

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

December 9, 2016

Parks & Recreation Dept. COA
Attn: Christina Sandoval
P.O. Box 1293
Albuquerque, NM 87103

Project# 1011048
16EPC-40066 Amended Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 4, Municipal Addition No. 2, zoned SU-1 for a Park, Garden Center and Recreational Facilities, located on Lomas Blvd. NE between Eubank Blvd. NE and Interstate-40, containing approximately 34.5 acres. (K-20)
Staff Planner: Michael Vos

PO Box 1293

On December 8, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project 1011048/16EPC-40066 Amended Site Development Plan for Building Permit, based on the following findings and subject to the following conditions:

FINDINGS:

NM 87103

www.cabq.gov

1. This is a request for a site development plan for building permit amendment for Tract 4, Municipal Addition No. 2 located on Lomas Boulevard NE between Eubank Boulevard NE and Interstate 40 and containing approximately 34.5 acres.
2. The subject site was zoned SU-1 for a Park, Garden Center and Recreational Facilities on December 15, 1988 (Z-81-118-3).
3. A site development plan covering the existing site and uses, as well as a proposed batting cage expansion, was submitted and approved by the EPC on February 16, 1989 (Z-81-118-4). The current request is to amend the previously approved site development plan.
4. The applicant is proposing a new pool building of approximately 17,665 square feet to replace the existing pool building.
5. The existing and requested park and pool uses are permissive under the current zoning of the subject site.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan.

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8. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

a. Policy II.B.1.i: The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space network areas and public facilities.

The reconstructed pool building maintains its location at Los Altos Park, as part of an existing multi-functional use of space and resources that includes the pool, sports fields, tennis courts, and a skate park. The site is well landscaped and is accessible by a multi-use pathway that connects over Interstate 40 to the Los Altos Golf Course and the I-40 Multi-Use Trail. The request furthers Policy II.B.1.i.

b. 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, recreational concern.

The proposed new pool building is being placed on the footprint of the existing pool and retains the existing bath house within its design. The site design respects existing values by retaining existing access and parking, improving the overall landscaping around the facilities, and maintaining existing developed drainage flows. The request furthers Policy II.B.5.d.

c. Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request is to expand the existing pool facilities at a City park in the Established Urban Area of the Comprehensive Plan. The subject site will be serviced by existing infrastructure and the size and mass of the proposed building, as well as its location toward the rear of a large site, is appropriate in order to preserve the integrity of the existing neighborhood. Policy II.B.5.e is furthered by this request.

9. Representatives from the Princess Jeanne Neighborhood Association and East Gateway Coalition, as well as property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended nor held. There is no known opposition to this request.

CONDITIONS:

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

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- 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 current zoning designation on the overall site sheet 101 shall be updated to reflect the actual zoning of SU-1 for a Park, Garden Center and Recreational Facilities.
 4. The proposed solid waste enclosure shall meet the minimum specifications, comply with comments, and have its location approved by the Solid Waste Department – Refuse Division.
 5. Four motorcycle parking spaces, as required by the Zoning Code, shall be accommodated within the parking areas of the subject site.
 6. Parking calculations and related notes shall be updated to reflect the actual number of spaces available on the subject site taking into consideration the potential conversion of two spaces to accommodate the required motorcycle parking.
 7. The landscape plan and related calculations shall be updated to include the parking area to the north of the pool facilities, and any deficiencies with regard to parking lot trees that may exist be corrected.
 8. A note shall be added to the plans indicating any future signage or changes to signage must be in compliance with the sign regulations of the C-2 zone.
 9. Conditions of Approval from Transportation Development:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 10. Conditions of Approval from Public Service Company of New Mexico:
 - a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - b. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 11. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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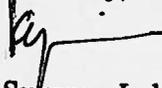
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **December 27, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


Suzanne Lubar
Planning Director

SL/MV

cc: Parks & Recreation Dept. COA, Attn: Christina Sandoval, P.O. Box 1293, ABQ, NM 87103
Michael Heitman, AIA, 1717 Louisiana Blvd NE, ABQ, NM 87110
Princess Jeanne N.A. (PSJ) "R", Andrew Baughman, 11112 Constitution Ave. NE, Albuquerque, NM 87112
Princess Jeanne N.A. (PSJ) "R", Carolyn DeVore-Parks, 10904 Love Ave. NE, Albuquerque, NM 87112
East Gateway Coalition, Michael Brasher, 216 Zena Lona NE, Albuquerque, NM 87123
East Gateway Coalition, James Andrews, 13121 Nandina Ln. SE, Albuquerque, NM 87123