

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
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OFFICIAL NOTIFICATION OF DECISION

September 11, 2015

COA Parks & Recreation Dept.
1801 4th St NW
ABQ, NM 87102

Project# 1010536
15EPC-40034 Sector Development Plan Map Amendment
(Zone Change)
15EPC-40036 Text Amendment to Sector Development
Plan
15EPC-40037 Site Development Plan for Building Permit
15EPC-40038 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

All or a portion of Parcels C-2-A, C-3-A and C-3-C, Westland North, zoned SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex, located south of Arroyo Vista Boulevard, north of Ladera Drive and east of 118th Street, containing approximately 82 acres. (J-7, J-8)

Staff Planner: Vicente Quevedo

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On September 10, 2015, the Environmental Planning Commission (EPC) heard Project #1010536, and voted to forward a RECOMMENDATION OF APPROVAL based on the following recommended findings and conditions to City Council regarding 15EPC-40034 Sector Development Plan Map Amendment (Zone Change) and 15EPC-40036 Text Amendment to Sector Development Plan. The EPC also voted to APPROVE 15EPC-40038 Site Development Plan for Subdivision and 15EPC-40037 Site Development Plan for Building Permit, based on the following findings and conditions:

FINDINGS 15EPC-40034:

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.

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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:

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- 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.

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- 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.

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- B. Policy II.B.5.l: 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.l.

- 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.

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13. The request also partially furthers 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. However, the Regional Baseball Complex will be co-located with the APS Stadium and the Education Center. Therefore, the request partially furthers 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 partially furthers 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

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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:

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- 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.

FINDINGS 15EPC-40036:

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.

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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).

CONDITIONS 15EPC-40036:

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

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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:

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.

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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.

CONDITIONS 15EPC-40037:

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.

1. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
2. 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).
3. 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.
4. 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.
5. 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).
6. 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.
7. 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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8. 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".
9. The Site Development Plan shall comply with the General Regulations of the Zoning Code, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS 15EPC-40038:

1. This is a request for a Site Development Plan for Building Permit for Parcels C-2-A, a portion of 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 34 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

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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.

CONDITIONS 15EPC-40038:

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. Conditions of Approval from Solid Waste Management Department, Refuse Division:
 - Refuse enclosure will need to be built to City specifications.

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8. 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.

9. 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.

10. 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.
- 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 25, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any

OFFICIAL NOTICE OF DECISION

Project #1010536

September 10, 2015

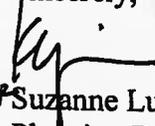
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other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc: COA Parks & Recreation Dept., 1801 4th St. NW, ABQ, NM 87102
Consensus Planning, 302 8th St. NW, ABQ, NM 87102
Thomas Borst, Tres Volcanes NA, 1908 Selway Pl. NW, ABQ, NM 87120
Antionette Lopez, Tres Volcanes NA, 9774 Summer Shower Pl NW, ABQ, NM 87120
Ruben Aleman, Parkway N.A., Fallbrook NW, ABQ, NM 87120
Mary Loughran, Parkway NA, 8015 Fallbrook NW, ABQ, NM 87120
Billy DeHerrera, Avalon NA, 651 Stern Dr. NW, ABQ, NM 87121
Lucy Anchondo, Avalon NA, 601 Stern Dr. NW, ABQ, NM 87121
Candelaria Patterson, Laurelwood NA, 7608 Elderwood Dr. NW, ABQ, NM 87120
Greg Huston, Laurelwood NA, 7600 Sherwood Dr. NW, ABQ, NM 87120
Ben Sandoval, Los Volcanes NA, 6516 Honeylocust Ave, NW, ABQ, NM 87121
Ted Trujillo, Los Volcanes NA, 6601 Honeylocust Ave, NW, ABQ, NM 87121
Rod Mahoney, S.V. Coalition of NA's, 1838 Sadora Rd SW, ABQ, NM 87105
Marcia Fernandez, S.V. Coalition of NA's, 2401 Violet SW, ABQ, NM 87105
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121
Jerry Gallegos, SWAN, 417 65th St. SW, ABQ, NM 87121
Gerald Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701