



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, August 20, 2026
CASE #:	SP-2025-00096
AGENT:	RBA Architecture
APPLICANT:	Dan Hick, PAC- 5801 Eubank Owner LP
APPLICATION:	Site Plan – EPC, Major Amendment
LEGAL DESCRIPTION:	Tract 7, Academy Hills Addition
ADDRESS/LOCATION:	5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE
PROPERTY AREA:	Approximately 13.3 acres
EXISTING ZONING:	PD
STAFF PLANNER:	Daniel Soriano
CASE SUMMARY:	This request is a Major Amendment to a Site Plan – EPC to remove a 300-dwelling unit restriction, convert an existing racquetball court into 4, two-story studio apartments, and update the Pre-IDO approved Spring Parks Apartment Site Plan to accurately reflect the current conditions of the subject site, including the reduction of parking spaces and removal of a tennis court that was replaced with a grass field and amenities for residents. The EPC is hearing this request because the applicant is seeking to change a original site plan development standard, which would not qualify as an Allowable Minor Amendment pursuant to IDO 14-16-6-4(Y)(1)(a)1.b. The subject site is in an Area of Change. All property owners within 100-feet of the site and all neighborhood associations with 660-feet of the subject site were notified as required. The applicant has demonstrated that the Major Amendment of a Site Plan-EPC is justified pursuant to IDO 14-16-6-6(I)(3). Staff recommends approval.
STAFF RECOMMENDATION:	APPROVAL of Case # SP-2025-00096 based on Findings #1-17 and subject to Conditions of Approval #1-3 in this report.

Table of Contents

I.	MAPS	1
	AERIAL MAP	1
	IDO ZONING MAP	2
	LAND USE MAP	3
	HISTORY MAP	4
	PUBLIC FACILITIES / COMMUNITY SERVICES MAP	5
II.	INTRODUCTION	6
	REQUEST	6
	EPC ROLE	6
	HISTORY/BACKGROUND	6
	SITE CONTEXT	7
	ROADWAY SYSTEM	7
	BIKEWAYS / TRAILS	8
	TRANSIT	8
III.	ANALYSIS OF CITY PLANS AND ORDINANCES	8
	ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1)	8
	<i>City Development Areas</i>	8
	<i>Community Planning Area</i>	8
	<i>Center & Corridor Designations</i>	9
	<i>Applicable Goals & Policies</i>	9
	<i>Inapplicable Goals & Policies</i>	10
	INTEGRATED DEVELOPMENT ORDINANCE (IDO)	11
	<i>IDO Zoning</i>	11
	<i>Overlay Zones</i>	11
	<i>Definitions</i>	11
IV.	MAJOR AMENDMENT TO SITE PLAN	12
	<i>Request</i>	12
	<i>Review and Decision Criteria Analysis</i>	13
	REVIEW OF PROPOSED SITE PLAN	14
	<i>Site Plan Layout/Configuration</i>	14
	<i>Dwelling Unit Amendment</i>	15
	<i>Parking Amendments</i>	15
	<i>Other Site Improvements</i>	16
V.	PUBLIC & AGENCY CONCERNS	16
	NEIGHBORHOOD/PUBLIC	16
	COMMENTING AGENCIES	17

INDIAN NATIONS, TRIBES, OR PUEBLOS	17
VI. CONCLUSION	17
RECOMMENDATION	17
FINDINGS, MAJOR AMENDMENT SITE PLAN - EPC	17
RECOMMENDED CONDITIONS OF APPROVAL	22
NOTICE OF DECISION DISTRIBUTION	24
VII. ATTACHMENTS	25

