

# 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

November 11, 2016

Mountain West Lodging, LLC  
P.O. Box 91720  
ABQ, NM 87199

**Project# 1000216**  
16EPC-40054 Amended Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract A-3-A, J. Group Addition, zoned SU-1 C-1 Uses and Motel, located on San Antonio Dr. NE, between I-25 and San Pedro Dr. NE, containing approximately 2 acres. (E-18)  
Staff Planner: Michael Vos

PO Box 1293

On November 10, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000216/16EPC-40054, an Amended Site Development Plan for Building Permit, based on and subject to the following findings and conditions:

Albuquerque

### FINDINGS:

NM 87103

1. This is a request for a site development plan for building permit amendment for Tract A-3-A, J. Group Addition located on San Antonio Drive NE and containing approximately 2 acres.
2. The subject site was zoned SU-1 C-1 Uses and Motel on November 16, 1995 (Z-95-112).
3. The existing hotel was approved for a site development plan for building permit on July 19, 2001. The request is to amend the previously approved site development plan.
4. The applicant is proposing an addition of approximately 22,566 square feet to the existing 37,669 square foot hotel for 26 new guest rooms, as well as 345 square feet to expand the breakfast area.
5. The existing and requested hotel expansion is a permissive use under the current zoning of the subject site.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Facility Plan for Arroyos, Bikeways and Trails Facility 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.5.a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to five dwelling units per acre.

Policy II.B.5.a is furthered by this request because it adds additional guest rooms to a previously approved use, which was found to be "consistent with the Comprehensive Plan policies for land use in the Established Urban Area." The area surrounding the subject site is characterized by a wide range of urban land uses such as other hotels, restaurants, offices, and single-family residential, and this range of urban land uses will not be diminished by the proposed site development plan amendment.

- 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 existing neighborhood area includes the hotel that is proposed for expansion by this request, as well as three additional hotels that are all visible from the nearby Interstate 25. Two free-standing family restaurants are located within walking distance of the hotel. The hotel is located close to the Balloon Fiesta Park and the proposed expansion will provide additional lodging for the Balloon Fiesta event. The site design will comply with all required design standards and mitigation of the abandoned landfill; as such the location, intensity, and design are compatible with the existing neighborhood and 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 an existing hotel 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 is of a design that will preserve the integrity of the existing commercial neighborhood. Policy II.B.5.e is furthered by this request.

- d. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The request furthers Policy II.B.5.1 because the proposed design incorporates all appropriate C-1 regulations and the site is planned to match the existing building that was previously approved by the Environmental Planning Commission. Stone accents on the building and other architectural details help visually reduce the mass of the building. The proposed building addition will fit the design of the surrounding area.

9. The subject site is adjacent to the South Pino Arroyo, which is subject to the Facility Plan for Arroyos. Items from the plan that pertain to the subject site include encouraging development within a quarter mile of the arroyo, trail access for pedestrians, and design guidelines promoting a "highly visible and extensively used network of recreational trails adjacent to arroyos (pg. 55)." A connection

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to the South Pino Arroyo trail exists on the subject site and will remain between the trail and hotel building with the proposed site development plan for building permit amendment. However, a condition to encourage an additional connection between the trail and the outdoor patio space and parking lot on the proposed site development plan would further promote a visible trail network and offer better access to pedestrian and bicycle amenities on the subject site.

10. The subject site is adjacent to an existing multi-use trail subject to the Bikeways and Trails Facility Plan. The approved site development plan for building permit for the subject site included a bicycle and pedestrian access point to the Pino Arroyo paved multi-use trail south of the subject site. A connection remains to the trail from the expanded hotel building, but an additional access point to the outdoor patio space and parking lot would offer a more well-connected non-motorized transportation system, especially for bicyclists who need to travel from the trail to the bicycle parking provided at the front of the hotel.
11. Representatives from the Academy Acres Neighborhood Association, Albuquerque Mcadows Resident's Association, and District 4 Coalition of Neighborhood Associations, 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 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. A landfill mitigation plan must be submitted to, reviewed, and approved by the Environmental Health Department prior to final sign-off by DRB.
4. An additional trail connection between the Pino Arroyo Trail and the proposed patio and parking area should be added to increase pedestrian and bicycle connectivity and allow bicycle access from the trail to the bicycle parking located at the front of the hotel. The applicant shall work with Parks and Recreation and other applicable City departments to determine feasibility and complete this connection.
5. The proposed solid waste enclosure shall meet the minimum specifications, comply with comments, and location approved by the Solid Waste Department – Refuse Division.
6. A note shall be added to the plans regarding sign regulations referencing the approved size and number and how to address future compliance if changes are requested.
7. The landscaping plan shall be updated to reflect the correct landscape calculations.

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8. Minor errata shall be corrected:
  - a. Plans shall be updated to show the correct zone designation.
  - b. Correct the date of approval for vacation of the public drainage easement.
  - c. The note on the plans for the sidewalk on the north side of the parking lot shall be updated to reflect a portion needing to be improved.
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. An existing overhead distribution line is located along San Antonio NE at the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
  - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:  
  
Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697
  - c. 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](http://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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2016**. 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 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is

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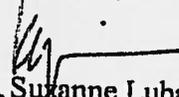
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required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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,

  
for Suzanne Lubar  
Planning Director

SL/MV

cc: Mountain West Lodging, LLC, P.O. Box 91720, ABQ, NM 87199  
DAC Enterprises, Inc, 1521 Edith Blvd NE, ABQ, NM 87102-1611  
Jacob Tellier, Academy Acres North NA, P.O. Box 90181, ABQ, NM 87199  
Irene Minke, Academy Acres North NA, P.O. Box 90181, ABQ, NM 87199  
Robert G. Stetson, Albuquerque Meadows Residents Assn. 7112-154 Pan American Frwy, NE, ABQ, NM 87109  
Harvey Hopkins, Albuquerque Meadows Residents Assn. 7112-294 Pan American Frwy, NE, ABQ, NM 87109  
Michael Pridham, Dist. 4 Coalition of NA's, 6413 Northland Ave. NE, ABQ, NM 87109  
Tony Huffman, Dist. 4 Coalition of NA's, 9712 Sand Verbena Trl. NE, ABQ, NM 87122