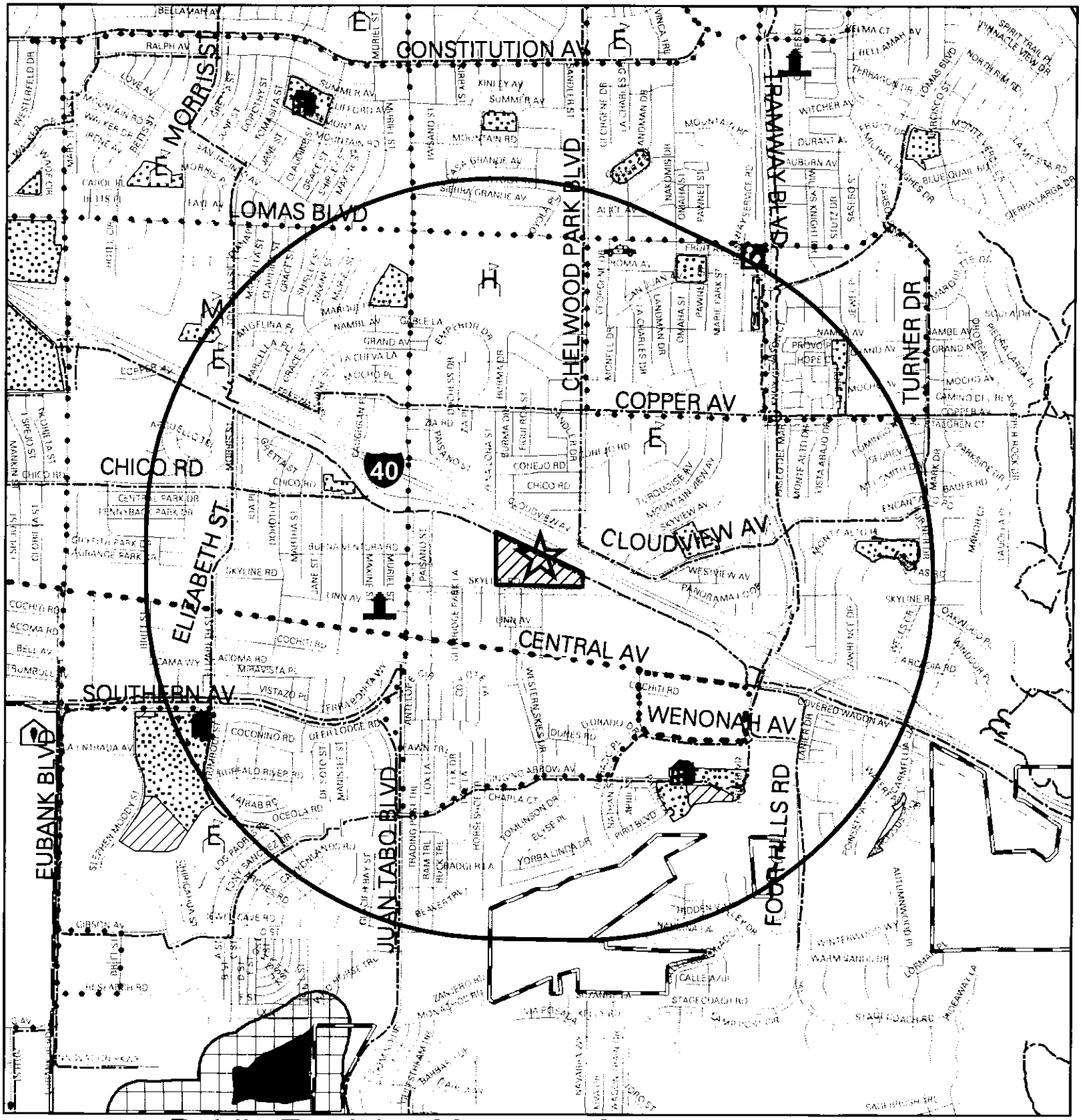


# Public Facilities Map with One-Mile Buffer

- COMMUNITY CENTER
- MULTI-SERVICE CENTER
- SENIOR CENTER
- LIBRARY
- MUSEUM
- FIRE
- POLICE
- SHERIFF
- SOLID WASTE
- APS Schools
- ABQ Ride Routes
- ABQ Bike Facilities
- Proposed Bike Facilities
- Albuquerque City Limits
- Landfill Buffer (1000 feet)
- Landfills designated by EHD
- Developed County Park
- Undeveloped County Park
- Developed City Park
- Undeveloped City Park

**Project Number: 1004382**

0 0.5 1 Miles

## *I. AREA CHARACTERISTICS AND ZONING HISTORY*

***Surrounding zoning, plan designations, and land uses:***

| | ***Zoning*** | ***Comprehensive Plan Area; Applicable Rank II & III Plans*** | ***Land Use*** |
|---|---|---|---|
| ***Site*** | SU-2/SU-1 for Overnight Trailer-Camper Facility | Established Urban, East Gateway Sector Development Plan | Commercial Service |
| ***North*** | Interstate 40, R-1 (Residential) | Same | Single Family |
| ***South*** | Public R.O.W., R-1, R-2, R-3, R-T | Same | Single Family, Multi-Family, |
| ***East*** | SU-2 for C-2 | Same | Commercial Service |
| ***West*** | SU-1 for PRD | Same | Multi-Family |

## *II. INTRODUCTION*

### *Proposal*

This is a two part request for a Zone Map Amendment (Zone Change) and a Site Development Plan for Building Permit Amendment for an approximately 15.37 acre site located on Skyline Dr. between Paisano St. and Interstate 40. The subject site is currently zoned SU-2/SU-1 for Overnight Trailer-Camper Facility and the applicant proposes to change the zoning designation to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor Storage of Recreational Vehicles & Boats. The existing site development plan will subsequently be amended to show a storage area for outdoor recreational vehicles and boats.

### *EPC Role*

The EPC is hearing this case because the EPC has the authority to hear all Zone Map and Site Development Plans Amendments for SU-1 site plan controlled sites within the City of Albuquerque. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

### *History/Background*

The SU-1 zoning designation and associated site development plan for building permit were approved by the EPC in 1969 (Z-69-95). Two minor administrative amendments for signage were received by the Planning Department in 1987 and 2005. The 1987 signage request was

approved to allow two free standing signs at the west and south ends of the property. The 2005 amendment request included additional signage height for the existing free standing signs on the subject site, however this request expired prior to receiving approval. No additional site plan modifications have been received or approved by the Planning Department.

***Context***

The subject site currently includes a series of individual camp sites, private residences and cabins. The subject site is bounded by Interstate 40 to the north, residential zoning to the south and west, and commercial zoning to the east. Surrounding land uses include single family residential, multi-family residential and commercial service.

***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Interstate 40 as an Urban Interstate.

The LRRS designates Central Ave. as a Community Principal Arterial.

The LRRS designates Skyline Rd. as a Local street.

***Comprehensive Plan Corridor Designation***

Interstate 40 is identified as an Express Transit Corridor. Express Transit Corridors are dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

Central Ave. is identified as a Major Transit Corridor. Major Transit Corridors are designed to optimize public transit and move large numbers of people in a very timely and efficient manner.

***Trails/Bikeways***

The I-40 Trail East is an existing paved multiple use trail that runs along the northern boundary of the subject site. There is also an existing bikeway that runs along Tramway Blvd. east of the subject site.

***Transit***

Bus routes 66 (Central) and 777 (Green Line Rapid Ride) run along Central Ave. south of the subject site. Route 1 (Juan Tabo) runs along Juan Tabo Blvd. west of the subject site.

***Public Facilities/Community Services***

There is a fire station, community center, senior center, several developed city parks, two elementary schools and a high school located within a one mile radius of the subject site. Please refer to the Public Facilities Map in the packet for additional details.

## *III. ANALYSIS*

## *APPLICABLE ORDINANCES, PLANS AND POLICIES*

### *Albuquerque Comprehensive Zoning Code*

The subject site is currently zoned SU-2/SU-1 for Overnight Trailer-Camper Facility. The applicant proposes to add the additional use of Outdoor Storage of Recreational Vehicles & Boats to the existing zoning designation. Even though the subject site's zoning includes an SU-2 prefix, the requested zone map amendment to add a new use to the existing SU-1 zoning designation would not affect any of the existing SU-2 zoning categories of the East Gateway Sector Development Plan and therefore does not constitute a Sector Development Plan Amendment. The associated site development plan for building permit will also need to be amended to show the details of the new proposed use. Additionally, a detailed elevations sheet is required, parking and landscaping calculations will need to be updated, and amended grading/drainage and utility plans are required as part of this request.

### *Definitions (if applicable)*

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

**SU-1 SPECIAL USE ZONE.** This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

**RECREATIONAL VEHICLE.** A vehicular unit not exceeding 40 feet in body length, eight feet in width, or 11 feet in overall height, primarily designed as a temporary living quarters for recreational, camping, or travel use; it either has its own motive power or is designed to be mounted on or drawn by an automotive vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, and camping trailer.

### *Albuquerque / Bernalillo County Comprehensive Plan*

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

***The subject site is surrounded by residential and commercial service land uses. The applicant is proposing an expansion of its current operations to include storage of recreational vehicles and boats. The new proposed activities will be located at the north end of the site along Interstate 40 and will therefore respect existing residential land uses and will contribute to fulfilling a recreational public need to store recreational vehicles. Therefore, the request furthers Policy II.B.5.d.***

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

***The applicant proposes to situate the recreational vehicle storage area furthest from the existing residential uses. The applicant states that the structures may also help buffer the traffic noise from I-40 for the existing camp sites and nearby residential areas. The new proposed lighting will be angled and lit from under each canopy to reduce light spillage. Additionally, the vehicles stored there will not be in constant operation and no significant adverse effects are anticipated. Therefore, the request furthers Policy II.B.5.i.***

Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

***The applicant states that by constructing the proposed recreational vehicle storage area and thereby reducing the number of camping spaces, that this may decrease the amount of daily traffic on local streets near the subject site. Additionally, the storage area will be gated and only limited access will be permitted. However, the subject site is not adjacent to an arterial street. Therefore, the request partially furthers Policy II.B.5.k.***

Policy II.B.5.l.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

***The proposed recreational vehicle storage structures will be constructed using quality materials including concrete and steel. Additionally, the applicant is proposing to install solar panels as part of the outdoor storage covers which will generate enough power to light the storage structures plus excess power for the entire site. Therefore, the request furthers Policy II.B.5.l.***

Developed Landscape: The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

***The amended site development plan for building permit shows updated landscape calculations following the development of the proposed recreational vehicle storage areas as well as proposed increased landscaping elements along Skyline Rd. that will serve to create a more pleasing visual environment. The request furthers Policy II.C.8.d.***

Energy Management: The goal is to maintain an adequate, economical supply of energy through energy management techniques and use of alternate and renewable energy sources.

Policy II.D.3.b.: Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste and geothermal supplies shall be encouraged.

***Staff agrees with the applicant that the inclusion of solar panels on the new proposed structures constitutes the efficient and economic use of alternative and renewable energy sources on the subject site. Therefore, the request furthers Policy II.D.3.b.***

Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.d.: Tourism shall be promoted.

***The existing site currently provides a variety of different lodging options for Albuquerque visitors. The applicant states that visitors to Albuquerque spend an average of $73 during an average day trip and $225 for an average overnight trip. The applicant's proposal to develop recreational vehicle storage space will contribute the implementation of diversified economic development on the subject site by directly addressing a public need to store recreational vehicles. Therefore, the request furthers Policy II.D.6.d.***

***East Gateway Sector Development Plan***

The East Gateway Sector Development Plan (EGSDP) was adopted in October of 2010 (Bill No. R-10-73). The Plan generally encompasses the area south of Interstate 40, east of Wyoming Blvd. and Kirtland Air Force Base (KSFB), and west and north of the City's municipal boundaries. Specific boundaries are shown on page 1-1 of the Plan.

The EGSDP recommends public improvements throughout the area, but emphasizes policies, regulations and projects to improve area function and appearance along Central Avenue, and Wyoming, Eubank and Juan Tabo Boulevards. The Plan emphasizes land use and transportation coordination and introduces four new mixed-use zoning districts, regulations and multi-modal street redesign. Some rezoning, mostly of properties along or near Central Avenue, is included (p. 5-2). General Design Regulations and an approval process particular to the Plan were established.

Agency comments received by the Code Enforcement Department indicate that portions of the General Design Regulations apply to this request. The portions of the General Design Regulations that apply are focused on items such as landscaping, parking, outdoor space, fences and wall, lighting and building height have all been addressed by the amended site development plan for building permit. Relevant goals/policies include the following:

Goal 1: Create a safe, well-maintained, attractive community

***The site is currently gated and the proposed recreational vehicle storage area will also be secured by a new gate. The applicant has proposed to locate the new use furthest away from the existing residential uses near the subject site and has proposed additional landscaping along Skyline Rd. Therefore the request furthers EGSDP Goal 1.***

Goal 2: Enable the continued existence and new development of thriving businesses to provide jobs and local services.

***The applicant states that the provision to be able to provide a storage space for recreational vehicles, which there is a growing need for in Albuquerque, will enable the existing KOA business to thrive. Therefore, the request furthers EGSDP Goal 2.***

***Resolution 270-1980 (Policies for Zone Map Change Applications)***

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

***Analysis of Applicant's Justification***

**Note:** Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*This request is consistent with the health, safety, morals, and general welfare of the City. The proposed use is appropriate for the area and will fulfill a public need for recreational vehicle storage in Albuquerque.*

***The request is consistent with the health, safety, morals, and welfare of the City as articulated by the cited policies in the policy analysis section of the staff report above.***

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*The proposed zone change request will provides stability of land use and zoning as the additional use of outdoor storage is complimentary and stabilizing to the existing use of the site as a campground.*

***The applicant has requested to add an additional use to the existing SU-1 zoning designation. Due to the fact that the existing uses on the site will not be altered and the new use is appropriate for the area, stability of land use and zoning will be maintained.***

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

***Refer to policy analysis section above.***

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*A different use category is more advantageous to the community as articulated in the Comprehensive Plan and East Gateway Sector Development Plan. Additionally, the new use will meet the changing needs of Albuquerque residents for outdoor storage of their recreational vehicles and boats.*

***The applicant has cited a study published by the Recreational Vehicle Industry Association that found recreational vehicle ownership is increasing nationally. A feasibility study conducted by Development Services Inc. indicates there is currently a significant gap between the supply and demand for recreational vehicle and boat storage in Albuquerque. Therefore, staff agrees with the applicant that the requested zone change will address a specific public need for additional recreational vehicle and boat storage for Albuquerque residents and is more advantageous to the community.***

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*The requested zone change adds a single additional use to the site which will not include any permissive uses that will be harmful to adjacent property.*

***Staff agrees with the applicant that the requested additional use will not be harmful to the adjacent property, the neighborhood, or the community due to the fact that the use will be appropriately cited and recreational vehicles already frequent the site for camping / overnight stay purposes. The applicant has included also included additional landscaping features along Skyline Rd.***

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or

2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The City will not incur any un-programmed expenditures as a result of this zone change request.*

***Staff agrees with the applicant that the City will not incur any un-programmed expenditures as a result of this zone change request.***

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The economic return from the outdoor storage, while relevant to this request, is not the determining factor for the change of zone.*

***Staff agrees that while economic considerations are always a factor for any business enterprise, the applicant is not basing the zone change justification solely on economic considerations but has also cited a public need for recreational vehicle storage in Albuquerque that this request will help fulfill.***

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*The subject site is located on a local street and is in a long established facility in this neighborhood.*

***Staff agrees that the subject is not located on a collector or major street.***

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*By its nature, SU-1 zoning creates a "spot zone" however, the zoning clearly facilitates the realization of Comprehensive Plan and other adopted plans and by virtue of the size of the property, it cannot be considered a spot zone.*

***The existing SU-1 zoning for this site is a justifiable spot zone as all special use zones are. The test under R270-1980 is whether a spot zone will be created and staff finds that this will not result from the request for an additional use.***

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*The request will not create "strip zoning" due to the depth of the property.*

***Staff agrees with the applicant that the request will not create strip zoning because the requested zoning is not commercial.***

## *SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT*

### *Request*

This is a request for an amendment to a site development plan for building permit for a Kampgrounds of America site located On Skyline Dr. between Paisano St. and I-40. The site is approximately 15.37 acres in size and the applicant is proposing to amend the site plan to include a covered storage area for 208 recreational vehicles and boats.

The SU-1 zoning designation and associated site development plan for building permit were approved by the EPC in 1969 (Z-69-95). Two minor administrative amendments for signage were received by the Planning Department in 1987 and 2005. The 1987 signage request was approved to allow two free standing signs at the west and south ends of the property. No additional site plan modifications have been received or approved by the Planning Department.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

### *Site Plan Layout / Configuration*

The subject site is triangular in shape and a single access point of ingress and egress is located off of Skyline Rd. The subject site is bound by Interstate 40 to the north and is surrounded by commercial service, single and multi-family residential land uses. The applicant is proposing to replace approximately 50 campground spaces with 208 covered and enclosed storage spaces for recreational vehicles and boats. The new use will be located furthest away from the existing residential uses along the Interstate 40 northern boundary of the site. The subject site also includes additional active campground spaces, an office building, pool, showers, private residences and cabins throughout the remainder of the site. A new drainage / detention pond will be located at the southwestern corner of the subject site to address required drainage improvements associated with the new requested use. Additional landscaping will also be provided along Skyline Rd.

***Public Outdoor Space***

The subject site is almost completely comprised of public outdoor space with well over 100 active outdoor camping spaces. The remainder of the spaces open to the public are small cabins which also include a substantial amount of public outdoor space on the subject site.

***Vehicular Access, Circulation and Parking***

Vehicles can access the subject site via a single ingress and egress point off of Skyline Rd. Once on the site, there are over 100 active camp grounds which each include a private parking space for vehicles. There are also additional parking spaces located near the office building, showers and cabins. Access to the proposed recreational vehicle storage space will be through a code controlled gate with a rolling door.

According to agency comments submitted by Code Enforcement, the required number of parking spaces per the Zoning Code for the proposed storage use must be calculated as per the retail or service provision of Section 14-16-3-1(A)(27) of the General Parking Regulations portion of the Code. The retail/service use portion of the General Parking Regulations requires one space per 200 sf for the first 15,000 sf of leasable space, one space per 250 sf for the next 45,000 sf of net leasable space, and then one space per 300 sf for the net leasable area that exceeds 60,000 sf.

The site development plan for building permit set indicates that the proposed recreational vehicle storage area will consist of a total net leasable area of 99,250 sf and would result in a requirement of 386 total parking spaces for the recreational vehicle storage area use on the site. Additionally, 12 ADA spaces, 6 motorcycle spaces and 19 bicycle spaces are required by the Zoning Code.

The applicant indicates that the original approved site development plan only required a total of 142 spaces (1 space per campsite) plus 2 ADA spaces. The applicant is proposing a total of 145 parking spaces which includes all of the remaining campsites and spaces near the existing office building and shower area. Additionally, the applicant is proposing 2 ADA spaces, no motorcycle spaces and 5 bicycle spaces. Due to the subject sites SU-1 zoning designation, the EPC has full discretion over required parking for the subject site.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

There are existing public transit routes and bikeways near the site that pedestrians and cyclists can utilize to access the site. Once on the site, vehicles and pedestrians can circulate safely throughout the site to access existing amenities.

***Walls/Fences***

There is an existing 6' wrought iron gate surrounding the subject site with open access northbound from Skyline Dr. An additional code secured 6' wrought iron gate is proposed around the recreational vehicle storage area. No new walls are proposed for the subject site.

***Lighting and Security***

The subject site contains limited existing lighting throughout the site. However, the applicant has not provided any additional details on the site plan set regarding the location of each light

fixture. The applicant has stated that the new storage spaces will be lit from underneath each canopy to decrease the potential of light spillage to other areas of the site. The storage spaces will also include solar panels that are proposed to generate approximately 80% of the power needs at the facility.

***Landscaping***

There is existing mature landscaping throughout the subject site that is proposed to remain. Some of the existing landscaping will be removed with the development of the proposed recreational vehicle storage area. The applicant has also proposed additional landscaping along Skyline Rd. that includes high to medium water use trees. Only 5 new high water use trees are proposed along Skyline Rd.

All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on the landscape plan. The total required landscape net lot area coverage for the site is 81,809 sf and the applicant has calculated the existing and future coverage to be 119,850 sf which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 61,357 sf and the applicant is calculating the existing and future coverage to be 96,780 sf of live plant coverage which also exceeds the requirements. The landscape area coverage calculations will need to be revised to reflect the correct acreage of 15.37 acres, they currently read 1.83 acres.

***Grading, Drainage, Utility Plans***

The site currently drains from east to west on the eastern portion of the site, and then from northeast to southwest on the western portion of the site. The site currently discharges storm water to Skyline Rd. at the site entrance, across from Burma Dr. and at the southeast corner of the property. New storage canopies will be constructed over new asphalt pavement and a new storm water detention pond is proposed at the southwest corner of the site.