ATTACHMENTS

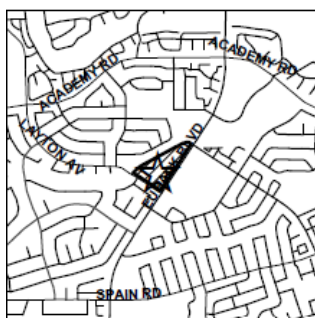
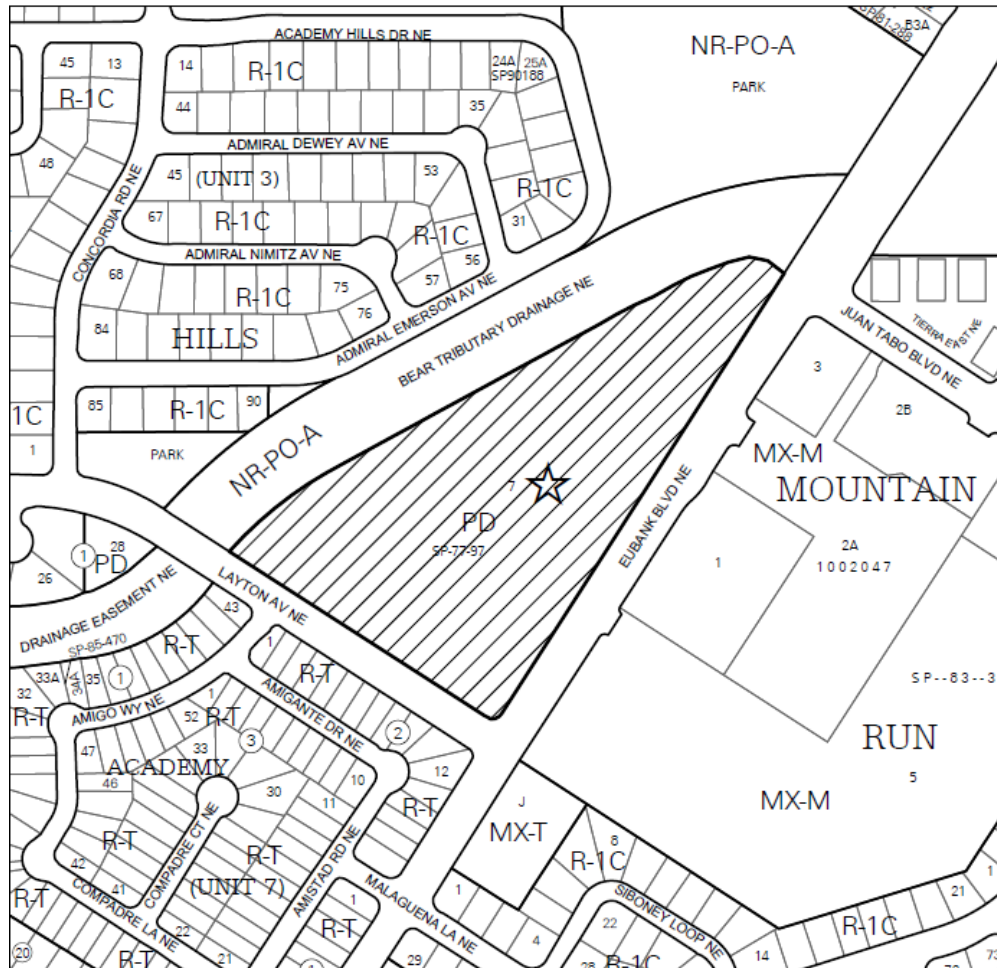
A) PHOTOGRAPHS.....	A
B) HISTORY	B
C) APPLICATION INFORMATION	C
D) STAFF INFORMATION	D
E) PUBLIC NOTICE	E
F) CONTROLLING SITE PLAN	F
G) PROPOSED MAJOR AMENDMENT	G
H) AGENCY COMMENTS.....	H

I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
Indicates County.



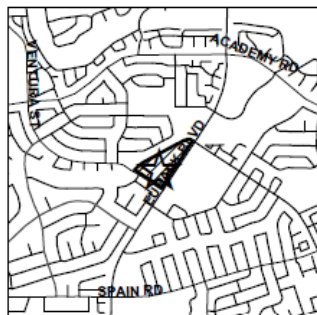
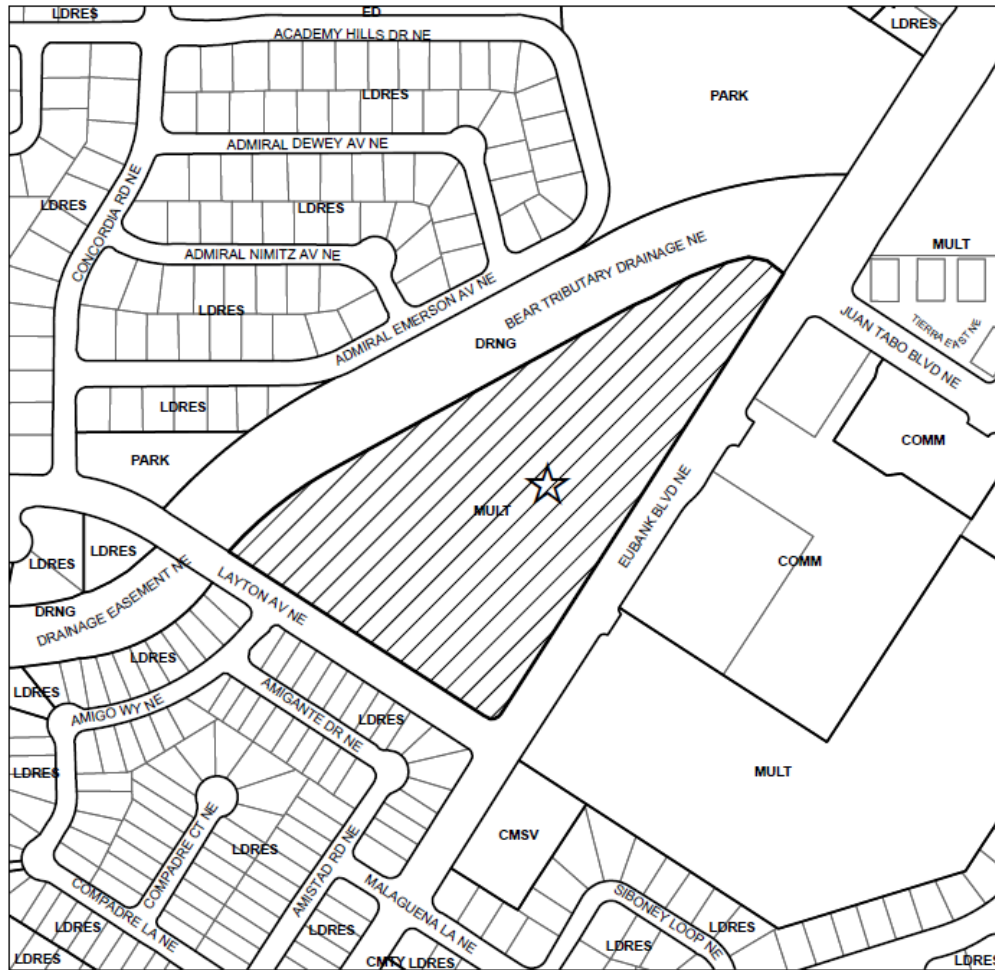
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Hearing Date:
7/16/2026

