

PLANNING DEPARTMENT
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OFFICIAL NOTIFICATION OF DECISION (**AMENDED 6-24-2024**)

MAY 16, 2024

Consensus Planning Inc.
302 8th St Nw
Albuquerque NM 87102

Project # PR-2024-010191
SI-2024-00471 –Site Plan -EPC, Major Amendment

Consensus Planning Inc., agent for City of Albuquerque Parks and Recreation Department, requests a Site Plan EPC - Major Amendment for all or a portion of the northerly portion of Tract 1, El Rancho Atrisco, located at 3401 Ladera Dr NW Albuquerque, NM 87120, at the intersection of Sequoia Dr NW and Ladera Dr NW, containing 243 acres. (G-10-Z) (G-11-Z) (H-10-Z)

Staff Planner: Dustin Kiska

On May 16, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010191, SI-2024-00471, Site Plan-EPC, major amendment, based on the following Findings and Conditions.

FINDINGS – SI-2024-00471 Site Plan EPC, Major Amendment

1. The request is for a Site Plan – EPC, Major Amendment, for an approximately 243-acre site legally described as all or a portion of the northerly portion of Tract 1, El Rancho Atrisco, located at 3401 Ladera Dr NW Albuquerque, NM 87120, at the intersection of Sequoia Dr NW and Ladera Dr NW.
2. The applicant requests that the Environmental Planning Commission (EPC) consider approval of Site Plan for all of Tract 1, an approximately 243-acre site, to act as the controlling Site Plan. The subject site (Tract 1) would then be controlled by the IDO, DPM, and other applicable City regulations rather than the design standards associated with the existing site plan.
3. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
4. The subject site is located within an area of change, and consistency, the golf course land is within an area of consistency and the Clubhouse and parking lot is within an area of change. The subject site is in the West Mesa Community Planning Area (CPA).

5. The subject site is comprised of Tract 1, zoned NR-C (Non-residential – Commercial), zoning designations received upon adoption of IDO in May 2018. The subject site was formerly zoned NR-C, and will remain the unchanged.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 4: Community Identity.

A. Goal 4.1 –Character: Enhance, protect, and preserve distinct communities.

The Ladera Golf Course is the only Municipal Golf Course on the Westside of Albuquerque making it an important and distinct part of the Westside community. The proposed amendment enhances the distinct community by providing a new recreation opportunity and service after sundown hours.

B. 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 subject site would be controlled by the IDO and the NR-C zone designation, therefore the identity and cohesiveness of the neighborhood will remain aligned with its original land use designation. The addition of light poles will not change or alter the original land use. Any potential development would adhere to all the IDO standards for the character of building design, including and not limited appropriate scale, dimensional and landscaping standards for the NR-C zone district. By adhering to the development design standards as set forth in the IDO the community identity would be protected.

8. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 5: Land Use.

A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together. The development made possible by request contributes to and maintains a community where the residents can live, work, learn, shop, and play together. The Ladera Golf Course is in close proximity and surrounded by adjacent single family and townhouse neighborhoods and near commercial centers and educational establishments. The development will provide a new service to the existing golf course, pro shop and clubhouse, where residents can continue to work and play together.

B. Policy 5.6.2 Areas of Consistency: Protect and enhance the character of existing singlefamily neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character. Adding lights will not add to any intensity or scale of use, it will allow for the opportunity for extended use, while choosing a light product that honors the desire for darker skies and less light pollution near residents. The proposed request will include the installation of four light poles with fixtures that feature shielding, and light diffusion techniques, so the light lumens will become less as the distance increases from the light source. The location of the fixtures is approximately 660 feet from the nearest residential

property. The angle of the light, the overall output and light product will be in compliance with the IDO and Dark Skies ordinance requirements.

9. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 10: Parks & Open space.

A. Goal 10.1 Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly. The Ladera Golf Course is over 40 years old. The request to amend the Site Plan of Ladera Golf Course will allow for further upgrades and development within the golf course property, that will be consistent with the existing character, and continue to fulfill the need for recreation of the residents and users. The addition of lighting on the golf course would allow for an expansion of hours allows for extended use, and economic increase to the city, and use natural resources responsibly as it will allow for comfort of play as the temperature will be cooler after sundown during the hot summer months of the year.

10. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 12: Infrastructure, Community Facilities, & Services.

