



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1010536
Case #: 15EPC-40034, 40036, 40037, 40038
September 10, 2015**

Staff Report

Agent	Consensus Planning Inc.
Applicant	COA Parks & Recreation Department
Request	Zone Map Amendment, Sector Development Plan Amendment, Site Development Plan for Subdivision (Master Development Plan), Site Development Plan for Building Permit
Legal Description	Parcels C-2-A, C-3-A and C-3-C, Westland North
Location	South of Arroyo Vista Boulevard, north of Ladera Drive and east of 118 th Street
Size	Approximately 82 acres
Existing Zoning	SU-2 for TCV (Town Center Village)
Proposed Zoning	SU-2/SU-1 for Regional Sports Complex and Related Facilities

Staff Recommendation

Recommendation of APPROVAL be forwarded to City Council for Case # 40034 based on the Findings beginning on Page # 28.

Recommendation of APPROVAL be forwarded to City Council for Case # 40036 based on the Findings beginning on Page # 36, and subject to the Conditions of Approval beginning on Page # 37.

APPROVAL of Case # 40037 based on the Findings beginning on Page # 37, and subject to the Conditions of Approval beginning on Page # 39.

APPROVAL of Case # 40038 based on the Findings beginning on Page # 40, and subject to the Conditions of Approval beginning on Page # 41.

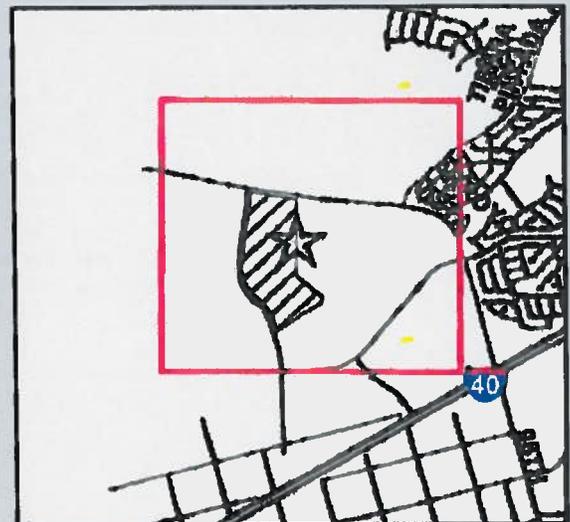
**Staff Planner
Vicente M. Quevedo, Planner**

Summary of Analysis

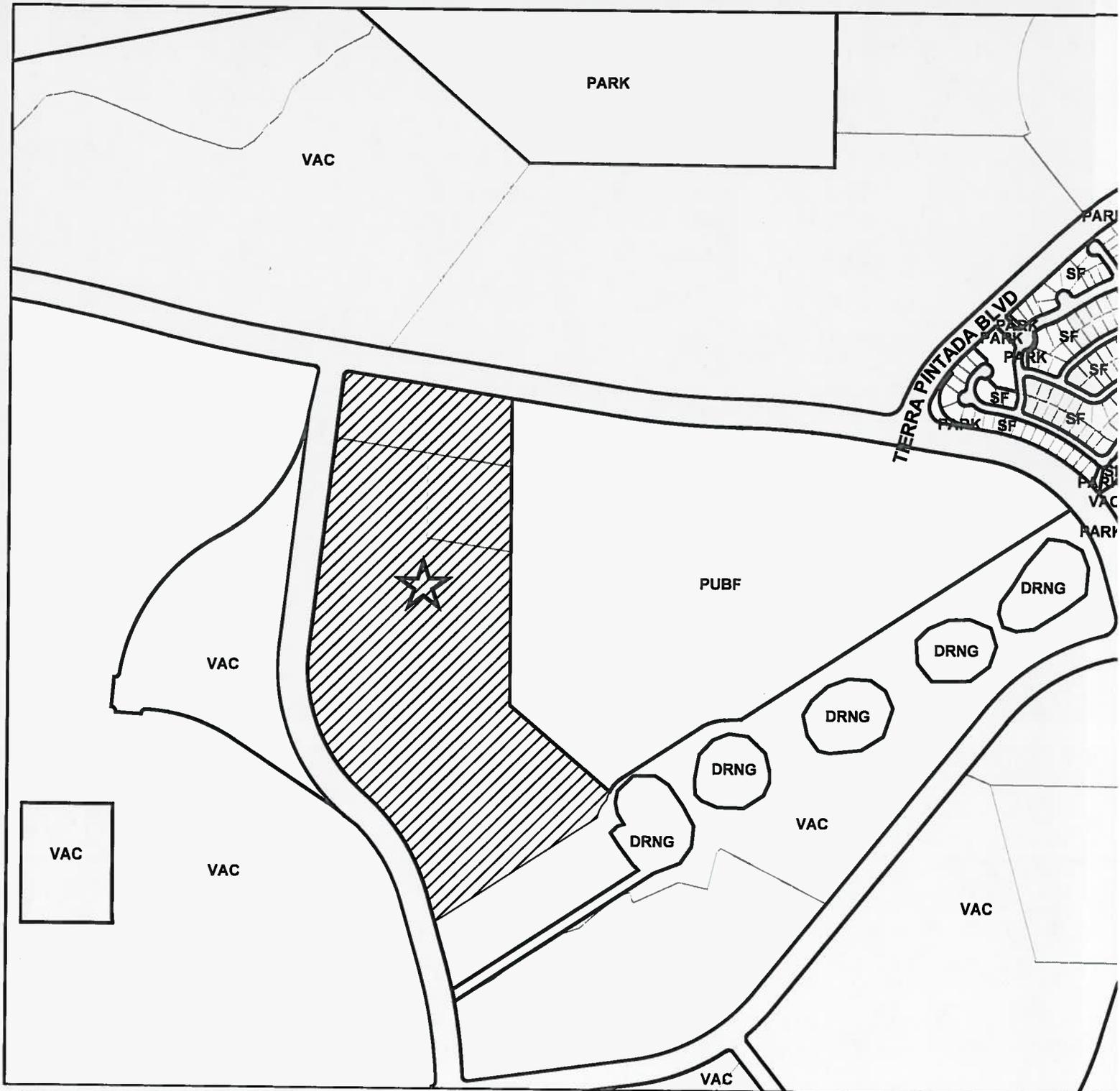
This is a four part request for a Zone Map Amendment (Zone Change), Sector Development Plan Amendment, Site Development Plan for Subdivision (Master Development Plan), and Site Development Plan for Building Permit on an approximately 82 acre site located south of Arroyo Vista Blvd., north of Ladera Dr. and east of 118th St. to develop a Regional Baseball Complex on City owned parcels.

The subject site is located within the Developing Urban Area of the Comprehensive Plan and within the boundaries of the Westside Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan and Westland Master Plan.

The requests are generally consistent with the requirements of R270-1980, Comprehensive Plan, Zoning Code, and all other applicable plans. There is no known neighborhood opposition to this request.



City Departments and other interested agencies reviewed this application from 08/03/15 to 08/14/15. Agency comments used in the preparation of this report begin on Page # 44.



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage

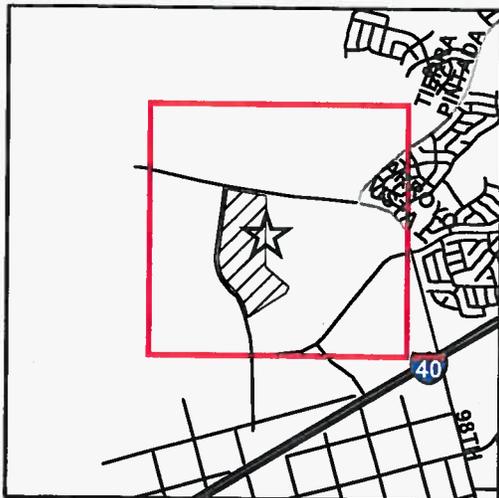


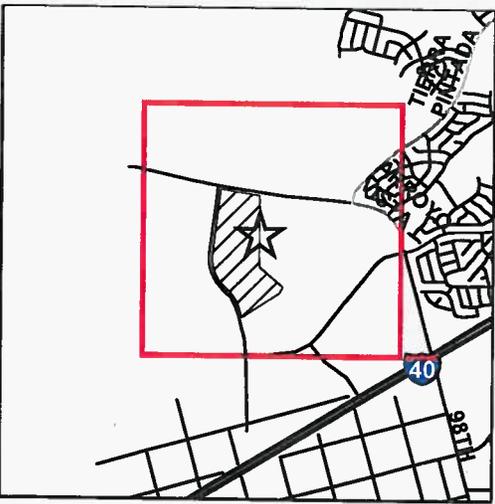
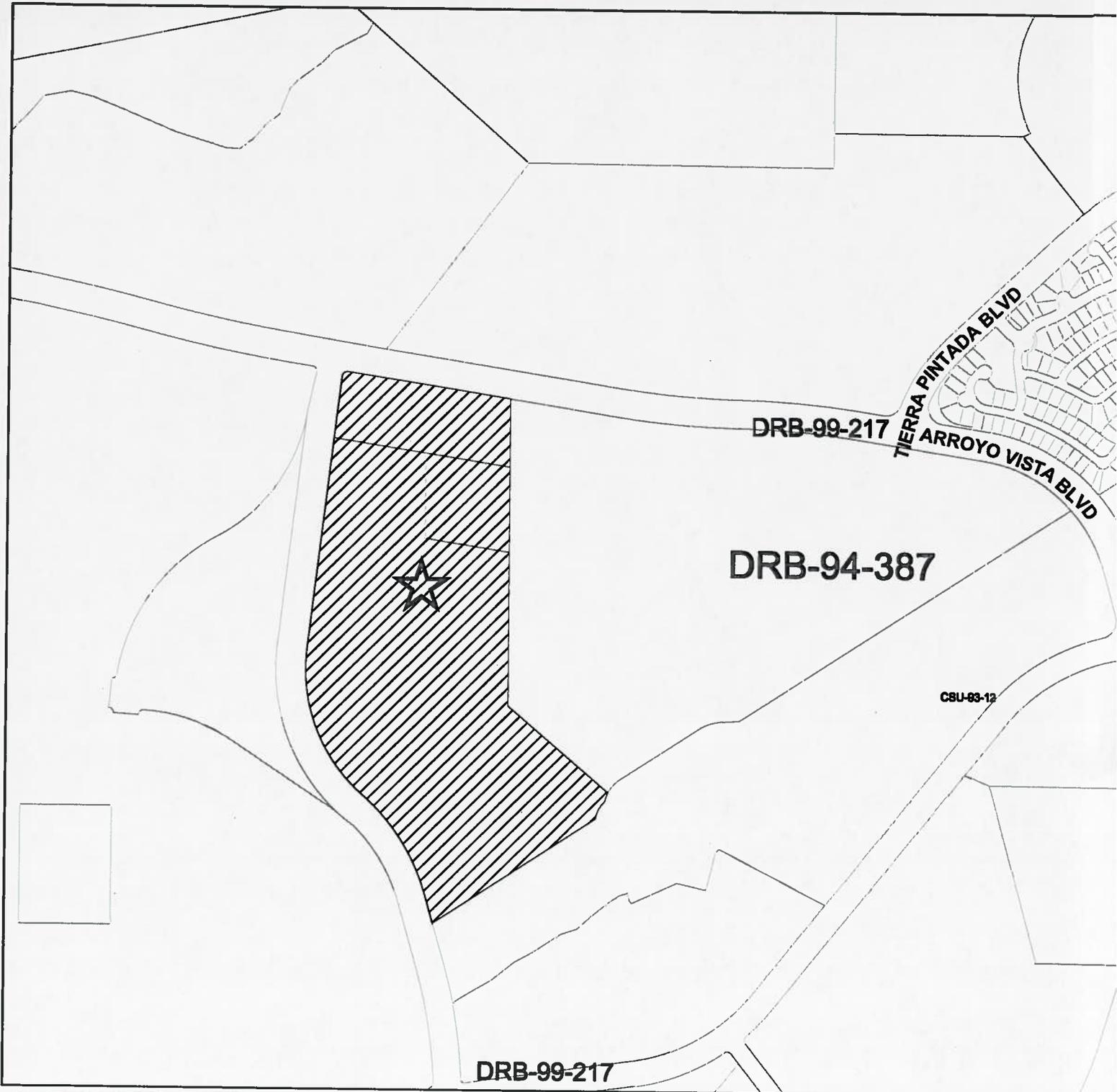
1 inch = 833 feet

Project Number:
1010536

Hearing Date:
9/10/2015

Zone Map Page: J-07
Additional Case Numbers:
15-40034, 36, 37, 38





HISTORY MAP

Note: Grey shading indicates County.