Plan Number:
SP-2025-00096

Zone Atlas Page:
E-21

Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations
LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
ED | Educational
PARK | Parks and Open Space
DRNG | Drainage
CMTY | Community



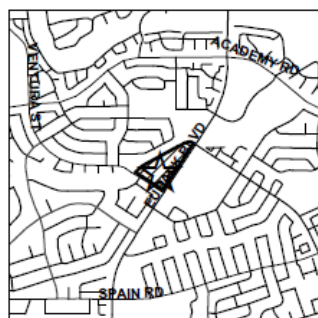
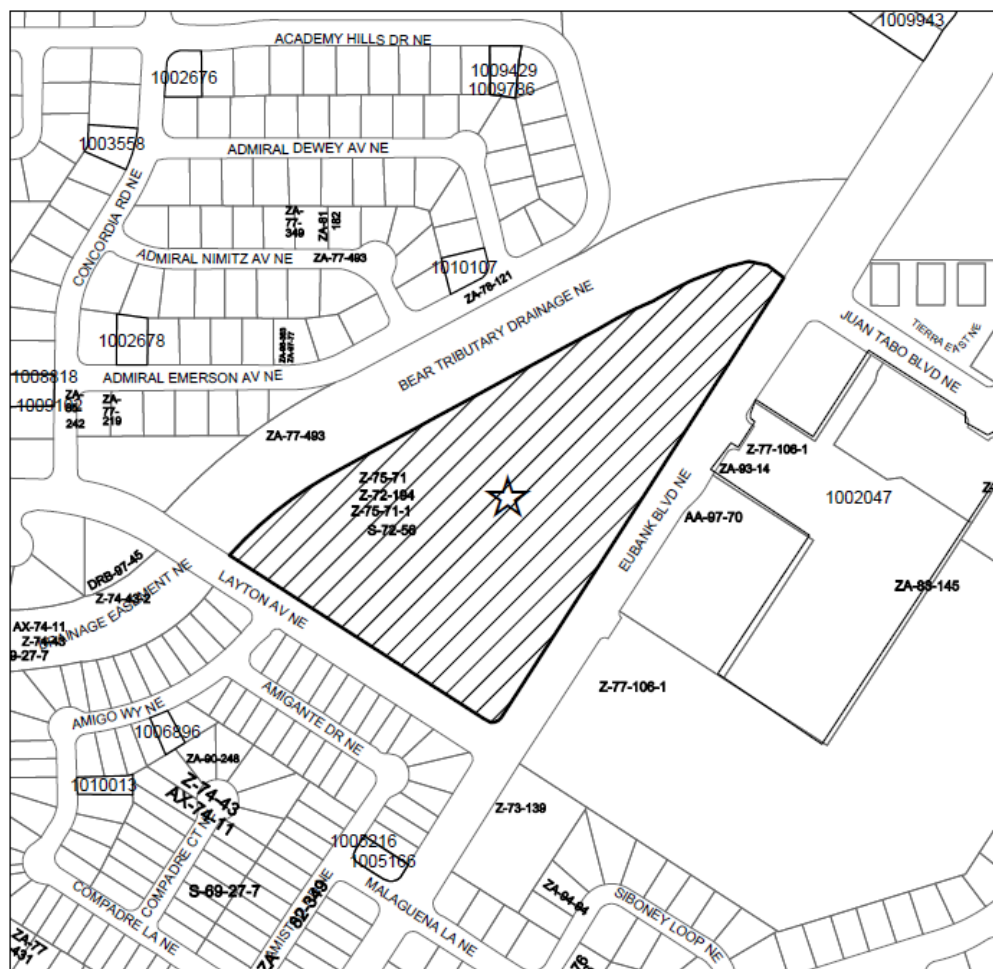
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Hearing Date:
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Zone Atlas Page:
E-21

History Map



HISTORY MAP

Note: Gray shading indicates County.