A. Policy 12.2.2 Existing Facilities: Maintain and improve existing community facilities to better and more equitably serve the community. The proposed amendment would allow the improvement of an existing 40-year-old community facility and incorporates the entire property into a site plan. The extended hours of operation would be made possible by the installation of four light poles with fixtures and provide a more equitable recreation opportunity to the residents on the westside.

11. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

A. 14-16-6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the proposed major amendment to controlling Site Plan for Subdivision, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

B. 14-16-6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is not located in a previously approved NR-SU or PD zoning district; criterion b does not apply.

C. 14-16-6-6(I)(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 request is a Site Plan – EPC, Major Amendment to allow for the installation of four light poles with fixtures at the Ladera Golf Course. The subject site is controlled by the design standards on the site plan and where silent, IDO development standards and any applicable use-specific standards and

the NR-C zone district. Any future development/improvements to the subject site would be required to comply with all applicable provisions of the IDO, DPM, and other City regulations.

The amended Site Plan sheet reflects as-built conditions and general existing Landscape layout. Staff did not review any new proposed uses on the site, with the exception of the proposed light fixtures, and all proposed new sheets comply with the IDO zoning and other applicable provisions, the DPM, other adopted City regulations, and the EPC conditions of approval from 2000 that specifically were applied to the development of Ladera Golf Course. Any future development would be subject to an Administrative Review, unless it exceeds the thresholds of a minor amendment in which case a major amendment would be necessary.

- D. 14-16-6-6(I)(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 proposed amendment will have no impact on existing infrastructure or public improvements. The request includes the installation of four light poles with fixtures, although the subject site existing infrastructure and public improvements have adequate capacity to serve the Ladera Golf Course. Any future capacity needs would be addressed administratively through the Development Facilitation Team (DFT) and/or building permit process.

- E. 14-16-6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request to add four light poles with fixtures will not have significant adverse impacts on the project site at Ladera Golf Course. The request will allow for extended hours of evening activity at the Golf Course. The selected light fixtures utilize shielding and light diffusion techniques to comply with Dark Sky requirements and IDO section 14-16-5-8; therefore, mitigating any impacts to the surrounding area and nearby residents, as demonstrated on the Lighting Detail sheet. Operational hours will be on from dusk to 10:00pm from April to October. The Applicant has confirmed that the installation of the structural foundations of the light fixtures will not disturb the existing irrigation system or existing major vegetation within the Golf Course.

Any future development on the subject site will be required to comply with the all development and use specific standards within the IDO, such as design standards, parking standards, buffering and landscaping requirements, which would help to mitigate any significant adverse impacts under the NR-C zone designation.

- F. 14-16-6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan.

- G. 14-16-6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis

Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.

12. According to the Office of Neighborhood Coordination there are two affected registered neighborhood associations required to be notified. Property owners within 100 feet of the subject site were notified. Property owners within 100 feet of the subject site were also notified as required.
13. A pre-submittal neighborhood meeting was requested within the 15-day period established by the IDO, but was not accepted by the affected Neighborhood Associations. A facilitated meeting was organized and held on April 17 at 7pm.
14. A follow up Facilitated Meeting was held on Monday May 6th at 7:00pm. 2024, to clear up any concerns from the first Facilitated Meeting on April 17th, and to address questions of light direction, glare and light lumen specific calculations, and light pole and fixture details. During the meeting there was general opposition for the installation of the four light poles, from members of the public in attendance.
15. As of this writing, Staff is aware of general opposition from neighbors that attended a facilitated meeting, 2024.
16. Staff has crafted conditions of approval needed to improve compliance moving forward.

CONDITIONS OF APPROVAL - SI-2024-00471

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for Final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo to the DFT
3. The site plan shall include the pole mounting detail including concrete footing, rebar, with keyed notes
4. **CONDITIONS FROM THE CITY ENGINEER, TRANSPORTATION DEVELOPMENT**
A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).
B. An approved Traffic Circulation Layout shall be required with each newly developed lot.
C. A Traffic Scoping Form shall be required to determine if a Traffic Impact Study is required.
D. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Footnote: Finding 13 is amended to correct that the Neighborhood Associations did not respond to the pre-application offer of the facilitated meeting made on February 22nd, or during the application notice sent on April 4th, therefore a pre-submittal neighborhood meeting was not requested by the affected Neighborhood Associations. A facilitated meeting was held on April 17th, which staff has updated in this amended NOD.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 31, 2024**. 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 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. 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 an EPC Recommendation to the City Council since this is not a final decision.

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 IDO must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan M. Varela,
Planning Director

AV/DK/MJ

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EPC File