1 inch = 833 feet

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1010536

Hearing Date:
9/10/2015

Zone Map Page: J-07
Additional Case Numbers:
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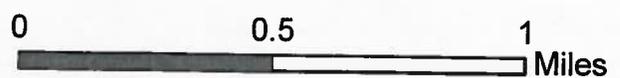


Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | Proposed Bike Facilities | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |



Project Number: 1010536



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2 TCV (Town Center Village)	Developing Urban, West Side Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan, Westland Master Plan (includes Westland SDP)	Vacant
North	SU-2 PDA	Same	Vacant
South	SU-2 TCV County A-1	Same	Vacant, drainage ponds
East	SU-2 TCV	Same	Abq. Public Schools (APS) sports stadium
West	SU-2 TCV County A-1	Same	Vacant

II. INTRODUCTION

Proposal

This is a four part request for a Zone Map Amendment (Zone Change) to rezone the subject site property from SU-2 for Town Center Village to SU-2 / SU-1 for Regional Sports Complex and Related facilities, a Sector Development Plan Amendment to the Westland Master Plan to Section IV. and Appendix A to reflect the aforementioned Zone Map Amendment, a Site Development Plan for Subdivision (Master Development Plan) to guide future development on the subject site through approval of design standards, and a Site Development Plan for Building Permit for Phase 1 development of the subject site. Delegation to the Development Review Board (DRB) of site development plans for building permit for future phases of development is also being requested.

Staff notes that the four new requests are related to a recent application for an amendment to the Northwest Mesa Escarpment Plan to allow light poles for athletic fields to be a maximum height of 80' for the subject site (15EPC-40027). While an EPC recommendation of approval was forwarded to the Albuquerque City Council following the August 13, 2015 EPC public hearing, the requested amendments have not yet been adopted. Therefore, a condition of approval will be needed to ensure that the Site Development Plan for Subdivision (Master Development Plan) and Site Development

Plan for Building Permit comply with the final City Council decision regarding the requested amendments to the Northwest Mesa Escarpment Plan.

EPC Role

The EPC has review and approval authority over the proposed Site Development Plan for Subdivision (Master Development Plan) and the Phase 1 Site Development Plan for Building Permit. However, pursuant to Sections §14-16-4-1(C)(15)(c) (Hearing and Decision on Proposed Zone Map Amendments) and §14-16-4-3 (Sector Development Plan Procedures), the EPC only has authority to review and make a recommendation to the Albuquerque City Council regarding the requested Zone Map Amendment and Sector Development Plan Amendment.

Given that the majority of the actions being requested (with the exception of the Sector Development Plan Amendment) are considered quasi-judicial and that all of the actions are interrelated, this set of actions is considered a quasi-judicial matter for purposes of EPC review.

History/Background

Early History

The subject site was part of the 82,000 acres given to Duran y Chavez in the 1690s for assisting in the Pueblo Revolt. West of the Rio Grande, the land became known as the Atrisco Land Grant. In 1848, New Mexico became a U.S. Territory. In 1905, Theodore Roosevelt recognized the validity of the Atrisco Land Grant and allowed Spanish settlers to retain their land. New Mexico became a state in 1912. In 1967, heirs of the Spanish settlers voted to form the Westland Development Company (WDC), a publicly-held company created to manage the Atrisco Land Grant. Over the years, the portion of land under Westland's control became known as the Westland property.

More Recent History

In April 1999, the EPC voted to recommend approval to the City Council for annexation of 1,732 acres of the Westland property (AX-99-2). The City Council annexed the area, which allowed implementation of the Westland Master Plan (SPR-96-2) and established zoning based on the Westland Sector Plan (Z-99-8).

Land Sale: In December 2006, SunCal Companies purchased 57,000 acres from the WDC. Eighty-eight percent of the Westland shareholders agreed to sell their shares. SunCal was required to give \$1 million a year to the Atrisco Heritage Foundation. In January 2007, 2,500 shareholders who opposed the sale of their land sought to invalidate the Westland heirs' vote. The heirs filed a class-action lawsuit, claiming that the voting was tainted. However, SunCal retained a clean title to the land.

SunCal went bankrupt around 2009, subsequently a significant amount of land was acquired by a brokerage firm and subsequently sold off. A company known as Western Albuquerque Land Holdings (WAHL), LLC, based in Phoenix, acquired much of the Westland land.

Town Center Relocation: In February 2006, WDC applied for a Westland Sector Plan (WSP) amendment and a zone map amendment (Project #1000570, 07EPC-40071/06EPC-00139/06EPC-

00141/07EPC-50069). The applicant proposed a zone change from SU-2/RLT, SU-2/R-2, SU-2/O-1, SU-2/OS and SU-2/Town Center to "SU-2 for Town Center (TC) and SU-2 for Town Center Village (TCV)".

The result relocated the Town Center (SU-2/TC zone) closer to Interstate-40, created the TCV zone and placed residential zones closer to the Monument. The Westside Strategic Plan (WSSP), Westland Master Plan (WMP) and the Westland Sector Plan (WSP) were correspondingly amended. Council Bills R-08-58, R-08-59 and R-08-60 contain the amendments.

Albuquerque Public Schools (APS) Amendments: In July 2012, the EPC voted to forward an approval recommendation to the City Council regarding amendments to the WMP and WSP (Project #1000570/12EPC-40028/40029). The Council approved the proposal via Council Bill No. R-12-80. Note that the WSP was renamed and is now Appendix A of the WMP, though it still consists of two maps.

Though primarily to respond to future development plans for an education complex, athletic fields and a regional park, the amendments also modified land uses, changed densities, changed acreages and revised certain Plan concepts. The new land use categories of E (Education) and R (Recreation) were introduced. Changes were made to the SU-2/R-LT, SU-2/PDA, SU-2/TCV and SU-2/TC zones. Associated changes to maps (land use and zoning), tables and notes were needed throughout the Plans to create internal consistency.

Context

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the Westside Strategic Plan, the NWMEP, the Westland Sector Development Plan and the Westland Master Plan. It is not in a designated Activity Center.

The subject site is bounded by vacant land on its northern, southern and western sides. To the north the land is planned for development of an Albuquerque Public Schools (APS) K-12 educational complex, but has not developed yet. To the east, the land is occupied by the recently built APS stadium and athletic track.

Transportation System

The Mid-Region Council of Governments (MRCOG) produces the Long Range Roadway System (LRRS) map, which identifies the functional classifications of roadways.

98th St. NW/Arroyo Vista Blvd. is designated an urban minor arterial going north from Interstate 40. At the intersection with Ladera Dr., Arroyo Vista Blvd. becomes an urban collector and Ladera Dr. continues as an urban minor arterial. Tierra Pintada Blvd. NW is designated an urban collector at this time.

Comprehensive Plan Corridor Designation

Interstate 40 and Atrisco Vista Blvd. and Unser Blvd. are designated as existing Express Transit Corridors with the intent to create a network of roadways that would be dedicated to developing higher speeds with fewer interruptions to travel for the car and public transit vehicles.

Trails/Bikeways

A bicycle lane is shown along 98th St. NW/Arroyo Vista Blvd. until it reaches the intersection with Tierra Pintada Blvd. NW, where the bicycle lane turns eastward and continues along Tierra Pintada Blvd. NW. A multiple-use trail is shown on 98th St. NW/Arroyo Vista Blvd. between Ladera Dr. and Tierra Pintada Blvd. NW. The trail and the bicycle lane continue eastward along Ladera Dr. A multi-use trail also runs along Unser Blvd., further east of the subject site. There are multiple undesignated trails in the Petroglyph National Monument.

Transit

The subject site is not served by Transit. The closest bus line runs along Unser Blvd., approximately 1 mile east, though it's hard to reach due to lack of connectivity in the area. Route 94-Unser Blvd. Commuter, runs twice a day during the work week and stops at Ladera Dr. Route 92- Taylor Ranch Express also stops at Ladera Rd. and has a similar schedule.

Public Facilities/Community Services

Schools: Currently, Painted Sky Elementary School, Jimmy Carter Middle School and West Mesa High School serve the area. However, in the future the Albuquerque Public Schools (APS) Educational Complex, north of the subject site, will serve the area.

Police: The Westside Area Command provides police coverage.

Fire: Fire station 14, at 517 98th St. SW, serves the area.

→ Please also refer to the Public Facilities Map (see attachment).

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-2/TCV (Town Center Village) pursuant to the Westland Master Plan (WMP). The TCV zone "provides suitable sites for a range of residential densities, sizes, styles and amenities that shall accommodate a broad socioeconomic range of future residents" (WMP, p. 45). Permissive and conditional uses mostly correspond to those in the R-2 residential zone and the C-1 neighborhood commercial zone.

The proposed zoning for the subject site is SU-2/SU-1 for Regional Baseball Complex and Related Facilities. The SU-1 portion of the zoning descriptor states that development within an SU-1 zone may only occur in conformance with an approved Site Development Plan. The applicant has submitted a Site Development Plan for Subdivision (Master Development Plan) which will be

evaluated against the Design Guidelines Section of the WMP. A Site Development Plan for Building Permit for Phase 1 development has also been submitted for EPC review that will be evaluated against the Design Guidelines outlined in the proposed Site Development Plan for Subdivision. The applicant is requesting delegation of future Site Development Plans for Building Permit for future phases of development to be delegated to the Design Review Board (DRB).

Definitions

SITE DEVELOPMENT PLAN FOR SUBDIVISION. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

MASTER PLAN. A duly adopted plan or any of its parts, for the development of the area within the planning and platting jurisdiction of the city for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development. It includes the Albuquerque/Bernalillo County Comprehensive Plan.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

SU-1 SPECIAL USE ZONE. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

While the applicant refers to the proposed development plan for the Regional Baseball Complex as a master development plan, the Westland Master Plan within which the subject site is located states that all development projects within the SU-2 zoning designation boundary require an overall site development plan for subdivision to be submitted to the Environmental Planning Commission for review and approval, and states that all subsequent site development plans for building permit shall be delegated to the DRB (Westland Master Plan, Appendix A., Sheet 2 of 2, Note 1).

No reference to a requirement for a master development plan is referenced, and the only requirement for a master development plan per the Comprehensive Zoning Code is per the Industrial Park zoning category which is not being considered as part of this request (§ 14-16-2-19(H)(2)). Therefore, for the purposes of this report, the development plan submitted by the applicant is being referred to as a Site Development Plan for Subdivision (Master Development Plan). The site development plans submitted for review maintain the Master Development Plan designation.

Charter of the City of Albuquerque

The citizens of Albuquerque ratified the City Charter in 1971. Applicable articles include:

ARTICLE I. INCORPORATION AND POWERS

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amending the text of a sector development plan, according to the process established in that Plan, is an exercise in local self-government and falls within the City's powers.