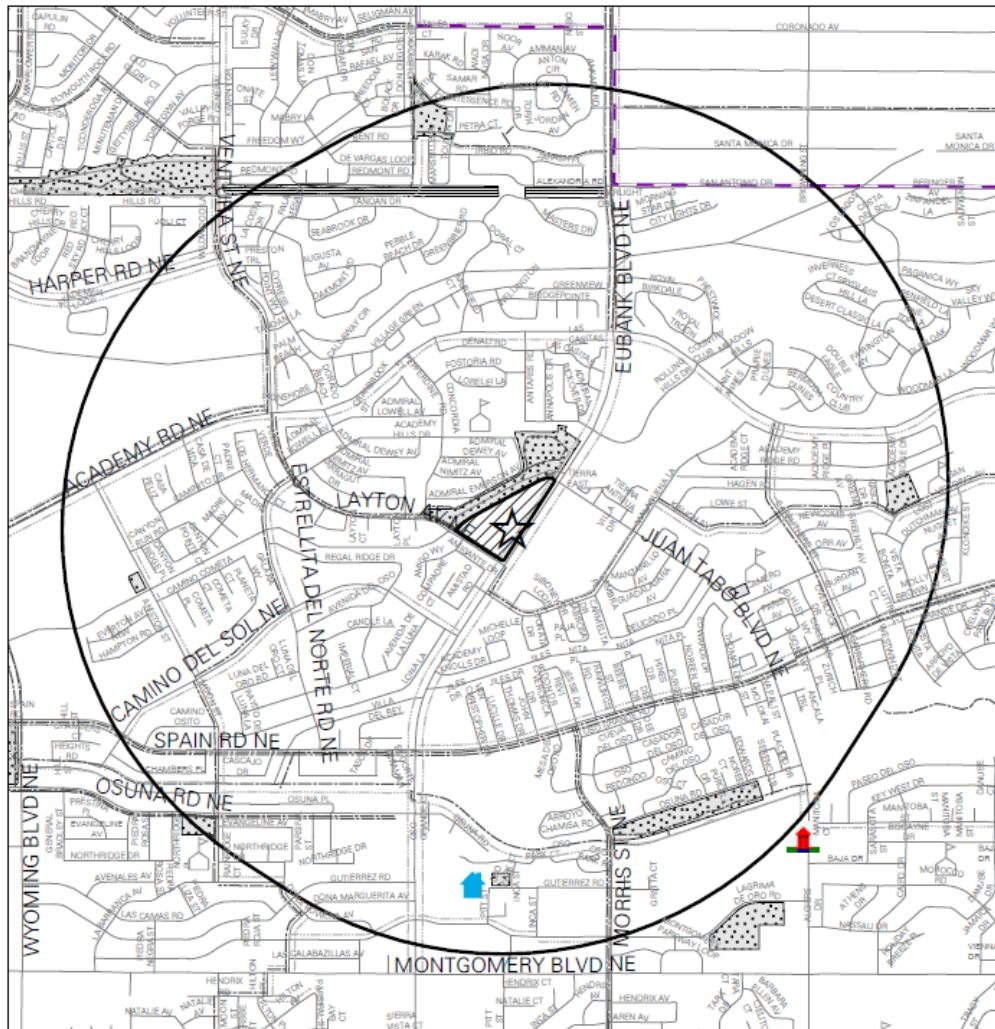
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Plan Number:
SP-2025-00096

Zone Atlas Page:
E-21

Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

- | | | | |
|---------------|--------------------------|-----------------------------------|----------------------------|
| Senior Center | Public School | Albuquerque City Limits | Landfill designated by EHD |
| Fire | Proposed Bike Facilities | Landfill Buffer designated by EHD | Developed City Park |
| | Existing Bike Facilities | Undeveloped City Park | |

Plan Number: SP-2025-00096

0 0.5 1 Miles

II. Introduction

Request

This request is a Major Amendment to a Pre-IDO Site Plan – EPC for an approximately 13.3-acre subject site, legally described as Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE (the “subject site”).

The proposed amendment will remove a density restriction of 300 dwelling units on the EPC approved Spring Park Apartments Site Development Plan (Z-75-71-1), which is required to convert an existing racquetball court structure into 4, two-story studio dwellings units, which is also reflected in this request.

This request will also update other site improvements on the site plan to accurately reflect the current conditions of the subject site, including the reduction of parking space and a tennis court conversion into a grass field with a pergola and amenities for residents.

EPC Role

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. Amongst other changes, the proposed amendment is seeking to change a original site plan development standard, which would not qualify as an Allowable Minor Amendment pursuant to IDO §14-16-6-4(Y)(1)(a)1.b., therefore, a Major Amendment is required pursuant to IDO §14-16-6-4(Y)(1)(b).

This is a quasi-judicial matter.

History/Background

On July 17, 1975, the EPC made a recommendation of approval to the City Council on a three-part request containing approximately 124 acres on the south side of Academy Rd. NE, between Layton Ave. NE and Eubank Blvd. NE., including the subject site. This request included an annexation (AX-75-16), establishment of zoning for the entire site (Z-75-71), and the adoption of an Academy Hills Park Master Plan (S-72-56MP).

On December 15, 1983, the EPC approved the Spring Parks Apartments Site Development Plan to construct 300 dwelling units on the subject site (Z-75-71-1). This approval was appealed and the decision overturned by the City Council on February 21, 1984 (AC-83-24). The applicant appealed the City Council decision to District Court. On July 24, 1984, the District Court found that the Council’s decision to deny the Site Plan based on 300 dwelling units being too dense was arbitrary, capricious, and illegal (CV-84-01688). The Court remanded the decision to City Council for reconsideration with an order that the City could not disapprove the Site Plan based the 300 dwelling units being excessive. On August 20, 1984, City Council reheard the case and denied the proposed site plan again (AC-83-24). On November 21, 1984, the District Court ordered the City to administratively approve the site plan (CV-84-01688).

The Spring Parks Apartments Site Plan received final signature approval on May 1, 1985 for 300 dwelling units on the subject site.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>PD</i>	<i>Area of Change</i>	<i>Dwelling, multi-family</i>
<i>North</i>	NR-PO-A R-1	Area of Consistency	City Park Dwelling, single-family
<i>South</i>	MX-M MX-T	Area of Change Area of Consistency	Dwelling, multi-family Commercial Services
<i>East</i>	MX-M	Area of Change	Retail
<i>West</i>	R-T	Area of Consistency	Dwelling, townhouse

The subject site is located within a fully developed residential community, served by an adjacent City Park and a shopping center across Eubank Blvd. NE. North of the subject site is an NR-PO-A zoned City Park and single-family dwellings zoned R-1. South of the site is a multi-family development zoned MX-M and commercial services zoned MX-T. East of the subject site is retail zoned MX-M. West of the subject site are townhomes zoned R-T.