***Architecture***

The proposed covered storage spaces will be constructed with concrete footings and steel beams and metal roofing material. The storage spaces will be open on all sides and the roof of the storage structures will be designed to hold solar panels to generate a large portion of the power needs for the site.

***Signage***

There is an existing KOA free standing sign along the Interstate 40 frontage that is proposed to remain. There is also an existing free standing KOA sign at the rnain point of ingress and egress off of Skyline Rd. that is proposed to remain. The site plan reflects these existing signs as keyed note 7. No new signage is proposed with this request.

## *IV. AGENCY & NEIGHBORHOOD CONCERNS*

### *Reviewing Agencies*

Agencies reviewed this request from November 2, 2015 to November 13, 2015. The most significant comments were received by the Code Enforcement and City Engineer regarding the proposed amendment. The applicant and staff have met with both agencies to discuss their comments and the applicant has sufficiently addressed the majority of the agency comments submitted. However, two remaining conditions from Transportation Development will still need to be addressed prior to DRB.

### *Neighborhood/Public*

The East Gateway Coalition as well as property owners within 100 feet were all notified of this request. A facilitated meeting was not recommended or held. Staff has not received any public comments to date regarding this request. There is no known neighborhood opposition to this request.

## *V. CONCLUSION*

This is a two part request for a Zone Map Amendment (Zone Change) and a Site Development Plan for Building Permit Amendment for an approximately 15.37 acre site located on Skyline Dr. between Paisano St. and Interstate 40. The subject site is currently zoned SU-2/SU-1 for Overnight Trailer-Camper Facility and the applicant proposes to change the zoning designation to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor Storage of Recreational Vehicles & Boats.

Even though the subject site's zoning includes an SU-2 prefix, the requested amendment would not affect any of the existing SU-2 zoning categories of the East Gateway Sector Development Plan and therefore does not constitute a Sector Development Plan Amendment.

The applicant is proposing to replace approximately 50 campground spaces with 208 covered and enclosed storage spaces for recreational vehicles and boats. The new use will be located furthest away from the existing residential uses along the Interstate 40 northern boundary of the site. The subject site also includes additional active campground spaces, an office building, pool, showers, private residences and cabins throughout the remainder of the site.

The proposed covered storage spaces will be constructed with concrete footings and steel beams and metal roofing material. The storage spaces will be open on all sides and the roof of the storage structures will be designed to hold solar panels to generate a large portion of the power needs for the site.

The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the East Gateway Sector Development Plan. Overall, Staff finds that the request generally furthers applicable Goals and policies. Approval of the request will support several Rank I and III plan goals and policies and contribute to redevelopment efforts in the area in order to fulfill a public need for recreational vehicle storage in Albuquerque.

Following an analysis of the request and applicable plan goals and policies, staff finds that the applicant's written justification supports this statement. The justification is also based on the request being generally consistent with the requirements of R-270-1980 as outlined in this staff report.

The East Gateway Coalition as well as property owners within 100 feet were all notified of this request. A facilitated meeting was not recommended or held. Staff has not received any public comments to date regarding this request. There is no known neighborhood opposition to this request.

Staff is recommending approval of the requested zone change and site development plan amendment subject to conditions.

***FINDINGS - 15EPC-40067 – December 10, 2015 - Zone Map Amendment***

1. This is a request for a Zone Map Amendment for Tract A, K.O.A. Subdivision located on Skyline Dr. between Paisano St. and Interstate 40, and containing approximately 15.37 acres.

2. The subject site is currently zoned SU-2/SU-1 for Overnight Trailer-Camper Facility and the applicant proposes to change the zoning designation to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor Storage of Recreational Vehicles & Boats.

3. The applicant has submitted an associated amendment request to the existing site development plan to show a storage area for outdoor recreational vehicles and boats.

4. The SU-1 zoning designation and associated site development plan for building permit were approved by the EPC in 1969 (Z-69-95). Two minor administrative amendments for signage were received by the Planning Department in 1987 and 2005. No additional site plan modifications have been received or approved by the Planning Department.

5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:

   A. Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

      ***The subject site is surrounded by residential and commercial service land uses. The applicant is proposing an expansion of its current operations to include storage of recreational vehicles and boats. The new proposed activities will be located at the north end of the site along Interstate 40 and will therefore respect existing residential land uses and will contribute to fulfilling a recreational public need to store recreational vehicles. Therefore, the request furthers Policy II.B.5.d.***

   B. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

***The applicant proposes to situate the recreational vehicle storage area furthest from the existing residential uses. The applicant states that the structures may also help buffer the traffic noise from I-40 for the existing camp sites and nearby residential areas. The new proposed lighting will be angled and lit from under each canopy to reduce light spillage. Additionally, the vehicles stored there will not be in constant operation and no significant adverse effects are anticipated. Therefore, the request furthers Policy II.B.5.i.***

C. Policy II.B.5.l.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

***The proposed recreational vehicle storage structures will be constructed using quality materials including concrete and steel. Additionally, the applicant is proposing to install solar panels as part of the outdoor storage covers which will generate enough power to light the storage structures plus excess power for the entire site. Therefore, the request furthers Policy II.B.5.l.***

D. Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

***The amended site development plan for building permit shows updated landscape calculations following the development of the proposed recreational vehicle storage areas as well as proposed increased landscaping elements along Skyline Rd. that will serve to create a more pleasing visual environment. The request furthers Policy II.C.8.d.***

E. Policy II.D.3.b.: Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste and geothermal supplies shall be encouraged.

***Staff agrees with the applicant that the inclusion of solar panels on the new proposed structures constitutes the efficient and economic use of alternative and renewable energy sources on the subject site. Therefore, the request furthers Policy II.D.3.b.***

F. Policy II.D.6.d.: Tourism shall be promoted.

***The existing site currently provides a variety of different lodging options for Albuquerque visitors. The applicant states that visitors to Albuquerque spend an average of $73 during an average day trip and $225 for an average overnight trip. The applicant's proposal to develop recreational vehicle storage space will contribute the implementation of diversified economic development on the subject site by directly addressing a public need to store recreational vehicles. Therefore, the request furthers Policy II.D.6.d.***

7. The request partially furthers the following applicable policies of the Comprehensive Plan:

   A. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

   ***The applicant states that by constructing the proposed recreational vehicle storage area and thereby reducing the number of camping spaces, that this may decrease the amount of daily traffic on local streets near the subject site. Additionally, the storage area will be gated and only limited access will be permitted. However, the subject site is not adjacent to an arterial street. Therefore, the request partially furthers Policy II.B.5.k.***

8. The request furthers the following applicable policies of the East Gateway Sector Development Plan:

   A. Goal 1: Create a safe, well-maintained, attractive community

   ***The site is currently gated and the proposed recreational vehicle storage area will also be secured by a new gate. The applicant has proposed to locate the new use furthest away from the existing residential uses near the subject site and has proposed additional landscaping along Skyline Rd. Therefore the request furthers EGSDP Goal 1.***

   B. Goal 2: Enable the continued existence and new development of thriving businesses to provide jobs and local services.

   ***The applicant states that the provision to be able to provide a storage space for recreational vehicles, which there is a growing need for in Albuquerque, will enable the existing KOA business to thrive. Therefore, the request furthers EGSDP Goal 2.***

9. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

   A. The request is consistent with the health, safety, morals, and welfare of the City as articulated by the cited policies in the policy analysis section of the staff report.

   B. The applicant has requested to add an additional use to the existing SU-1 zoning designation. Due to the fact that the existing uses on the site will not be altered and the new use is appropriate for the area, stability of land use and zoning will be maintained.

   C. See Findings 5 – 7 above for policy analysis justification.

   D. The applicant has cited a study published by the Recreational Vehicle Industry Association that found recreational vehicle ownership is increasing nationally. A feasibility study conducted by Development Services Inc. indicates there is currently

a significant gap between the supply and demand for recreational vehicle and boat storage in Albuquerque. Therefore, staff agrees with the applicant that the requested zone change will address a specific public need for additional recreational vehicle and boat storage for Albuquerque residents and is more advantageous to the community.

E. Staff agrees with the applicant that the requested additional use will not be harmful to the adjacent property, the neighborhood, or the community due to the fact that the use will be appropriately cited and recreational vehicles already frequent the site for camping / overnight stay purposes. The applicant has included also included additional landscaping features along Skyline Rd.

F. Staff agrees with the applicant that the City will not incur any un-programmed expenditures as a result of this zone change request.

G. Staff agrees that while economic considerations are always a factor for any business enterprise, the applicant is not basing the zone change justification solely on economic considerations but has also cited a public need for recreational vehicle storage in Albuquerque that this request will help fulfill.

H. Staff agrees that the subject is not located on a collector or major street.

I. The existing SU-1 zoning for this site is a justifiable spot zone as all special use zones are. The test under R270-1980 is whether a spot zone will be created and staff finds that this will not result from the request for an additional use.

J. Staff agrees with the applicant that the request will not create strip zoning because the requested zoning is not commercial.

9. The East Gateway Coalition as well as property owners within 100 feet were all notified of this request. A facilitated meeting was not recommended or held. Staff has not received any public comments to date regarding this request. There is no known neighborhood opposition to this request.

***RECOMMENDATION - 15EPC-40067 – December 10, 2015***

**APPROVAL of 15EPC-40067, a request for Zone Map Amendment from SU-2/SU-1 for Overnight Trailer-Camper Facility to SU-2/SU-1 for Overnight Trailer-Camper Facility including Outdoor Storage of Recreational Vehicles & Boats for Tract A, K.O.A. Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITION OF APPROVAL – 15EPC-40067 – December 10, 2015 - ZONE MAP AMENDMENT***

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the

zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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***FINDINGS - 15EPC-40066 – December 10, 2015 Site Development Plan for Building Permit Amendment***

1. This is a request for a Site Development Plan for Building Permit Amendment for Tract A, K.O.A. Subdivision located on Skyline Dr. between Paisano St. and Interstate 40, and containing approximately 15.37 acres.

2. The applicant has requested an amendment to the existing site development plan for building permit to replace approximately 50 campground spaces with 208 covered and enclosed storage spaces for recreational vehicles and boats.

3. The SU-1 zoning designation and associated site development plan for building permit were approved by the EPC in 1969 (Z-69-95). Two minor administrative amendments for signage were received by the Planning Department in 1987 and 2005. Neither of these administrative amendment requests included any updated site development plan for building permit sets.

4. The applicant has submitted an updated as-built site development plan for building permit sheet in order to document minor site improvements that have been implemented on the subject site since the original 1969 EPC site development plan approval. The full site development plan for building permit set will amend the as-built site development plan and ensure that all current city requirements are met.

5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request furthers the following applicable goals and policies of the Comprehensive Plan:

    A. Policy II.B.5.d.: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

***The subject site is surrounded by residential and commercial service land uses. The applicant is proposing an expansion of its current operations to include storage of recreational vehicles and boats. The new proposed activities will be located at the north end of the site along Interstate 40 and will therefore respect existing residential land uses and will contribute to fulfilling a recreational public need to store recreational vehicles. Therefore, the request furthers Policy II.B.5.d.***

B. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

***The applicant proposes to situate the recreational vehicle storage area furthest from the existing residential uses. The applicant states that the structures may also help buffer the traffic noise from I-40 for the existing camp sites and nearby residential areas. The new proposed lighting will be angled and lit from under each canopy to reduce light spillage. Additionally, the vehicles stored there will not be in constant operation and no significant adverse effects are anticipated. Therefore, the request furthers Policy II.B.5.i.***

C. Policy II.B.5.l.: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

***The proposed recreational vehicle storage structures will be constructed using quality materials including concrete and steel. Additionally, the applicant is proposing to install solar panels as part of the outdoor storage covers which will generate enough power to light the storage structures plus excess power for the entire site. Therefore, the request furthers Policy II.B.5.l.***

D. Policy II.C.8.d.: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

***The amended site development plan for building permit shows updated landscape calculations following the development of the proposed recreational vehicle storage areas as well as proposed increased landscaping elements along Skyline Rd. that will serve to create a more pleasing visual environment. The request furthers Policy II.C.8.d.***

E. Policy II.D.3.b.: Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste and geothermal supplies shall be encouraged.

***Staff agrees with the applicant that the inclusion of solar panels on the new proposed structures constitutes the efficient and economic use of alternative and renewable energy sources on the subject site. Therefore, the request furthers Policy II.D.3.b.***

F. Policy II.D.6.d.: Tourism shall be promoted.

***The existing site currently provides a variety of different lodging options for Albuquerque visitors. The applicant states that visitors to Albuquerque spend an average of $73 during an average day trip and $225 for an average overnight trip. The applicant's proposal to develop recreational vehicle storage space will contribute the implementation of diversified economic development on the subject site by directly addressing a public need to store recreational vehicles. Therefore, the request furthers Policy II.D.6.d.***

7. The request partially furthers the following applicable policies of the Comprehensive Plan:

A. Policy II.B.5.k.: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

***The applicant states that by constructing the proposed recreational vehicle storage area and thereby reducing the number of camping spaces, that this may decrease the amount of daily traffic on local streets near the subject site. Additionally, the storage area will be gated and only limited access will be permitted. However, the subject site is not adjacent to an arterial street. Therefore, the request partially furthers Policy II.B.5.k.***

8. The request furthers the following applicable policies of the East Gateway Sector Development Plan:

A. Goal 1: Create a safe, well-maintained, attractive community

***The site is currently gated and the proposed recreational vehicle storage area will also be secured by a new gate. The applicant has proposed to locate the new use furthest away from the existing residential uses near the subject site and has proposed additional landscaping along Skyline Rd. Therefore the request furthers EGSDP Goal 1.***

B. Goal 2: Enable the continued existence and new development of thriving businesses to provide jobs and local services.

***The applicant states that the provision to be able to provide a storage space for recreational vehicles, which there is a growing need for in Albuquerque, will enable the existing KOA business to thrive. Therefore, the request furthers EGSDP Goal 2.***

9. The East Gateway Coalition as well as property owners within 100 feet were all notified of this request. A facilitated meeting was not recommended or held. Staff has not received any

public comments to date regarding this request. There is no known neighborhood opposition to this request.

***RECOMMENDATION – 15EPC-40066 – December 10, 2015***

**APPROVAL of 15EPC-40066, a request for Site Development Plan for Building Permit Amendment, for Tract A, K.O.A. Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 15EPC-40066 – December 10, 2015 - Site Development Plan for Building Permit Amendment***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The landscape area coverage calculations will need to be revised to reflect the correct acreage of 15.37 acres, they currently read 1.83 acres.

4. Conditions of Approval from Transportation Development:

   - The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
   - Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail for the entrance/exit on Skyline Rd.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.

*Vicente M. Quevedo*
*Planner*

***Notice of Decision cc list:***

Consensus Planning Inc., 302 8th St. NW, Albuquerque, NM 87102
Roger Hartman, 1308 Wagon Train Dr. SE, Albuquerque, NM 87123
Roger Mickelson, 1432 Catron Ave. SE, Albuquerque, NM 87123

# *CITY OF ALBUQUERQUE AGENCY COMMENTS*

## *PLANNING DEPARTMENT*

### *Zoning Enforcement*

With regards to Project #1004382; 15EPC40066; 15EPC40067:

- No landscape calculations have been provided.
- The parking calculations specify 1 space per storage area, this should be calculated as per 14-16-3-1(A)(27) of the Zoning Code as a retail or service use. As is listed the total provided parking of 350 spaces and with existing 366 required spaces as per this calculation 12 disabled spaces would be required, only 2 are provided, also no motorcycle parking is being provided on the site, with the number of spaces listed at the site 6 motorcycle spaces would be required. Bicycle parking shall also be provided on the site.
- No elevations have been provided for the enclosed storage structures at the South East corner of the lot. Key Note #4 Proposed enclosed spaces.
- There has been a question posed to Code Enforcement with regards to the necessity to comply with the East Gateway Sector Development Plan; Section 5.3 page 5-7 of the East Gateway Sector Plan outlines the Development compliance triggers:
    - A. 1. Specifies New Development: including new building and structures. This would require compliance with the East Gateway Sector Development Plan.

### *Office of Neighborhood Coordination*

No Neighborhood and/or Homeowner Associations, East Gateway Coalition

### *Long Range Planning*

Reviewed, no adverse comments.

### *Metropolitan Redevelopment Agency*

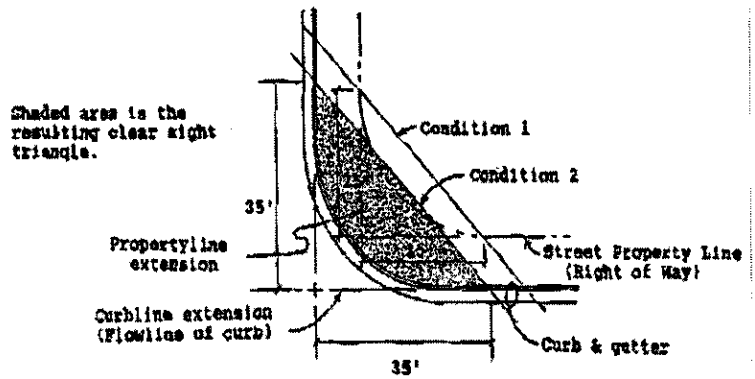
## *CITY ENGINEER*

### *Transportation Development*

The following comments need to be addressed prior to DRB:

- Identify the right of way width, medians, curb cuts, and street width on Skyline Rd. (Addressed on site plan)
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway at the Office and Public Shower locations. (Addressed on site plan)

- The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. (Addressed on site plan)
- The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway from Skyline Rd. and provide details. (Addressed on site plan)
- Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail for the entrance/exit on Skyline Rd.




***Hydrology Development***

Reviewed, no adverse comments.

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

***Transportation Planning***

No comments received.

***Traffic Engineering Operations***

No comments received.

***WATER UTILITY AUTHORITY***

***Utility Services***

**ABCWUA Comments:**

1. 15EPC-40066 Amendment to Site Development Plan for Building Permit
   a. The property owes $10,089.62 in pro rata for water infrastructure and must be paid prior to approval.
   b. The site has an existing account.

c. Removal of public waterline and relocation of fire hydrant can be completed utilizing a mini work order. The fire hydrant shall be deemed private.

2. 15EPC-40067 Amendment to Zone Map
   a. No adverse comments.

Additional ABCWUA comments received 11/24/15:

After further investigation, the pro rata assessment was assessed by a project which constructed waterline along the west property line. This pro rata shall be paid only if service is to be taken from this waterline, whether it is for domestic or fire flow. The applicant shall coordinate with the fire marshal to determine the required fire flow for the additional improvements to determine if the existing waterline can supply the required fire flow. If it cannot, alternate fire protection layouts may be required which may include connection to the line located to the west which would require the payment of the pro rata.

***ENVIRONMENTAL HEALTH DEPARTMENT***

No comments received.

***PARKS AND RECREATION***

***Planning and Design***

Reviewed, no adverse comments.

***Open Space Division***

Reviewed, no adverse comments.

***City Forester***

No comments received.

***POLICE DEPARTMENT/Planning***

No comments received.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Need site plan to scale to verify truck access.

***FIRE DEPARTMENT/Planning***

Project # 1004382:

Reviewed with an Unofficial Approval. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

***TRANSIT DEPARTMENT***

Reviewed, no adverse comments.

# *COMMENTS FROM OTHER AGENCIES*

***BERNALILLO COUNTY***

No comments received.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

Reviewed, no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments received.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

Conditions for Approval for Project #1004382 Amendment to Site Development Plan for Building Permit and Zone Change (KOA Kampground to allow boat and RV storage) 15EPC-40066 and 15EPC-40067:

1. The applicant has adequately addressed PNM facilities regarding easements, screening and clearances.

Figure 1: Looking North toward ingress / egress point onto and from the subject site.

