

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque
Parks & Recreation Department
1801 4th Street NW
Albuquerque, NM 87102

Project# PR-2023-008180
Application#
SI-2024-00062 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

Tract A, Plat of Tract A, North Domingo Baca Park zoned NR-PO-A, located at 7511 Carmel NE west of Wyoming Blvd. and south of Corona Ave. containing approximately 5 acre(s). (C-19)

On January 17, 2024, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project on April 20, 2023 per two cases: (1) PR-2023-008180 / SI-2023-00628, a Master Plan Major Amendment to the North Domingo Baca Park Master Development Plan covering 40 acres, and (2) PR-2023-8180, SI-2023-00282, a Site Plan-EPC for a 5-acre parcel to be developed as an aquatic center. The City of Albuquerque would develop a 58,000 SF Aquatic Center, with an outdoor recreational pool and associated landscaping and parking.
2. The EPC found that the Site Plan met all applicable IDO Development Standards and was consistent with the North Domingo Baca Park Master Development Plan Standards. The EPC Condition of Approval #1 for PR-2023-008180 / SI-2023-00282 stated that “the proposed site plan shall go to the Development Facilitation Team for final sign-off.”

3. The applicant team met with the EPC Planner and the Planner provided a memo on 12/20/23 indicating that all conditions of approval from the EPC have been fulfilled. The memo states that “DFT staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM before a building permit is issued.”
4. A conceptual Traffic Circulation Layout (TCL) was approved by Transportation. The full TCL is required prior to receiving a Building Permit.
5. Code Enforcement identified that the parking and other requirements were per the approved and amended North Domingo Park Master Development Plan. All on-site parking is shared between all park uses for a total of 720 spaces required and 720 spaces provided. The aquatic center is providing 90 additional parking spaces, 6 motorcycle spaces, and 28 bicycle parking spaces.
6. The Hydrology Division approved Grading and Drainage Plan (C19D043E) and indicated that the necessary improvements are in place that removed the property from the flood plain. The necessary paperwork needs to be filed with AMAFCA for the Letter of Map Revision (LOMR).
7. Albuquerque Bernalillo County Water Utility Authority staff stated that their water line easements should not have trees and other improvements that would be difficult to remove when the water lines would need to be serviced. Revisions in the landscaping plan are needed in the waterline easement.
8. An Infrastructure List was approved with the Site Plan. The signature of the DMD Director on the Infrastructure list will suffice in lieu of an Infrastructure Improvements agreement. The Infrastructure list includes the replacement of a stretch of sidewalk along Carmel to accommodate the new parking area, and also includes the processing of a LOMR.
9. Pursuant to 6-6(l)(3) Review and Decision Criteria: An application for a Site Plan – EPC with a Development Facilitation Team Sign-off shall be approved if it meets all of the following criteria:
 - a. *6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The EPC determined that the features and improvements depicted on the Site Plan meet the IDO Effective Date of July 2023 requirements. DFT Staff confirmed that DPM requirements were also met.

- b. 6-6(l)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A conceptual Traffic Circulation Layout was required and approved. A new sidewalk segment along Carmel was added to the Infrastructure List. The site has an approved Grading and Drainage Plan. The paperwork to complete the LOMR is a condition of the infrastructure list.

Conditions:

1. The project and application numbers must be added to the Site Plan top sheet.
2. All architectural plan sheets must be final sheets that are sealed and signed by the architect licensed in the State of New Mexico.
3. The landscaping plan must be revised to show the plant palette and other above ground improvements in the waterline easement running diagonally through the aquatic center area are acceptable to the ABCWUA.
4. The Infrastructure list must be signed by the DMD Director.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **FEBRUARY 1, 2024**. The date of the DFT'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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Varela', written in a cursive style.

for Alan Varela,
Planning Director

JW

Consensus Planning, 302 Eighth Street, NW, Albuquerque, NM 87102