

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

October 10, 2019

Sunset Memorial Park
924 Menaul Blvd NE
Albuquerque, NM 87107

Project #2019-002807
SI-2019-00297 –Site Plan - EPC

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 1, Plat of Tracts 1 & 2 Sunset Memorial Park, zoned NR-SU, located at 924 Menaul Blvd. NE, between Edith Blvd. NE and Interstate-25, containing approximately 40 acres. Staff Planner: Linda Rumpf

On October 10, 2019 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-002807, SI-2019-00297, a Site Plan, based on the following findings:

PO Box 1293

FINDINGS:

- Albuquerque
- NM 87103
- www.cabq.gov
1. This request is for a site plan for an approximately 40 acre site known as Sunset Memorial Park (924 Menaul Blvd. NE).
 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 adjacent to Menaul Blvd. multi-modal 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 Site Plan is consistent with the ABC Comp Plan, as amended. ((6-6(H)(3)(a)), including:
 - a. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.
 - b. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities [ABC]
 - c. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. [ABC]

OFFICIAL NOTICE OF DECISION

Project #2019-002807

October 10, 2019

Page 2 of 3

- d. **Policy 4.1.3 Placemaking:** Protect and enhance special places in the built environment that contribute to distinct identity and sense of place. [ABC]
 - e. **Policy 4.1.4 Neighborhoods:** Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]
 - f. **Policy 8.1.3 Economic Base:** Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]
 - g. **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]
 - h. **Policy 11.1.4 Local Heritage:** Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families. [ABC]
6. The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. ((6-6(H)(3)(b))
 7. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property. ((6-6(H)(3)(c))
 8. The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable. ((6-6(H)(3)(d))
 9. The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. ((6-6(H)(3)(e))
 10. The applicant notified the following affected neighborhood organizations as required: North Valley Coalition, Martineztown Work Group, Santa Barbara Martineztown NA, and the Semillas y Raices Neighborhood Community Group. 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. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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.

OFFICIAL NOTICE OF DECISION

Project #2019-002807

October 10, 2019

Page 3 of 3

2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 25, 2019**. 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 14-16-6-4(U) 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
Planning Director

BW/LR

cc: Sunset Memorial Park, 924 Menaul Blvd. NE, ABQ, NM 87107
Loretta Naranjo Lopez, lnjalopez@msn.com
Rosalie Martinez, rosalimartinez06@gmail.com
Peggy Norton, peggynorton@yahoo.com
Doyle Kimbrough, newmexmba@aol.com
Ian Colburn, colburn.ian@gmail.com
Monique Bell, s33dsnrroots@gmail.com
Carol Krause, ckrause@yahoo.com
Alan Varela, avarela@cabq.gov