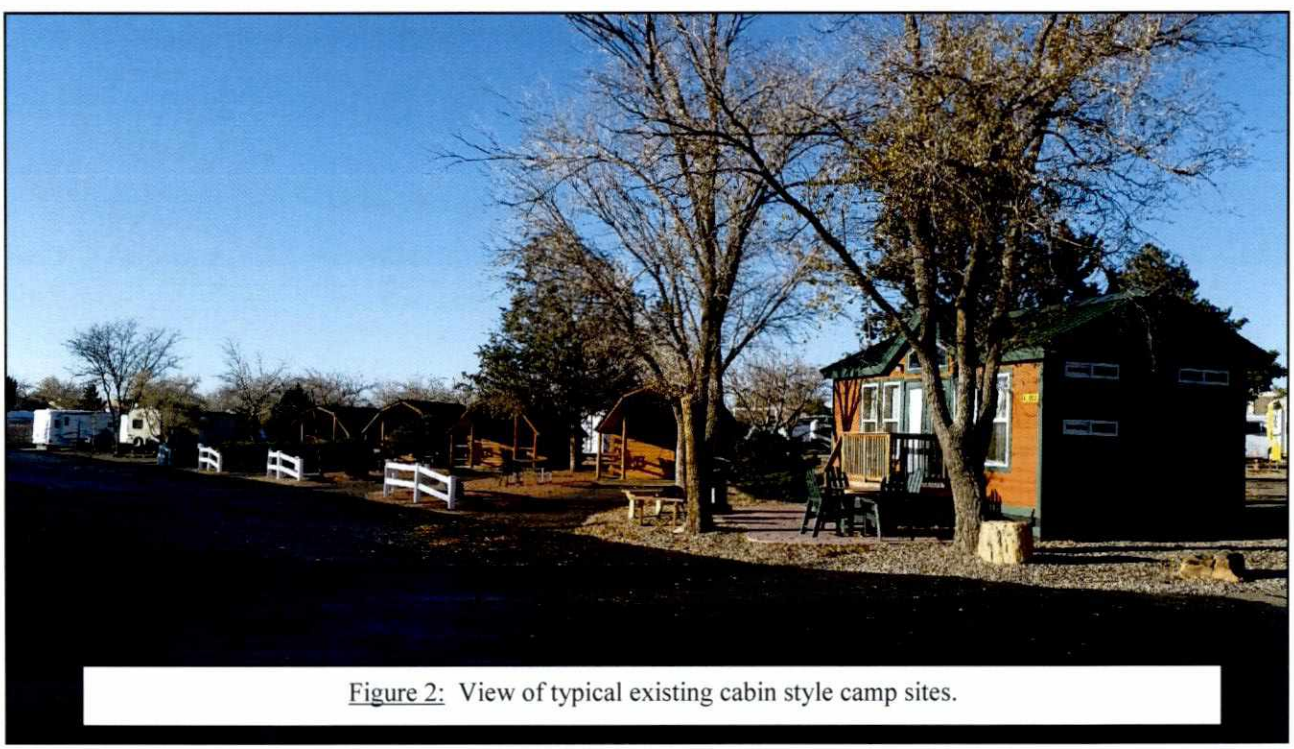


Figure 2: View of typical existing cabin style camp sites.

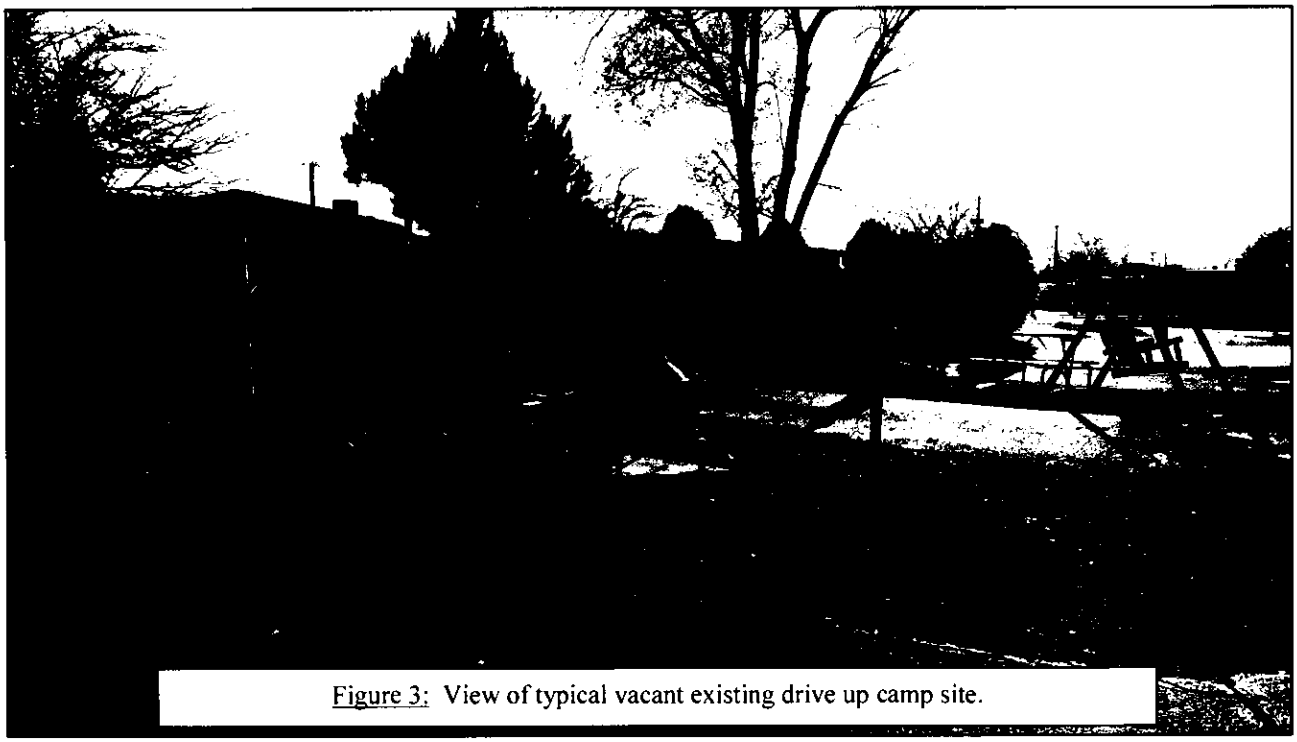


Figure 3: View of typical vacant existing drive up camp site.

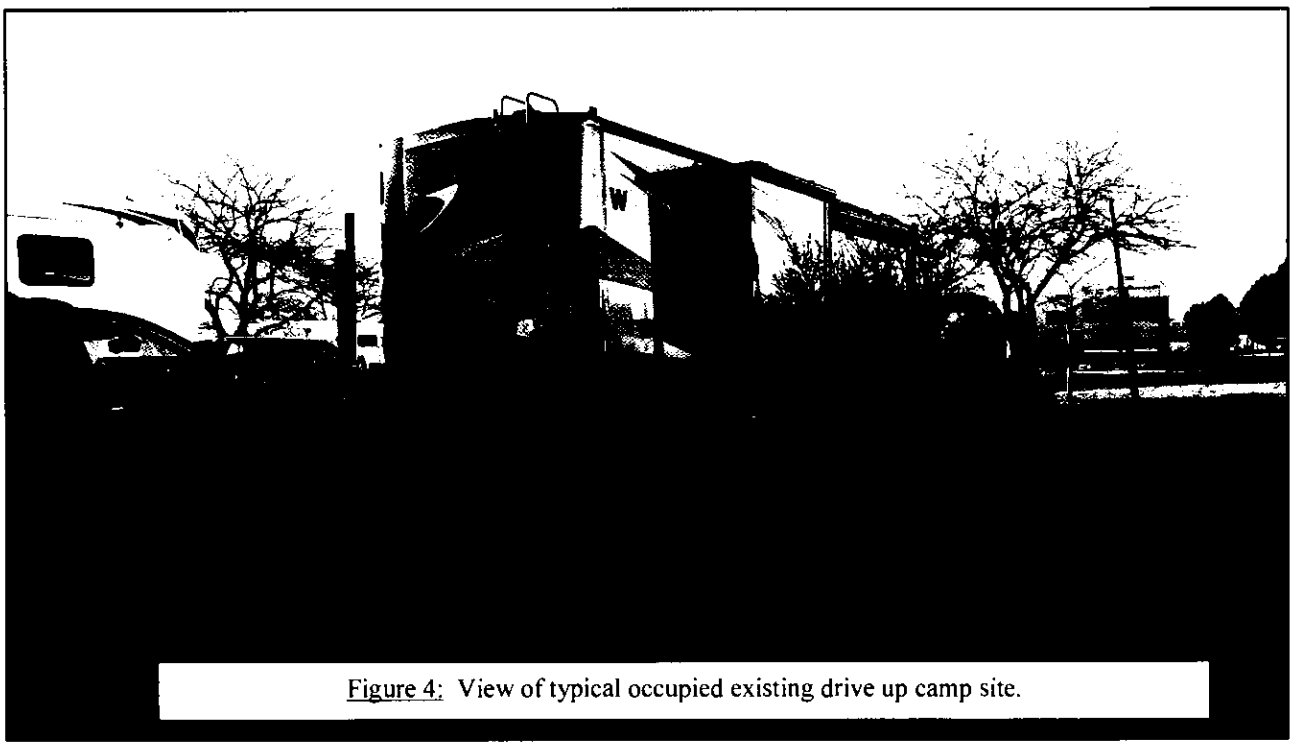


Figure 4: View of typical occupied existing drive up camp site.

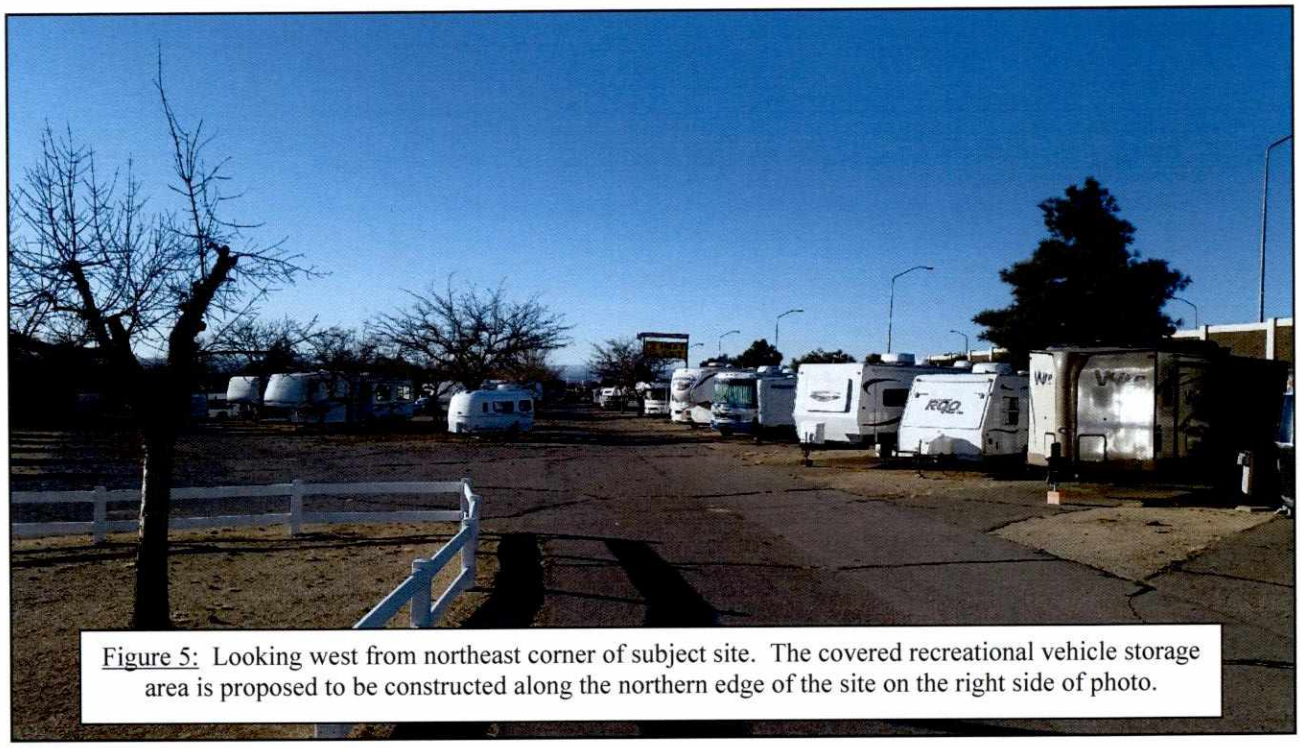


Figure 5: Looking west from northeast corner of subject site. The covered recreational vehicle storage area is proposed to be constructed along the northern edge of the site on the right side of photo.

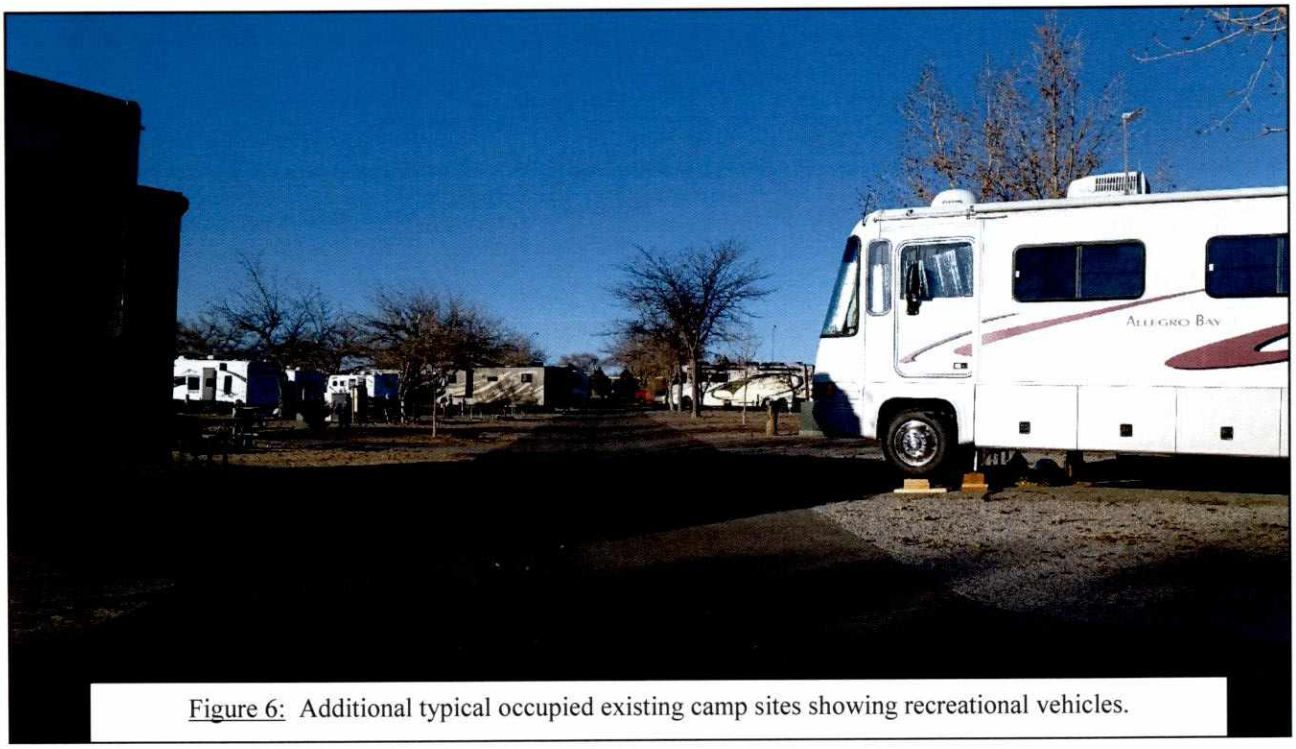



Figure 6: Additional typical occupied existing camp sites showing recreational vehicles.

R-270-1980

Policies for Zone Map Change Applications

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

(D) The applicant must demonstrate that the existing zoning

is inappropriate because:

(1) There was an error when the existing zone map pattern was created; or

(2) Changed neighborhood or community conditions justify the change; or

(3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

(1) Denied due to lack of capital funds; or

(2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

(Res. 270-1980, approved 12-30-80)

# ZONING

Refer to Section 14-16-2-22 of the Zoning Code for specifics regarding the SU-1, Special Use Zone regulations

# APPLICATION INFORMATION

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

**SUBDIVISION** — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**
- ___ for Subdivision — P
- X for Building Permit (AMENDMENT)
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

**STORM DRAINAGE** (Form D)
- ___ Storm Drainage Cost Allocation Plan

**Z ZONING & PLANNING**
- ___ Annexation
- X Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

**A APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZED, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

**Professional/Agent** (if any): CONSENSUS PLANNING, INC PHONE: 505-764-9801
ADDRESS: 302 8TH ST NW FAX: 505-842-5495
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
**APPLICANT:** KAMPGROUNDS OF AMERICA, INC. PHONE: 406-248-7444
ADDRESS: P.O. BOX 30558 FAX: 406-248-7414
CITY: BILLINGS STATE MT ZIP 59114 E-MAIL: philtmeier@koa.net
Proprietary interest in site: OWNER List all owners:

**DESCRIPTION OF REQUEST:** APPROVAL OF A ZONE MAP AMENDMENT AND AMENDMENT TO THE APPROVED SITE PLAN FOR BUILDING PERMIT FOR THE CENTRAL ALBUQUERQUE K.O.A. KAMPGROUND

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. A Block: — Unit: —
Subdiv/Addn/TBKA: K.O.A. SUBDIVISION
Existing Zoning: SU-2/SU-1 FOR OVERNIGHT TRAILER-CAMPER, CAMPARY Proposed zoning: SU-2/SU-1 FOR OVERNIGHT TRAILER-CAMPER, CAMPARY MRGCD Map No —
Zone Atlas page(s): K-22-2 ; L-22-2 UPC Code: INCLUDING OUTDOOR STORAGE OF RECREATIONAL VEHICLES AND BOA 102205718003150437

**CASE HISTORY:**
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-69-95, V-69-26
1004382

**CASE INFORMATION:**
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 15.37
LOCATION OF PROPERTY BY STREETS: On or Near: SKYLINE ROAD
Between: PAISANO STREET and I-40
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 8-25-2015

SIGNATURE [signature] DATE 10/28/15
(Print Name) JACQUELINE FISHMAN, AICP Applicant: ☐ Agent: ☑

**FOR OFFICIAL USE ONLY** Revised: 11/2014

- ☐ **INTERNAL ROUTING**
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 15EPC - 40066 | | | $ 255.00 |
| - 40067 | AZM | | $ 845.00 |
| - | CMF | | $ 50.00 |
| - | ADU | | $ 75.00 |
| - | | | $ |
| | | | Total $ 1225.00 |

Hearing date Dec. 10, 2015

10-29-15
Staff signature & Date

Project # 1004382

**FORM P(1):** SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
__ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Completed Site Plan for Subdivision and/or Building Permit Checklist
__ Sign Posting Agreement
__ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
__ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision and/or Building Permit Checklist
__ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
__ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
__ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
__ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
__ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
__ Registered engineer or architect's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

☒ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
N/A DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
✓ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
✓ Traffic Impact Study (TIS) form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)
10/28/15
Applicant signature / date

Form revised **November 2010**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
15-EPC-40066
_____
_____

Planner signature / date

Project #: 1004582

## FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ **ANNEXATION (EPC08)**

__ Application for zone map amendment including those submittal requirements (see below).
*Annexation and establishment of zoning must be applied for simultaneously.*
__ Petition for Annexation Form and necessary attachments
__ Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
__ Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
__ Letter of authorization from the property owner if application is submitted by an agent
__ Board of County Commissioners (BCC) Notice of Decision
__ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
__ Sign Posting Agreement form
__ Traffic Impact Study (TIS) form
__ List any original and/or related file numbers on the cover application
*EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ **SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
☐ **SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
☐ **SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

__ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
__ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
__ Zone Atlas map with the entire plan area clearly outlined and indicated
__ Letter describing, explaining, and justifying the request
__ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
__ Traffic Impact Study (TIS) form (for EPC public hearing only)
__ Fee for EPC final approval only (see schedule)
__ List any original and/or related file numbers on the cover application
*Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

☒ **AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

✓ Zone Atlas map with the entire property clearly outlined and indicated
✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
__ Sign Posting Agreement form
✓ Traffic Impact Study (TIS) form
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
*EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ **AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
☐ **AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

__ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
__ Plan to be amended with materials to be changed noted and marked
__ Zone Atlas map with the entire plan/amendment area clearly outlined
__ Letter of authorization from the property owner if application is submitted by an agent (map change only)
__ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
__ Traffic Impact Study (TIS) form
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
*EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ **AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORTY TEXT (EPC07)**

__ Amendment raferenced to the sections of the Zone Code/Subdivision Regulations being amended
__ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
__ Letter describing, explaining, and justifying the request
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
*EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)

10/28/15
Applicant signature & Date

Revised: June 2011

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
15EPC-40067
_____
_____

10-29-15
Staff signature & Date

Project # 1004382

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

**APPLICANT:** Kampgrounds of America, Inc **DATE OF REQUEST:** 10/20/15 **ZONE ATLAS PAGE(S):** K-22-Z, L-22-Z

**CURRENT:** SU-2 for SU-2 for overnight
ZONING Trailer-camper facility
PARCEL SIZE (AC/SQ. FT.) 15.372 acres

**LEGAL DESCRIPTION:**
LOT OR TRACT # A BLOCK # —
SUBDIVISION NAME KOA

**REQUESTED CITY ACTION(S):**
ANNEXATION [ ]
ZONE CHANGE [X]: From SU-2 for SU-2 for overnight Trailer-camper facility To Same with Outdoor storage of recreational vehicles
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [X]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

**PROPOSED DEVELOPMENT:**
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [X]

**GENERAL DESCRIPTION OF ACTION:**
# OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)
Covered, open-sided, storage spaces

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Sid Parkins DATE 10/21/15

(To be signed upon completion of processing by the Traffic Engineer)

---

**Planning Department, Development & Building Services Division, Transportation Development Section** -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [X] BORDERLINE [ ]

**THRESHOLDS MET?** YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:
- Adj 221 RVs for storage.
- Decrease 191 more parking spaces to 191 more spaces for RV

**If a TIS is required**: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER 10-21-2015 DATE

---

Required **TIS** **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

**TIS** **-SUBMITTED** ___/___/___
**-FINALIZED** ___/___/___ TRAFFIC ENGINEER DATE

*Revised January 20, 2011*

There's camping.
And there's KOA®.

