



**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 8, 2018

Water Utility Authority  
Attn: John Stomp (Operations)  
6000 Alexander Blvd NE  
ABQ, NM 87107

**Project #2018-001355**  
SI-2018-00123 – Major Amendment of Prior Approval, Site  
Development Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility, zoned NR-SU, located at 6000 Alexander Blvd. NE, on Mission Ave. NE between Alexander Blvd. NE and Chappell Dr. NE., containing approximately 163 acres. (F-16) (**DEFERRED FROM OCTOBER 11, 2018 HEARING**)

Staff Planner: Cheryl Somerfeldt

PO Box 1293

On November 8, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001355/SI-2018-00123, Major Amendment of Prior Approval, Site Development Plan, based on the following Findings:

NM 87103

### **FINDINGS:**

www.cabq.gov

1. This is a request for a Major Amendment of Prior Approval, Site Development Plan for all or a portion of Tract A, plat of Tract A, COA Water Treatment Facility addressed at 6000 Alexander Boulevard NE to be accessed from Mission Avenue NE, and containing approximately 163 acres.
2. The prior approval for the Site Development Plan Phase 1 for the City of Albuquerque Water Treatment Plant was approved by the Environmental Planning Commission (EPC) in February of 2004 on the western half of the overall site.
3. The Albuquerque Bernalillo County Water Authority (ABCWUA) owns the property and this request is for Phase 2 to relocate their Customer Service and Operations from the existing location to the south side of the San Juan-Chama Surface Water Treatment Plant on a 15-acre portion of the same property.
4. The revised entrance will be off Mission Boulevard NE along the south side of the site.

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5. New facilities will include about 50,000 square feet for customer service, administrative offices, crew training, maintenance shops, and warehouse. The request will include parking for the public, employees, and fleet, plus a storage yard.
6. The subject site was previously owned by the existing sand and gravel extraction operation that negotiated a lease-back agreement with the City in order to continue their operations on the eastern third of the site.
7. Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was SU-1 for Sand and Gravel Extraction and Related Activities and Uses Permitted in the M-1 Zone. The IDO converted the zone to NR-SU because of the Natural Resource Extraction use; however Major Utility is permitted as an accessory use only. The applicant will pursue the Post-IDO Voluntary Zone Conversion Process to a zone where the use is permitted as a primary use in perpetuity.
8. The Planning Director has approved an Alternative Landscape Plan, pursuant to IDO Section 14-16-5-6(C)(16), Alternative Landscaping.
9. 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.
10. Site Development Plans are expected to meet the requirements of adopted city policies and procedures. The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan and the Integrated Development Ordinance (IDO).
11. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The following applicable Comprehensive Plan Goals and Policies are furthered by the proposed request for a Major Amendment to a Prior Approval of the Site Plan:
  - The request furthers Policy 4.1.2 because it protects the cohesiveness of the adjacent neighborhoods by locating the ABCWUA facilities in the center of their large property. In this way, the site is well buffered from the nearby neighborhood and fits in with the other surrounding uses.
  - The request furthers Policy 5.3.8 because the request encourages solar energy collection and healthy living conditions by including solar panels or the PV system in the parking lot design, and the neighboring solar access is not affected.
  - The request furthers Policy 7.6.3a because the request blends the proposed ABCWUA facilities into the natural landscape by providing xeriscape demonstration gardens for customers. The proposed changes are harmonious with existing development on the site and in the surrounding area.
  - The request furthers Policy 12.1.2 because the ABCWUA is coordinating the Site Plan design of their facilities with the City through this process.
  - The request furthers Policy 12.3.1 because the request will provide a customer facility that will provide access to services for residents and other customers.
  - The request furthers Policies 13.1.1 and 13.1.3 because the proposed solar collectors utilize New Mexico's abundant access to photons and will decrease the ABCWUA's carbon footprint.

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- The request furthers Policy 13.2.1 because the request facilitates the sustainability of the ABCWUA and the region's water supply.
  - The request furthers Policy 13.2.2 because the Landscape Plan and educational programming demonstrate the efficient water use and conservation.
12. The applicant notified the Hodgin Neighborhood Association, the El Camino Real Neighborhood Association, the Vista Del Norte Alliance, the Greater Gardner and Monkbridge Neighborhood Association, the Los Alamos Addition Neighborhood Association, the Alameda North Valley Association, the North Edith Commercial Corridor Association, the North Valley Coalition, the District 4 Coalition of Neighborhood Associations, and the District 7 Coalition of Neighborhood Associations as well as property owners within 100 feet as required. There were no neighborhood or facilitated meetings requested or held. Staff has not received neighborhood comments in support or opposition to the request.

