

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

April 12, 2018

COA Parks & Rec. Dept.  
1801 4<sup>th</sup> Street NW  
ABQ, NM 87102

**Project# 1007140**  
18EPC-40010 Zone Map Amendment  
(Zone Change)  
18EPC-40011 Site Development Plan for Subdivision

### LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, zoned SU-1 Open Space to SU-1 Parks and Rec, located on Manachos Rd., SE and Gulfstream Dr., SE, containing approximately 27 acres. (M-22)  
(Staff Planner: Maggie Gould)

PO Box 1293

On March 12, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1007140/18EPC-40010, a Zone Map Amendment (Zone Change) and 18EPC-40011, a Site Development Plan for Subdivision, based on the following Findings and Conditions:

### NM 87103 FINDINGS:

1. This is a request for a Zone Map Amendment (zone Change) for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, located on Manachos Rd., SE and Gulfstream Dr., SE, south of Juan Tabo Blvd Se, containing approximately 27 acres. (M-22)
2. This is a request to change the zoning from SU-1 for Major Public Open Space to SU-1 for Parks and Recreation to allow the development of a neighborhood park.
3. The request is accompanied by a request for a Site Development Plan for Subdivision (18-EPC-40011).
4. The site is part of larger 327 acre development, Juan Tabo Hills, annexed into the City in 2004. The subject site was zoned as Major Public Space as part of this process (project 1001370 03epc-01062, O-04-24 Annexation,).
5. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Consistency in the Comprehensive Plan:

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**POLICY 5.2.1 Land Uses:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

***The proposed zone will allow the development of a neighborhood scale park the will be accessible to the surrounding neighborhoods. The park adds to the mix of uses by providing an amenity that is open to the public. Additionally, the park development will provide a connection to existing Open Space (the Tijeras Arroyo and the East Tijeras Arroyo Open Space). The request furthers Policy 5.2.1 .***

**POLICY 10.1.4 Water Conservation:** Employ low-water use and reclamation strategies to conserve water.

a) Incorporate native vegetation and low water use species wherever possible, particularly in areas without easy access to irrigation: This action will accomplish this goal by using native plants and shrubs.

***The applicant states that the design of the park to be developed if the Zone Change is approved incorporates native and low water use plantings and will not have turf grass area in the first phase. The second phase will have a small turf grass area but funding is not identified for the second phase at this time. Water harvesting will be used to capture water from running off the site and will supplement City water for landscaping. The design has limited turf in only the northern section of the park, trees will be planted to cool the area and reduce water loss. The request furthers Policy10.1.4.***

**POLICY 10.2.1 Park Types:** Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, active parks, regional parks, and linear parks.

c) Incorporate natural drainage and infiltration techniques to irrigate parks, golf courses, and Open Space:

***The proposed zone will allow the development of a neighborhood scale park. The applicant states that swales will be incorporated into the design to keep water from running off the site and will be captured to water plants, shrubs and trees. The request furthers Policy10.2.1.***

**POLICY 10.1.1 Distribution:** Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment. [ABC]

a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

***The proposed zone will allow for the construction of a new neighborhood park. The new park will provide an enhanced access point to the adjacent 40 acre East Tijeras Arroyo Major Public Open Space by formalizing the access point through design***

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***and construction of the park. The request furthers Policy 10.1.1 and subpolicies a) and b).***

**POLICY 10.1.2 Universal Design:** Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities. [ABC]

a) Design and maintain landscaping and park features appropriate to the location, function, public expectations, and intensity of use. [ABC]

***The zone change is being requested so a new park can be developed, the design of which is appropriate to the location and natural setting and will maintain most of the existing topography by incorporating the existing slopes into the park. The park design features an embankment slide and petrified wood rock features that respect and enhance the existing landscape and will meet ADA requirements. The request furthers Policy 10.1.2.***

**POLICY 10.3.3 Use:** Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resource. ACTIONS 10.3.3.1

Analyze resource and use limitations for the Open Space network to identify which parts of the system should be protected and which parts are more suited for public access and passive recreation. [ABC]

***This parcel has been identified as denuded by partial grading and therefore, its value as Major Public Open Space has been reduced. Repurposing this parcel as a naturalistic park will increase public access to this parcel and the adjacent Major Public Open Space and by increasing passive and active recreation opportunities. The request furthers policy 10.3.3 and action 10.3.3.1.***

**POLICY 10.4.3 Co-located Facilities:** Maximize opportunities for multi-functional, co-located, and joint use of compatible parks, Open Space, trails, and recreation facilities to best leverage public investment.