October 20, 2015

Peter D. Nicholls, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning Inc. to act as agent for our property located at 12400 Skyline Rd NE in Albuquerque for a proposed zone map amendment and amendment to a Site Plan for Building Permit. The legal description of the property is KOA Subdivision, Lot A.

Please feel free to contact me should you require anything further.

Sincerely,

Patrick Hittmeier
President
Kampgrounds of America, Inc.

Kampgrounds of America, Inc. | P.O. Box 30558 | Billings, MT 59114-0558 | phone 406.248.7444 | fax 406.248.7414

koa.com

# PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. ***Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.***

*Official Use only*

PA#: 15-141 Received By: Taryn Torres Date: 8/7/2015

Applicant Name: Jackie Fishman Phone#: 505-764-9801 Email: fishman@consensusplanning.com

**APPOINTMENT DATE & TIME:** 8/25/15 1:30pm

**PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.**
**Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.**

**BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)**

We plan to build parking covers to store boats and RV's at the KOA campground.

**PLESE RESPOND TO THE FOLLOWING QUESTIONS:**

Size of Site: 15.37 acres Existing Zoning: SU-2/SU-1 for overnight trailer/camper facility Proposed Zoning: —

Previous zone change or site plan approval case number(s) for this site: Z-69-95, V-69-28, 1004382 (file corrupt)

Applicable Area or Sector Plans: East Gateway SDP

Residential: Type and No. of Units Proposed: _____

Commercial: Estimated building square footage: N/A No. of Employees: N/A

**LOCATION OF REQUEST:**

Physical Address: 12400 Skyline NE Zone Atlas Page (Please identify the subject site on the map and attach) K-22 L-22

**LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)**

- General hydrology, zoning, proless questions
- Will a survey suffice as the as-built site plan? What needs to be shown on the site plan? Level of detail?
- What drainage improvements will be required, if any?
- Any setback requirements for the new canopies given they back up to the I-40 wall?

Revised 7 2015
X: PLAN SHARES Pl. Share PRT Staff

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 141 Date: 8.25.2015 Time: 1:30 PM

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

| | | |
|---|---|---|
| Planning: | ☒ Kym Dicome | ☐ Other: |
| Transportation: | ☒ Gary Sandoval | ☐ Other: |
| Code Enforcement: | ☒ Ben McIntosh | ☐ Other: |
| Fire Marshall: | ☒ Antonio Chinchilla | ☐ Other: |

2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

| | | | |
|---|---|---|---|
| ☐ Zone Map Amendment | ☐ EPC Approval | ☐ City Council Approval | |
| ☐ Sector Dev. Plan Amendment | ☐ EPC Approval | ☐ City Council Approval | |
| ☐ Site Dev. Plan for Subdivision | ☐ EPC Approval | ☐ DRB Approval | ☐ Admin Approval |
| ☐ Site Dev. Plan for Bldg. Permit | ☐ EPC Approval | ☐ DRB Approval | ☐ Admin Approval |
| ☐ Other | | | |

3. **SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-2/SU-1 FOR OVERNIGHT TRAILOR/CAMPER FACILI

Applicable Plans: EAST GATEWAY SDP.

Applicable Design Regulations:

Other Applicable Regulations:

Previously approved site plans/project #s:

Proposed Use/Zone:

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, othe

Additional Notes:

PROPOSING TO CONSTRUCT PARKING STRUCTURES (COVERS) FOR BOATS + RV'S. CURRENTLY THE SITE IS ZONED FOR SU-1 FOR OVERNIGHT TRAILOR/CAMPER FACILIT REZONED IN 1969, SITE PLAN 1970 THEN REVISED SITE PLAN 1973 (MICROFICHE)

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

PRT CHAIR

Jackie Jackson
APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this tim and/or thought of as minor could become significant as the case progresses.

POSSIBLE ADMIN REVIEW / APPL - 5.3.2
USE THE SIGNED OFF PLAN (1973) AND AN ALTA SURVEY TO CREATE A SITE PLAN. DISCUSSION MAY BE WARRANTED ABOUT WHAT WAS APP'D VS EXISTING. DEFICIENCIES. SEPARATE CONVERSATION. SITE PLAN MUST INCLUDE LAND PLAN.
ZONING - SPECIFIC TO OVERNIGHT FACILITIES (CAMPGROUND).
IS THE PROPOSAL TO ADD ? OVERNIGHT STORAGE OF RV's / BOATS? DOES NOT APPEAR TO BE INCLUDED IN ZONE CATEGORY IF MORE THAN SHADING STRUCTURES OF BOATS / RVS, THAN THAT IS OUTDOOR STORAGE.- NOT INCLUDED IN EXISTING ZONE CATEGORY. ZONE CHANGE?
EAST GATEWAY SDP HAS DESIGN STDS THAT COME INTO PLAY IF (5.3.1.A.1) NEW DEVELOPMENT INCLUDING NEW BUILDING AND STRUCTURES.
APPEARS LANDSCAPING 5.6.4, 5.6.7 OUTDOOR STORAGE SCREENING.
- MTG. ≈6 AC OF 15 AC.
CAMPING USES.
RV STORAGE - IS EXISTING ON SITE NOW. BUT THE ZONING CATEGORY IS JUST FOR OVERNIGHT / CAMP SITE.
PROPOSING RV PORTS ALONG I-40.
DRAINAGE ISSUES - BHOW SHAHAB THE PROPOSAL.
COVER / PAVE RIGHT TO THE EXISTING FENCE.
COVER HAS SLOPE TO FRONT. SB. MUST MEET FIRST FLUSH STORAGE ON SITE ≈ 5600 CFS TAKING TO SW CORNER OF SITE. NEED S/W CULVERT. TO CONTROL DISCHARGE W/ SOME RETENTION. OF 5000 SF PER NEW ORDINANCE

Page 2 PA# 15- 141 Date: 8.25.2015 Time: 1:30 PM.

HISTORIC FLOWS = WHAT IS TODAY.
PROCESS → W/ AM'T SHOWN ON 6/5/15. REQUIRES AN AMENDMENT OF SP BEFORE EPC
COVER. HIGH 17'-18'
RESEARCH W/ BRENNON WILLIAMS + BEN McINTOSH = ZONING ALLOW OUTDOOR STORAGE.
FM. 28' MIN TURNING RADIUS. SUBMIT SITE PLAN FOR REVIEW.
NO SETBACK ALONG NORTH SIDE.

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

502 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

November 24, 2015

Mr. Peter D. Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Zone Map Amendment and an amendment to the approved Site Development Plan for Building Permit for the Central Albuquerque KOA on behalf of KOA Kampgrounds of America, Inc. The subject site, Tract A, KOA Subdivision, is located at 12400 Skyline Road NE.

The existing zoning on the 15.4 acre property is SU-2/SU-1 for Overnight Trailer-Camper Facility. The property falls within the East Gateway Sector Development Plan and the Established Urban area of the Albuquerque Bernalillo County Comprehensive Plan.

The following is a summary of the two-part request:

Zone Map Amendment – The request is to rezone the property from SU-2/ SU-1 for Overnight Trailer- Camper Facility to SU-2/SU-1 for Overnight Trailer- Camper Facility, including Outdoor Storage of Recreational Vehicles and Boats.

Site Development Plan for Building Permit Amendment – The request is for approval of an amendment to the approved Site Development Plan for Building Permit.

**BACKGROUND**

The zoning, SU-1 for an Overnight Trailer- Camper Facility, was approved in 1969 (Z-69-95). The site was subsequently developed in 1971. The property went through a number of minor revisions over the following decades. At the August 25, 2015 PRT meeting, it was determined by Kym Dicome that an as-built survey would serve as an approved Site Development Plan and our request would be for an amendment to the original approved plan. At a cost to the applicant, a surveying company completed the as-built survey that serves as the site plan base for the amendment.

**Recreational Vehicle and Boat Storage in Albuquerque**

The Albuquerque Comprehensive City Zone Code, Section 14-16-1-5, defines a Recreational Vehicle as:

> A vehicular unit not exceeding 40 feet in body length, eight feet in width, or 11 feet in overall height, primarily designed as a temporary living quarters for recreational, camping, or travel use; it either has its own motive power or is designed to be mounted on or drawn by an automotive vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, and camping trailer.

The Recreational Vehicle Industry Association found that 1 in 13 households in the United States have a recreational vehicle, with the number increasing to 1 in

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

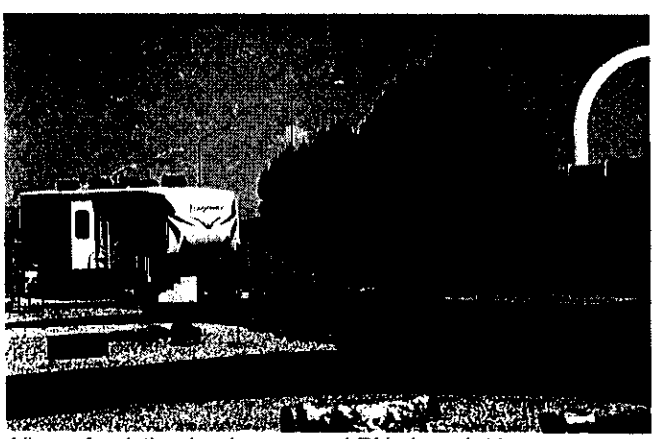
CONSENSUS PLANNING

10 for households headed by 35-48 year olds. K.O.A. Kampgrounds hired Development Services Inc. to conduct a feasibility study for the potential of a recreational vehicle and boat storage facility at the Albuquerque site. The feasibility study found a significant gap between the supply and demand for recreational vehicle and boat storage in Albuquerque, citing that there is a need for 2,094 spaces for this type of storage (after the subject facility is completed). There are five other facilities within Albuquerque that provide recreational vehicle and boat storage, and the study found that each facility is full or near to full. Additionally, as the Baby Boomer population moves into retirement they will be purchasing, and needing to store, recreational vehicles. This will further increase the demand for storage. The Baby Boomer population represents the highest recreational vehicle ownership rate of any population group at 13.7%. The feasibility study also showed a higher percentage of recreational vehicle ownership in zip codes in the Northeast Heights.

Storage on a residential property is typically limited and can be considered unsightly. Some neighborhoods do not allow recreational vehicle and boat storage on single family residential lots. These issues increase the need for such storage facilities. The study demonstrates a clear need to provide a secure and convenient location to store recreational vehicles and boats for an increasing number of Albuquerque residents.

**EXISTING CONDITIONS**

The subject property was developed in 1971 as the Central Albuquerque KOA Campground. The facility includes recreational vehicle sites, cabins and tent sites, as well as recreational amenities such as a pool, hot tub, mini golf, playground, and support facilities such as showers, toilets, and laundry. The site also includes mature landscaping, both internally, and along Skyline Road. The site has one access from Skyline Road NE along the south boundary and it abuts I-40 along the northern boundary. The Central Albuquerque KOA campground currently provides a limited amount of onsite, uncovered storage for recreational vehicles. KOA would like to expand and formalize this use as the demand for camping has decreased while the demand for recreational vehicle and boat storage has increased. The proposal will reduce the number of active overnight spaces from 191 to 141. The 50 spaces, in addition to the existing storage spaces and some tent spaces are proposed to create a maximum of 221 storage spaces for recreational vehicles.



*View of existing landscape and RV along I-40.*

CONSENSUS PLANNING

Current Adjacent Land Use and Zoning

- North – Interstate I-40
- South – Skyline Road NE, multi-family residential, townhouses / RT, R-2, R-3
- East – Commercial, non- residential club / SU-2 for C-2
- West – Multi-family residential/ SU-1 for PRD

**ZONE MAP AMENDMENT – RESPONSE TO RESOLUTION 270-1980**
This zone change request is in compliance with Resolution 270-1980 as follows:

*(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.*

**Applicant's Response:** This request is consistent with the health, safety, morals, and general welfare of the City because it will provide for a use in a suitable location and in a responsible manner that is respectful to the adjacent neighborhoods and greater community area, and it furthers Goal II.B.5, Policies II.B.5.d.i.I, Goal II.C.8 and Policy II.C.8.d, Goal II.D.3 and Policy II.D.3.b, and Goal II.D.6. and Policy II.D.6.d. of the Comprehensive Plan.

This property was zoned SU-1 for Overnight Trailers and Camping Facility in 1969 and has operated as a campground facility ever since. In the ensuing years, KOA has made improvements to the site, including perimeter fencing. The proposed additional use helps support the continued use of the site as a campground and addresses a significant gap in the supply and demand for recreational vehicle storage area in the Albuquerque metro. This use provides a more suitable location for recreational vehicles than having them interspersed throughout Albuquerque neighborhoods.

The KOA campground sits approximately 30 feet below grade from I-40; therefore, the site is not visible from this edge. Placing the storage area along this side of the property ensures that the use is well buffered and screened from the residential development. The KOA campground, in its years of operation, has served as a good neighbor to the adjacent uses. KOA recently installed a 6 foot high solid fence along the west edge adjacent to the multi-family development. The southern boundary of the site faces Skyline Road, and includes sidewalk, a new wrought iron fence, and trees and shrubs along this edge. The applicant will be enhancing the landscape along this edge.

*(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.*

**Applicant's Response:** The proposed zoning of SU-2/SU-1 for Overnight Trailers and Camping Facility, including Outdoor Storage for Recreational Vehicles and Boats, provides stability in land use and zoning as the additional use of outdoor storage is complementary and stabilizing to the existing use of the site as a campground and the existing zoning designation will be maintained with the addition of the Outdoor Storage for Recreational Vehicles and Boats. The storage area will be appropriately buffered and screened by its location adjacent to I40 and the change in grade that this location provides. The income generated

from the outdoor storage will support the continued use and maintenance of the site as a campground. The Central Albuquerque KOA Kampground currently provides a limited amount of on-site storage of recreational vehicles. KOA would like to formalize the use through the zone map amendment, and improve the site through the provision of the covered storage areas.

*(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.*

**Albuquerque/Bernalillo County Comprehensive Plan**
The property is located within the Established Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. Applicable goals and policies from the Comprehensive Plan are provided below:

II.B.5. DEVELOPING AND ESTABLISHED URBAN AREAS
*The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.*

**Applicant's Response:** The Central Albuquerque KOA currently provides a limited amount of uncovered on-site storage of recreational vehicles. KOA would like to build upon this use to help address the existing demand for storage in Albuquerque. The proposed additional use would have limited impacts on the site as the storage would not require additional use of the site's existing amenities or facilities, yet the additional use would help provide resources for the continued maintenance of the facilities. The Central Albuquerque KOA serves to support the tourism economy of Albuquerque by providing several different types of accommodations for visitors and for residents that wish to store their recreational vehicles and boats in a secured area. Furthermore, this request will also contribute to offering a variety of transportation and lifestyle choices for Albuquerque residents. This request supports the goal of the Established Urban area to create a visually pleasing built environment.

*Policy d - The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.*

**Applicant's Response:** The Central Albuquerque KOA was first developed in 1971; therefore, this is not technically new development but an expansion. The site sits well below I-40 and is not visible from that side. The proposed zone change will allow for the development of covered outdoor storage spaces for recreational vehicles and boats. The proposed design of the facility along the Interstate respects existing neighborhood values by placing this use as far away from the neighborhood along Skyline Road as possible and providing screening. The proposed improvements to the site will be visually pleasing and will positively impact the property. The site is fenced on all sides and includes a landscaped buffer along Skyline Road, serving the street and neighborhood, as well as the existing facility.

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In addition to respecting the immediate neighborhood, the proposal will respect the concerns and resources of the broader Albuquerque community. Providing a storage facility will reduce the number of recreational vehicles stored in residential neighborhoods. Residential vehicles are often stored in front and side yards, which can cause a visual nuisance in many residential areas. These vehicles will typically take up an entire driveway, pushing other vehicles to be stored on the street.

The site has convenient access to Juan Tabo Boulevard from Skyline Road, and Central Avenue from Figueroa Street. It is in close proximity to both the Juan Tabo and the Tramway ramps to I-40, causing limited impacts to the traffic system. The Central Albuquerque KOA is conveniently located in central Albuquerque and is within a 15 minute drive from most areas of the metro.

There is currently no drainage infrastructure on the site and storm water flows through the site into the street. Natural environmental conditions are improved by the development of a drainage pond at the southwest corner of the property that will accommodate existing drainage as well as first flush runoff from the increase in non-permeable surface created by the covered storage area.

*Policy i - Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.*

**Applicant's Response:** The Central Albuquerque KOA was first developed in 1971, and over the years improvements to the site have continued to enhance the connection between the site and surrounding uses. The proposal will continue to complement existing residential areas through the improved landscaping and the location of the outdoor storage adjacent to I-40. This portion of the site is the furthest from the residential uses, and potentially could help to buffer the traffic sounds from I-40 for the existing campsites and residential uses in the area. Furthermore, the proposal will provide for a use that is not disruptive to the nearby community. The proposed storage spaces will be lit from underneath the canopy, which will decrease the potential of light spillage. The use may also decrease traffic impacts to the area, as campers will visit a site daily, while a recreational vehicle may be stored on site and not used for longer periods of time.

*Policy l - Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

**Applicant's Response:** The applicant proposes to install solar panels as part of the outdoor storage covers. The solar panels will generate approximately 80% of the power needs for the entire site. During times when excess power is generated, it will be fed back into the grid. The integration of the solar panels into the design shows innovation and forward thinking.

II.C.8 DEVELOPED LANDSCAPE

*The Goal is to maintain and improve the natural and the developed landscapes' quality.*

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*Policy d - Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.*

**Applicant's Response:** The Site Development Plan for Building Permit shows the existing conditions on the site as well as the proposed improvements along Skyline Road. The existing landscaping is well maintained. This request supports the continued maintenance and improvement of the developed landscape on this site, and provides landscaping that will be visible from Skyline Road.

II.D.3 ENERGY MANAGEMENT

*The **Goal** is to maintain an adequate, economic supply of energy through energy management techniques and the use of alternative and renewable energy sources.*

*Policy b – Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste, and geothermal supplies shall be encouraged.*

**Applicant's Response:** This request supports the efficient and economic use of solar energy through the integration of solar panels into the design of the covered spaces. The power generated will serve the site, and any additional power generated will feed back into the grid. It is anticipated that the power generated will meet 80% of the power needs of the site.

II.D.6 ECONOMIC DEVELOPMENT

*The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.*

Policy d - Tourism shall be promoted.

**Applicant's Response:** The Central Albuquerque KOA provides a variety of different lodging experiences for visitors to Albuquerque and those travelers passing through the metro. KOA currently provides spaces for recreational vehicles to hook up, set up tents, and stay in cabins. The facility serves a large number of visitors to Albuquerque each year, supporting tourism and the local economy in Albuquerque. In 2014, on average per person spending for overnight visitors was $225, and for day trip visitors was $73 (*New Mexico Tourism Annual Report, 2014*). Tourism in New Mexico is a strong component of the economy and has been growing steadily over the last ten years. The revenue from the outdoor storage of recreational vehicles and boats will support the continued use and maintenance of the KOA facility in this location. In addition, the outdoor storage of recreational vehicles and boats serves the needs of Albuquerque residents who use their recreational vehicles throughout the state. The need for

*View along Skyline showing mature landscaping and existing sign.*

CONSENSUS PLANNING

storage locations has increased as more members of the general public own a recreational vehicle or boat, and an increasing proportion of the public reside in urban areas, as shown by the feasibility study conducted by Development Service Inc. The location of this property, and its connection to the major street network, helps to ensure that the KOA is easily accessible for visitors and residents of Albuquerque. This request supports tourism and the local economy in Albuquerque, as well as the rest of the state.

## EAST GATEWAY SECTOR DEVELOPMENT PLAN

The property is located within the East Gateway Sector Development Plan (EGSDP) and the General Design Regulations (Section 5.6) apply to the site, per Section 5.3.1, new development shall comply with pertinent regulations in the EGSDP (page 5.7). However, there are no regulations in the Plan that are applicable to either the site or the proposal. The property does not abut Central Avenue, or an arterial; the property is not zoned SU2/EG CAC, NAC, C or C-2; the site is already developed; therefore, the site layout regulations do not apply; no changes to signage is proposed; and the development is for a structure, not a building. The lighting and landscaping regulations are applicable and the improvements to the site will include lighting (under the canopies) and landscaping (along Skyline Road). The following goals are furthered by this request:

*View down drive aisle with cabins on left and RV spaces on right.*

Goal 1: Create a safe, well-maintained, attractive community.
Goal 2: Enable the continued existence and new development of thriving businesses to provide jobs and local services.