ARTICLE IX. [ENVIRONMENTAL PROTECTION]

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, insure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To effect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

Amending a sector development plan is an exercise in local government (City Charter, Article 1). Amending a zoning and land use map of a sector development plan to reflect changed conditions within a plan boundary generally expresses the Council's desire to ensure the proper development of land and maintain an aesthetic urban environment (City Charter, Article IX). Staff finds that the request is generally consistent with the City Charter.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment". Applicable policies include:

II.B.1. Land Use / Open Space Network: The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors and open areas throughout the Comprehensive Plan area.

Policy II.B.1.g: Planning and implementation of a system of neighborhood parks and community open space areas shall be undertaken to meet a range of needs at different scales.

Staff agrees that while the proposed Regional Baseball Complex is not technically a neighborhood park, the proposed facility meets the intent of the cited policy by developing a major regional

facility that is suitable for large scale events. Therefore, the request generally furthers Policy II.B.1.g.

II.B.5. Developing and Established Urban Areas

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 location and intensity of the proposed Regional Baseball Complex will generally respect existing neighborhood values with the exception of the proposed 80' high stadium lighting that does not conform to the view area limitation on structure height of 40' per the West Mesa Escarpment Plan. While a recommendation of approval for a requested amendment to the subject site area within the Northwest Mesa Escarpment Plan boundary to allow light poles for the athletic fields up to 80' in height was forwarded from the EPC to City Council in August 2015 (15EPC-40027), the requested amendments have not yet been adopted. Carrying capacities will be respected based on the proposed project's close proximity to an existing major street network and water resources shall be respected through the use of synthetic turf. Therefore, the request partially furthers Policy II.B.5.d.

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.

Staff agrees that the proposed Regional Baseball Complex will be developed on existing vacant land that is contiguous to existing or programmed urban facilities and services, and will not be harmful to any existing neighborhoods. The request furthers Policy II.B.5.e.

Policy II.B.5.g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

The subject site lies within the boundaries of the west I-40 Drainage Master Plan. While the applicant is proposing drainage related improvements to construct the Regional Baseball Complex, the existing drainage pattern will not be a significantly altered. Additionally, new trail corridors are proposed as part of the development project. The request furthers Policy II.B.5.g.

Policy II.B.5.i: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Staff agrees that the proposed Regional Baseball Complex will be constructed of quality materials and an innovative design. However, the proposed 80' high stadium lighting exceeds the maximum 40' structure height allowed per the Northwest Mesa Escarpment Plan. While a recommendation of approval for a requested amendment to the subject site area within the Northwest Mesa Escarpment Plan boundary to allow light poles for the athletic fields up to 80' in height was forwarded from the EPC to City Council in August 2015 (15EPC-40027), the requested amendments have not yet been adopted. Therefore, the request partially furthers Policy II.B.5.i.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The main Administration / Concessions Building and stadium seating will be designed to include trail corridors and unique vistas to the escarpment face and City. Therefore, the request furthers Policy II.B.5.m.

II.C.8. Developed Landscape: The Goal is to maintain and improve the natural and the developed landscape's quality.

Policy II.C.8.a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The proposed grading and drainage work will result in the site being lowered up to 30' and the height of the proposed Administration / Concessions Building will conform to the requirements of the Northwest Mesa Escarpment Plan. Both of these items will serve to reduce the proposed project's visual impact within the View Area for the Petroglyph National Monument. The request furthers Policy II.C.8.a.

Policy II.C.8.b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Staff agrees that the proposed design and landscaping generally meet the intent of realizing opportunities for City/County beautification initiatives. The request furthers Policy II.C.8.b.

Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Staff agrees that a plant palette of low to medium water use plants are appropriately proposed within public and private rights-of-way for the proposed facility. The request furthers Policy II.C.8.d.

Policy II.C.8.e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

The development design and materials of the proposed complex are generally in harmony with the landscape. The building siting and proposed grading and drainage plan will not significantly alter topography because the subject site's existing drainage pattern and flow will be maintained. However, the proposed 80' high stadium light structures do not serve to minimize the visibility of structures in the scenic vista area. Therefore, the request partially furthers Policy II.C.8.e.

II.D.2. Water Management: The Goal is efficient water management and use.

Policy II.D.2.b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

A portion of the proposed Regional Baseball Complex site will drain to an existing off-site AMAFCA pond (final design will be coordinated by AMAFCA and City Hydrology Department).

Additionally, the recent development of the APS Community Complex included the development of a new detention pond that was sized to accommodate both the APS and the proposed Regional Baseball Complex facility at final build out. Therefore, the request furthers Policy II.D.2.b.

II.D.6. Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6.d: Tourism shall be promoted.

Staff agrees that this project is an important economic development initiative that will provide needed recreational opportunities for the area by hosting regional tournaments and encouraging investment in the local economy from visitors from outside the area. Therefore, the request furthers Policy II.D.6.d.

West Side Strategic Plan

The WSSP was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located within the Westland North Community designated in the WSSP which is bounded by the Petroglyph National Monument to the north, Unser Blvd. to the east, I-40 to the south and an area approximately ¼ mile west of the Double Eagle Airport (Haul Road) on the west. The Westland North Community is approximately 6,500 acres in size. Applicable goals and policies include:

1. The Community Concept: In this Plan, “communities” can be defined as separate areas with their own character and focal points. Community character is an important issue. Each area has a unique identity, specific characteristics that the resident’s call “home”. These aspects must be preserved.

Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

Staff agrees that the co-location of the proposed Regional Baseball Complex and APS Community Complex will provide a wide range of educational and recreational opportunities, however, neither complex is/will be located within an existing Community or Neighborhood Activity Center. Therefore, the request partially furthers WSSP Policy 1.17.

WESTLAND NORTH COMMUNITY POLICIES:

Policy 3.60: Design guidelines developed as a result of this Plan will guide future development in this Community along with all other existing plans and policies. Design should be sensitive to visual impacts on the National Monument. Atrisco Terrace, and regional views, and shall recognize significant cultural and environmental aspects of this area.

Design guidelines proposed as part of this request will generally be sensitive to visual impact requirements with the exception of the currently proposed 80’ structure lighting due to the fact that the recently proposed amendments to structure height requirements have not yet been

adopted by the Albuquerque City Council. Therefore, the request partially furthers WSSP Policy 3.60.

NATURAL AND CULTURAL RESOURCES, RECREATION AND SPECIAL AREAS

Policy 7.16: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

As stated by the applicant, the proposed Regional Baseball Complex is not technically a park facility. Additionally, the full cited policy text makes specific reference to Mariposa Basin Park as an example of facilities with multiple uses being located on the same premises. Finally, the cited policy makes reference to Activity Center Development and the proposed complex is not located within an existing Activity Center. Therefore, the request does not further WSSP Policy 7.16.

SITING AND EXPANSION OF PUBLIC FACILITIES

Policy 8.6: The Westside Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

As stated by the applicant, the proposed Regional Baseball Complex is not technically a park facility. The co-location of the proposed complex in conjunction with the APS Community Complex is encouraging however, the applicant also states that they complexes are not / will not be located within close proximity to a residential neighborhood area which is the intent of the cited WSSP policy. Therefore, the request does not further WSSP Policy 8.6.

Facility Plan for Arroyos

The Facility Plan for Arroyos establishes guidelines and procedures for implementing the goals of the Comprehensive Plan in order to create a multi-purpose network of recreational trails and open space along arroyos. The Calabacillas Arroyo, which abuts the northern boundary of the site, is designated a Major Open Space Arroyo and a Major Open Space Link per the Facility Plan. Major Open Space Arroyos are to remain in a natural or semi-natural condition and Major Open Space Links are intended to provide continuous east-west linkages between Major Open Space areas. Chapter 2, Section F of the Facility Plan contains design guidelines for development adjacent to Major Open Space arroyos and Major Open Space links. The goal of the design guidelines is to promote a highly visible and extensively used network of recreational trails adjacent to arroyos. In

order to do so, the presence of barriers such as walls and fences lining the arroyo corridor must be kept to a minimum. Landscaped open areas must be manipulated so that the extremely linear nature of the arroyo corridor is softened, and the public open space within the corridor is integrated with public open areas in adjacent developments. Applicable policies include:

GENERAL POLICIES

DRAINAGE: Policy 1 – Primacy of Drainage Function: Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.

MULTIPLE USE: Policy 1 – Encourage Multiple Use: Arroyos, whether in a natural or altered state, shall be used for purposes in addition to drainage whenever practicable, and whenever the utility of such multiple use is determined to outweigh the foreseeable risk of harm or injury from such use.

The City, County, and AMAFCA shall encourage the design of multiple use facilities, defined in the City's Drainage Ordinance as "drainage control, flood control, or erosion control facilities in which other secondary uses are planned or allowed, including but not limited to recreation, open space, transportation, and utility location"

The primary intent of the Facility Plan for Arroyos is to recognize the importance arroyos to control water run-off. The proposed drainage plan addresses the existing arroyo system that runs west to east through the subject site by directing storm water to a recently developed AMAFCA pond that was sized for existing and developed conditions such as the proposed Regional Baseball Complex. Therefore, the request furthers Facility Plan for Arroyos Drainage Policy 1 and Multiple Use Policy 1.

Policy 3 – Recommend Channel Treatments within Dedicated Parks: The recommended channel treatment within dedicated parks calls for a clearly delineated low-flow channel that may be hard-lined if necessary, with shallow side slopes planted with turf or, where technically feasible, active grasses. Other recommended channel treatments include curving the channel in appropriate locations to reduce the linearity of the corridor, and using tinted (to approximate earth tones) or textured concrete to blend in with adjacent landscaping.

Slope conditions will be addressed through the use of on-site storm drain lines and shallow, cobble lined swales created to appropriately carry surface water away from the subject site. Therefore, the request furthers Facility Plan for Arroyos Channel Treatment Policy 3.

Northwest Mesa Escarpment Plan

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs.

The NWMEP contains a design overlay zone and is utilized as a tool to help preserve the Escarpment area. Though listed as policies in the text, the "Regulations for the Entire Design Overlay Zone" are considered regulations and treated as mandatory. There are four distinct areas within the design overlay zone:

- The Escarpment Face
- The Conservation Area
- The Impact Area
- The View Area

The NWMEP also includes general regulations that apply in all three areas. The approximately 82-acre subject site is approximately 0.3 mile south of the Petroglyph National Monument and is located in the View Area. The following policies apply:

Policy 20: The predominant colors used on structures within the View Area shall blend with the natural colors of the mesa.

Policy 21: Structures above and below the escarpment shall not dominate the views of the escarpment from the View Area.

Policy 21.1: The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

Staff agrees that the request would facilitate a development that would comply with Policy 20 and 21, but not comply with Policy 21.1 due to the proposed 80' tall stadium lighting, which exceeds the 40' height requirement for structures. Therefore, the request furthers Policies 20 and 21, and does not further Policy 21.1 of the Northwest Mesa Escarpment Plan.

Westland Master Plan

The City adopted the Westland Master Plan (WMP) in 1998 to provide guidance for more detailed planning, zoning and platting actions within plan boundaries. The Plan area includes approximately 6,424 acres and generally encompasses properties between the Petroglyph National Monument and Interstate 40, and between Unser Boulevard and a boundary line to the west of Paseo del Volcan. The WMP includes a variety of land uses to take advantage of the area's regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and open spaces are included in order to create a cohesive, master-planned community. Design innovations to promote high-quality development are also included.

The WMP was amended in 2008 in conjunction with amendments to the Westland Sector Plan (WSP) (Council Bills No. R-08-58, R-08-59 and R-08-60). These amendments changed zoning to SU-2/Town Center (TC) and SU-2/Town Center Village (TCV), relocated the community activity center, and correspondingly revised the land use and zoning maps and relevant text.

The WMP was also amended in 2012 (Bill No. R-12-80, see attachment) primarily to respond to the addition of Education (E) and Recreation (R) land use categories, and to correspondingly update related text, charts and maps in the body of the document.

