

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 Department of Family
& Community Center within Pat Hurley Park
P.O. Box 1293
ABQ, NM 87103

Project# PR-2020-004414

Application#

SI-2020-00917 SITE PLAN – DRB

VA-2020-00437 WAIVER – SIDEWALK WIDTH

VA-2020-00436 WAIVER – SIDEWALK LOCATION

VA-2020-00435 WAIVER – CUL-DE-SAC

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 216 – 222 & WEST PORTION OF LOT 223, PAT HURLEY PARK, GLENDALE GARDENS ADDITION**, zoned NR-PO, located at **3828 RINCON RD NW between REGINA DR and YUCCA DR**, containing approximately 19.39 acre(s). (J-11)

On November 18, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

SI-2020-00917 SITE PLAN - DRB

1. This is a request to expand an existing community center 5,010 square feet in size by an additional 6,955 square feet to a total of 11,965 square feet in size.
 1. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The parking and landscaping meet the IDO and site plan requirements: 78 parking spaces are provided where 24 parking spaces are required; and 1,475 square feet of landscaping is proposed where 1,372 square feet is required.

- b. 6-6(G)(3)(b) *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 traffic impact study is not required as Transportation determined that the thresholds requiring a traffic impact study are not met.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The applicant will provide screening around the periphery of the proposed community center addition.

2. This site includes an Infrastructure List.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The proposed use is allowed within the NR-PO-A zone district.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (11/18/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to ABCWUA for removal of Sheets C202, C203, and C204, and inclusion of a note on Sheet AS100 that indicates the proposed building will connect with the existing services.
3. Final sign-off is delegated to Planning for the Solid Waste signature, removal of the detectable warning surface from the curb ramp detail on behalf of Transportation, and the addition of post-mounted signage on the south and west side of the building directing visitors to the east entrance.
4. The applicant will obtain final sign-off from ABCWUA and Planning by January 18, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

VA-2020-00437 WAIVER – SIDEWALK WIDTH

1. The applicant proposes a waiver to the IDO/DPM standard(s) from the 5-foot sidewalk width requirement for the existing 4-foot wide sidewalks along portions of Regina Road and Yucca Drive. The request is justified because there is an existing drainage feature on the east side of the park that prohibits a sidewalk from being located at the back of curb along Regina Road south of the community center, and because the sidewalks on Regina and Yucca around the perimeter of the park to match the width of sidewalks within the neighborhoods adjacent to the site.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00436 WAIVER – SIDEWALK LOCATION

1. The applicant proposes a waiver to the IDO/DPM standard(s) to the location of sidewalks in order to permit the existing meandering walks into the park without installing duplicative sidewalks parallel to the curb. The request is justified because there is an existing drainage feature on the east side of the park that prohibits a sidewalk from being located at the back of curb along Regina Road south of the community center, and because the sidewalks on Regina and Yucca around the perimeter of the park match the width of sidewalks within the neighborhoods adjacent to the site.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00435 WAIVER – CUL-DE-SAC

1. The applicant proposes a waiver to the IDO/DPM standard(s) to the requirement to build a full cul-de-sac at the existing dead-end of Rincon Road. The request is justified due to the steep topography making such construction infeasible.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB’s decision or by **DECEMBER 3, 2020**. The date of the DRB’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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. 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).

Official Notice of Decision

Project # PR-2020-004414 Applications# SI-2020-00917, VA-2020-00437, VA-2020-00436, VA-2020-00435

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene

Wolfley

DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, Albuquerque, NM 87102