**Applicant's Response:** The proposed outdoor storage of recreational vehicles will require the construction of open sided structures to provide some protection from the weather. The East Gateway Sector Development Plan (EGSDP) does not contain any policies or recommendations that are directly relevant to this request. However, the goals to provide a safe, well-maintained, attractive community and to enable the continued existence of thriving businesses are furthered by this request. The provision of the outdoor storage of recreational vehicles and boats will ensure that the KOA is maintained and viable as a camping site. In addition, there is an economic need to be met for the storage of recreational vehicles as more people are able to afford to own such vehicles and live in urban areas.

Existing site lighting will be maintained. Proposed lighting is limited to being mounted the canopies, thereby fully shielded, and will meet both the regulations in the Zone Code and the additional shielding requirements of the East Gateway SDP. The East Gateway SDP landscaping regulations refer to the Zone Code. The site contains healthy, mature plantings that are being maintained by the

property owner and management. The proposed landscaping for the site is limited to the edge along Skyline Road, both within the public right-of-way, and inside the perimeter fence, and will meet the regulations of the Zone Code.

*(D) The applicant must demonstrate that the existing zoning is inappropriate because:*

> *1. There was an error when the existing zone map pattern was created; or*
> *2. Changed neighborhood or community conditions justify the change; or*
> *3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)1. or (D)2. above do not apply.*

**Applicant's Response:** D.3: A different use category is more advantageous to the community, as articulated in the Comprehensive Plan and the East Gateway Sector Development Plan (see Section C above), by serving a public need. This site is superior as compared to other sites due to its adjacency to and the buffer provided by I-40, its central location within Albuquerque, and the fact that the KOA has long and amply demonstrated that it can co-exist within a residential area.

The additional use at this existing site will meet the changing needs of Albuquerque residents for outdoor storage of their recreational vehicles and boats, and will support the continued use and maintenance of the Central Albuquerque KOA facility. This will support tourism in Albuquerque and New Mexico, a strong and important part of the economy at both the City and state level. The proposed improvements to the site will also ensure that the site meets the Zone Code requirements, providing an opportunity to improve the built environment. This use provides a central area to store these types of vehicles so that they are not interspersed in residential neighborhoods. As the travelling public is more able to afford to own recreational vehicles, so the need to store the vehicles increases. While the Central Albuquerque KOA is a popular destination in the summer months, the site has an excess of spaces during other months. The proposed additional use and changes to the site plan accommodates these seasonal conditions, and ensures that the site will be able to better serve the public need of Albuquerque residents.

*(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.*

**Applicant's Response:** The proposed zone change will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. The zone change request adds a single additional use to the site, outdoor storage of recreational vehicles and boats. The storage area will be located internally to the site and will not be visible from adjacent properties. The outdoor storage area will provide an open-sided cover for recreational vehicles and boats. The proposed solar panels will provide 80% of the energy needed for the site. The property to the east is zoned SU-2 for C-2 (a private club) and there is existing fencing between the two properties. The multi-family residential development to the west is buffered by a 6-foot high wall (and fence on the KOA side) that runs along the entire western edge. The

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applicant will be adding to the landscape along the southern edge of the site that also has a new 6-foot wrought iron fence recently installed by KOA, providing an appropriate transition to the multi-family residential development along Skyline Road. Furthermore, the proposed use will generate less daily traffic to the site, as campers visit the site on a daily basis, while stored vehicles will visit the site on a more occasional basis.

*(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:*

*1. Denied due to lack of capital funds; or*

*2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

**Applicant's Response:** The City will not incur any unprogrammed expenditures as a result of this zone change request. All development costs will be assumed by KOA.

*(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

**Applicant's Response:** Economic considerations are not the determining factor for the change in zoning. The proposed addition of recreational vehicle and boat storage strengthens the continued viability of a long-standing, existing facility. The zone change will facilitate serving the public need for storage of recreational vehicles and boats by Albuquerque residents.

*(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.*

**Applicant's Response:** The subject site is located on a local street and is an long established facility in this neighborhood.

*(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

*1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*

*2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

**Applicant's Response:** The proposed zone change adds an additional use to an existing SU-1 zoned site. By its nature, SU-1 zoning creates a "spot zone"; however, the zoning clearly facilitates the realization of the Comprehensive Plan and other adopted plans (see Section C), and by virtue of the size of the property (15.4 acres), it cannot be considered a spot zone.

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*(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:*

*1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*

*2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

**Applicant's Response:** This request will not create "strip zoning" due to the depth of the property.

**CONCLUSION**

On behalf of Kampgrounds of America, Inc., we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and an amendment to the approved Site Development Plan for Building Permit for the Central Albuquerque KOA located at 12400 Skyline Road NE. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP

# NOTIFICATION &
# NEIGHBORHOOD INFORMATION

# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.**

October 20, 2015

Sal Perdomo
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: 842-5495
E-mail: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **October 20, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – KOA SUBDIVISION, LOT A, LOCATED ON SKYLINE ROAD SE, EAST OF JUAN TABO BOULEVARD SE** zone map **K-L-22.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

**No neighborhood and/or homeowner associations**

**EAST GATEWAY COALITION**
Roger Hartman, 1308 Wagon Train Dr. SE/87123 296-7924 (h)
Roger Mickelson, 1432 Catron Ave. SE/87123 332-9273 (h)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA AND COALITIONS FOR THIS PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

**SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

# Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations/coalitions).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations/coalitions).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations/coalitions).* A copy must be submitted with application packet.**

***Just a reminder*** - **Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

*****************************************************************************

*(below this line for ONC use only)*

Date of Inquiry: **10/20/15** Entered: **9:40 a.m.** ONC Rep. Initials: **siw**

TYPICAL

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5195
cp@consensusplanning.com
www.consensusplanning.com

October 29, 2015

Mr. Roger Hartman
East Gateway Coalition
1308 Wagon Train Dr. SE
Albuquerque, NM 87123

Mr. Roger Mickelson
East Gateway Coalition
1432 Catron Ave. SE
Albuquerque, NM 87123

**RE: Zone Map Amendment and Site Plan for Building Permit Amendment**

Dear Mr. Hartman and Mr. Mickelson:

The purpose of this letter is to inform you and the East Gateway Coalition that Consensus Planning has submitted a request for a Zone Map Amendment and Amendment to the Site Development Plan for Building Permit to the City of Albuquerque, on behalf of K.O.A. Kampgrounds. The project is located north of Skyline Road and east of Juan Tabo Boulevard and is the current site of the Central Albuquerque K.O.A. Kampgrounds.

The request is to rezone the property from SU-2/SU-1 for Overnight Trailer-Camper Facility to SU-2/SU-1 for Overnight Trailer-Camper Facility, including Outdoor Storage of Recreational Vehicles and Boats. The proposed zone change will allow for 210 covered storage spaces for recreational vehicles and boats, which will be open on the sides. The roof of the storage structure is designed to hold solar panels, which will generate a large portion of the power needs for the site. The covered storage spaces will be located along the northeast edge of the property along Interstate 40.

The addition of covered long-term storage spaces will take the place of approximately 50 active spaces, which are currently used on a daily basis. The proposed change will lessen traffic into and out of the property. The property has been undergoing site improvements, such as fencing, landscaping, and cabin replacement.

The project will be heard by the Environmental Planning Commission on Thursday, December 10, 2015 in the basement of Plaza del Sol located at 600 Second Street NW. Please do not hesitate to contact me for any additional information or if you would like to meet in person to discuss.

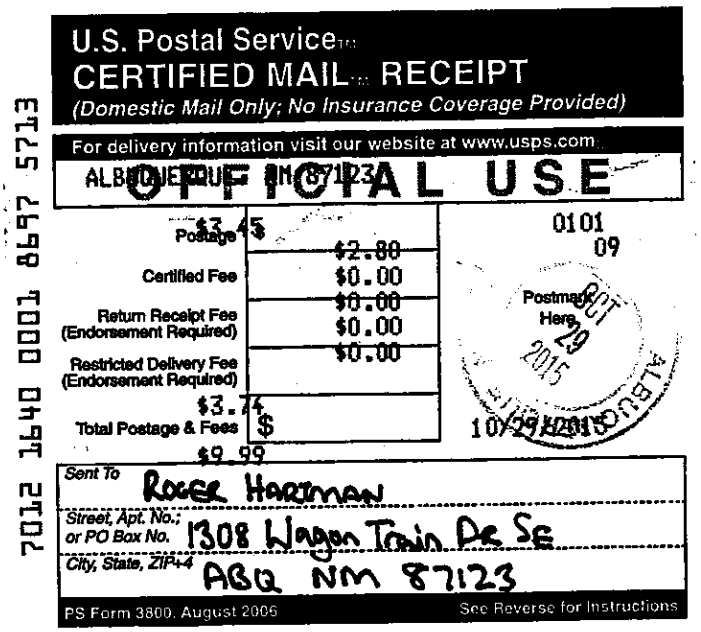
Sincerely,

Jacqueline Fishman, AICP
Principal

Attachment: Proposed Site Development Plan for Building Permit

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



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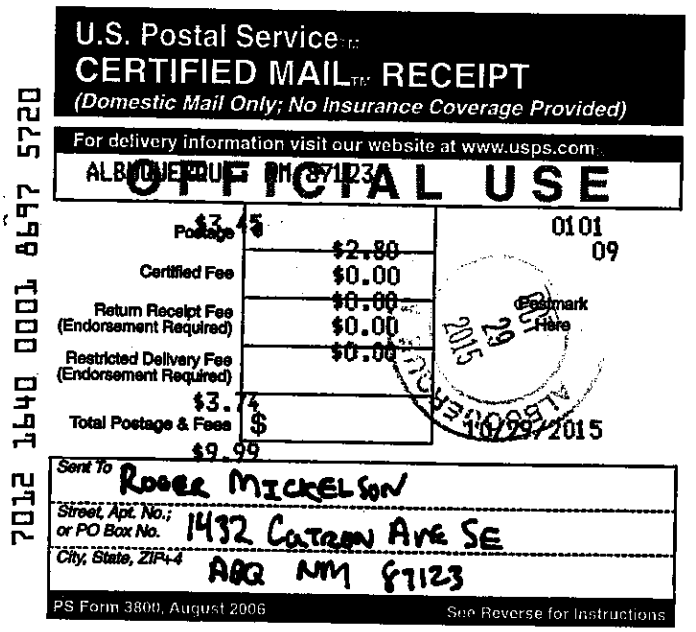
Sent To: ROGER HARMAN
Street, Apt. No.; or PO Box No.: 1308 Wagon Train Dr SE
City, State, ZIP+4: ABQ NM 87123

PS Form 3800, August 2006 — See Reverse for Instructions

7012 1640 0001 8697 5713



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Sent To: ROGER MICKELSON
Street, Apt. No.; or PO Box No.: 1432 CATRON AVE SE
City, State, ZIP+4: ABQ NM 87123

PS Form 3800, August 2006 — See Reverse for Instructions

7012 1640 0001 8697 5720

# SITE PLAN REDUCTIONS

## GENERAL NOTES:

1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA REGULATIONS
2. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-8 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
3. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION
4. CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).
5. ADA ACCESS AISLES SHALL HAVE THE WORDS 'NO PARKING' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)

## KEY NOTES

1. PROPERTY LINE
2. (4) RELOCATED TENT SITES
3. RELOCATED TRASH ENCLOSURE
4. PROPOSED ENCLOSED SPACES (6)
5. ROOF LINE
6. PROPOSED GATE ACCESS KIOSK
7. EXISTING K.O.A. SIGN TO REMAIN
8. PROPOSED 6' WROUGHT IRON FENCE (BLACK)
9. EXISTING CHAIN LINK FENCE
10. MAINTENANCE AREA
11. PROPOSED 66-PASS ROLLING GATE
12. SOLAR PANEL, TYP.
13. EXISTING LIGHT POLE, TYP.
14. EXISTING WROUGHT IRON FENCE
15. EXISTING CONCRETE SIDEWALK
16. PROPOSED 6' ADA ACCESSIBLE PEDESTRIAN PATHWAY
17. PROPOSED BICYCLE RACK

## SITE DATA:

LEGAL DESCRIPTION: K.O.A. SUBDIVISION, LOT A

SITE AREA: 15.37 ACRES

PROPOSED LAND USE: OVERNIGHT CAMPING AND STORAGE OF RECREATIONAL VEHICLES. THE STORAGE CANOPY WILL BE OPEN ON ALL SIDES AND HAVE SOLAR PANELS ON THE ROOF

BUILDING AREA: EXISTING PRIVATE RESIDENCE, OFFICE BUILDING, SHOWER FACILITIES TO REMAIN. STORAGE CANOPY PROPOSED 114,028 SF (202 SPACES PLUS 6 ENCLOSED SPACES)

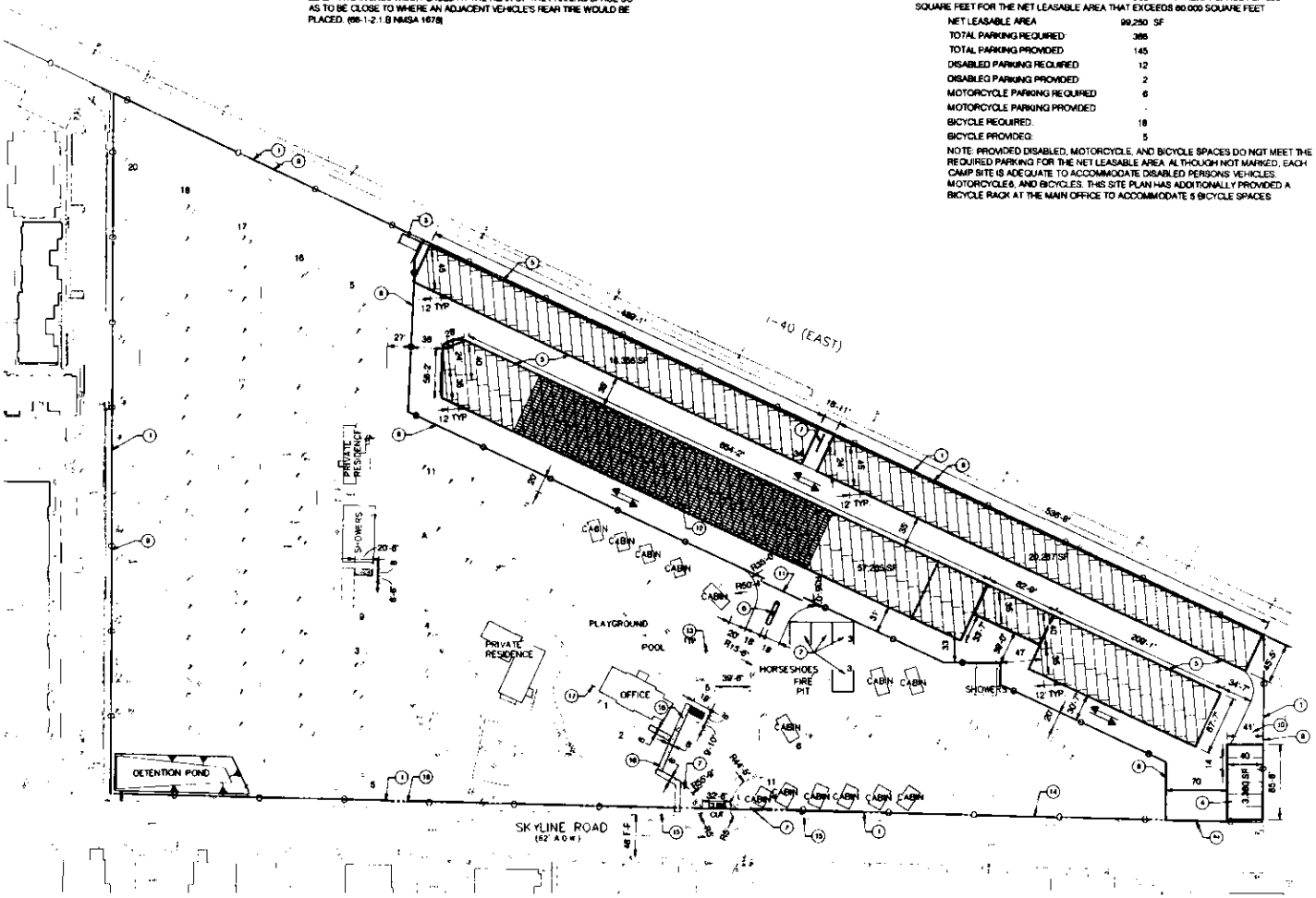
MAXIMUM TOTAL STRUCTURE HEIGHT: 19 FEET

ORIGINAL 1989 SITE PLAN PARKING REQUIREMENTS: 1 SPACE PER CAMP SITE PLUS 2 ADA.

2015 PARKING: REQUIRED MINIMUM PARKING IS 1 SPACE PER 200 SQUARE FEET FOR THE FIRST 15,000 SQUARE FEET OF NET LEASABLE AREA, THEN, 1 SPACE PER 250 SQUARE FEET FOR THE NEXT 45,000 SQUARE FEET OF NET LEASABLE AREA, THEN, 1 SPACE PER 300 SQUARE FEET FOR THE NET LEASABLE AREA THAT EXCEEDS 60,000 SQUARE FEET

| | |
|---|---|
| NET LEASABLE AREA | 99,250 SF |
| TOTAL PARKING REQUIRED | 366 |
| TOTAL PARKING PROVIDED | 145 |
| DISABLED PARKING REQUIRED | 12 |
| DISABLED PARKING PROVIDED | 2 |
| MOTORCYCLE PARKING REQUIRED | 6 |
| MOTORCYCLE PARKING PROVIDED | - |
| BICYCLE REQUIRED: | 18 |
| BICYCLE PROVIDED: | 5 |

NOTE: PROVIDED DISABLED, MOTORCYCLE, AND BICYCLE SPACES DO NOT MEET THE REQUIRED PARKING FOR THE NET LEASABLE AREA. ALTHOUGH NOT MARKED, EACH CAMP SITE IS ADEQUATE TO ACCOMMODATE DISABLED PERSONS' VEHICLES, MOTORCYCLES, AND BICYCLES. THIS SITE PLAN HAS ADDITIONALLY PROVIDED A BICYCLE RACK AT THE MAIN OFFICE TO ACCOMMODATE 5 BICYCLE SPACES




## VICINITY MAP

PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|---|---|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |

# CENTRAL ALBUQUERQUE K.O.A. KAMPGROUND

## SITE PLAN FOR BUILDING PERMIT

**Prepared For:**

Kampgrounds of America, Inc.