The Spring Parks Apartments Site is completely developed with 300 dwelling units, a pool, racquetball court, and other amenities on the approximately 13.3-acre site. Aside from the tennis court conversion that will be added to the site plan with this update, the current site is consistent with the existing site plan, including landscaping, trees, and parking spaces.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Eubank Blvd. NE as a Regional Principal Arterial.

The LRRS designates the adjacent Juan Tabo Blvd. NE as a Community Principal Arterial.

The LRRS designates Layton Ave. NE as a Minor Arterial.

The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as interstate freeways or as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The LRBS shows an Existing Multi-Use Trail, paved at Academy Hills Park, abutting the northwest border of the subject site.

The LRBS shows an Existing Bicycle Lane on Layton Ave NE.

The LRBS shows a Proposed Protected Bicycle Lane on Eubank Blvd NE.

The LRBS shows an Existing Bicycle Route on a portion of Eubank Blvd NE, the end of the route, connecting to the route at Malaguena Ln NE.

Transit

The subject site is served by ABQ Ride Route 2 – Eubank, with multiple stops within a short walking distance. The nearest stop is located on Eubank Blvd. NE, adjacent to the southeast of the subject site, approximately 90 ft., or less than a minute walk from the nearest dwelling units on the subject site, and up to approximately 920 ft., or an average 5-minute walk, for the farthest dwelling units. An additional ABQ Ride Route 2 stop is along Layton Ave. NE, just north of Amigo Way NE, at the western corner of the subject site. ABQ Ride Route 2 currently operates seven days a week with 1-hour headways.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Community Planning Area

The subject site is also located within the Foothills Community Planning Area (CPA).

Spanning the area between Eubank Blvd. and the city's eastern boundary, and between I-40 and the city's northern boundary. The Foothills CPA is characterized by multiple residential subdivisions, views of the Sandia Mountains and a variety of city parks, trails and open space areas.

Public outreach for the Foothills CPA assessment is scheduled to begin in late 2026.

Center & Corridor Designations

The subject site is located within the Mountain Run existing Activity Center. Activity Centers are intended to provide a mix of residential uses at a slightly higher density than the surrounding single-family homes and convenient neighborhood commercial services within a 20-minute walk or short bike ride.

The subject site is located adjacent to the Juan Tabo Blvd. Multi-Modal Corridor, where Eubank Blvd NE. and Juan Tabo Blvd NE. intersect. Multi-Modal Corridors should encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multi-modal transportation options.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy.

CHAPTER 5: LAND USE

POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is within the Mountain Run Activity Center and will add to the various housing options in the area in redeveloping the racquetball court into four studio dwelling units. This request meets the intended purpose of the activity center by providing a variety of residential uses in an area surrounded by single-family homes and easily accessible commercial services. The new units are the type of growth that is appropriate for the activity center and will help maintain the already built environment of the community. **This request is consistent with Policy 5.1.1, Desired Growth.**

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

This Amendment request is in an area that is fully developed with a variety of conveniently accessible non-residential uses in the vicinity. This request is seeking to update the existing site plan to reflect all changes that have occurred on the site since the initial approval in the mid-1980s, and convert a racquetball court building on the site into four, two-story, studio apartments. While this request does not create new communities, the additional dwelling units and conversion of an unused building will preserve and protect the existing, healthy and distinct community. **This request is partially consistent with Policy 5.2.1 Land Uses.**

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is fully developed with adequate infrastructure and public facilities that adequately support the surrounding community. The proposed amendment would add four studio dwelling units to the existing multi-family dwelling complex, bringing

additional growth to an area with existing infrastructure and public facilities. **This request is consistent with Policy 5.3.1 Infill Development.**

CHAPTER 9: HOUSING

POLICY 9.1.1 HOUSING OPTIONS: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The subject site is a multi-family development that offers dwelling units with 1-2 bedrooms and a range of 1-2 bathrooms, providing options that serve a range of income levels. The newly added studio dwelling units will expand those living options so support additional income levels and household types. **This request is consistent with Policy 9.1.1 Housing Options.**

POLICY 9.2.1: COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The proposed Major Amendment will introduce a new housing type to the existing multi-family development that is appropriate in both design and density for the area, maintains compatibility with surrounding land uses and does not negatively impact the character of the surrounding neighborhood. **This request consistent with Policy 9.2.1 Compatibility.**

POLICY 9.3.1 CENTERS & CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The subject site is a fully developed multi-family dwelling within the Mountain Run Activity Center and adjacent to the Juan Tabo Multi-Modal Corridor, where higher densities and multi-unit housing is encouraged. The proposed request will help maintain low densities in rural areas by increasing the availability of a variety of housing types in the activity center area. **This request is consistent with Policy 9.3.1 Centers & Corridors.**

Inapplicable Goals & Policies

CHAPTER 4: COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposed Major Amendment is intended to repurpose an unused racquetball court on the subject site for additional dwelling units and update the existing site plan to reflect any previously unapproved changes at the apartment complex. While the changes will impact the community within the subject site, it will not enhance, protect,

and preserve distinct communities outside of the site plan area. **Goal 4.1, Character, is inapplicable to this request.**