***The proposed zoning will allow the development of a new park that will provide a neighborhood amenity and also provide access to the existing Major Public Open to the east and west of the park. The request furthers policy 10.4.3.***

**POLICY 13.2.2 Water Conservation:** Foster the efficient management and use of water in development and infrastructure.

c) Discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

d) Use water harvesting techniques and water reuse systems when possible for trees and landscaping.

***The design plan calls for swales to capture run off water to be used to water landscaping. The applicant states that this park will be designed to meet or exceed existing water use standards set by the ABCWUA The irrigation will be designed with the highest quality of product. The design plan calls for swales to capture run***

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*off water to be used to water landscaping. The request furthers policy 13.2.2 and subpolicies c and d.*

POLICY 13.4.4 Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

*This policy is furthered by maintaining much of the steep grades on the site. Embankment slides will be built into the hillside incorporating recreation opportunities while maintaining the striking natural features. View sheds will be maintained because there are no buildings are being built to obstruct view. The native vegetation will be enhanced as part the park development to provide habitat for wildlife. The request furthers policy 13.4.4*

Policy 13.5.2 Encourage public investment that enhance community health by ensuring access to parks for all residents for passive and active recreation and encouraging healthful connections to nature.

*This project provides all of the opportunities identified in this goal. The Open Space Advisory Board, a citizen advisory board, voted to support a zone change from SU-1 Major Public Open Space to SU-1 Parks and Recreation at the January 23, 2018 meeting. The park will provide an opportunity for recreation in both the developed park and in the Major Public Open Space because the park will offer improved acces to the Open Space. The request furthers policy 13.5.2.*

7. The subject site is within the East Gateway Sector Development Plan:

Goal Five 2.1.5 – Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

*The existing zoning provides Open Space that serves the community and the proposed zoning will provide park space that serves the community and may actually be more accessible to wider group of park users. The request furthers goal five.*

8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
1. The request is consistent health, safety, morals and general welfare of the city. The applicant cites multiple, relevant policies in the Comprehensive Plan to justify the request.
  2. The request will not destabilize the area. The existing zoning allows outdoor recreation in an undeveloped park. The proposed zoning will allow a developed park, a slightly more intense use, a use that is compatible with the surrounding residential development. The park will provide an amenity for the neighborhood.
  3. The request is not in significant conflict with adopted elements of the Comprehensive Plan or other city master plans. The request clearly facilitates these applicable policies. See policy analysis in findings 6 and 7
  4. The proposed zone is more advantageous to the community as articulated in the applicable plans because it will provide a community amenity , the park will also act as an access to the existing Tijeras Arroyo Open Space to the east of the site.

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The site was originally acquired by the City as undeveloped Open Space. The property was in good condition at the time. The site has since been graded, removing the natural features that made it appropriate as Open Space.

5. The proposed use is a neighborhood scale park that will be accessible to the community. The park will not have a negative impact on the surrounding area because the use is low intensity and will not have any of the more intense developed uses.
  6. As stated by the applicant, the City is in control of the project and can plan for the necessary funding.
  7. The applicant has justified the request as being advantageous to the community as articulated in the applicable plans and policies and due to changed land conditions. The City owns the subject site and cost of land is not a major consideration for the request.
  8. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans and policies and due to changed land conditions. The location is appropriate for the neighborhood park and the use will not have a negative traffic impact. No TIS was required.
  9. The request will not create a spot zone; there is existing SU-1 zoning adjacent to the site. Additionally, the proposed zoning is compatible with the existing development because it will allow the development of a neighborhood scale park with a single family neighborhood.
  10. The request will not create a strip zone; here is existing SU-1 zoning adjacent to the site. Additionally, the proposed zoning is compatible with the existing development because it will allow the development of a neighborhood scale park with a single family neighborhood.
- 
9. The Coronado Terrace HOA, Willow Wood NA, Singing Arrow NA, Juan Tabo Hills NA, Sandia Vista NA, Mirabella Miravista NA, Four Hills Village HOA, Hidden Valley Community Services Association Incorporated and East Gateway Coalition were notified of the request along with property owners within 100 feet of the site.
  10. A facilitated meeting was not requested or recommended.
  11. Staff has not received any public comments as of this writing.

