



**Environmental
Planning
Commission**

Staff Report

Agenda Item Number: 1
Project #: PR-2023-009363
**Case #: SI-2023-01635/
SI-2023-01638**
Hearing Date: March 21, 2024

Agent	Consensus Planning
Applicant	City of Albuquerque Parks and Recreation Department/New Mexico United Soccer
Request	Major Amendment of a Master Development Plan/Site Plan for Subdivision Site Plan-EPC
Legal Description	All or a portion of Tracts A-1 through G-1, Plat of Tracts A-1 through H-1, I-1-A & I-2-A, Tract I-A-A, Plat of Tracts A-1 through H-1, I-1A & I-2-A, and a fraction of Lot 2, located in NE ¼ NE ¼ Sec 11, T11N, R3E, a/k/a Tracts F & G, Heirs of Filiberto Gurule Tract
Location	Balloon Fiesta Park, between Paseo del Norte NE and Roy Avenue NE
Size	Approximately 7-acre portion of 367.5 acre site
Zoning	NR-PO-A

Staff Recommendation

DEFERRAL of PR-2023-009363, SI-2023-01635, SI-2023-01638 is necessary to enable Staff to comply with the LUHO remand instructions, to be heard at a special hearing.

**Silvia Bolivar, PLA ASLA
Senior Planner**

Summary of Analysis

The request consists of three parts: 1) a Major Amendment to the 2012 Balloon Fiesta Park Master Development Plan (MDP) that would allow for the addition of a Multi-Use Stadium; 2) a Site Plan for Subdivision – the 2012 MDP included a Site Plan for Subdivision that the EPC approved. The Site Plan for Subdivision requires separate approval from the MDP, but the MDP nor the Site Plan for Subdivision cannot be approved without the other; 3) Site Plan - EPC that would facilitate development of the Multi-Use Stadium and additional parking on 7-acres north of the launch field thereby increasing BFP acreage to approximately 367.5 acres.

This case has been appealed and remanded by the Land Use Hearing Officer to the EPC for a new hearing, including the opportunity for cross examination. Staff received several comments seeking a deferral of the March 21 hearing to the regular April EPC hearing. The applicant has requested the deferral but has requested that the hearing take place as soon as possible in April. After careful consideration, and in an excess of caution, Staff is requesting a deferral to a special hearing on April 11. This date is a week before the regular hearing but allows time to convene a study session to refresh EPC Commissioners and staff about cross-examination procedures.



March 14, 2024

Jonathan Hollinger, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: PR-2023-009363; SI-2023-01635/SI-2023-01638

Landscape Architecture
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Dear Mr. Chairman:

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The purpose of this letter is to request a deferral of PR-2023-009363; SI-2023-01635/SI-2023-01638 to the Environmental Planning Commission's hearing on April 11, 2024. We understand that this will be a special hearing for the remand of the amendment to the Balloon Fiesta Park Master Development Plan and the Site Plan-EPC for a multi-use stadium.

Thank you for your consideration. I look forward to presenting the request at the April 11th hearing.

Sincerely,

Jacqueline Fishman, AICP
Principal

C: Dave Simon, City Parks and Recreation
Peter Trevisani, New Mexico United
Lawrence Wells, Esq.
Jack Campbell, Esq.
Rebecca Hall, Wildflower Area NA
Glenn Garcia, Wildflower Area NA
Mildred Griffiee, District 4 Coalition
Ellen Dueweke, District 4 Coalition
Pat Hauser, Maria Diers NA
Maggie Rose, Maria Diers NA
Michael Haederle, North Edith Corridor NA
Steve Wentworth, Alameda North Valley NA

PRINCIPALS

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