POLICY 4.2.2 COMMUNITY ENGAGEMENT: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

This request is a Major Amendment to a Site Plan, this project would not affect the needs of all residents in the surrounding community as a whole. **Policy 4.2.2, Community Engagement is inapplicable to this request.**

CHAPTER 5: LAND USE

POLICY 5.1.6 ACTIVITY CENTERS: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

While the subject site is located within the boundaries of the Mountain Run Activity Center, the proposed Major Amendment does not affect uses outside of the multi-family development. **Policy 5.1.6 Activity Centers, is inapplicable to this request.**

Integrated Development Ordinance (IDO)

IDO Zoning

The application for this request was accepted as complete on June 06, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

The subject site is zoned Planned Development (PD). According to IDO §14-16-2-6, the purpose of the PD zone district is to accommodate small- and medium- scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits.

Overlay Zones

The subject site is not within the boundaries of any established Overlay Zones.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite corners of an intersection diagonally (e.g. “kitty corner” or “catty corner” or “caddy corner”) are not considered adjacent. See also Abut, Alley, Multi-use Trail, Private Way, Right-of-way, and Street.

Activity Center: An area designated as an Activity Center in the ABC Comp Plan, as amended.

Amendment:	Any repeal, modification, or addition to a regulation or prior approval; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.
Area of Change:	An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.
Center:	An Area designated as a Center in the ABC Comp Plan, as amended, excluding Old Town. For the purposes of this IDO if any portion of a lot is within a Center, Center regulations apply to the entire lot.
Dwelling, Multi-family:	A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also Development Definitions for Multi-family.
Site Plan:	An accurate plan that includes all information required for that type of application, structure, or development.

IV. Major Amendment to Site Plan

Request

This request is a Major Amendment to a Pre-IDO approved Site Development Plan. Pursuant to IDO §14-16-6-4(Y)(1)(b)1, a Pre-IDO Site Plan can be amended by the original approving body, the EPC in this case, because the existing site plan specifies the development standards in place at the time of approval (300 dwelling unit restriction), and the proposed changes do not comply with those original developmental standards. Due to this, the proposed amendments would not meet requirements for a Minor Amendment pursuant to IDO §14-16-6-4(Y)(1)(a)b., necessitating this Major Amendment.

The applicant requests to:

1. Remove the 300-dwelling unit cap from the site plan.
2. Convert an existing racquetball court into four, two-story, studio apartments.
3. Update the controlling site plan to capture any previously unapproved changes to the site –

- a. Update the total number of off-street parking spaces (from 531 to 481).
- b. Remove a tennis court and replace with a grass field.
- c. Add a pergola, barbecue and seating areas to the grass field.

Review and Decision Criteria Analysis

Pursuant to IDO §14-16-6-6(I)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Site Plan – EPC shall be approved if it meets all of the following criteria."

- (a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Staff: The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 4 – Community Identity; Chapter 5 – Land Use; and Chapter 9 – Housing.

- (b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations:

Staff: The subject site is zoned PD and the existing site plan has not been amended since its original approval in the mid-1980s, which has remained consistent with all applicable terms and conditions of the previous approvals. The applicant is seeking to amend the approved terms and conditions on the subject site to provide additional housing options to serve varying economic needs, without negatively impacting the character of the community or surrounding neighborhood.

- (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.

Staff: The proposed Site Plan amendment complies with all applicable provisions of the IDO, DPM and any other adopted City regulations. Aside from the update to remove the dwelling unit per acre cap, any applicable design standards within the Site Plan are also satisfied. A building permit is required for the development of the additional dwelling units, at which time, the compliance of any relevant development standards regarding the improvements will be reviewed.

- (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 maximum extent practicable.

Staff: The existing infrastructure has adequately served the subject site since it was developed in the late 1980's. The proposed infrastructure improvements would

include new plumbing fixtures in the units, which should have a minimal impact on the existing infrastructure facilities that will sufficiently serve the subject site and new dwelling units.

- (e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Staff: The proposed Major Amendment to the site plan involves the conversion of a recreational facility into additional dwelling units, minor site modifications that were previously completed without amendments to the site plan and the removal of a dwelling unit per acre cap. The proposed site plan remains in compliance with applicable regulations in the IDO and DPM, demonstrating that any potential adverse impacts have been adequately mitigated.

- (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.

Staff: The subject site is currently not a part of a Master Development Plan. During annexation the Academy Hills Master Plan that established the dwelling unit per acre cap was approved, however, at the time of this writing, there is not a recognized Master Development Plan for the subject site.

- (g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 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 trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Staff: The subject site is not within the Railroad and Spur Area, and no cumulative impact analysis is required.

- (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 §14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Staff: An outdoor or site lighting performance analysis was not required, nor requested. The proposed site plan does not include additional outdoor lights that would necessitate a site lighting performance analysis.

Review of Proposed Site Plan

Site Plan Layout/Configuration

The 13.3-acre Spring Park Apartments Site Plan is located at the north east corner of Layton Ave NE and Eubank Blvd NE. The original Site Plan consists of 300 dwelling units

within 22 separate structures throughout the site, meeting the initial dwelling unit limit of 300 units on the site. on the multi-family development complex. Additionally, the approved site plan includes the following residential amenities, a swimming pool, racquetball courts and tennis courts.

