



**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

July 11, 2019

Living Designs Group  
Architects LLC  
122A Dona Luz Street  
Taos, NM 87571

**Project #2019-002479**  
SI-2019-00148 – Site Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E located on Yale Blvd SE and Columbia Dr SE at 621 Columbia Dr SE between Garfield Ave SE and Santa Clara Ave SE, containing approximately 42 acres.

(L-16) Staff Planner: Linda Rumpf

PO Box 1293

Albuquerque On July 11, 2019 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-002479/SI-2019-00148, a Site Plan, based on the following findings and conditions:

### NM 87103 FINDINGS:

1. This request is for a site plan for an approximately 42 acre site known as Fairview Memorial Park (700 Yale Blvd SE).
2. The subject site is zoned NR-SU (Non-residential – Sensitive Use Zone District). The site is an existing cemetery and the applicant proposes to further develop and consolidate their operations into a single operating location, and upgrade and update their facilities to better serve the community.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The subject site is near the South Yale Premium Transit Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following applicable Goal and policies in Comprehensive Plan, including:

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- *Goal 4.1 Character: Enhance, protect, and preserve distinct communities.*

The applicant proposes to develop and consolidate their burial and cremation operations into a single operating location, and upgrade and update their facilities to better serve the community. The intentions of the changes are to consolidate current business operations, to increase access to community services, improve business function, and enhance the aesthetic and purpose of the existing site.

- *Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]*

The proposed business and site alterations are in response to the City of Albuquerque's improving economic health and increasing population growth, and its interest in improving the city's vitality, health, and attractiveness.

- *Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]*

The current site of the proposed project is adjacent to a city cemetery and is already operating as a community crematorium and funeral home business. The proposed project and site alterations are in response to a local growing need for the community, and are proposed to improve the services offered to the community and increase the functionality and attractiveness of the business location (*Policy 8.1.3 Economic Base*)

- *Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [ABC]*

The proposed project is primarily in an area with single- and multi- family neighborhoods. It is outside of Centers and Corridors, parks, and Major Public Open Space.

6. The applicant notified the following affected neighborhood organizations as required: Silver Hill NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and the District 6 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified, as required. There were no requests for a facilitated meeting and no opposition to this correspondence. As of this writing, Staff has not received any comments. There is no known opposition.

### CONDITIONS OF APPROVAL

1. Replat of the entire site into one lot that corresponds to the Site Plan – EPC boundaries.
2. Address the site with the Planning Department, Code Enforcement Division.
3. The applicant shall meet with the staff planner to ensure all conditions are met.
4. The Site Plan shall show the entirety of the area zoned NR-SU per the site's legal description, including existing, as-built details and proposed development.

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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 **JULY 26, 2019**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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).

Sincerely,

  
For Brennan Williams  
Acting Planning Director

DSC/LR

cc: Living Designs Group Architects LLC, 122A Dona Luz St., Taos, NM 87571  
Albuquerque Central Care Center, 621 Columbia Dr. SE., ABQ, NM 87106  
James Montalbano, 1409 Silver Ave. SE, ABQ, NM 87106  
Jill Marley Berry, Silver Hill NA, 1906 Silver Ave. SE, ABQ, NM 87106  
Peter Schillke, Spruce Park NA, 1401 Sigma Chi Rd NE, ABQ, NM 87106  
James Tolbert, Spruce Park NA, 424 Spruce NE, ABQ, NM 87106  
Peter Schillke, Sycamore NA, 1217 Coal Ave. SE, ABQ, NM 87106  
Mardon Gardella, Sycamore NA, 411 Maple St. NE, ABQ, NM 87106  
Julie Kidder, University Heights NA, 120 Vassar SE, ABQ, NM 87106  
Don Hancock, University Heights NA, 105 Stanford SE, ABQ, NM 87106  
Patricia Wilson, Victory Hills NA, 505 Darmouth Dr. SE, ABQ, NM 87106  
Erin Engelbrecht, Victory Hills NA, P.O. Box 40298, ABQ, NM 87196-0298  
Eileen Jessen, Dist. 6 Coalition of NA's, 420 General Hodges St. NE, ABQ, NM 87123  
Gina Dennis, Dist. 6 Coalition of NA's, 1816 Buena Vista Dr. SE, ABQ, NM 87106  
Molly Bell, [mbell@ldg-arch.com](mailto:mbell@ldg-arch.com)  
Suzann Owings, [sow.docso.com](mailto:sow.docso.com)  
Angela D. Vigil, [gopackgo123@hotmail.com](mailto:gopackgo123@hotmail.com)  
Susan Furney, [mawsdf@comcast.net](mailto:mawsdf@comcast.net)  
Alan Varela, [avarela@cabq.gov](mailto:avarela@cabq.gov)