The Westland Sector Plan (WSP), adopted in 1999 (Enactment No. 63-1999), established City zoning categories for approximately 1,700 acres and referred to the WMP for design guidelines and allowed uses. The WSP consists of two maps: a land use map and a zoning map, which used to be on two, full-sized sheets. The WSP was amended in 2008 and 2012 in conjunction with amendments to the WMP. With the 2012 amendments, the WSP became known as the Western Albuquerque Land Holdings (WAHL) Sector Plan and became Appendix A of the WMP.

See Analysis & Discussion of Proposed Text Amendments and Site Development Plan for Subdivision section of this staff report below for a detailed overview of the portions of the Westland Master Plan to be analyzed in conjunction with this request.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in **bold italics**

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The Regional Baseball Complex will provide a state of the art facility that supports and promotes recreation and sports activities within the Albuquerque metro and across the southwest and is in compliance with community values, goals, adopted plans and policies.

The proposed Regional Baseball Complex is consistent with the health, safety, morals and general welfare of the city. It is a city owned property and is planned to be developed to serve a public need for recreational opportunities at a regional scale.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed zoning of SU-2/SU-1 for Regional Sports Complex and Related Facilities provides the needed stability for this property and the surrounding area.

Staff agrees that rezoning the subject site furthers the intent of City Council actions and the proposed use will be appropriately located near the existing APS Community Complex to the east.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis section above.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Changed community conditions exist following an amendment to the Westland Master Plan by the Albuquerque City Council in 2012 to change the land use designation for the subject site to Recreation. Additionally, the proposed zone change is more advantageous to the community because facilitation of development of a regional sports complex will fulfill the public need to meet the recreational needs of the residents of Albuquerque and throughout the region.

Staff agrees that City Council's actions demonstrate adequate changed community conditions in order to justify the zone change request, and that the proposed change is more advantageous to the community as it will meet a public need for recreational facilities in the area.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The zone change request is specifically limited to the proposed use and does not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community.

Staff agrees that the proposed uses related to the requested zone change will not be harmful to adjacent property, the neighborhood, or the community. The nearest existing residential area is approximately one mile east.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The City will not incur any un-programmed expenditures as a result of the proposed zone change.

Staff agrees that the City will not incur any un-programmed expenditures as a result of the proposed zone change.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The City purchased the property for the purpose of developing a Regional Baseball Complex. Through the planning process it was determined that this was the best location based on interstate access, co-location of the proposed complex to the APS Community Complex and appropriate infrastructure.

Staff agrees that the cost of land or other economic considerations are not the determining factor for the zone change. The subject site will be developed to meet the public need of recreational opportunities for area residents and visitors.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

While the location of the subject site and its connection to the street network helps to address transportation that may be associated with a facility of this size, the facility's location along urban collectors is not being utilized as the sole justification for the requested zone change.

Staff agrees that the subject sites location on a major street is not the sole justification for the zone change request and that the applicant is not requesting apartment, office, or commercial zoning as part of this request.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Due to the size of the subject site (approximately 82 acres), by definition the proposed zone change request would not be considered a spot zone.

Staff agrees that due to the subject sites size it is by definition not a spot zone.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not

suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Due to the size of this property and the proposed zone change request, this is not a strip zone.

Staff agrees that the proposed zone change request does not constitute strip zoning.

ANALYSIS & DISCUSSION OF PROPOSED TEXT AMENDMENTS

The requested amendments to the Westland Master Development Plan include the following:

- 1) Section IV. Master Plan, Table 10 – Land Use, Page 38:
 - a. The Regional Park/TCV SU-2/SU-1 for Regional Sports Complex land use designation under the CORPORATE, EDUCATION & IP SUBTOTALS sub-category is proposed to be amended to read: Regional Park/TCV SU-2/SU-1 for Regional Sports Complex
- 2) Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan, Pg. 39:
 - a. The Land Use / Zoning Plan Designation categories are proposed to be amended to read: Regional Park (C.O.A.)/TCV SU-2/SU-1 for Regional Sports Complex
- 3) Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2:
 - a. The Acreage by Zoning District table is proposed to be amended to read: SU-2/SU-1 for Town Center Village $\pm 364 \pm 283$
 - b. Addition of the following language below the listed total acreage of $\pm 1,546$:
SU-2/SU-1 for Regional Sports Complex ± 81

Following an analysis of the proposed amendments to the Westland Master Plan, staff finds that while the proposed text amendments still meet the intent of the Westland Master Plan, staff proposes that the references to “SU-2/SU-1 for Regional Sports Complex” in amendments 1 - 3 must be modified to match the zoning designation requested by the applicant which is “SU-2/SU-1 for Regional Sports Complex and Related Facilities”. The purpose of the proposed staff modifications are that amendments 1 - 3 specifically reference the new requested zoning designation and should be listed consistently throughout the document.

Lastly, staff recommends that the SU-2/SU-1 for Regional Sports Complex and Related Facilities zoning designation proposed to be added to the Acreage by Zoning District Table as part of amendment 3, be inserted directly below the amended existing SU-2 for Town Center Village row. Simply placing the new zoning designation directly below the row indicating the total gives the impression that the new zoning acreage is not a part of the total acreage. This proposed amendment will clarify this item and has been included as recommended conditions of approval related to the request.

SITE DEVELOPMENT PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN)

Request

This is a request for a Site Development Plan for Subdivision (Master Development Plan) for an approximately 82 acre site located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street. The applicant has developed a set of design guidelines for the development of a Regional Baseball Complex with Related Facilities on the subject site. The development is proposed to be developed in phases. The Site Development Plan for Subdivision (Master Development Plan) is broken out into three sections: I. Master Development Plan, II. Design Standards, III. Operations and Management. All three sections are further analyzed in detail below.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, and Westland Master Plan. Appendix A of the Westland Master Plan states that development projects within the SU-2 designated areas shall require an overall Site Development Plan for Subdivision requiring review and approval by the EPC. It also states that future non-residential or mixed use Site Development Plans for Building Permit shall be delegated to the DRB.

I. Master Development Plan:

The primary focus of the Regional Baseball Complex with Related Facilities will be to facilitate athletic and recreational sports with the goal of also serving as an economic development tool by drawing regional tournaments to the area and providing local league play. The current recreational activities intended for the complex include at build out:

- A. **Ballfields:** 5 adult sized fields and 12 youth sized fields are proposed and will include fencing/backstops, dugouts, bullpens, batting cages, spectator seating and shaded areas. The applicant states that the use of synthetic turf vs irrigated turf will be evaluated for future phases of development.
- B. **Administration / Concession Building(s):** This will be located within the adult sized fields in the southern portion of the site. The building will provide concessions, Parks and Recreation Department staff office space, restroom facilities, umpire locker areas, community meeting space, and press/viewing areas.
- C. **City Park Maintenance Facility:** The purpose for this building will be to house maintenance equipment for the baseball complex and will also be sized to house several large service vehicles.
- D. **Trails/Pedestrian Connections:** An extensive internal perimeter trail network is proposed to link various areas on the site as well as provide walking, jogging and possibly host cross county meets in the area.
- E. **Children's Play Area:** An age-separate area will be located in the southern half of the site. It will be designed to be ADA accessible and will include shade structures, benches, and picnic tables, trash receptacles, a drinking fountain and bicycle racks.

- F. **Parking:** The applicant is proposing a ratio of 50 parking spaces per athletic field. With a proposed total of 17 athletic fields at full build out, the total minimum number of parking spaces for the subject site would be 850 spaces. The applicant also states that parking areas will be distributed to provide convenience to complex users and lighted to provide safety.
- G. **Phasing:** Phase 1 development is proposed to include 5 lighted adult sized baseball fields, administration/concession building, parking, half-street section of Arroyo Vista Blvd. and associated infrastructure and landscaping. Phase 1 development is comprised of Tract C-2-A and C-3-C for a total of 15.9 acres. Future phases include development of lighted youth sized baseball/softball complex, concession building, parking, perimeter and internal trail network, maintenance building, half-street section of 118th St., and all associated / required infrastructure and landscaping. Future phases of development are comprised of Tract C-3-A for a total of 65.4 acres.

II. Design Standards

The minimum requirements for the design standards portion of a Site Development Plan for Subdivision per the Comprehensive Zoning Code include: Site (Vicinity Map), proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, and for each lot – maximum building height, minimum building setback, maximum floor area ratio. The Comprehensive Zoning Code also defines a Master Development Plan as: A plan meeting the requirements of a site development plan for subdivision; showing general building and parking locations; and specifying design requirements for buildings, landscaping, lighting, and signage.

The applicant has included the following design standards as part of the submittal for a Site Development Plan for Subdivision (Master Development Plan). The design guidelines are intended to provide design flexibility while maintaining design consistency:

- A. **Architecture:** The design guidelines state that Architectural design shall demonstrate high quality aesthetic character and should respond to climate, views, solar access, and design being in harmony with adjoining properties. Additionally, the applicant states that all buildings and structures on the site shall comply with all applicable City of Albuquerque zoning and building code requirements and any other applicable local codes. Accessory buildings and enclosures must also comply with the design standards.

Building facades shall have varied front setbacks at 50' intervals. Entries shall be architecturally tied into the overall mass and building composition. Glazing walls, windows and doors shall relate to the scale of the elevation on which they appear. Predominant building colors shall comply with View Area Regulations of the Northwest Mesa Escarpment Plan, but may include a sensitive alternation of colors and materials. Highly reflective surfaces shall be avoided. The guidelines also discuss the importance of utilizing materials that can withstand abuse by vandals or accidental damage by machinery. Roofline offsets are required and all rooftop equipment shall be screened from the public view.

- B. **Building Height:** The design guidelines state that the maximum building height for all buildings shall not exceed 40' as measured from the highest adjacent finished grade pursuant to Policy 21 of the Northwest Mesa Escarpment Plan.

- C. **Setbacks:** The design guidelines state that the use of parking area setbacks of 20' and building setbacks of 50' are required from the ROW of Arroyo Vista Blvd. and 118th St. and adjacent property lines. Within the setbacks will be pedestrian walkways, screening devices, walls and landscape improvements.
- D. **Parking Areas and Roads:** The design guidelines state that parking areas shall conform to DPM requirements and be designed to minimize their visual impact and screening is required through the use of earthen berming, low walls, and or shrubs and trees. Additionally, one large canopy tree per 8 parking spaces shall be planted and no parking space is to be 72' from a tree trunk.
- E. **Sidewalks, Trails and Pedestrian Crossing:** The design guidelines state that the purpose of this section is to provide connectivity and create opportunities for active recreation. Pedestrian paths in heavy use areas shall be constructed of asphalt or concrete. Barrier free design is required that also conform to the requirements of American Association of State Highway and Transportation Officials (AASHTO). Additionally, shared use trails shall be a minimum of 10' wide and pedestrian only paths shall be a minimum of 6' wide. Shaded rest areas and safety features such as designated crosswalks and contrasting paving materials and signage are required.
- F. **Lighting:** The design guidelines state that lighting is being provided for safety and security for all areas of the complex that will be used at night. Specific lighting design guidelines include conformance with the Area Lighting Regulations of the Zoning Code, the State of New Mexico Night Sky Protection Act, and the placement of all lighting shall conform to state and local safety and illumination requirements.