**CONDITIONS:**

1. Map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such

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requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

**FINDINGS:**

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Lots 1-C-1 and 1-C-2, Juan Tabo Hills, Unit 3A, located on Manachos Rd., SE and Gulfstream Dr., SE, south of Juan Tabo Blvd Se, containing approximately 27 acres. (M-22)
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6. The subject site is within the East Gateway Sector Development Plan:

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Goal Five 2.1.5 – Provide Accessible Parks, Major Public Open Space and Community Programs that serve the entire East Gateway community.

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7. The Coronado Terrace HOA, Willow Wood NA, Singing Arrow NA, Juan Tabo Hills NA, Sandia Vista NA, Mirabella Miravista NA, Four Hills Village HOA, Hidden Valley Community Services Association Incorporated and East Gateway Coalition were notified of the request along with property owners within 100 feet of the site.
8. A facilitated meeting was not requested or recommended.
9. Staff has not received any public comments as of this writing.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. 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.
4. The Site Plan shall be updated to show the access, uses and building standards.
5. Transportation Development Conditions:  
Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

The following items need to be addressed prior to DRB:

1. A Vicinity Map with the Zone Atlas page listed needs to be included.
2. Please indicate and dimension all access points (vehicle, bicycle and pedestrian).
3. All work in the public ROW must be constructed under a COA Work Order.
6. The applicant will work with the Department of Municipal Development to provide additional pedestrian safety features for the crossing on Monachos road.

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7. The applicant will work with City Planning Transportation staff to review parking capacity for the site.

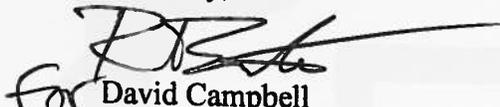
**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 27, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 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 recommendation.

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

**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 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.

Sincerely,

  
for David Campbell  
Planning Director

DC/MG

cc: COA Parks & Recreation Dept., 1801 4<sup>th</sup> St. NW, ABQ, NM 87102  
Coronado Terrace HOA, Bob Martinson, 13104 Calle Azul SE, ABQ, NM 87123  
Coronado Terrace HOA, Debra Sessa, 13100 Calle Azul SE, ABQ, NM 87123  
Willow Wood NA, Jonathan Hollinger, 11700 Isle Royale Rd SE, ABQ, NM 87123  
Willow Wood NA, Frank Bushman, 11101 Jewel Cave Rd SW, ABQ, NM 87123  
Singing Arrow NA, Sandy Hays, 12724 Piru SE, ABQ, NM 87123  
Singing Arrow NA, Mark Burton, 601 Dorado Pl. SE, ABQ, NM 87123

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Juan Tabo Hills NA, Michael David Trammel, 1620 Challedon DR., SE, ABQ, NM 87123  
Juan Tabo Hills NA, Richard Lujan, 11819 Blue Ribbon NE, ABQ, NM 87123  
Sandia Vista NA, Lucia Munoz, 316 Dorothy NE, ABQ, NM 87123  
Sandia Vista NA, Brenda Gebler, PO. Box 50219, ABQ NM 87123  
Mirabella Miravista NA, David McGrogan, 344 Via Vista St. SE, ABQ, NM 87123  
Mirabella Miravista NA, Laurie Estrada, 11231 Kaibab Rd SE, ABQ, NM 87123  
Four Hills Village HOA, Herb Wright, 712 Stagecoach Rd SE, ABQ, NM 87123  
Four Hills Village HOA, Paul Feist, 1612 Sagebrush Tr. SE, ABQ, NM 87123  
Hidden Valley Comm. Serv. Assoc. Inc., Michael Carroll, 610 Green Valle Dr. SE, ABQ, NM 87123  
Hidden Valley Comm. Serv. Assoc. Inc. Wayne Plemons, 13332 Lodestone Tr. SE, ABQ, NM 87123  
East Gateway Coalition, James Andrews, 13121 Nandina Ln. SE, ABQ, NM 87123  
East Gateway Coalition, Michael Brasher, 216 Zena Lona NE, ABQ, NM 87123  
Jim Cochran, 1600 Wagon Train Dr. SE, ABQ, NM 87123  
Jim Alsup, 600 Posada Ct SE, ABQ, NM 87123