



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

GEOFF INGLES (JOE CROSS, AGENT) requests a special exception to Section 14-16-2-23(A) and 14-16-2-16(B)(6) : a CONDITIONAL use to allow a drive thru lane and window in a SU-2 C-1 zone for all or a portion of Lot 8A, Block 4, University Heights zoned SU-2 C-1, located on 416 YALE BLVD SE (K-15)

Special Exception No:..... **16ZHE-80227**
Project No:..... **Project# 1010967**
Hearing Date:..... 09-20-16
Closing of Public Record:..... 09-20-16
Date of Decision: 10-05-16

On the 20th day of September, 2016, JOE CROSS (“Agent”) acting as agent on behalf of the property owner GEOFF INGLES (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a drive thru lane and window in a SU-2 C-1 zone (“Application”) upon the real property located at 416 YALE BLVD SE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a drive thru lane and window in a SU-2 C-1 zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: “*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:*
 - (a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
 - (b) *Will not be significantly damaged by surrounding structures or activities.*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
5. Specifically, the ZHE finds that there is no compelling evidence that there will be any significant increase in intensity of use, noise or traffic over otherwise-permissible uses and the proposed use will not detrimentally impact neighborhood character or security.
6. Additionally, separation from residential or other sensitive uses is adequate.
7. Concerns were expressed regarding potential danger to pedestrians and increased traffic and congestion.
8. The proposed use is pedestrian-oriented by design, addressing to some extent any risk to pedestrians.

9. Conditions of approval will be imposed regarding lighting and visibility of the adjacent crosswalk, as offered by Applicant, which appear to make the gas station, with which the proposed use shares access, safer as well.
10. There is otherwise no substantial evidence in the record that danger to pedestrians or traffic will be increased beyond any permissive use that does not require a conditional use permit.
11. Concerns were also expressed regarding traffic on the alley behind the property.
12. A condition of approval will be imposed regarding use of the alley, as offered by Applicant.
13. The ZHE finds that in the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
14. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
15. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow a drive thru lane and window in a SU-2 C-1 zone.

CONDITIONS OF APPROVAL:

1. Applicant will erect "yield to pedestrian" signs in appropriate locations on the property, and on the adjacent property if Applicant is able to secure any necessary permission from the adjacent owner, in consultation with the Traffic Engineering Division.
2. Applicant will paint a crosswalk at the shared access driveway, if Applicant is able to secure any necessary permission from the adjacent owner, in consultation with the Traffic Engineering Division.
3. Applicant will install lighting to illuminate the crosswalk at the shared access driveway, if Applicant is able to secure any necessary permission from the adjacent owner, in consultation with the Traffic Engineering Division.
3. Applicant will construct the improvements on the Subject Property in such a manner that no vehicle access may be made from the alley behind the property.
4. The project will be designed with the entrance to the drive through lane as much to the rear of the property as is practicable.

If you wish to appeal this decision, you must do so by October 20, 2016, in the manner described below. A non-refundable filing fee will be calculated at the Planning

Department's Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.


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Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
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