Individual building mounted, parking area and stadium lighting fixtures shall blend with the architectural character of the buildings (excluding sports lighting) and a key design objective for lighting on the site is to maximize public safety while not dramatically affecting adjacent properties. Illumination standards allow an average foot candle luminance of 70 infield and 50 outfield for adult sized fields, and 50 infield / 30 outfield for youth sized fields. Light fixture height standards include:

- a. Ball Fields = Max height of 80';
 - b. Parking Areas and Roads = Max height of 20';
 - c. Pedestrian / Bicycle Paths = Max height of 20';
 - d. Buildings shall be limited to building-mounted fixtures.
- G. **Signage:** The design guidelines state that all signage shall conform to the sign requirements of the Comprehensive Zoning Code and the Westland Master Plan. One free-standing monument sign is proposed to be allowed at each vehicular entry point along Arroyo Vista Blvd. and 118th St. The height of a free standing sign is limited to 10' with a maximum length of 30' (Total maximum = 300 sf). The maximum sign face area is proposed to be a maximum of 50 sf. One building mounted sign not to exceed 8% of the façade area to which it is applied is proposed. The façade-mounted signage can be backlit or lit with accent lighting but is not allowed to face residential areas unless the residential area is at least 150' from the building.

- H. **Screening Walls & Fences:** The design guidelines state that the effective use of screening devices for parking lot areas, refuse collection and delivery/storage areas is essential to limit their visual impact. In order to achieve this, the following standards are proposed:
- a. Acceptable fencing materials include: chain link (as an enclosure element), nylon netting and pro-panel or vinyl panel systems. Barbed wire or concertina wire is prohibited;
 - b. Perimeter fencing with a max height of 6', acceptable materials include tubular steel, wire and chain link fence;
 - c. Fencing around ballfields with a max height of 10' (Except for a 20' max at batters eye area and 36' max at the backstop);
 - d. Fencing around electrical enclosures with a max height of 8' to include materials such as masonry, tubular steel and chain link;
 - e. Outdoor refuse container enclosures with a min. height of 6' constructed of masonry;
 - f. Block walls shall be treated with graffiti resistant materials.
- I. **Landscape:** Landscape design for all development on the subject site must comply with the Water Conservation Ordinance, Pollen Ordinance and Street Tree Ordinance. Plant materials are proposed to be utilized as buffers/screening, shade/climate control, utilized to define a uses or activities, highlight specific features, sensory stimulation and education. Landscaping within Common Areas is proposed to enhance gathering areas. Ball fields are proposed to either include synthetic turf or irrigated natural turf. The use of these materials must be coordinated with Park Management prior to installation. Large deciduous canopy trees are proposed to be planted within parking areas. Landscape buffers are proposed to help frame boundaries of the site and serve as an identifying feature.
- J. **Irrigation:** While the design guidelines for irrigation requirements on the subject site provide very detailed requirements such as a centralized computer system, mainline piping, gate valves and state-of-the-art sprinklers to maximize watering efficiency, the plan also states that all irrigation design shall meet the requirements imposed by the Parks and Recreation Department, Park Management Division.
- K. **Grading and Surface Disturbance:** Grading must meet the overall intent of the Northwest Mesa Escarpment Plan and lower the existing topography within the subject site to in turn minimize building heights to create a more unobstructed view of the Petroglyph National Monument and create view corridors toward the Rio Grande Bosque and Sandia Mountains. Additionally, the design guidelines state that the City shall obtain fugitive dust control permits and any other effective control measures shall be utilized to minimize fugitive dust during active operations and/or inactive disturbed surface areas as necessary.
- L. **Sustainability:** The design guidelines state that energy efficient techniques, water harvesting, material specific recycling containers, sufficient building orientation to take advantage of heat

gain in the winter and inhibit solar gain in the summer, filtration and slowing of runoff around the site, and the facilitation of multi-modal transportation to and from the site are all required on the subject site to achieve the sustainability goals outlined as part of the plan.

- M. Utilities: New electric distribution lines within the park shall be placed underground, grounding shall be installed along chain link fencing to reduce the risk of nuisance shocks and transformers, utility pads, backflow prevention enclosures and telephone boxes shall be appropriately screened.

III. Operations and Management

- A. Programming: The Parks and Recreation Department's Recreation Division will manage the proposed baseball complex. The primary programming emphasis will be to bring regional club sport baseball organizations into Albuquerque for tournament and league play. The secondary programming emphasis will be the development of recreational sport through local baseball and league play. Winter tournament and league play is not currently anticipated.
- B. Public Access: This will be restricted to spectator status during tournament and league play. The baseball complex would not be available for unscheduled, open recreation.
- C. Neighborhood Impact: League play would be programmed for 8 month seasons February through October with an operating schedule of 7 days a week from 6:00 AM – 10:30 PM. Tournament play may be possible in November depending on Albuquerque weather. The Sports Office will closely coordinate tournament and league play in order to minimize the impacts of noise and traffic. The Parks and Recreation Department will also develop and maintain an email list of interested neighbors and complex users in order to notify interested parties of special events or any proposed change of uses at the complex. Recognized Neighborhood Associations will also be notified a minimum of 14 days prior to a proposed change or event.
- D. Concessions Operations: Baseball complex concessions will be operated via a formal RFP and contract process that will be managed by the Parks and Recreation Department.
- E. Operations and Management: This section provides specific details stating that the Parks and Recreation Department will manage the sports complex and facility and program management staff will be located on-site within the Administration/Concessions Building. Additional detail is provided regarding the following: Field preparation, Spectator/Player Restrictions, Security, Lighting, Operation Guidelines and Restrictions stating that the Regional Baseball Complex is subject to all City of Albuquerque ordinances.

Following a review of the proposed Site Development Plan for Subdivision (Master Development Plan), Staff notes that the plan is generally consistent with the requirements of the Comprehensive Zoning Code and Westland Master Plan with the following exceptions and required amendments:

- The Building Height Section (II.B.) states that “all buildings shall not exceed 40’ as measured from the highest adjacent finished grade pursuant to Policy 21 of the Northwest Mesa Escarpment Plan”. However, Policy 21 of the plan actually states that “...no structure shall exceed 40’ in height (NWMEP, Pg. 73). Given that proposed text amendments to the Northwest Mesa Escarpment Plan have not yet been adopted, the Site Development Plan for Subdivision (Master Development Plan) needs to be amended to match any adopted text amendments by the City Council regarding Policy 21-1 of the Northwest Mesa Escarpment Plan regulatory and has been included as a condition of approval.
- The Parking Areas and Roads Section (II.D.) states that parking areas shall be screened through the use of earthen berming, low walls, and or shrubs and trees. However, no height requirements are provided for the low wall screening element. The Site Development Plan for Subdivision (Master Development Plan) needs to be amended to define a maximum height for the use of “low walls” as a screening element.
- The Lighting Section (II.F.) needs to be amended to reference the Lighting Section of the Westland Master Plan. Following this required plan reference, the pedestrian / bicycle path lighting also needs to be amended to state a maximum height of 15’ rather than the proposed 20’ height in order to comply with the Westland Master Plan and has been included as a condition of approval.
 - Staff also notes that while a maximum height for stadium lighting of 80’ is being proposed, the proposed amendments to the Northwest Mesa Escarpment Plan that would allow this maximum lighting height have still not been adopted at the time that this staff report is being drafted. The ordinance will need to be adopted / enacted prior to DRB sign off. This requirement has been included as a condition of approval.
- The Screening Walls and Fences Section (II.H.) includes chain link fencing as an effective material for screening. However, it is unclear to staff how chain link fencing can be effective in screening items such as parking lots, delivery/storage areas and refuse containers. Additionally, wire is an acceptable material to meet perimeter fencing requirements but the design guidelines state that barbed wire or concertina wire is prohibited. The term “wire” as a permitted building material for perimeter fencing needs to be further clarified and/or defined and has been included as a condition of approval.
- The term “sign face area” contained within the Signage Section (II.G) of the design guidelines should be further defined in terms of whether it relates to a maximum cumulative sign face area square footage total of 50 sf, or per sign face area maximum of 50 sf. Following a discussion with the Code Enforcement Department, the current interpretation of the design guideline language is a per sign face area maximum of 50 sf.

- The last sentence of the second paragraph under the Concessions Operations Section (III.D.) makes a broad generalized statement regarding the inconvenience of the use of portable toilets at Balloon Fiesta Park during the International Balloon Fiesta, and shall be removed as it only provides a general / speculative statement and is not necessary in order to outline the details of concessions operations for the subject site and has been added as a condition of approval.
- Staff also notes that while important information pertaining to the proposed Regional Baseball Complex has been included within Section III. - Operations and Management, this portion of the Site Development Plan for Subdivision (Master Development Plan) is not technically enforceable by the Code Enforcement Department. If the applicant wishes to continue to include this information, the Code Enforcement Department will require the title of this section to be revised to read "Operations and Management to be Controlled and Enforced by the City of Albuquerque Parks and Recreation Department". A condition of approval has been included regarding this requirement.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for approval of a Site Plan for Building Permit for Phase 1 development of a Regional Baseball Complex covering approximately 34 acres of total site area. The first phase includes 5 full-sized baseball fields and bleachers, an administration/concessions structure and parking. Subsequent phases will include additional baseball fields and associated amenities. The applicant is also requesting that subsequent Site Development Plans for Building Permit be delegated to the DRB. Following a review of the proposed Site Development Plan for Building Permit, staff notes that all elements of the site plan generally comply with the Design Guidelines of the Site Development Plan for Subdivision (Master Development Plan).

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan and other applicable Plans.

Site Plan Layout / Configuration

Phase 1 of the proposed Regional Baseball Complex is oriented north to south on the subject site. With two main ingress and egress points from and out onto Arroyo Vista Blvd. A parking lot containing 308 spaces is located at the north end of the site and leads to a main entrance gate just south of the parking lot area. An Administration / Concession Building and a total of 5 full-sized ballfields are proposed on the site as part of Phase 1 development and includes pedestrian plaza walkways to access the ballfields along with an internal trail network around the site with shaded seating areas. The maximum building height proposed for Phase 1 development is 30', 6" to the top of the roofline and 37', 10" to the top of the steel columns, struts and beams. Parking lot lighting is proposed to be a maximum height of 20' and Stadium lighting is proposed to be at a maximum

height of 80'. Recycling and refuse containers are located at the southwestern corner of the parking lot area.

Public Outdoor Space

The proposed Regional Baseball Complex is by definition primarily all public outdoor space. There is a centralized Administration / Concession Building that includes plenty of gathering space for the public. Additionally, shaded seating areas are provided at each ballfield as well as along walking trails at the outer edges of the subject site.

Vehicular Access, Circulation and Parking

Two vehicular access points are proposed along the northern property line of the subject site from Arroyo Vista Boulevard. A parking lot is located just south of the vehicular access points. The minimum number of parking spaces required per the Site Development Plan for Subdivision (Master Development Plan) is 50 spaces per field for a total of 5 adult sized baseball fields proposed as part of Phase 1 development. The minimum number of required spaces is 250 and the applicant will provide 308 spaces. In addition to this total, the applicant will provide 12 accessible, 6 motorcycle and 12 bicycle spaces which meets or exceeds the minimum required by the Zoning Code with the exception of the required bicycle spaces. However, a minimum of 13 bicycle spaces are required per the Zoning Code (one bicycle space per each 20 parking spaces required for automobiles and light trucks, $250 / 20 = 12.5$ or 13 spaces). The parking calculations will need to be amended to reflect the correct required minimum number of bicycle spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

There are no transit routes that pass near the subject site. Pedestrians and bicyclists can access the site via the existing paved multiple use trail that runs along Arroyo Vista Blvd. Once on the site, pedestrians can access the baseball complex via a centralized entrance gate at the north end of the site. Two bicycle racks are also located just south of the entrance gate. A concrete plaza walkway from the entrance gate leads directly to the baseball field bleacher seating with shade structure and the Administration / Concession Building.

