

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339**

OFFICIAL NOTIFICATION OF DECISION

December 13, 2018

Sandia Theater, LLC
1718 Central Ave SW, Suite A
ABQ, NM 87120

**Project #2018-001764 (1004677)
SI-2018-00224 – Site Plan for Building Permit**

LEGAL DESCRIPTION:

The above action for all or a portion of Lots 1, 2, and 3 of PLAT OF LTS 1 THRU COUNTRY CLUB PLACECONT 1.1336 AC +/-, formerly zoned Su-2 and utilize current IDO regulations for MX-M as rezoned through the IDO process, located at 232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW, containing approximately 2.34 acres. (J-13)
Staff Planner: Linda Rumpf

PO Box 1293

On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001764/SI-2018-00224, a Site Plan Amendment for Building Permit, based on the following Findings and Conditions of Approval:

FINDINGS: Site Plan - Project #: 2018-001764 (1004677) SI-2018-00224
NM 87103

1. The request is to remove the parcel (Lot 3) from the existing SDP so the MX-M provisions of the IDO may be used. The property is located at 232 San Pasquale Ave SW, between Central Ave., SW and Chacoma Pl. SW.
2. Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

- A. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- B. POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

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OFFICIAL NOTICE OF DECISION

Project #2018-001764

December 13, 2018

Page 2 of 4

- C. GOAL 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.**

 - (a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all**

- D. GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.**

- E. POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged**

 - (f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.**

- F. POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.**

- G. POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.**

 - h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.**

 - n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.**

- H. POLICY 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs**

- I. POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.**

 - a) Design development to reflect the character of the surrounding area and protect and enhance views.**

OFFICIAL NOTICE OF DECISION

Project #2018-001764

December 13, 2018

Page 3 of 4

- e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.
- 3. IDO Section 14-16-5-3(E)(3)(a) requires sufficient access for every lot. Lot 3 requires vehicular and pedestrian access to Central Avenue.
- 4. The applicant sent emails and certified letters to two neighborhood associations as required. There have been no comments or interest so far.

CONDITIONS OF APPROVAL: Project #: 2018-001764 (1004677) SI-2018-00224, Major Amendment to the Site Development Plan for Building Permit

- 1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
- 2. The site plan shall show that Lots 1 and 2 provide vehicular and pedestrian access easement(s) for the benefit of Lot 3.
- 3. The plat(s) for Lots 1, 2, and 3 shall be amended at the DRB to reflect vehicular and pedestrian access easement(s) for the benefit of Lot 3.
- 4. Any and all references to the Zoning Code on the site plan shall be changed to reflect the Integrated Development Ordinance (IDO) and its appropriate section(s).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2018**. 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 14-16-6 of the IDO, Administration and Enforcement. 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 recommendation.

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).

OFFICIAL NOTICE OF DECISION

Project #2018-001764

December 13, 2018

Page 4 of 4

Sincerely,



DS David S. Campbell
Planning Director

DSC/LR

cc: Sandia Theater, LLC, 1718 Central Av. SW, Suite A, ABQ, NM 87104
PlaceMakers, LLC, 5136 Sevilla Av. NW, ABQ, NM 87120
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