**Prepared By:**


Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

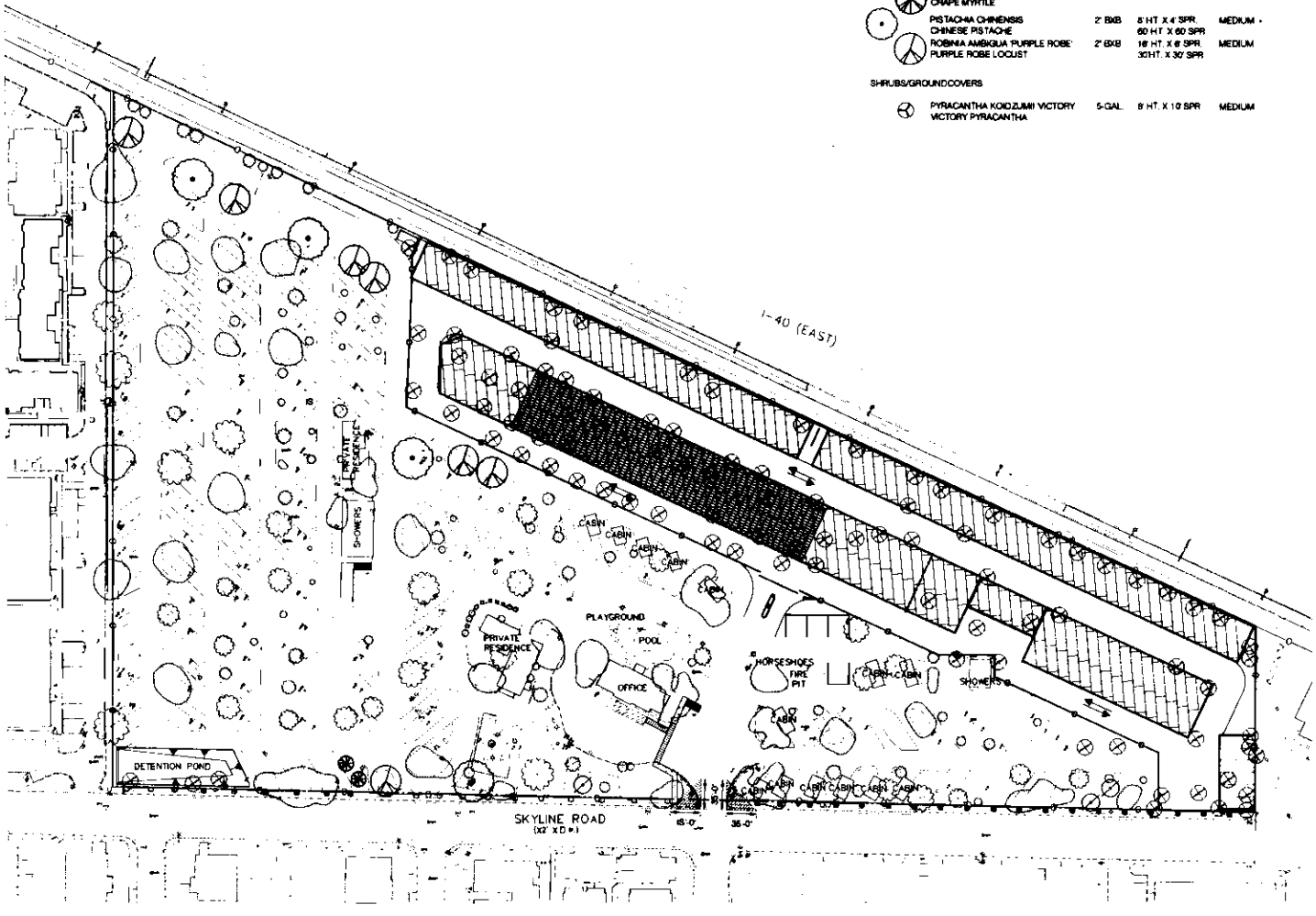
Smith Engineering Company
2201 San Pedro Drive NE
Bldg 4 Suite 200
Albuquerque, NM 87110


Scale: 1" = 60'

NORTH 30 0 60 120

December 1, 2015

**Sheet 1 of 5**




## PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME / COMMON NAME | SIZE | INSTALLED SIZE / MATURE SIZE | WATER USE |
|---|---|---|---|---|
| **EXISTING PLANTS** | | | | |
| | EXISTING TREE TO REMAIN | | | |
| | EXISTING TREE TO BE REMOVED | | | |
| | EXISTING TREE TO BE REMOVED | | | |
| **TREES** | | | | |
| | MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE | 15-GAL. | 8' HT. X 5' SPR. 25' HT. X 20' SPR | HIGH |
| | LAGERSTROEMIA INDICA 'ZUNI' CRAPE MYRTLE | 15-GAL. | 15' HT. X 10' SPR | HIGH |
| | PISTACHIA CHINENSIS CHINESE PISTACHE | 2" B&B | 8' HT. X 4' SPR. 60' HT. X 60' SPR | MEDIUM - |
| | ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST | 2" B&B | 16' HT. X 6' SPR. 30'HT. X 30' SPR | MEDIUM |
| **SHRUBS/GROUNDCOVERS** | | | | |
| | PYRACANTHA KOIDZUMII 'VICTORY' VICTORY PYRACANTHA | 5-GAL. | 8' HT. X 10' SPR | MEDIUM |

## GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL NEW PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH

IRRIGATION
IRRIGATION SYSTEM STANSARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE NEW PLANTING AREAS.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC A.O.W. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND 8 T LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA

WATER HARVESTING
SEE GRADING AND DRAINAGE PLAN FOR STRATEGY TO CAPTURE THE FIRST .44" OF FIRST FLUSH RAINFALL

LANDSCAPE AREA COVERAGE

| | |
|---|---|
| TOTAL SITE AREA (1.83 AC.) | 669,517 SF |
| BUILDING AREA | - 124,123 SF |
| NET AREA | 545,394 SF |
| REQUIRED LANDSCAPE AREA (15% OF NET AREA) | 81,809 SF |
| PROVIDED LANDSCAPE AREA | (36%) 115,850 SF |

REQUIRED LIVE VEGETATIVE COVERAGE (75%) OF LANDSCAPE AREA
PROVIDED LIVE VEGETATIVE COVERAGE: (81%) 83,780 SF

STREET TREES
SKYLINE ROAD IS A LOCAL ROAD AND DOES NOT REQUIRE STREET TREES

## GENERAL NOTES

1. THE SITE WAS FULLY DEVELOPED IN THE EARLY 1970'S INCLUDING EXISTING LANDSCAPE AREAS
2. ALL EXISTING PLANT MATERIALS WITHIN NEW RECREATIONAL VEHICLE STORAGE AREA WILL BE REMOVED. ALL OTHER LANDSCAPE WILL REMAIN
3. THE NEW LANDSCAPE AREA IS LIMITED TO THE SITE FRONTAGE ALONG SKYLINE ROAD
4. A MINIMUM 15% OF THE NET SITE AREA SHALL BE LANDSCAPED. THERE IS NO NEW LANDSCAPING PROPOSED WITHIN THE FENCED STORAGE AREA

# CENTRAL ALBUQUERQUE K.O.A. KAMPGROUND

## LANDSCAPE PLAN

**Prepared For:**

Kampgrounds of America, Inc.

**Prepared By:**

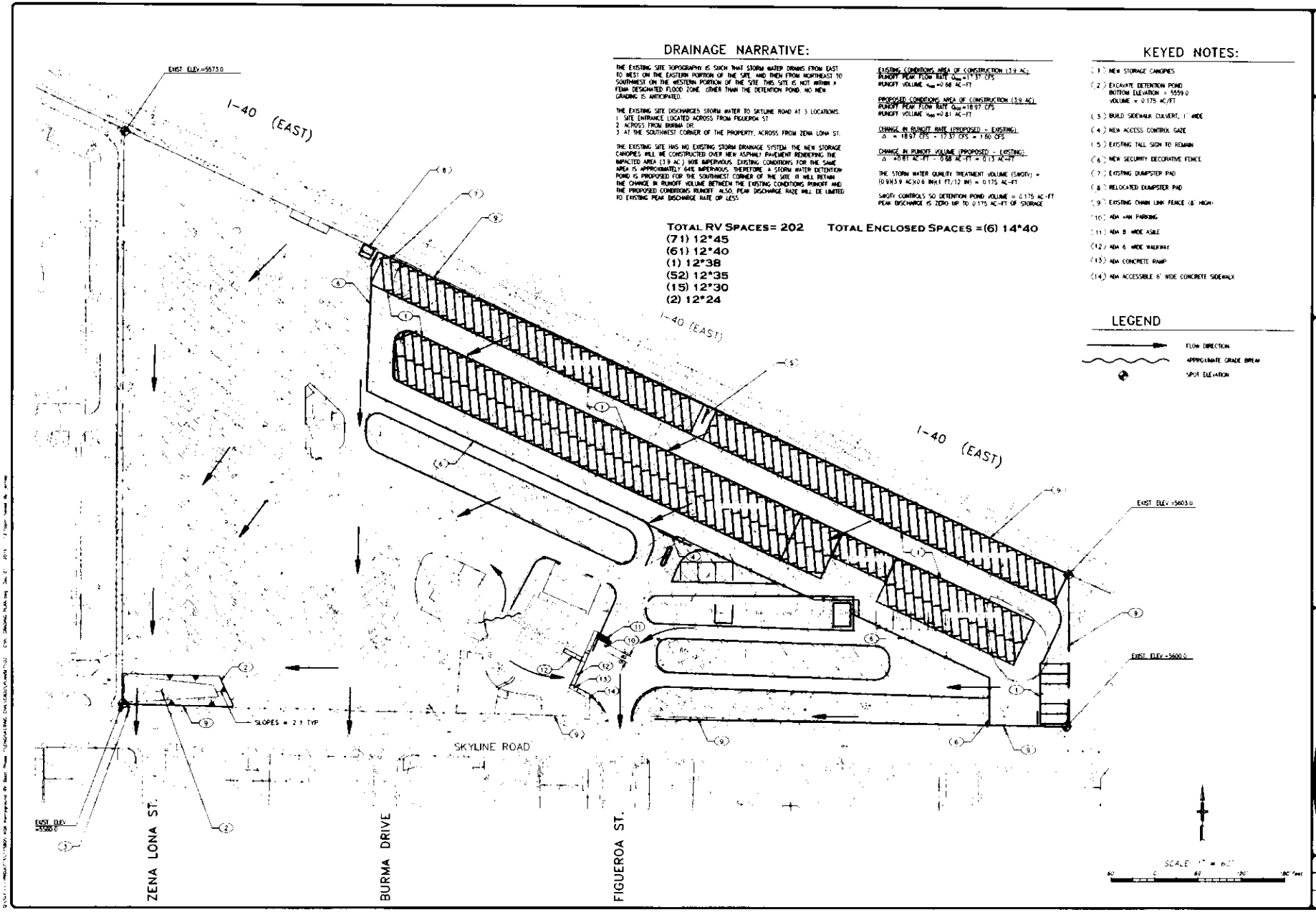
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Smith Engineering Company
2201 San Pedro Drive NE
Bldg 4 Suite 200
Albuquerque, NM 87110

Scale 1" = 60'

30 0 60 120

December 1, 2015




## DRAINAGE NARRATIVE:

THE EXISTING SITE TOPOGRAPHY IS SUCH THAT STORM WATER DRAINS FROM EAST TO WEST ON THE EASTERN PORTION OF THE SITE, AND THEN FROM NORTHEAST TO SOUTHWEST ON THE WESTERN PORTION OF THE SITE. THIS SITE IS NOT WITHIN A FEMA DESIGNATED FLOOD ZONE. OTHER THAN THE DETENTION POND, NO NEW GRADING IS ANTICIPATED.

THE EXISTING SITE DISCHARGES STORM WATER TO SKYLINE ROAD AT 3 LOCATIONS.
1. SITE ENTRANCE LOCATED ACROSS FROM FIGUEROA ST.
2. ACROSS FROM BURMA DR.
3. AT THE SOUTHWEST CORNER OF THE PROPERTY, ACROSS FROM ZENA LONA ST.

THE EXISTING SITE HAS NO EXISTING STORM DRAINAGE SYSTEM. THE NEW STORAGE CANOPIES WILL BE CONSTRUCTED OVER NEW ASPHALT PAVEMENT RENDERING THE IMPACTED AREA (3.9 AC.) 90% IMPERVIOUS. EXISTING CONDITIONS FOR THE SAME AREA IS APPROXIMATELY 64% IMPERVIOUS. THEREFORE, A STORM WATER DETENTION POND IS PROPOSED FOR THE SOUTHWEST CORNER OF THE SITE. IT WILL RETAIN THE CHANGE IN RUNOFF VOLUME BETWEEN THE EXISTING CONDITIONS RUNOFF AND THE PROPOSED CONDITIONS RUNOFF. ALSO, PEAK DISCHARGE RATE WILL BE LIMITED TO EXISTING PEAK DISCHARGE RATE OR LESS.

EXISTING CONDITIONS AREA OF CONSTRUCTION (3.9 AC):
RUNOFF PEAK FLOW RATE $Q_{100}$ = 17.37 CFS
RUNOFF VOLUME $V_{100}$ = 0.68 AC-FT

PROPOSED CONDITIONS AREA OF CONSTRUCTION (3.9 AC):
RUNOFF PEAK FLOW RATE $Q_{100}$ = 18.97 CFS
RUNOFF VOLUME $V_{100}$ = 0.81 AC-FT

CHANGE IN RUNOFF RATE (PROPOSED - EXISTING):
$\Delta$ = 18.97 CFS - 17.37 CFS = 1.60 CFS

CHANGE IN RUNOFF VOLUME (PROPOSED - EXISTING):
$\Delta$ = 0.81 AC-FT - 0.68 AC-FT = 0.13 AC-FT

THE STORM WATER QUALITY TREATMENT VOLUME (SWQTV) = (0.9)(3.9 AC)(0.6 IN)(1 FT/12 IN) = 0.175 AC-FT

SWQTV CONTROLS SO DETENTION POND VOLUME = 0.175 AC-FT
PEAK DISCHARGE IS ZERO UP TO 0.175 AC-FT OF STORAGE

**TOTAL RV SPACES= 202**
(71) 12*45
(61) 12*40
(1) 12*38
(52) 12*35
(15) 12*30
(2) 12*24

**TOTAL ENCLOSED SPACES =(6) 14*40**

## KEYED NOTES:

(1) NEW STORAGE CANOPIES
(2) EXCAVATE DETENTION POND
BOTTOM ELEVATION = 5559.0
VOLUME = 0.175 AC/FT
(3) BUILD SIDEWALK CULVERT, 1' WIDE
(4) NEW ACCESS CONTROL GAZE
(5) EXISTING TALL SIGN TO REMAIN
(6) NEW SECURITY DECORATIVE FENCE
(7) EXISTING DUMPSTER PAD
(8) RELOCATED DUMPSTER PAD
(9) EXISTING CHAIN LINK FENCE (8' HIGH)
(10) ADA VAN PARKING
(11) ADA 8' WIDE ASILE
(12) ADA 6' WIDE WALKWAY
(13) ADA CONCRETE RAMP
(14) ADA ACCESSIBLE 6' WIDE CONCRETE SIDEWALK

## LEGEND

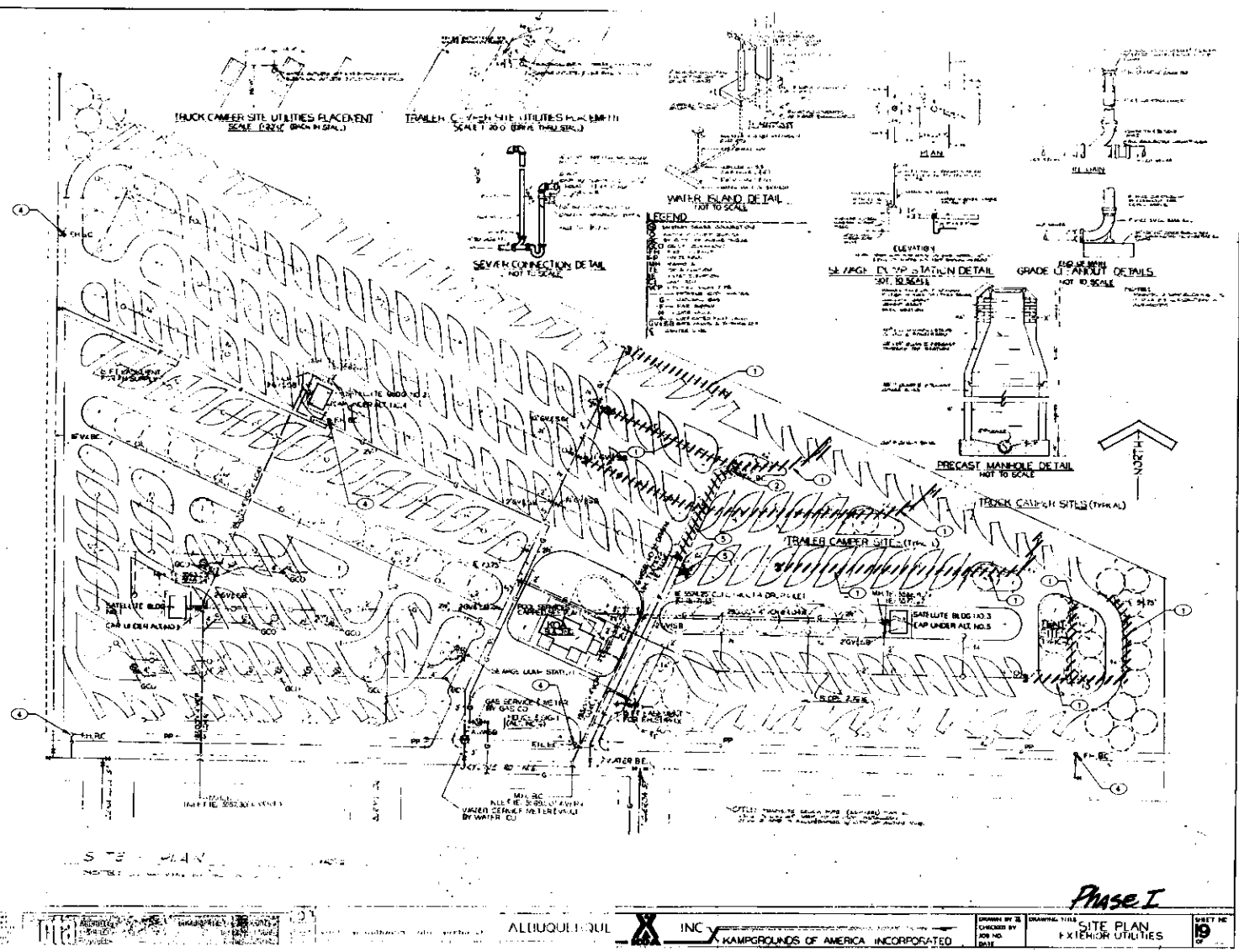
FLOW DIRECTION
APPROXIMATE GRADE BREAK
SPOT ELEVATION

KOA CENTRAL CAMPGROUND
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN


SOLUTIONS FOR TODAY...
VISION FOR TOMORROW
2201 San Pedro Dr. NE
Building 4, Suite 200
Albuquerque, NM 87110
Phone: (505) 884-0700
Fax: (505) 884-2376
ZENAS
SMITH ENGINEERING CONSULTANTS
NEW MEXICO


JOB NO.
DATE 12-1-15
SHEET NO.




## GENERAL NOTES

1. THIS PLAN IS THE ONLY SITE UTILITY PLAN AVAILABLE SHOWING EXISTING UTILITIES. IT WAS PROVIDED TO THE ENGINEER BY XOA
2. ALL EXISTING FIRE HYDRANTS SHALL REMAIN ON THIS SITE. 1- EXISTING FIRE HYDRANT TO BE RELOCATED SEE KEYED NOTE 2, AND 5 THIS SHEET

## KEYED NOTES:

1. REMOVE & DISPOSE OF EXISTING DOMESTIC WATER LINE
2. REMOVE & SALVAGE EXISTING FIRE HYDRANT
3. REMOVE & DISPOSE OF EXISTING FIRE LINE
4. EXISTING FIRE HYDRANT
5. REINSTALL SALVAGED FIRE HYDRANT

| NO. | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

KOA CENTRAL CAMPGROUND
ALBUQUERQUE, NEW MEXICO

SITE UTILITY PLAN

SOLUTIONS FOR TODAY... VISION FOR TOMORROW

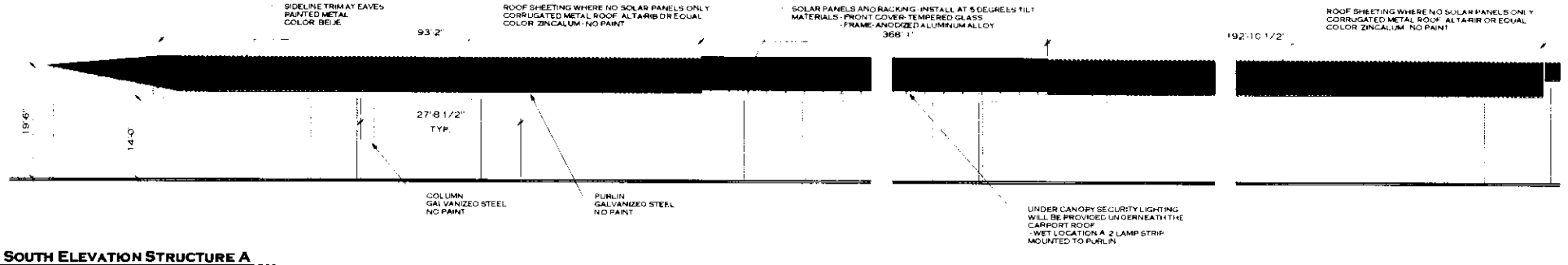
SMITH ENGINEERING

JOB NO.