Walls/Fences

An 8' high chain link perimeter fence with CMU pilasters at 40' intervals is proposed around the ball field portion of Phase 1 development. The fencing connects centralized entrance gate at the north end of the subject site just south of the main parking area. An 18' high concrete seat wall is also proposed along western edge of the ballfield at the northeastern corner of the site. 8' high chain link field fencing is also proposed around each individual ball field. Bullpens with 8' high chain link fence enclosures and 20' high batter's eye chain link fencing is also proposed for each ballfield. Each dugout will be constructed with CMU blocks with metal panel roofing. Two 12' maintenance gates are proposed for each ballfield to provide maintenance access.

Lighting and Security

A general note has been added to the site development plan stating that all lighting shall comply with Area Lighting Regulations. All parking lot lighting is proposed to be 20' high and all fixtures shall

be shielded and conform to the New Mexico Night Sky Protection Act. Ball field light fixtures are proposed to be 80' high and total of 8 per field are proposed (40 total). The applicant states that the height is necessary in order to light the area behind second base, the middle area of the outfield and to avoid glare into the players' eyes. All ball field fixtures shall be shielded and conform to the New Mexico Night Sky Protection Act. However, staff notes that the site plan notes related to lighting does not include any reference regarding compliance with the Northwest Mesa Escarpment Plan which currently restricts structure height to a maximum of 40'. Addition of a reference to the structure height requirements of the Northwest Mesa Escarpment Plan has been added as a condition of approval.

Landscaping

The general landscape notes provide detail regarding design, irrigation, maintenance responsibility, water harvesting and conservation, clear site distance, street trees (15 provided) and parking lot trees (47 provided). A plant legend listing appropriate low to medium water use plants is also provided. The majority of the proposed landscaping is located near the north end of the subject site near the main entrance / parking lot area. Shade trees are provided along perimeter walking trails and throughout the pedestrian plaza walking areas near the center of the site and leading to each ballfield. While the proposed landscaping appears to be in compliance with the design guidelines contained within the Site Development for Subdivision (Master Development Plan), no calculations have been included on the Landscape Plan. Additionally, the applicant has stated in the project narrative that the ballfield turf will be a synthetic turf material but no note has been included to indicate this on the Landscape Plan. Following discussions with the applicant, both of these items have been included as conditions of approval.

Grading, Drainage, Utility Plans

The site lies within the existing West I-40 Drainage Master Plan. The site slopes significantly from west to east. Recent construction of the APS Complex included a new retention pond known as pond 5S. This pond was sized for both existing and developed conditions and the subject site will discharge into the newly developed retention pond. Following grading and drainage improvements as part of Phase 1 development, the site will continue to drain from west to east and a new onsite private storm drain system will also be completed. Additionally, a new larger diameter public storm drain pipe along Arroyo Vista Blvd. will be constructed to mitigate offsite drainage for both existing and future developed conditions.

Architecture

The architecture of the proposed Regional Baseball Complex can best be described as a modern, open area sports complex and will be constructed out of quality materials such as steel columns, struts and beams. All of the overhanging roof elements will be constructed out of standing seam or galvanized metal. Aluminum store front windows with appropriate glazing elements will also be utilized for the main Administration / Concession Building. All flooring within the structures apart from the ballfields are proposed to be constructed with a concrete floor structure.

Signage

Two free-standing monument signs with cast concrete panel and a combination of raised and recessed lettering are proposed at each of the main points of ingress and egress to and from the site along Arroyo Vista Blvd. The maximum height of each monument sign is proposed to be 10' and 24' in length which does not exceed the maximum 300 sf. allowed per the design guidelines of the proposed Site Development Plan for Subdivision (Master Development Plan). The design guidelines also allow a maximum sign area face of 50 sf. Three separate sign face areas with separate dimensions that must be scaled in order to calculate are proposed:

- 1) Regional / Baseball sign face = 5'x 6' or 30 sf
- 2) Baseball Complex sign face = 4'x 9' or 36 sf
- 3) City of Albuquerque / Parks and Recreation Department sign face = 4'x 15' or 60 sf

Staff notes that the third proposed sign face exceeds the sign face area design guideline requirements by 10' and will need to be reduced to the 50' maximum square footage allowed. A condition of approval to reduce the proposed sign face area for item number 3 above has been included.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from August 3, 2015 to August 14, 2015. The most significant comments were received from the Hydrology Department and AMAFCA who stated that they will continue to work with the applicant to finalize the grading and drainage plan as the request moves further along in the review and approval process but that the submitted plans are appropriate for an EPC level of review.

Neighborhood/Public

The Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA's were all notified of this request along with property owners with 100 feet of the subject site. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the project in more detail including a potential construction timeline (see attached report from Parks and Recreation Department). There is no known neighborhood opposition to this request.

V. CONCLUSION

This is a four part request for a Zone Map Amendment to rezone the subject site property from SU-2 for Town Center Village to SU-2 / SU-1 for Regional Sports Complex and Related facilities, a Sector Development Plan Amendment to the Westland Master Plan to Section IV. and Appendix A to reflect the aforementioned Zone Map Amendment, a Site Development Plan for Subdivision (Master Development Plan) to guide future development on the subject site through approval of design standards, and a Site Development Plan for Building Permit for Phase 1 development of the subject site. Delegation to the Development Review Board (DRB) of site development plans for building permit for future phases of development is also being requested.

The EPC has review and approval authority over the proposed Site Development Plan for Subdivision (Master Development Plan) and the Phase 1 Site Development Plan for Building Permit. However, pursuant to Sections §14-16-4-1(C)(15)(c) (Hearing and Decision on Proposed Zone Map Amendments) and §14-16-4-3 (Sector Development Plan Procedures), the EPC only has authority to review and make a recommendation to the Albuquerque City Council regarding the requested Zone Map Amendment and Sector Development Plan Amendment.

Following a staff review of all four requested actions, staff finds that the Zone Map Amendment is generally consistent with the requirements of R270-1980. The proposed text amendments to the Westland Master Plan are also consistent with the intent of the Plan, however, recommended conditions of approval have been provided. The Site Development Plan for Subdivision (Master Development Plan) is generally consistent with the requirements of the Comprehensive Zoning Code and Westland Master Plan. However, minor revisions in the form of conditions of approval are provided. Lastly, the Site Development Plan for Building Permit is generally consistent with the design guideline requirements of the proposed Site Development Plan for Subdivision (Master Development Plan), however, additional conditions of approval are provided. There is no known neighborhood opposition to this request.

FINDINGS - 15EPC-40034 - September 10, 2015 - Zone Map Amendment (Zone Change)

1. This is a request for a Zone Map Amendment (Zone Change) for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres.
2. The subject site is currently owned by the City of Albuquerque and is zoned SU-2 for Town Center Village. The proposed zoning is SU-2/SU-1 for Regional Sports Complex and Related Facilities.
3. Pursuant to Sections §14-16-4-1(C)(15)(c) (Hearing and Decision on Proposed Zone Map Amendments), the City Council has the sole authority to amend an SU-2 or SU-3 Sector Development Plan area of over one block, or for any City-owned property within a Sector Development Plan.
4. Approval of this Zone Map Amendment (Zone Change) will allow implementation of an associated Site Development Plan for Subdivision (Master Development Plan) and Site Development Plan for Building Permit (see 15EPC-40037 & 15EPC-40038).
5. In April 1999, the EPC voted to recommend approval to the City Council for annexation of 1,732 acres of the Westland property (AX-99-2). The City Council annexed the area, which allowed implementation of the Westland Master Plan (SPR-96-2) and established zoning based on the Westland Sector Plan (Z-99-8).

In July 2012, the EPC voted to forward an approval recommendation to the City Council regarding amendments to the WMP and WSP (Project #1000570/12EPC-40028/40029) to change a portion of the Town Center Village to Athletic Complex and Regional Park. The Council approved the proposal via Council Bill No. R-12-80. Note that the WSP was renamed and is now Appendix A of the WMP, though it still consists of two maps.
6. EPC recommended approval of an amendment to the Northwest Mesa Escarpment Plan to allow light poles for athletic fields to be a maximum height of 80' on the subject site (15EPC-40027). The requested amendment has not been adopted or enacted by the Albuquerque City Council as of the writing of this staff report.
7. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The proposed amendments are exercises in "maximum local self-government" (Article I), which the City Council has authority to implement through legislative action and the establishment of appropriate committees (Article IX). The amendments are intended to further the public interest by 1.) Amending a zoning and land use map of a sector development plan to reflect changed conditions within a plan boundary, 2.) Amending the zoning and land use map also generally expresses the Council's desire to ensure the proper development of land and maintain an aesthetic urban environment.
9. The request furthers the following applicable goals and policies of the Comprehensive Plan:

- A. 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.

Staff agrees that the proposed Regional Baseball Complex will be developed on existing vacant land that is contiguous to existing or programmed urban facilities and services, and will not be harmful to any existing neighborhoods. The request furthers Policy II.B.5.e.

- B. Policy II.B.5.g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

The subject site lies within the boundaries of the west I-40 Drainage Master Plan. While the applicant is proposing drainage related improvements to construct the Regional Baseball Complex, the existing drainage pattern will not be a significantly altered. Additionally, new trail corridors are proposed as part of the development project. The request furthers Policy II.B.5.g.

- C. Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The main Administration / Concessions Building and stadium seating will be designed to include trail corridors and unique vistas to the escarpment face and City. Therefore, the request furthers Policy II.B.5.m.

- D. Policy II.C.8.a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The proposed grading and drainage work will result in the site being lowered up to 30' and the height of the proposed Administration / Concessions Building will conform to the requirements of the Northwest Mesa Escarpment Plan. Both of these items will serve to reduce the proposed project's visual impact within the View Area for the Petroglyph National Monument. The request furthers Policy II.C.8.a.

- E. Policy II.C.8.b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Staff agrees that the proposed design and landscaping generally meet the intent of realizing opportunities for City/County beautification initiatives. The request furthers Policy II.C.8.b.

- F. Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Staff agrees that a plant palette of low to medium water use plants are appropriately proposed within public and private rights-of-way for the proposed facility. The request furthers Policy II.C.8.d.

- G. Policy II.D.2.b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

A portion of the proposed Regional Baseball Complex site will drain to an existing off-site AMAFCA pond (final design will be coordinated by AMAFCA and City Hydrology Department). Additionally, the recent development of the APS Community Complex included the development of a new detention pond that was sized to accommodate both the APS and the proposed Regional Baseball Complex facility at final build out. Therefore, the request furthers Policy II.D.2.b.

- H. Policy II.D.6.d: Tourism shall be promoted.

Staff agrees that this project is an important economic development initiative that will provide needed recreational opportunities for the area by hosting regional tournaments and encouraging investment in the local economy from visitors from outside the area. Therefore, the request furthers Policy II.D.6.d.

10. The request generally furthers the following applicable goals and policies of the Comprehensive Plan:

- A. Policy II.B.1.g: Planning and implementation of a system of neighborhood parks and community open space areas shall be undertaken to meet a range of needs at different scales.

Staff agrees that while the proposed Regional Baseball Complex is not technically a neighborhood park, the proposed facility meets the intent of the cited policy by developing a major regional facility that is suitable for large scale events. Therefore, the request generally furthers Policy II.B.1.g.

11. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

- A. 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 location and intensity of the proposed Regional Baseball Complex will generally respect existing neighborhood values with the exception of the proposed 80' high stadium lighting that does not conform to the view area limitation on structure height of 40' per the West Mesa Escarpment Plan. While a recommendation of approval for a requested amendment to the subject site area within the Northwest Mesa Escarpment Plan boundary to allow light poles for the athletic fields up to 80' in height was forwarded from the EPC to City Council in August 2015 (15EPC-40027), the requested amendments have not yet been adopted. Carrying capacities will be respected based on the proposed project's close proximity to an existing major street network and water resources shall be respected through the use of synthetic turf. Therefore, the request partially furthers Policy II.B.5.d.

- B. 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.