There is one vehicle access point at the northwest corner of the subject site, on Layton Ave. NE, and two vehicular access locations along Eubank Blvd NE, one near the southwest portion of the site near the intersection of Eubank and Layton, and the other at the northeast section, near the intersection of Juan Tabo Blvd NE and Eubank Blvd. NE.

The original site plan provided 516 standard parking spaces and 14 handicap accessible spaces. Landscaping is provided throughout the site, including street trees and vegetation along Layton Ave NE and Eubank Blvd. NE; interior trees, shrubs and plants throughout the entire site, between structures and along parking areas.

Dwelling Unit Amendment

The Spring Park Apartments Site Plan is currently limited to a maximum of 300 dwelling units on the site as established through previous approvals. The applicant is seeking to remove this dwelling unit restriction in order to facilitate the re-development of an unused racquetball structure into four, two-story, studio apartments. This proposed amendment would bring the total dwelling units on the site to 304.

Prior to the effective date of the IDO in 2018, residential density limitations would apply to some projects in the city, dependent on the underlying zone district, location and surrounding land uses. However, residential densities are no longer considered when developing residential projects, instead, compliance with applicable use-specific and developmental standards in the IDO, DPM and other adopted city regulations will dictate how many dwellings can exist on a property.

The existing racquetball building will undergo some modifications in the conversion to residential dwellings. These modifications include the installation of four new entry doors to each unit, on the south and north façades of the building, new windows, and new interior columns and footings for the second-floor renovations.

Parking Amendments

The primary focus of this Major Amendment is to remove the dwelling unit cap and convert the racquetball court into studio dwellings. During staff review and analysis of the request, it was determined that there were a few changes made to the subject site that were not captured on any previous approvals or amendments to the site plan. In order to establish a new site plan baseline moving forward, staff has included all undocumented changes into this Major Amendment request.

At some point after the initial development of the subject site, the provided parking on was reduced. Initially, the subject site provided 517 standard parking spaces and 14 handicap accessible spaces. On the proposed Major Amendment, the site plan calls out 463 standard parking spaces and 18 handicap accessible parking. Pursuant to IDO [Table](#)

5-5-1: Minimum Off-street Parking Requirements for dwelling, multi-family, 1 space is required per dwelling unit with 2 or fewer bedrooms. With each dwelling unit on the site having 2 or fewer bedrooms, the IDO requires a minimum of 304 off-street parking spaces for the multi-family dwelling complex. An approximately 9% change in parking provided.

It is important to note, pursuant to IDO §14-16-5-5(B)(1): Activities that Trigger Parking Requirements, the proposed amendments do not activate IDO parking regulations and the existing parking already complies with the off-street parking requirements, thus, no additional IDO parking standards apply.

Other Site Improvements

The Spring Parks Apartment Site Plan included a tennis court amenity directly east of the racquetball building. At some point between 2007-2009, this tennis court was removed and replaced with a grass field to provide residents an open space gathering area. Approximately around 2021, a shade structure, barbecue grilling equipment and seating areas were installed on this grass field for community use.

A new, 4' wide concrete sidewalk will be installed along the rear and side exteriors of the existing racquetball building, connecting to the existing walkway northeast of the structure, for pedestrian access to the new dwelling units.

V. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	Yes District 8 Coalition of NA's Academy Hills Park NA
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes See Appendix E.
<i>Posted Sign</i>	Yes	Yes Posted 8/05/2026
<i>Published Legal Ad</i>	Yes	Yes Published 08/03/2026
<i>Web Posting</i>	Yes	Yes Posted 08/13/2026

Neighborhood/Public

The Office of Neighborhood Coordination (ONC) verified that there are two recognized neighborhood associations (NA) within 660-feet of the subject site, the Academy Hills Park NA and District 8 Coalition of Neighborhood Associations. The applicant has notified both neighborhood associations and property owners within 100-feet of the subject site as required.

As of this writing, staff is not aware, nor has received any comments in support of, or in opposition to this request.

Commenting Agencies

Most reviewing agencies state no adverse comments to the request. Detailed comments were provided from CABQ Long Range Planning, PNM and CABQ Urban Forestry.

Long Range Planning stated that this request supports a number of Comprehensive Plan Goals and Policies, and did not express any concerns with the project.

Urban Forestry requests the applicant confirm no impact to existing mature trees on the site.

PNM provided comments advising the applicant of existing underground PNM facilities and/or easements within the site, and to ensure any easement restrictions are being followed.

Indian Nations, Tribes, or Pueblos

The subject site not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer not required [IDO § 14-16-6-4(B)].

VI. Conclusion

Recommendation

APPROVAL of Plan #: SP# 2025-00096, a request for a Major Amendment to a Site Plan – EPC request for Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, based on Findings 1-17 and subject to Conditions of Approval 1-3.

