

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

Montgomery Blvd Church of
Christ
7201 Montgomery Blvd NE
ABQ, NM 87109

Project# 1011556
18EPC-40012 Site Development Plan for Subdivision
18EPC-40013 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of Tract A-1 Plat of Tract A-1, Knapp Heights Addition, zoned SU-1 Church and Related Facilities and Private School for Daycare and Pre-School Thru Secondary, located on Montgomery Blvd., NE, between Louisiana Blvd., NE., and Pennsylvania NE, containing approximately 10.28 acres. (F-19) (Staff Planner: Maggie Gould)

PO Box 1293

Albuquerque, NM 87103
On March 12, 2018 the Environmental Planning Commission (EPC) voted to XXX Project 1011556/18EPC-40012, a Site Development Plan for Subdivision and 18EPC-40013, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

NM 87103

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision for Tract A-1, Plat of Tract A-1 Knapp Height Addition located on Montgomery Blvd between Louisiana Blvd and Pennsylvania Blvd containing 10.3 acres
2. The request divides the existing tract in to two new tract, tract A-2 containing 3.75 acres and tract A-1 containing 6.51 acres.
3. A request for a Site Development Plan for Building Permit 18-EPC-40013 accompanies this request.
4. The site is zoned SU -1 for Church and related facilities & private school for preschool & daycare thru secondary not to exceed 450 pupils.
5. The Albuquerque/Bernalillo County Comprehensive 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 within an area designated Area of Change by the Comprehensive Plan. The following policies are applicable to the request:

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Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed height is only 4 feet taller than the height allowed in the surrounding residential zones; the proposed use will not create excess traffic. No TIS was required for the development. The request further Policy 4.1.2 Identity and Design.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed subdivision will allow development in an area with full access to existing urban infrastructure and services including water, electric and public safety. The requests further Policy 5.3.1 Infill Development.

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request creates an additional lot in an area of change along a transit corridor. The building use and height are compatible with the areas of consistency to the west. The requests further Goal 5.6 City Development Areas.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The Site Plan for Subdivision uses the existing site access points and will not disturb the neighborhood traffic patterns. The proposed height is similar to the height of the surrounding residential development. The requests further Policy 5.6.4 Appropriate Transitions.

7. The Stardust Skies Park and Knapp Height Neighborhood Associations and the District 4 and District 7 Coalitions of Neighborhoods were notified. A facilitated meeting occurred on March 14, 2018. Meeting participants were generally supportive of the project. Some concerns were expressed about potential increased traffic and regarding the location of dumpster. The applicant has moved the dumpster 30 feet farther east and behind additional landscaping..

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.

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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.

FINDINGS:

1. This is a request for a Site Development Plan for Building Permit for Tract A-1, Plat of Tract A-1 Knapp Height Addition located on Montgomery Blvd between Louisiana Blvd and Pennsylvania Blvd containing 10.3 acres
2. The Site Development Plan for Building Permit will allow the development of a new 23,580 square church. The proposed is allowed under the existing zoning, SU -1 for Church and related facilities & private school for preschool & daycare thru secondary not to exceed 450 pupils. This site plan fulfills the requirement of the SU-1 zone that all development take place in accordance with a site plan.
3. The new Site Plan for Building Permit supersedes the previous approvals for future tract A-2.
4. An existing house on the lot will be demolished to allow for the new church.
5. A request for a Site Development Plan for Subdivision 18-EPC-40012 accompanies this request.
6. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site within an area designated Area of Change by the Comprehensive Plan. The following policies are applicable to the request:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed building is set back 80 feet from the western property line, away from the single family residential uses to the west. The proposed height is only 4 feet taller than the height allowed in the surrounding residential zones; the proposed use will not create excess traffic. No TIS was required for the development. Also, it could act as a transition from the neighborhood to Montgomery Blvd The request furthers Policy 4.1.2 Identity and Design.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

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The proposed building is in an area with full access to existing urban infrastructure and services including water, electric and public safety. The requests further Policy 5.3.1 Infill Development.

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The requests add an additional lot and building in an area of change along a transit corridor. The building use and height are compatible with the areas of consistency to the west. The requests further Goal 5.6 City Development Areas.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The Site Plan uses the existing site access points and will not disturb the neighborhood traffic patterns; the proposed building is setback 80 feet from the property line with trees and shrubs along Chama St. to screen the site. The proposed height is similar to the height of the surrounding residential development. The requests further Policy 5.6.4 Appropriate Transitions.

8. The Stardust Skies Park and Knapp Height Neighborhood Associations and the District 4 and District 7 Coalitions of Neighborhoods were notified. A facilitated meeting occurred on March 14, 2018. Meeting participants were generally supportive of the project. Some concerns were expressed about potential increased traffic and regarding the location of dumpster. The applicant has moved the dumpster 30 feet farther east and behind additional landscaping.

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. Light poles shall be limited 16 feet in height within 100 feet of residential uses
4. Garden wall material shall match or compliment the proposed building material.

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5. Prior to DRB sign off the Blue Mist Spirea will need to be replaced with an evergreen species.
6. 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.

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 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 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: Montgomery Blvd. Church of Christ, 7201 Montgomery Blvd NE, ABQ, NM 87109
Tierra West, LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109
Stardust Skies Park NA, Kim Lovely-Peake, 7100 Bellrose NE, ABQ, NM 87110

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Stardust Skies Park NA, Matthew Bowles, 7125 Lisa Ct NE, ABQ, NM 87110
Knapp Heights NA, Courtney McKelvey, 7209 Prairie Rd NE, ABQ, NM 87110
Knapp Heights NA, Daniel Regan, 4109 Chama St. NE, ABQ, NM 87109
Dist. 4 Coalition of Neigh. Assoc. Michael Pridham, 3901 Georgia St. NE, Bldg F, ABQ, NM 87110
Dist. 4 Coalition of Neigh. Assoc. Breanna Bloomquist, 1844 Man O War St. SE, ABQ, NM 87123
Dist. 7 Coalition of Neigh. Assoc. Lynne Martin, 1531 Espejo NE, ABQ, NM 87112
Dist. 7 Coalition of Neigh. Assoc. David Haughawout, 2824 Chama St., NE, ABQ, NM 87110
Daniel Regan, 4109 Chama St. NE, ABQ, NM 87109