Staff agrees that the proposed Regional Baseball Complex will be constructed of quality materials and an innovative design. However, the proposed 80' high stadium lighting exceeds the maximum 40' structure height allowed per the Northwest Mesa Escarpment Plan. While a recommendation of approval for a requested amendment to the subject site area within the Northwest Mesa Escarpment Plan boundary to allow light poles for the athletic fields up to 80' in height was forwarded from the EPC to City Council in August 2015 (15EPC-40027), the requested amendments have not yet been adopted. Therefore, the request partially furthers Policy II.B.5.1.

- C. Policy II.C.8.e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

The development design and materials of the proposed complex are generally in harmony with the landscape. The building siting and proposed grading and drainage plan will not significantly alter topography because the subject site's existing drainage pattern and flow will be maintained. However, the proposed 80' high stadium light structures do not serve to minimize the visibility of structures in the scenic vista area. Therefore, the request partially furthers Policy II.C.8.e.

12. The request partially furthers the following applicable goals and policies of the Westside Strategic Plan (WSSP):

- A. Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

Staff agrees that the co-location of the proposed Regional Baseball Complex and APS Community Complex will provide a wide range of educational and recreational opportunities, however, neither complex is/will be located within an existing Community or Neighborhood Activity Center. Therefore, the request partially furthers WSSP Policy 1.17.

- B. Policy 3.60: Design guidelines developed as a result of this Plan will guide future development in this Community along with all other existing plans and policies. Design should be sensitive to visual impacts on the National Monument, Atrisco Terrace, and regional views, and shall recognize significant cultural and environmental aspects of this area.

Design guidelines proposed as part of this request will generally be sensitive to visual impact requirements with the exception of the currently proposed 80' structure lighting due to the fact that the recently proposed amendments to structure height requirements have not yet been adopted by the Albuquerque City Council. Therefore, the request partially furthers WSSP Policy 3.60.

13. The request does not further the following applicable goals and policies of the Westside Strategic Plan (WSSP):

- A. Policy 7.16: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

As stated by the applicant, the proposed Regional Baseball Complex is not technically a park facility. Additionally, the full cited policy text makes specific reference to Mariposa Basin Park as an example of facilities with multiple uses being located on the same premises. Finally, the cited policy makes reference to Activity Center Development and the proposed complex is not located within an existing Activity Center. Therefore, the request does not further WSSP Policy 7.16.

- B. **Policy 8.6:** The Westside Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

As stated by the applicant, the proposed Regional Baseball Complex is not technically a park facility. The co-location of the proposed complex in conjunction with the APS Community Complex is encouraging however, the applicant also states that they complexes are not / will not be located within close proximity to a residential neighborhood area which is the intent of the cited WSSP policy. Therefore, the request does not further WSSP Policy 8.6.

14. The request furthers the following applicable goals and policies of the Facility Plan for Arroyos:

- A. **DRAINAGE: Policy 1 – Primacy of Drainage Function:** Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.
- B. **MULTIPLE USE: Policy 1 – Encourage Multiple Use:** Arroyos, whether in a natural or altered state, shall be used for purposes in addition to drainage whenever practicable, and whenever the utility of such multiple use is determined to outweigh the foreseeable risk of harm or injury from such use.

The City, County, and AMAFCA shall encourage the design of multiple use facilities, defined in the City's Drainage Ordinance as "drainage control, flood control, or erosion control facilities in which other secondary uses are planned or allowed, including but not limited to recreation, open space, transportation, and utility location"

The primary intent of the Facility Plan for Arroyos is to recognize the importance arroyos to control water run-off. The proposed drainage plan addresses the existing arroyo system that runs west to east through the subject site by directing storm water to a recently developed AMAFCA pond that was sized for existing and developed conditions such as the proposed Regional Baseball Complex. Therefore, the request furthers Facility Plan for Arroyos Drainage Policy 1 and Multiple Use Policy 1.

- C. **Policy 3 – Recommend Channel Treatments within Dedicated Parks:** The recommended channel treatment within dedicated parks calls for a clearly delineated low-flow channel that may be hard-lined if necessary, with shallow side slopes planted with turf or, where technically feasible, active grasses. Other recommended

channel treatments include curving the channel in appropriate locations to reduce the linearity of the corridor, and using tinted (to approximate earth tones) or textured concrete to blend in with adjacent landscaping.

Slope conditions will be addressed through the use of on-site storm drain lines and shallow, cobble lined swales created to appropriately carry surface water away from the subject site. Therefore, the request furthers Facility Plan for Arroyos Channel Treatment Policy 3.

15. The request furthers the following goals and policies of the Northwest Mesa Escarpment Plan:

- A. Policy 20: The predominant colors used on structures within the View Area shall blend with the natural colors of the mesa.
- B. Policy 21: Structures above and below the escarpment shall not dominate the views of the escarpment from the View Area.

Staff agrees that the request would facilitate a development that would comply with Policy 20 and 21. Therefore, the request furthers Policies 20 and 21 of the Northwest Mesa Escarpment Plan.

16. The request does not further the following goals and policies of the Northwest Mesa Escarpment Plan:

- A. Policy 21.1: The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

The request does not comply with Policy 21.1 due to the proposed 80' tall stadium lighting, which exceeds the 40' height requirement for structures. Therefore, the request does not further Policy 21.1 of the Northwest Mesa Escarpment Plan.

17. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

- A. The proposed Regional Baseball Complex is consistent with the health, safety, morals and general welfare of the city. It is a city owned property and is planned to be developed to serve a public need for recreational opportunities at a regional scale.
- B. Staff agrees that rezoning the subject site furthers the intent of City Council actions and the proposed use will be appropriately located near the existing APS Community Complex to the east.
- C. Refer to policy analysis section of staff report above.
- D. Staff agrees that City Council's actions demonstrate adequate changed community conditions in order to justify the zone change request, and that the proposed change is

more advantageous to the community as it will meet a public need for recreational facilities in the area.

- E. Staff agrees that the proposed uses related to the requested zone change will not be harmful to adjacent property, the neighborhood, or the community. The nearest existing residential area is approximately one mile east.
 - F. Staff agrees that the City will not incur any un-programmed expenditures as a result of the proposed zone change.
 - G. Staff agrees that the cost of land or other economic considerations are not the determining factor for the zone change. The subject site will be developed to meet the public need of recreational opportunities for area residents and visitors.
 - H. Staff agrees that the subject sites location on a major street is not the sole justification for the zone change request and that the applicant is not requesting apartment, office, or commercial zoning as part of this request.
 - I. Staff agrees that due to the subject sites size it is by definition not a spot zone.
 - J. Staff agrees that the proposed zone change request does not constitute strip zoning.
18. The Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA's were all notified of this request along with property owners with 100 feet of the subject site.
19. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the proposed project and potential construction timeline. There is no known neighborhood opposition to this request.

RECOMMENDATION - 15EPC-40034 - September 10, 2015

Recommendation of APPROVAL be forwarded to City Council for a request for a Zone Map Amendment from SU-2 for Town Center Village to SU-2 / SU-1 for Regional Sports Complex and Related Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North, based on the preceding Findings.

RECOMMENDED FINDINGS - 15EPC-40036 – September 10, 2015 – Text Amendment to Sector Development Plan

1. The request is to amend the text of the Westland Master Plan to reflect a requested Zone Map Amendment from SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex and Related Facilities.
2. Text amendments to Section IV. Master Plan, Table 10 – Land Use (Pg. 38), Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2 are required to ensure internal consistency within the Westland Master Plan.
3. The subject site is currently owned by the City of Albuquerque and is zoned SU-2 for Town Center Village. The proposed zoning is SU-2/SU-1 for Regional Sports Complex and Related Facilities.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. See Findings 9 – 16 above for 15EPC-40034 for full policy analysis related to this Text Amendment to the Westland Master Development Plan.
6. The proposed amendments are exercises in “maximum local self-government” (Article I), which the City Council has authority to implement through legislative action and the establishment of appropriate committees (Article IX). The amendments are intended to further the public interest by 1). Amending a zoning and land use map of a sector development plan to reflect changed conditions within a plan boundary, 2.) Amending the zoning and land use maps also generally expresses the Council’s desire to ensure the proper development of land and maintain an aesthetic urban environment.
7. The proposed text amendments to the Westland Master Plan are directly related to and dependent on a Zone Map Amendment (Zone Change) from SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex and Related Facilities for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres. (see 15EPC-40034).

RECOMMENDATION - 15EPC-40036 – September 10, 2015 – Text Amendment to Sector Development Plan

That a Recommendation of APPROVAL of 15EPC-40036, a Text Amendment to Sector Development Plan (to amend the Westland Master Plan), be forwarded to City Council based on the preceding recommended Findings and subject to the following recommended Conditions.

RECOMMENDED CONDITIONS OF APPROVAL - 15EPC-40036 – September 10, 2015 – Text Amendment to Sector Development Plan

1. All references to “SU-2/SU-1 for Regional Sports Complex” included in the proposed amendments to Section IV. Master Plan, Table 10 – Land Use (Pg. 38), Section IV. Master Plan, Exhibit 10 – Western Albuquerque Land Holdings Master Plan (Pg. 39) and Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2 must be modified to match the zoning designation requested by the applicant which is “SU-2/SU-1 for Regional Sports Complex and Related Facilities” to ensure internal consistency throughout the Westland Master Plan document.
2. The SU-2/SU-1 for Regional Sports Complex and Related Facilities zoning designation proposed to be added to the Acreage by Zoning District Table as part of Appendix A, Western Albuquerque Land Holdings Sector Plan, Zoning, Sheet 2 of 2, be inserted directly below the amended existing SU-2 for Town Center Village row in order to clarify that the modified acreage is still part of the total acreage for the plan area.

FINDINGS - 15EPC-40037 – September 10, 2015 - Site Development Plan for Subdivision (Master Development Plan)

1. This is a request for a Site Development Plan for Subdivision (Master Development Plan) for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres.
2. The purpose of the request is to guide future development on the subject site through approval of design standards.
3. The subject site is owned by the City of Albuquerque and the proposed Regional Baseball Complex will be managed by the Parks and Recreation Department at built out.

4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Westland Master Plan states that all development projects within the SU-2 zoning designation boundary require an overall site development plan for subdivision to be submitted to the Environmental Planning Commission for review and approval, and states that all subsequent site development plans for building permit shall be delegated to the DRB (Westland Master Plan, Appendix A., Sheet 2 of 2, Note 1).
6. The proposed Site Development Plan for Subdivision (Master Development Plan) generally complies with the requirements of the Comprehensive Zoning Code and Westland Master Plan subject to Conditions of Approval.
7. See Findings 9 – 16 above for 15EPC-40034 for full policy analysis related to this Site Development Plan for Subdivision (Master Development Plan).
8. A Site Development Plan for Building Permit for Phase 1 development has been submitted in conjunction with the Site Development Plan for Subdivision (Master Development Plan). A request for delegation of future Site Development Plan for Building Permits to the DRB is being requested by the applicant.
9. The Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA's were all notified of this request along with property owners with 100 feet of the subject site.
10. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the proposed project and potential construction timeline. There is no known neighborhood opposition to this request.

RECOMMENDATION - 15EPC-40037 – September 10, 2015

APPROVAL of 15EPC-40037, a request for Site Development Plan for Subdivision (Master Development Plan), for Parcels C-2-A, C-3-A and C-3-C, Westland North, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 15EPC-40037 – September 10, 2015 Site Development Plan for Subdivision (Master Development Plan)

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. The Site Development Plan for Building Permit requires City Council Approval of a related Zone Map Amendment (Zone Change) and Text Amendment to the Westland Master Plan (see 15EPC-40034 & 15EPC-40036).
4. The Building Height Section (II.B.) shall be revised to reflect any amended regulatory language for Policy 21-1 of the Northwest Mesa Escarpment Plan (15EPC-40027) as adopted by the City Council prior to DRB sign off.
5. The Parking Areas and Roads Section (II.D.) shall be revised to define a maximum height for the use of “low walls” as a screening element.
6. The Lighting Section (II.F.) shall be revised to limit pedestrian and bicycle path lighting to a maximum height of 15’ to comply with the design guidelines of the Westland Master Plan (VIII., D. 3., Pg. 82).
7. The Screening Walls and Fences Section (II.H.) shall be revised to further define the type of “wire” permitted to be used as building material for perimeter fencing.
8. The last paragraph under the Concessions Operations Section (III.E.) shall be removed as it is not relevant to outlining operations for the proposed use.