### CONDITIONS OF APPROVAL

1. Prior to finalizing the Site Plan, the applicant shall coordinate with the staff planner to ensure that all conditions of approval are met. Unauthorized changes to this Site Plan, including before or after final sign-off, may result in forfeiture of approvals.
2. The applicant shall pursue the Post-IDO Voluntary Zone Conversion process to a zone where Major Utility is a permitted use.
3. Pursuant to IDO Section 14-16-5-3(D)(3)(c), on-site walkways and crosswalks shall be identified to motorists and pedestrians through the use of a special treatment.
4. Conditions of Approval from other agencies:
  - A) Development Services, Transportation Development
    - The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
    - The 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. (66-1-4.1.B NMSA 1978)
    - ADA curb ramps in the roadway right-of-way must be designed to current standards and have truncated domes installed.
    - Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
    - The Stop sign locations shown for the public parking lot to the south need to be relocated. The signs should be located to the right of the exiting vehicles at the point where the vehicle is expected to stop. Both signs are shown too far north of the exit and the sign at the southeast access is shown on the left of exiting vehicles.

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**B) Solid Waste Management Department**

- All new/proposed refuse enclosures must be built to COA minimum requirements. Remove landscaping in front of East side refuse enclosure (Pg. LS101) and do not plant anything next to enclosures that will create an overhang.

**C) Albuquerque Bernalillo County Water Utility Authority (ABCWUA)**

- An availability statement is required prior to DRB approval. Requests can be made at this link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Provide an updated Utility Plan: Confirm the service line to the "Operations Building". The provided Utility Plan is indicating a 10".
- Confirm all fire line sizes. The proposed relocation of the existing hydrant along Mission Ave. shall make a new connection to the existing waterline along Mission Ave. The indicated 90 deg. bend is not acceptable.
- Confirm appropriate horizontal separation between the proposed onsite sanitary sewer and the water line.

**D) Albuquerque Public Schools (APS)**

- The site is located across the street from Mission Avenue Elementary School. Any potential traffic impacts would be located in City of Albuquerque Right-Of-Way. Should there be issues of ingress and egress to the site adjacent to Mission Ave Elementary School, it is recommended that the SMPC Architects and ABCWUA coordinate with APS BLUZ (Bus Loading and Unloading Zone) Committee to address any concerns.

**E) Public Service Company of New Mexico (PNM)**

- An existing substation is located along the western boundary of the subject property and an existing 115kV transmission line is located along the southern boundary of the site. It is the applicant's obligation to abide by any conditions or terms of these easements.
- It will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
- 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.

5. The Site Development Plan shall comply with the General Regulations of the IDO, and all other applicable design regulations, except as specifically approved by the EPC.
6. The updated Site Plan reflects a new 10,000 square foot De-Watering Building (Building E) at the northwest corner of the Fleet Vehicle Storage. All sheets of the Site Plan set shall reflect this minor change, and be reviewed by Planning staff prior to submittal for building permit.

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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 **NOVEMBER 26, 2018**. 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 David S. Campbell  
Planning Director

DSC/CS

cc: Water Utility, Attn: John Stomp (Operations), 6000 Alexander Blvd NE, ABQ, NM 87107  
SMPC Architects, Dave Cook, 219 Central Ave. NW, Suite 800, ABQ, NM 87102  
Hodgin NA, Cathy Intemann, 3816 Delamar NE, ABQ, NM 87110  
Hodgin NA, Kathy Kleyboecker, 3912 Morningside Dr NE, ABQ, NM 87110  
El Camino Real NA, Chris Christy, P.O. Box 27288, ABQ, NM 87125  
El Camino Real NA, Linda Trujillo, P.O. Box 27288, ABQ, NM 87125  
Vista Del Norte Alliance, Fred Harsany, P.O. Box 6270, ABQ, NM 87197  
Vista Del Norte Alliance, Janelle Johnson, P.O. Box 6270, ABQ, NM 87197  
Greater Gardner & Monkbridge NA, Marcia Finical, 141 Griegos Rd NW, ABQ, NM 87107  
Greater Gardner & Monkbridge NA, David Wood, 158 Pleasant NW, ABQ, NM 87107  
Los Alamos Addition NA, Don Dudley, 302 Sandia Rd NW, ABQ, NM 87107  
Los Alamos Addition NA, Jeremy Wilcox, 305 Sandia Rd NW, ABQ, NM 87107  
Alameda North Valley Assoc., Mark Rupert, 909 Tijeras Ave NW, #116 ABQ, NM 87102  
Alameda North Valley Assoc., Steve Wentworth, 8919 Boe Ln NE, ABQ, NM 87113  
North Edith Comm. Corridor Assoc., Christine Benavidez, 10417 Edith NE, ABQ, NM 87113

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North Edith Comm. Corridor Assoc., Robert Warrick, 444 Niagara NE, ABQ, NM 87113, ABQ, NM 87113

North Valley Coalition, Peggy Norton, P.O. Box 70232, ABQ, NM 87197

North Valley Coalition, Doyle Kimbrough, 2327 Campbell Rd NW, ABQ, NM 87104

Dist. 4 Coali. Of NA's, Daniel Regan, 4109 Chama St NE, ABQ, NM 87109

Dist. 4 Coali. Of NA's, Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109

Dist. 7 Coalition of Neigh. Assoc., David Haughawout, 2824 Chama St., NE, ABQ, NM 87110

Dist. 7 Coalition of Neigh. Assoc., Lynne Martin, 1531 Espejo NE, ABQ, NM 87112

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