DATE 12-1-15

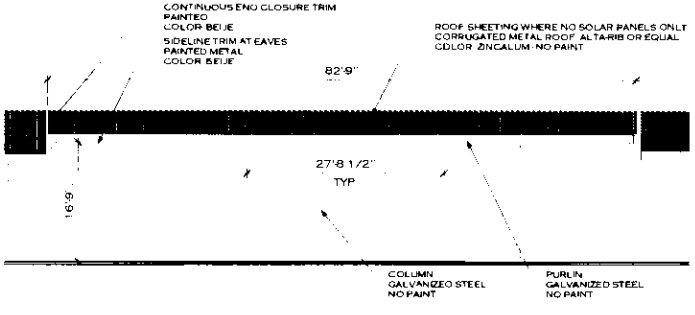
SHEET NO

AMERICAN RECESS
9995 TERABYTE DRIVE SUITE A
RENO, NEVADA 89521
TEL (775) 747-8000



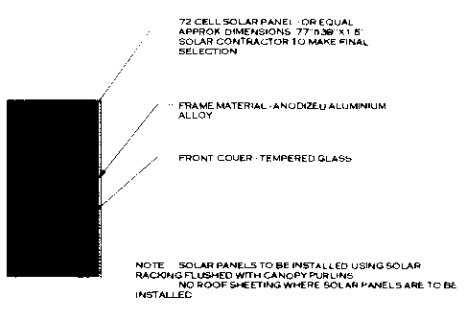

## SOUTH ELEVATION STRUCTURE A

SCALE: 1/8" = 1'-0"

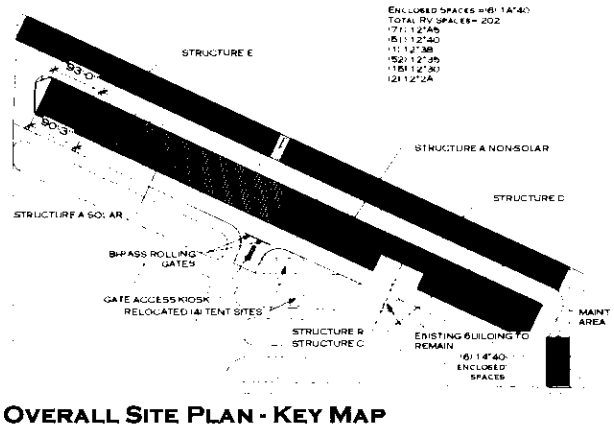



## SOUTH ELEVATION STRUCTURE B

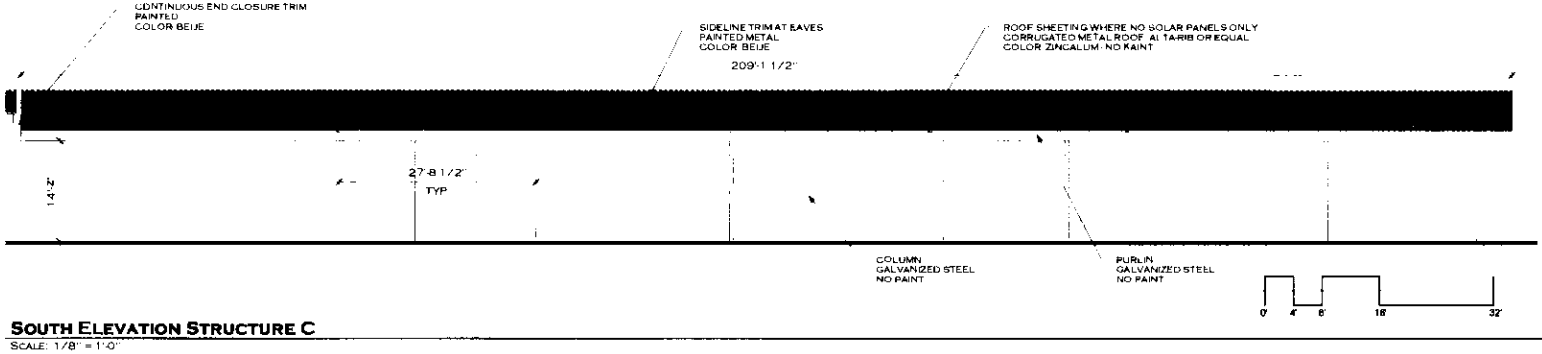
SCALE: 1/8" = 1'-0"




## SOLAR PANEL - TYPICAL




## OVERALL SITE PLAN - KEY MAP




## SOUTH ELEVATION STRUCTURE C

SCALE: 1/8" = 1'-0"

## CENTRAL ALBUQUERQUE K.O.A. KAMPGROUND

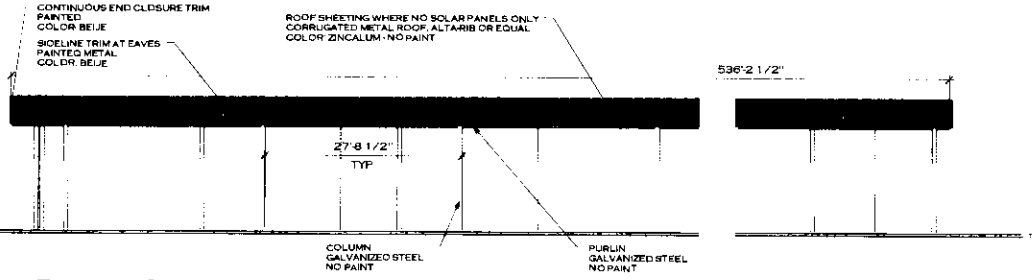
CARPORT AND STRUCTURE ELEVATION AND DETAILS

Prepared For
Kampgrounds of America, Inc

Prepared By
American Recess, LLC
9995 Terabyte Drive Suite A
Reno, Nevada 89521
775-747-8000

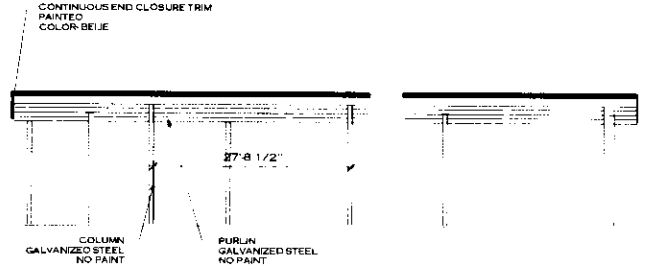
December 1, 2015

SHEET NUMBER
0.1




## SOUTH ELEVATION STRUCTURE D

SCALE: 1/8" = 1'-0"

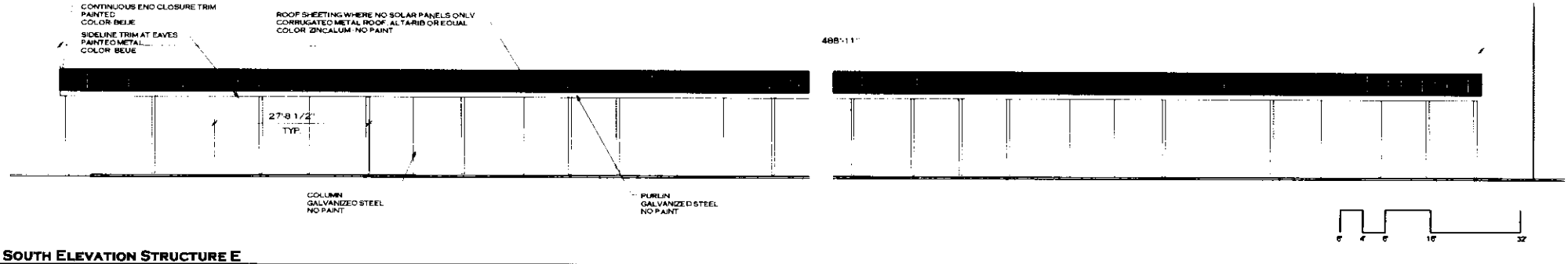



## NORTH ELEVATION TYPICAL STRUCTURE

SCALE: 1/8" = 1'-0"

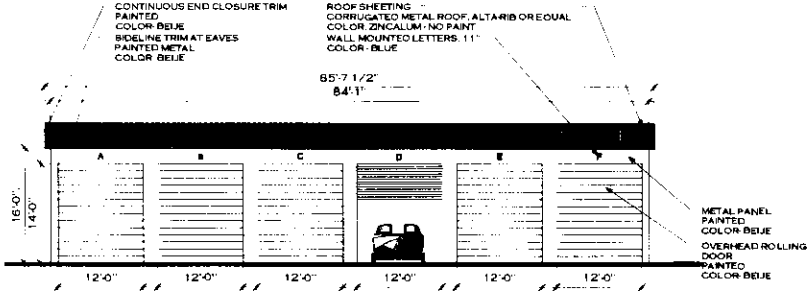
AMERICAN RECESS

8995 TERABYTE DRIVE SUITE A
RENO, NEVADA 89521
TEL (775) 747-8000



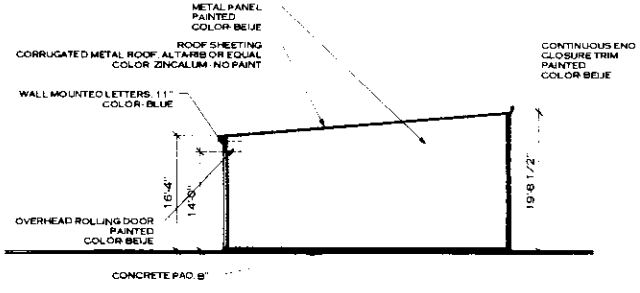

## SOUTH ELEVATION STRUCTURE E

SCALE: 1/8" = 1'-0"




## WEST ELEVATION - ENCLOSED STORAGE UNITS

SCALE: 1/8" = 1'-0"




## NORTH / SOUTH ELEVATION - ENCLOSED STORAGE UNITS

SCALE: 1/8" = 1'-0"

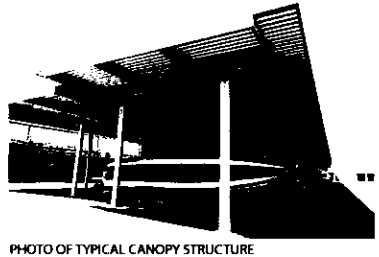
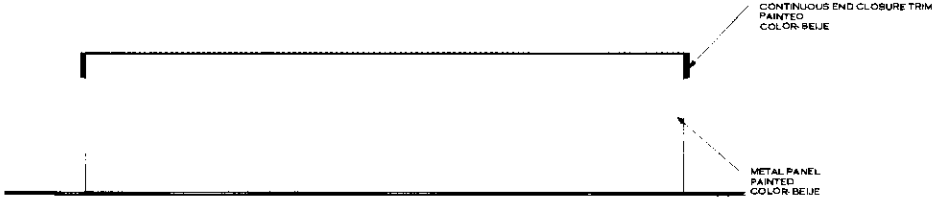


PHOTO OF TYPICAL CANOPY STRUCTURE




## EAST ELEVATION - ENCLOSED STORAGE UNITS

SCALE: 1/8" = 1'-0"

## CENTRAL ALBUQUERQUE
## K.O.A. KAMPGROUND

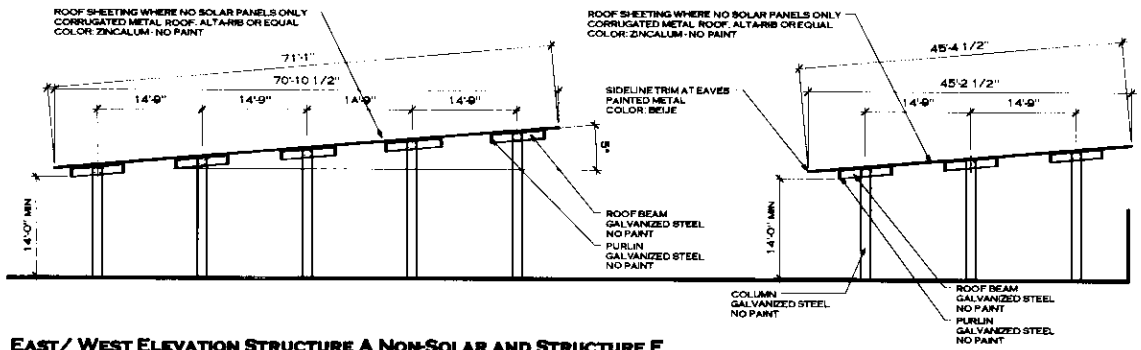
CARPORT AND STRUCTURE ELEVATION AND DETAILS

Prepared For
Kampgrounds of America, Inc

Prepared By
American Recess, LLC
8995 Terabyte Drive Suite A
Reno, Nevada 89521
775-747-8000

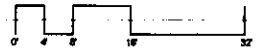
December 1, 2015

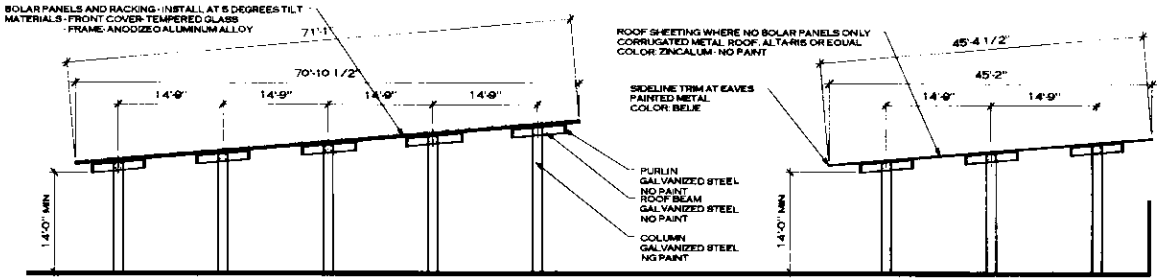
SHEET NUMBER
0.2




## EAST/ WEST ELEVATION STRUCTURE A NON-SOLAR AND STRUCTURE E

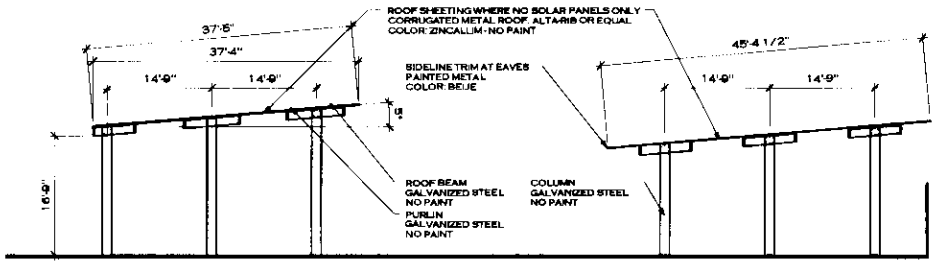
SCALE: 1/8" = 1'-0"



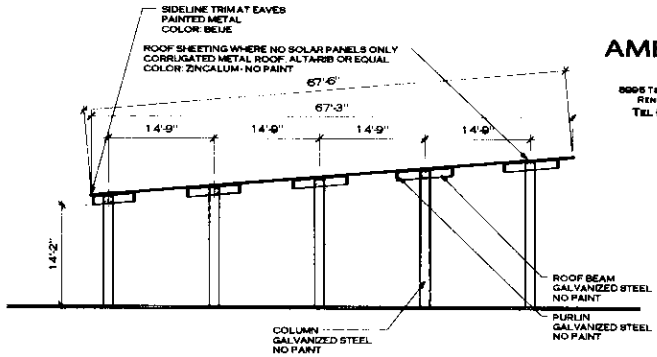

## EAST/ WEST ELEVATION STRUCTURE A SOLAR AND STRUCTURE E

SCALE: 1/8" = 1'-0"



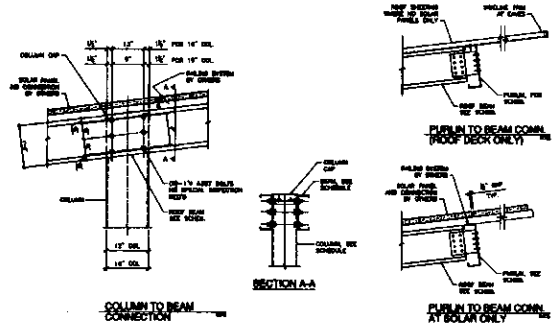

## EAST/ WEST ELEVATION STRUCTURE B AND STRUCTURE D

SCALE: 1/8" = 1'-0"

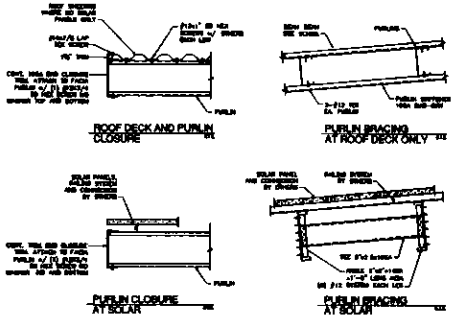



## EAST/ WEST ELEVATION STRUCTURE C

SCALE: 1/8" = 1'-0"




## TYPICAL STRUCTURE DETAILS 1




## TYPICAL STRUCTURE DETAILS 2

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RENO, NEVADA 89521
TEL (775) 747-8000

# CENTRAL ALBUQUERQUE
# K.O.A. KAMPGROUND

CARPORT AND STRUCTURE ELEVATION AND DETAILS

Prepared For:
Kampgrounds of America, Inc

Prepared By:
American Recess, LLC
8995 Terabyte Drive Suite A
Reno, Nevada 89851
775-747-8000

December 1, 2015

SHEET NUMBER

**0.3**

AMERICAN
RECESS

8995 Terabyte Drive Suite A
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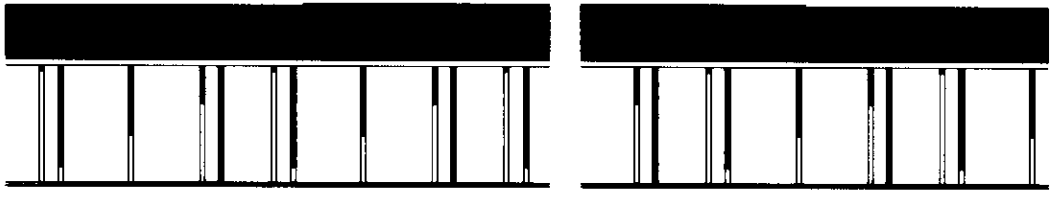
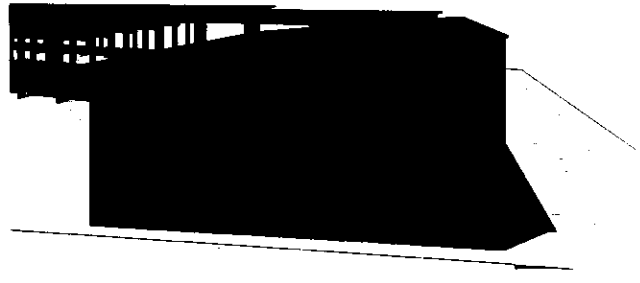
Tel (775) 747-6000

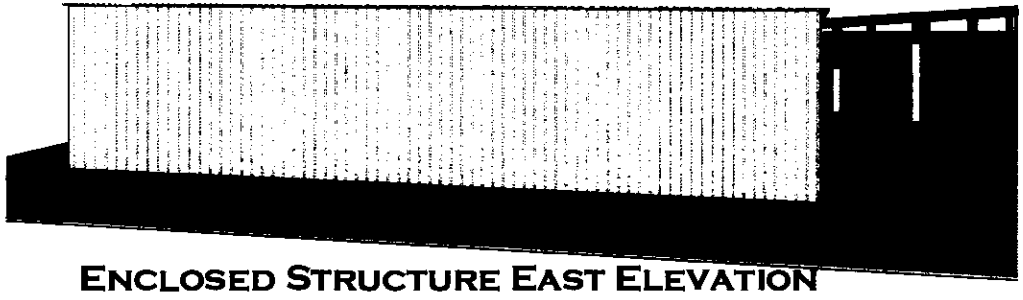


Typical Canopy South Elevation - Solar and Non-Solar

Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque
# K.O.A. Kampground

Carport and Structure Elevation
and Details

December 1, 2015

0.4

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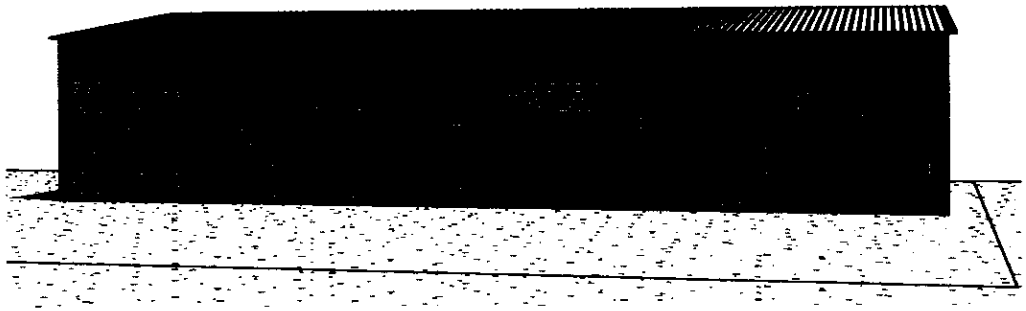
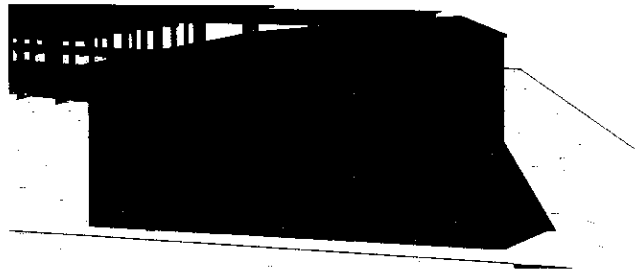
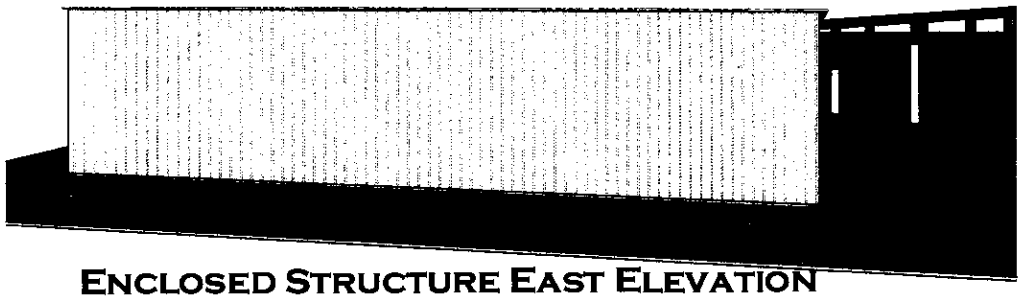
Typical Canopy South Elevation - Solar and Non-Solar



Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque
# K.O.A. Kampground

Carport and Structure Elevation
and Details

December 1, 2015

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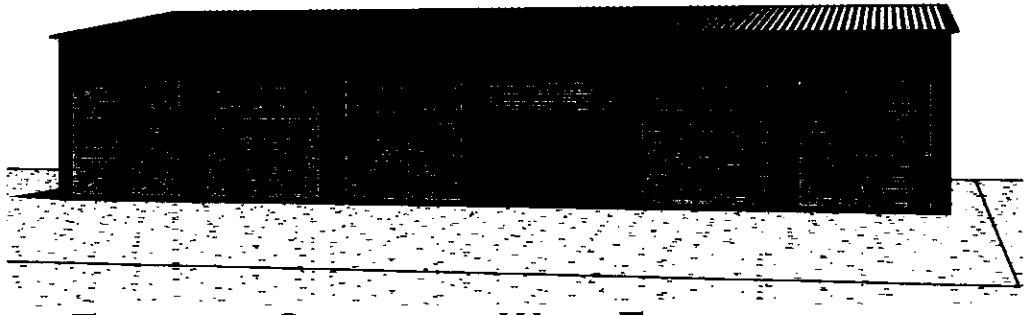
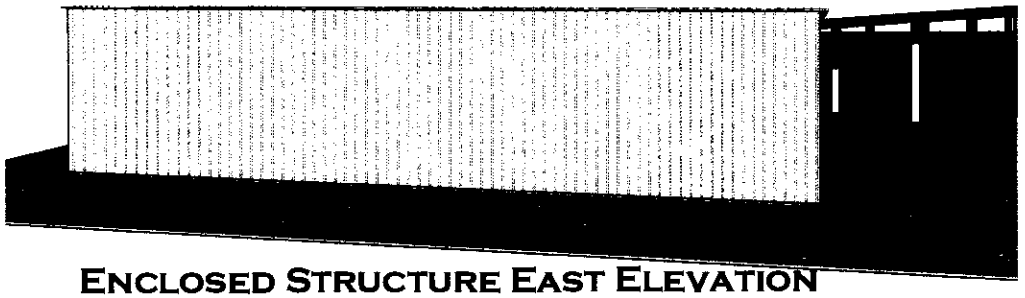
Typical Canopy South Elevation - Solar and Non-Solar



Enclosed Structure West Elevation

Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque K.O.A. Kampground

## Carport and Structure Elevation and Details

December 1, 2015

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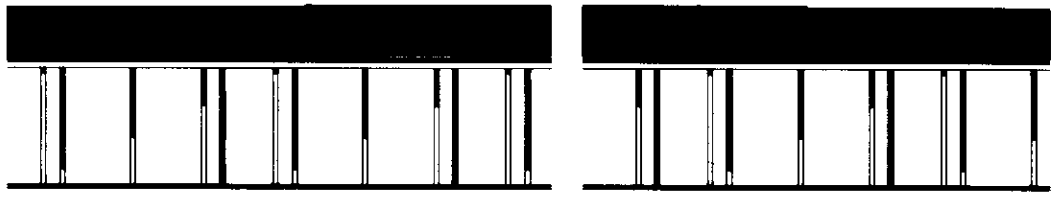
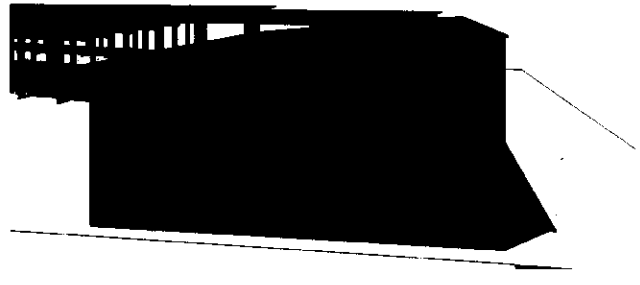
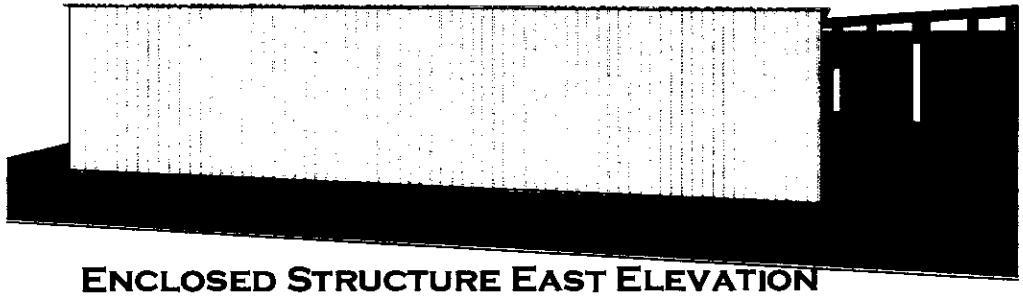


Typical Canopy South Elevation - Solar and Non-Solar

Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque
# K.O.A. Kampground

Carport and Structure Elevation
and Details

December 1, 2015

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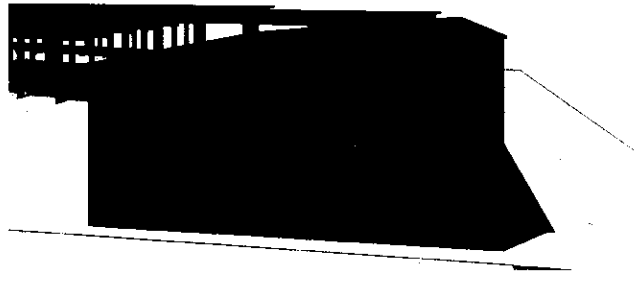
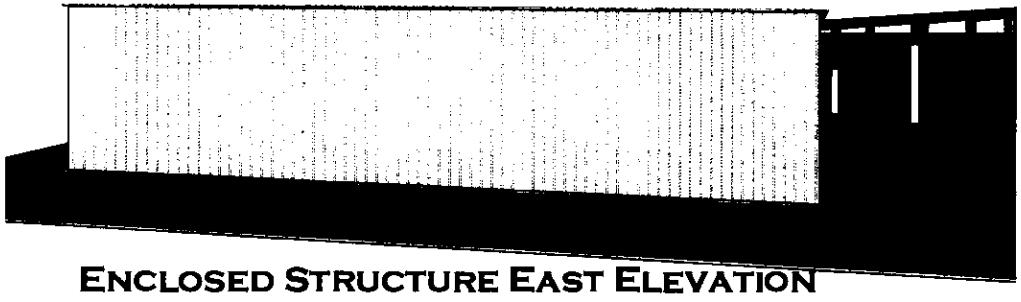
Typical Canopy South Elevation - Solar and Non-Solar

Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque K.O.A. Kampground

## Carport and Structure Elevation and Details

December 1, 2015

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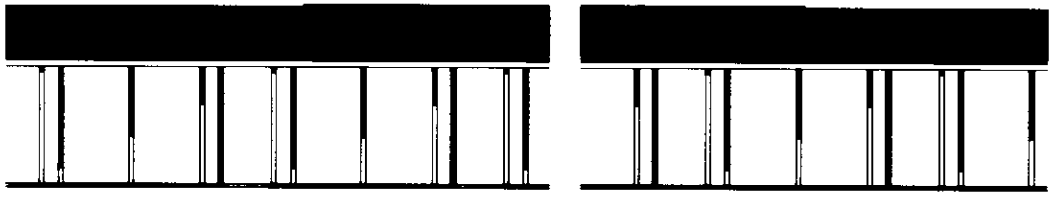
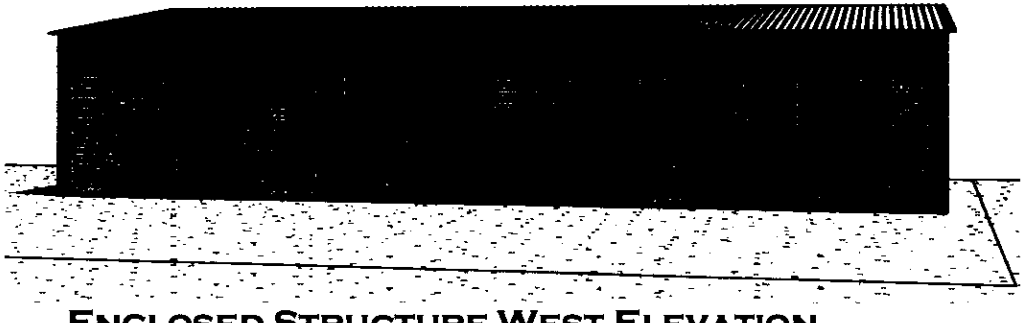
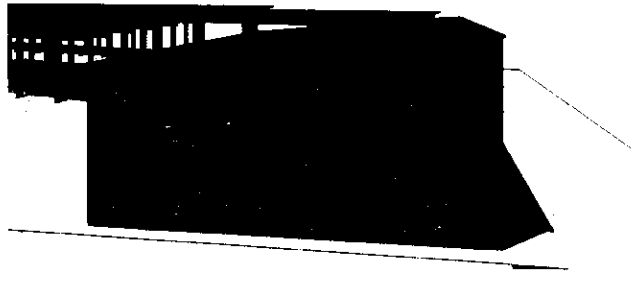


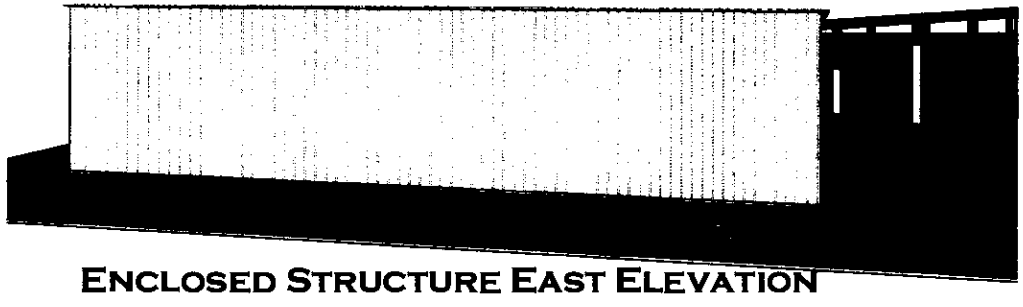
Typical Canopy South Elevation - Solar and Non-Solar



Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque
# K.O.A. Kampground

Carport and Structure Elevation
and Details

December 1, 2015

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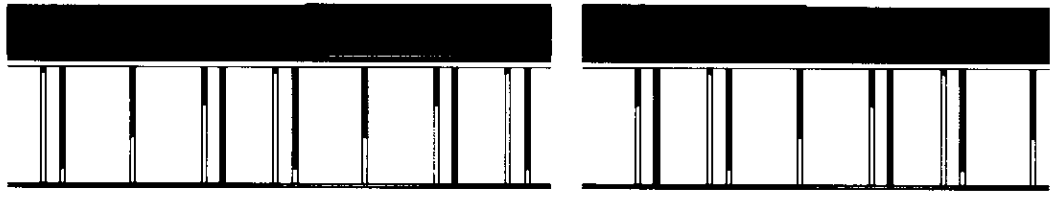
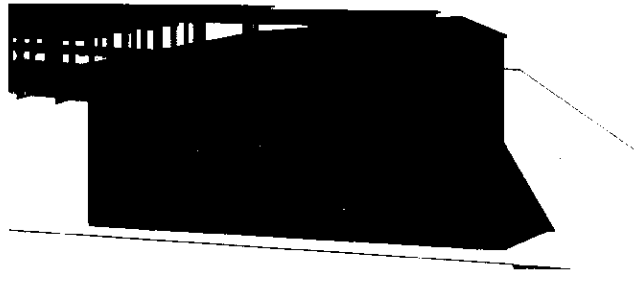
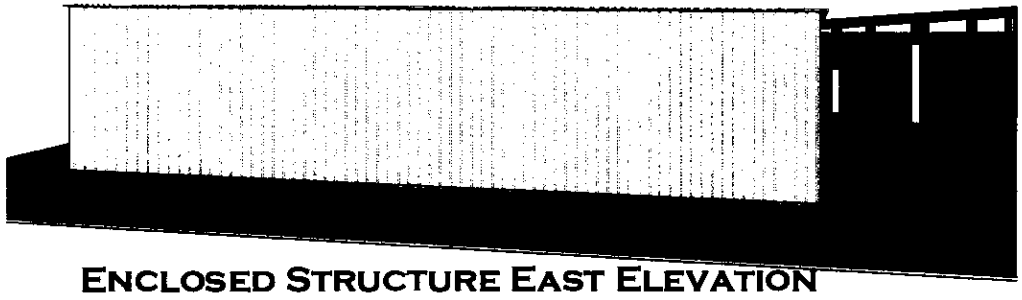


Typical Canopy South Elevation - Solar and Non-Solar

Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque
# K.O.A. Kampground

Carport and Structure Elevation
and Details

December 1, 2015

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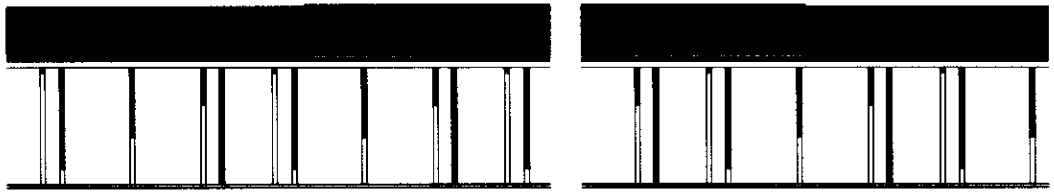
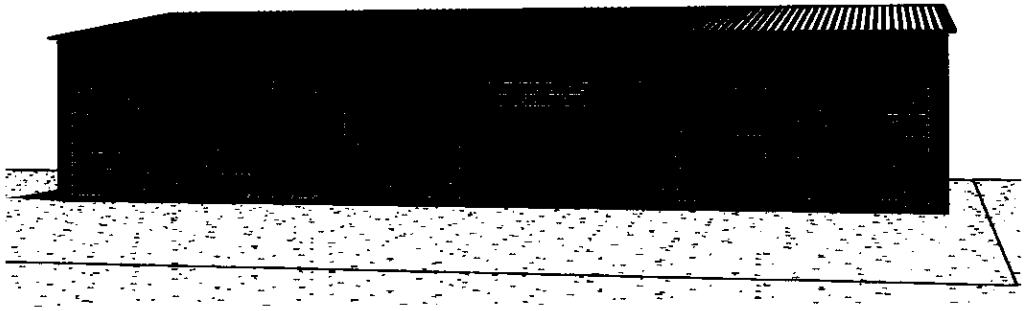
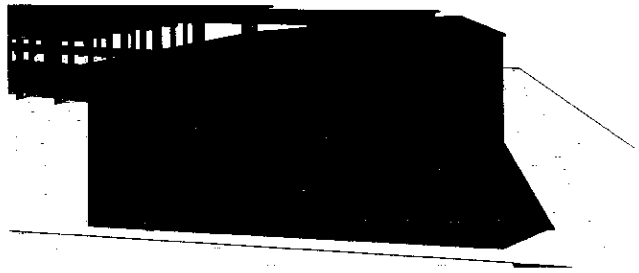


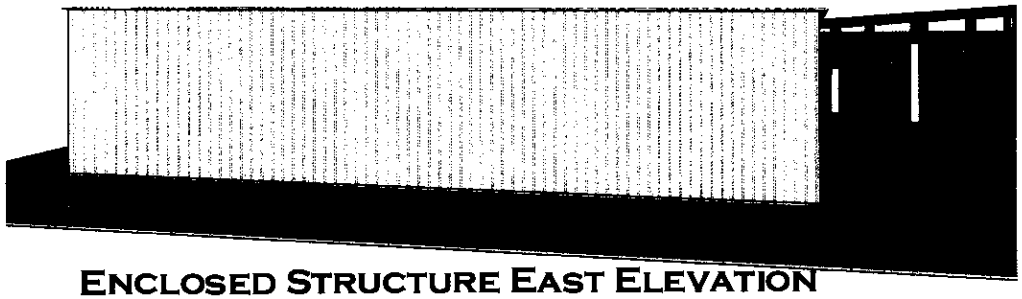
Typical Canopy South Elevation - Solar and Non-Solar



Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque K.O.A. Kampground

## Carport and Structure Elevation and Details

December 1, 2015

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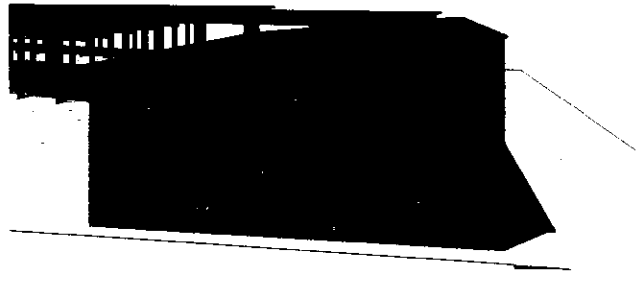
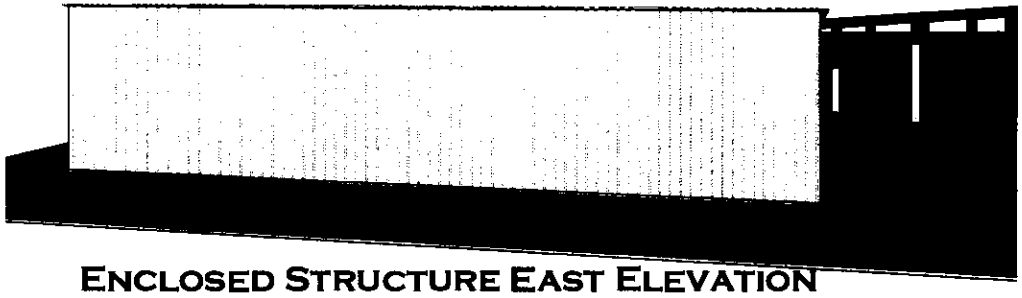
Typical Canopy South Elevation - Solar and Non-Solar

Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque
# K.O.A. Kampground

Carport and Structure Elevation
and Details

December 1, 2015

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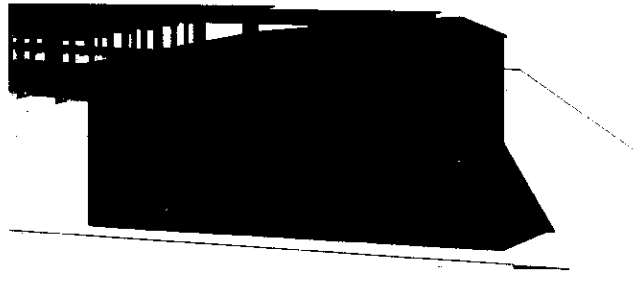
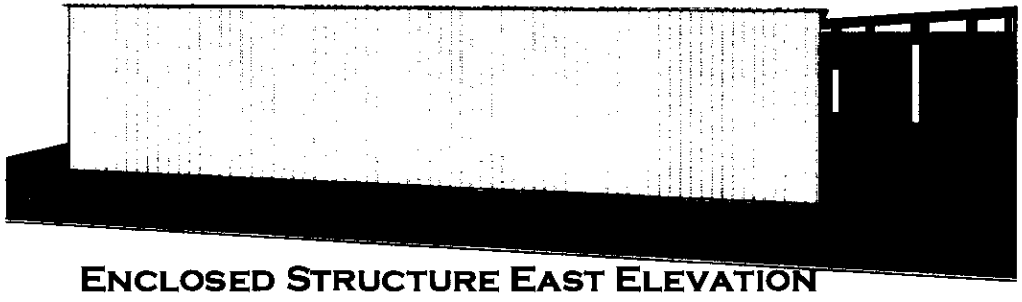
Typical Canopy South Elevation - Solar and Non-Solar

Enclosed Structure West Elevation



Enclosed Structure
North/South Elevation



Enclosed Structure East Elevation

# Central Albuquerque K.O.A. Kampground

## Carport and Structure Elevation and Details

December 1, 2015

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