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9. The title for section "III. OPERATIONS AND MANAGEMENT" shall be revised to read "III. OPERATIONS AND MANAGEMENT TO BE CONTROLLED AND ENFORCED BY THE CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT".
 10. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
 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.

FINDINGS - 15EPC-40038 – September 10, 2015 - Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Parcels C-2-A, C-3-A and C-3-C, Westland North located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street and containing approximately 82 acres.
2. The subject site is owned by the City of Albuquerque and the proposed Regional Baseball Complex will be managed by the Parks and Recreation Department at built out.
3. The applicant is requesting approval of a Site Development Plan for Building Permit for Phase 1 development covering approximately 34 acres of total site area. The first phase includes five (5) full-sized baseball fields and bleachers, an administration/concessions structure and parking.
4. A request for delegation of future Site Development Plan for Building Permits to the DRB is being requested by the applicant.
5. The Westland Master Plan states that all development projects within the SU-2 zoning designation boundary require an overall site development plan for subdivision to be submitted to the Environmental Planning Commission for review and approval, and states that all subsequent site development plans for building permit shall be delegated to the DRB (Westland Master Plan, Appendix A., Sheet 2 of 2, Note 1).
6. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Facility Plan for Arroyos, Northwest Mesa Escarpment Plan, Westland Master Plan and the City of

Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The proposed Site Development Plan for Building Permit generally complies with the requirements of the Comprehensive Zoning Code and proposed design guidelines of the governing Site Development Plan for Subdivision (Master Development Plan) subject to Conditions of Approval.
8. See Findings 9 – 16 above for 15EPC-40034 for full policy analysis related to this Site Development Plan for Building Permit
9. The Tres Volcanes NA, Parkway NA, Los Volcanes NA, Avalon NA, Laurelwood NA, South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN) and Westside Coalition of NA's were all notified of this request along with property owners with 100 feet of the subject site.
10. The Parks and Recreation Department held a public meeting on July 30, 2015 to discuss the proposed project and potential construction timeline. There is no known neighborhood opposition to this request.

RECOMMENDATION - 15EPC-40038 – September 10, 2015

APPROVAL of 15EPC-40038, a request for Site Development Plan for Building Permit, for Parcels C-2-A, C-3-A and C-3-C, Westland North, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 15EPC-40038 – September 10, 2015 Site Development Plan for Building Permit

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. The Site Development Plan for Subdivision (Master Development Plan) requires City Council Approval of a related Zone Map Amendment (Zone Change) and Text Amendment to the Westland Master Plan (see 15EPC-40034 & 15EPC-40036).
4. The Parking Calculations shall be revised to show 13 bicycle parking spaces ($250 / 20 = 12.5$ or 13 spaces).
5. The Lighting Plan on sheet 1 of 5 shall be revised to reflect any amended regulatory language for Policy 21-1 of the Northwest Mesa Escarpment Plan (15EPC-40027) as adopted by the City Council prior to DRB sign off.
6. The Landscape Plan on sheet 2 of 5 shall be revised to indicate whether the five (5) proposed baseball fields will be developed with synthetic turf or irrigated natural turf.
7. The issue of the landscaping calculations shall be resolved prior to DRB sign off.
8. Conditions of Approval from Solid Waste Management Department, Refuse Division:
 - Refuse enclosure will need to be built to City specifications.
9. Conditions of Approval from Fire Department:
 - All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.
10. 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.
11. Conditions for Approval from Public Service Company of New Mexico:
 - An existing PNM electric transmission line diagonally bisects the subject property. The applicant is responsible to abide by the conditions or terms of the transmission right-of-way. Adequate clearances for the electric utilities must be maintained during construction and provided for to address safe operation and maintenance purposes. PNM shall review all technical needs, issues and safety clearances for its electric power systems.
 - Grounding shall be installed by the City on the chain-link fence within proximity of the transmission line to reduce the risk of nuisance shocks. Locations to be determined by PNM.

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- PNM shall have 24/7 access to its transmission line facilities within the regional baseball complex and must have the ability to drive PNM vehicles within the entire transmission right-of-way.
 - PNM requests continued coordination regarding this project.
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Vicente M. Quevedo
Planner

Notice of Decision cc list:

COA Parks and Recreation Department, 1801 4th St. NW, Albuquerque, NM 87102
Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Thomas Borst, 1908 Selway Pl. NW, Albuquerque, NM 87120
Antionette Lopez, 9774 Summer Shower Pl. NW, Albuquerque, NM 87120
Ruben Aleman, 8005 Fallbrook NW, Albuquerque, NM 87120
Mary Loughran, 8015 Fallbrook NW, Albuquerque, NM 87120
Billy DeHerrera & Lucy Anchondo, 651 Stern Dr. NW, Albuquerque, NM 87121
Candelaria Patterson, 7608 Elderwood Dr. NW, Albuquerque, NM 87120
Greg Huston, 7600 Sherwood Dr. NW, Albuquerque, NM 87120
Ben Sandoval, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ted Trujillo, 6601 Honelocust Ave. NW, Albuquerque, NM 87121
Rod Mahoney, 1838 Sadora Rd. SW, Albuquerque, NM 87105
Marcia Fernandez, 2401 Violet SW Albuquerque, NM 87105
Johnny Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Jerry Gallegos, 417 65th St. SW, Albuquerque, NM 87121
Gerald c. Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received.

Office of Neighborhood Coordination

Tres Volcanes NA (R), Parkway NA (R), Los Volcanes NA (R), Avalon NA (R), Laurelwood NA (R), South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN), Westside Coalition of NA's

Long Range Planning

These requests are dependent on a text amendment to the Northwest Mesa Escarpment Plan to allow lighting up to 80 feet and should be conditioned on City Council approval of the text amendment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

15EPC-40034, 40036, 40037, 40038 - Amendment to the Zone Map Site, Master Development Plan, Sector Development Plan Amendment, and Site Development Plan for Building Permit

City Engineer/Transportation Development:

- No objection to the request

DMD Transportation Planning:

- Per MRCOG's 2040 Long Range Roadway System Map, Arroyo Vista Blvd. is a Community Principal Arterial and 118th St. is a proposed Minor Arterial. Per MRCOG's 2040 Long Range Bikeway System Map, Arroyo Vista Blvd. is proposed to contain a multi-use trail and on-street bicycle lanes, whereas 118th St. is proposed to contain on-street bicycle lanes.

Hydrology Development

EPC project # 1010536; Will require a full G&D plan review meeting the following criteria and other criteria stated in the Development Process Manual Chapter 22 and the design guidelines given in the Standard Specifications.

Staff Planner: Vicente Quevedo

GENERAL HYDROLOGY CRITERIA:

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10',

runoff shall be directed away from the structure.

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on $0.44'' - 0.1'' = 0.34''$ and only consider the impervious areas.
 - State how the first flush will be managed and supporting calculations
 - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (**in large bold letters at the top**) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.
 - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. **The applicant should provide excerpts from the supporting documents and/or grading plans.**
 - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site
 - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
 - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
 - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street
 - When determining inlet capacity using the orifice equation, the area for a single grate should be 3.84 sq. ft.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, no adverse comments.

Traffic Engineering Operations

Reviewed. No adverse comments.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

1. A serviceability statement has been requested and is in the process.
2. The site is divided by Pressure Zones 5WR and 4W of the College Trunk. In order to be served from Pressure Zone 4W, finished floor elevations must be between 5370' and 5485'.
3. The Utility Plan indicates a 10" waterline extension through the site. This will not be acceptable. The serviceability statement will likely require a Top of Zone Line for Pressure Zone 4W along 118th St. that covers the property's frontage.
4. The subject site is located outside of the Adopted Service Area, therefore a development agreement must be approved by the Water Authority Board.

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

Project#1010536 – All or a portion of lot(s) C-2-A, C-3-C, C-3-A Westland North

15EPC-40034 Amendment to Zone Map (Establish Zoning/Zone Change)

15EPC-40036 Amend Sector Development Plan Map

15EPC-40037 Site Development Plan for Subdivision

15EPC-40038 Site Development Plan for Building Permit

The Parks and Recreation Department will build out the west end of Arroyo Vista as shown on Site Plan and will provide extension of existing bike lanes and trail (although trail may meander from ROW).

Open Space Division

Project #1010536: OSD has reviewed and has no adverse comments as long as the Design Guidelines restrict the building colors used on structures within the View Area in compliance with Policy #20 of the Northwest Mesa Escarpment Plan and to restrict the maximum building height of 40 feet in compliance with Policy #21 of the Northwest Mesa Escarpment Plan.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

EPC 1010536 – This project is in the Northwest Area Command.

- Recommend installing a video surveillance system into the project. Cameras should be positioned to view all vehicle and pedestrian access points, parking lots, walkways, athletic fields, center building, maintenance facilities and common areas. Each image should be monitored and recorded for real-time and historical use.

- Parking lot light poles should not be positioned adjacent to proposed tree locations. Once tree's become mature, the available illumination will be reduced.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Refuse enclosure will need to be built to City specifications.

FIRE DEPARTMENT/Planning

Reviewed with an Unofficial Approval. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

TRANSIT DEPARTMENT

Reviewed, no adverse comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1010536 Westside Regional Baseball Complex, (J-7/J-8)

15EPC-40034 Reviewed. No comment.

15EPC-40036 Reviewed. No comment.

15EPC-40037 Reviewed. No comment.

15EPC-40038. No objection to Site Development Plan for Building Permit. AMAFCA will review and coordinate the final grading and drainage plan with City Hydrology. Since the eastern slope from the ballfields to the trail is almost 20 feet high, AMAFCA recommends a terraced slope to mitigate erosion potential.

ALBUQUERQUE PUBLIC SCHOOLS

Although this development is west of the APS Community Stadium, this will not adversely impact APS property.

MID-REGION COUNCIL OF GOVERNMENTS

Project #1010536

The Long Range Roadway System, Long Range Bikeway System and City of Albuquerque show a different alignment of 118th Street than the sketches provided in the application.



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Bikeway System and the City of Albuquerque Bikeways and Trails Facility Plan both include proposed multi-use trail and bicycle lanes along Arroyo Vista Boulevard and 118th Street. MRMPO recommends identifying and providing formal trail access to the Regional Baseball Complex and allowing for non-motorized access to the adjacent APS facility's walking loop. For informational purposes, Arroyo Vista Boulevard is functionally classified as an Existing Urban Minor Arterial between I-40 and Ladera Drive and is an Existing Urban Collector between Ladera Drive and Tierra Pintada Boulevard.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1010536 Zone Change, Amend Sector Development Plan map, Site Development Plan for Subdivision and Site Development Plan for Building

Permit (West Side Regional Baseball Complex) 15EPC-40034; 15EPC-40036; 15EPC-40037; 15EPC-40038

1. An existing PNM electric transmission line diagonally bisects the subject property. The applicant is responsible to abide by the conditions or terms of the transmission right-of-way. Adequate clearances for the electric utilities must be maintained during construction and provided for to address safe operation and maintenance purposes. PNM shall review all technical needs, issues and safety clearances for its electric power systems.
2. Grounding shall be installed by the City on the chain-link fence within proximity of the transmission line to reduce the risk of nuisance shocks. Locations to be determined by PNM.
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4. PNM requests continued coordination regarding this project.