

PLANNING DEPARTMENT
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OFFICIAL NOTICE OF DECISION

October 17, 2024

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

Project # PR-2024-010191
SI-2024-01285 – Site Plan – EPC, Major
Amendment

LEGAL DESCRIPTION:

Consensus Planning Inc., agent for CABQ Parks and Recreation Department, requests a Major Amendment to a Site Plan – EPC for the Ladera Golf Course, Tract 1, El Rancho Atrisco (approximately 243 acres); Tract LD6-5 aka Lot 47 Block 7 College Park Addition Unit #2 Replat of a Portion of Unit #1 Cont 10,018 Sq Ft +/- (Approximately 0.23 Acres); *7 8 College Park Addition Unit #2 & Replat of a portion of Unit #1 (approximately 0.18 acres); and an unplatted lot (approximately 0.07 acres), between Ladera Dr. NW and Unser Blvd. NW, totaling approximately 244 acres.
(G-10)(G-11)(H-10)(H-11)
Staff Planner: Jude Miller

On October 17, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # 2024-010191/SI-2024-01285, a Major Amendment to a Site Plan, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – SI-2024-01285 – Site Plan – EPC, Major Amendment

- 1) The request is for a Major Amendment to a Site Plan – EPC for an approximately 244-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, between Ladera Dr. NW and Unser Blvd. NW.
- 2) In consultation with Parks and Recreation, Planning staff determined that two (2) City-owned lots at the northwest corner of the golf course property and one unplatted lot are also part of the golf course and should be included in and regulated by this Site Plan.
 - a) The legal description for the two lots are:
 - i) TRACT LD6-5 AKA LOT 47 BLK 7 COLLEGE PARK ADDN UNIT #2 REPLAT OF A PORT OF UNIT #1 CONT 10,018 SQ FT +/-
 - ii) *7 8 COLLEGE PARK ADDITION UNIT #2 & REPLAT OF A PORTION OF UNIT #1.

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- b) Planning staff determined that including these three lots in the boundary of the subject site resulted in no change to properties within 100 feet of the subject property, so the mailed notice was unchanged.
 - c) Lot with UPC# 101006038237710189 is approximately 0.23 acres.
 - d) Lot with UPC# 101006038235410190 is approximately 0.18 acres.
 - e) Unplatted lot with PIN ABQ213555 is approximately 0.07 acres.
 - f) The golf course area to be regulated by the Site Plan totals approximately 244 acres (“the subject site”).
- 3) The subject site is zoned NR-C (Non-residential – Commercial).
 - a) The Pre-IDO zoning of the northerly portion of Tract 1, El Rancho Atrisco was SU-1 for golf course, which converted to NR-C on the effective date of the IDO in May 2018.
 - b) The Pre-IDO zoning of the three additional lots in the northwest corner of the golf course were zoned R-1 but converted to NR-C on the effective date of the IDO in May 2018.
 - 4) The request is for a Major Amendment to a Site Plan – EPC to install four new light poles with LED fixtures at the Ladera Golf Course driving range, which is an approximately 6-acre portion of the larger 244-acre subject site.
 - 5) This request will amend the boundary of the existing Site Plan for Ladera Golf Course, which only covers the clubhouse and parking area, to include the entire 244-acre golf course property. Any Site Plan development standards would remain in effect and apply to the entire amended Site Plan area, and where silent, IDO standards under the NR-C zone district would apply.
 - 6) The EPC is hearing this case pursuant to IDO §14-16-6-4(Y) 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 §14-16-6-4(Y)(1)(b).
 - 7) The subject site is located within an Area of Change and Area of Consistency. The golf course is within an Area of Consistency, and the clubhouse and parking lot are within an Area of Change. The subject site is in the West Mesa Community Planning Area (CPA).
 - 8) 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.
 - 9) The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 4: Community Identity.

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.

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.

This Major Amendment would bring the entire golf course property under the controlling site plan. The subject site would be governed by the IDO and the NR-C zone designation, ensuring that the identity and cohesiveness of the neighborhood remain aligned with its original land use designation. The addition of light poles will not change or alter the original land use. Any future development would adhere to the site plan and IDO standards for building design character, including, but not limited to, appropriate scale, dimensional, and landscaping standards for the NR-C zone district. Any requested changes to the site plan that exceed the standards set forth in IDO §14-16-6-4(X)(2) would require another EPC Major Amendment, as per IDO §14-16-6-4(Y)(3). By adhering to the development design standards set forth in the IDO, the community identity would be protected.

POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place

- 10) The request helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place on the Westside because it will create a way for people to access the recreation activities at the golf course for extended use. The distinct identity is enhanced because this extended use will be the only service of its kind offered west of the Rio Grande at the affordable rate of municipal golf facilities.

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

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.

POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Areas of Consistency are used to apply policies that limit new development to an intensity and scale consistent with places highly valued for their existing character. Adding lights will not increase the intensity or scale of use but will provide an opportunity for extended use of an existing facility. The Parks and Recreation Department has selected a lighting product that meets IDO lighting performance regulations and passes an Outdoor and Site Lighting Performance Analysis, as per IDO §14-6-6-4(H)(3). The lighting vendor's illumination summary sheets demonstrate that the installed lighting will not result in any light trespass and will honor the desire to maintain darker skies and reduce light pollution for neighboring residents. The proposed request includes the installation of four light poles with fixtures that feature shielding and light diffusion techniques, which will reduce visible light to neighbors and eliminate any direct light or glare. Each light pole is located at least 660 feet from the nearest residential property.

- 11) The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 10: Parks and Open Space

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, could bring an 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.

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

GOAL 12.2 COMMUNITY FACILITIES: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

Ladera Golf Course is centrally located in the highly residential area of the West Mesa and offers city-owned golf facilities that are accessible by public transit and easily reachable by personal automobile. This site plan amendment will allow for the addition of lighting to the practice driving range and putting greens, providing greater access to users by making these facilities available to the public after dark.

POLICY 12.2.2 EXISTING FACILITIES: Maintain and improve existing community facilities to better and more equitably serve the community.

The proposed amendment would facilitate the improvement of an existing 40-year-old community facility and incorporate 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, providing a more equitable recreational opportunity for residents on the west side.

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

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

6-7(G)(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 does not contain any NR-SU or PD zoned parcels.

6-7(G)(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.

As demonstrated by the analysis of outdoor and site lighting regulations, the proposed site meets all applicable provisions of this IDO.

The request is a Major Amendment to a Site Plan – EPC 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 controlling Site Development Plan was approved in August 2000 by the EPC (Project# 1000645/ Case Z-00128-000000-00894) and only includes the golf course clubhouse and parking area. The revised site plan now includes the entire 244-acre golf course into a combined site plan and reflects as-built conditions and general existing landscape layout. Staff did not review any new proposed uses on the site other than the proposed driving range lighting.

This amendment and all proposed new sheets comply with 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 a minor amendment reviewed administratively, unless it exceeds the thresholds of a minor amendment, in which case a major amendment would be necessary.

6-7(G)(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. The existing infrastructure and public improvements at the subject site have adequate capacity to serve the needs of the Ladera Golf Course. Any future capacity needs would be addressed administratively through the Development Facilitation Team (DFT) and/or building permit process.

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. This addition will enable extended evening activity at the golf course. The selected light fixtures utilize shielding and light diffusion techniques to comply with the Outdoor and Site Lighting regulations in IDO §14-16-5-8, thereby mitigating any impact on the surrounding area and nearby residents, as demonstrated in the lighting vendor's technical documentation. Operational hours will be from dusk to 10:00 p.m.,

from April to October. The applicant has confirmed that the installation of the structural foundations for the light fixtures will not disturb the existing irrigation system or major vegetation within the golf course.

Any future development on the subject site outside of this request 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.

- 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 a Master Development Plan.

- 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.

- 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The lighting vendor, Musco Lighting, selected by the Parks and Recreation Department, has prepared a site lighting performance analysis demonstrating that the new lighting will not adversely affect the properties abutting the golf course by proving that there will be no light trespass.

- 14) According to the Office of Neighborhood Coordination there are two affected registered neighborhood associations required to be notified, and they were notified as required. Property owners within 100 feet of the subject site were also notified as required.
- 15) As of this writing, staff has not received public comments in support or opposition to the request.
- 16) Staff has crafted conditions of approval needed to improve compliance moving forward.

- 17) A public comment requested that lights be turned off if no one is using the driving range. City Parks and Recreation agreed to investigate options to turn off lights if no one is using the driving range.

Conditions of Approval

Project #: 2024-010191 / Case #:SI- 2024-01285 - Site Plan – EPC – Major Amendment

- 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 applicant shall provide documentation of existing outdoor site lighting to determine whether the new driving range lighting will trigger outdoor site lighting requirements pursuant to IDO §14-16-5-8(B)(1).
 - a) If outdoor site lighting requirements pursuant to IDO §14-16-5-8(B)(1) are triggered, the applicant shall provide documentation analyzing all existing outdoor lighting and a plan detailing how any non-conforming lighting will be brought into compliance with IDO §14-16-5-8.
 - b) If outdoor site lighting requirements pursuant to IDO §14-16-5-8(B)(1) are not triggered, then existing site lighting will be considered non-conforming and will be subject to IDO §14-16-6-8(G)(4).
- 4) The City's Parks and Recreation Department shall perform light readings both before and after installation to ensure that light readings are in compliance with the §14-16-5-8 for sports and recreation lighting. Any adjustments necessary shall be made to come into compliance.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **November 1, 2024**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

/ Mikaela Renz-Whitmore /

for Alan Varela
Planning Director

AV/MRW/WS

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