Findings, Major Amendment Site Plan - EPC

Plan #: SP-2025-00096

1. This is a request for a Major Amendment to a Site Plan – EPC for an approximately 13.3-acre site, legally described as Tract 7, Academy Hills Addition located at 5801 Eubank Blvd NE, Albuquerque, NM, 87111, between Layton Ave. NE and Admiral Halsey Dr. NE (the “subject site”).
2. The EPC is required to review and decide this application 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. Amongst other changes, the proposed amendment is seeking to change a original site plan development standard and would not qualify as an Allowable Minor Amendment pursuant to IDO §14-16-6-4(Y)(1)(a)1.b., therefore, a Major Amendment is required pursuant to IDO §14-16-6-4(Y)(1)(b).
3. The Spring Park Apartments Site Plan is fully developed with a 300-dwelling unit multi-family apartment complex and is zoned PD (Planned Development).
4. The requested Major Amendment would:

- A. Remove the 300-dwelling unit cap from the site plan.
- B. Convert an existing racquetball court into four, two-story, studio apartments, which will increase the total amount of dwelling units on the site from 300 to 304.
- C. Update the controlling site plan to capture any previously unapproved changes to the site –
 1. Update the total number of off-street parking spaces. The original site plan provided 517 standard parking spaces and 14 handicap accessible spaces. Currently, the subject site provides 463 standard parking spaces and 18 handicap spaces. Representing a decrease of about 9%.
 2. Remove a tennis court and replace with a grass field.
 3. Add a pergola, barbecue and seating areas to the grass field.
5. On July 17, 1975, the EPC made a recommendation of approval to the City Council on a three-part request for approximately 124-acres of land south of Academy Rd. NE, between Layton Ave. NE and Eubank Blvd NE. The parts of this request are:
 - A. Annexation (AX-75-16)
 - B. Established the SU-1 for Planned Residential Development zone district (Z-75-71)
 - C. Adoption of the Academy Hills Park Master Plan (S-72-56MP)
6. On December 15, 1983, the EPC approved the Spring Parks Apartments Site Development Plan to construct 300 dwelling units on the subject site (Z-75-71-1).
 - A. On February 21, 1984, this decision was appealed and decision overturned by City Council. (AC-83-24)
 - B. On July 24, 1984, District Court found City Councils decision to deny the site plan, which was based off of residential density, was arbitrary, capricious and illegal. The request was remanded back to City Council (CV-84-01688).
 - C. On August 20, 1984, City Council denied the proposed site plan again. (AC-83-24)
 - D. On November 21, 1984, District Court ordered the City to administratively approve the site plan. (CV-84-01688). The 300-dwelling unit site plan received final signature approval on May 1, 1985.
7. The Albuquerque/Bernalillo County Comprehensive Plan, Integrated Development Ordinance (IDO) and Development Process Manual (DPM) are incorporated herein by reference and made part of the record for all purposes.
8. As designated in the Comprehensive Plan, the subject site is located within an Area of Change, the Foothills Community Planning Area (CPA), the Mountain Run Activity Center and is adjacent to the Juan Tabo Blvd. Multi-Modal Corridor.

9. IDO §14-16-6-6(l)(3)(c) states, “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 amended site plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

10. The Spring Park Apartments Site Plan design/development standards would remain in effect and apply to the entire Site Plan area, and where silent, IDO standards under the PD zone district and applicable DPM standards would apply.

11. Pursuant to IDO Table 5-5-1: Minimum Off-street Parking Requirements for “dwelling, multi-family” is one space per dwelling unit with 2 or fewer bedrooms. The proposed amendments will increase the dwelling units to 304, with each having 2 or fewer bedrooms, requiring a minimum of 304 off-street parking spaces for the multi-family development. The provided 463 standard parking spaces satisfies IDO requirements, and the 18 handicap accessible parking spaces meet federal ADA standards.

- A. Pursuant to IDO §14-16-5-5(B)(1), the proposed site plan amendments do not trigger additional IDO Parking Requirements.

12. There will be no changes to landscaping, structure height, exterior surfaces or vehicle circulation on the Site Plan.

13. The request is consistent with the following Comprehensive Plan Goals and Policies surrounding Infill Development and Activity Centers from Chapter 5: Land Use.

- A. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The subject site is within the Mountain Run Activity Center and will add to the various housing options in the area in redeveloping the racquetball court into four studio dwelling units. This request meets the intended purpose of the activity center by providing a variety of residential uses in an area surrounded by single-family homes and easily accessible commercial services. The new units are the type of growth that is appropriate for the activity center and will help maintain the already built environment of the community.

- B. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is fully developed with adequate infrastructure and public facilities that adequately support the surrounding community. The proposed amendment would add four studio dwelling units to the existing multi-family dwelling complex, bringing additional growth to an area with existing infrastructure and public facilities

14. The request is consistent with the following Comprehensive Plan Goals and Policies surrounding Infill Development and Activity Centers from Chapter 9: Housing.

- A. **POLICY 9.1.1 HOUSING OPTIONS:** Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The subject site is a multi-family development that offers dwelling units with 1-2 bedrooms and a range of 1-2 bathrooms, providing options that serve a range of income levels. The newly added studio dwelling units will expand those living options so support additional income levels and household types.

- B. **POLICY 9.2.1: COMPATIBILITY:** Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The proposed Major Amendment will introduce a new housing type to the existing multi-family development that is appropriate in both design and density for the area, maintains compatibility with surrounding land uses and does not negatively impact the character of the surrounding neighborhood

- C. **POLICY 9.3.1 CENTERS & CORRIDORS:** Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The subject site is a fully developed multi-family dwelling within the Mountain Run Activity Center and adjacent to the Juan Tabo Multi-Modal Corridor, where higher densities and multi-unit housing is encouraged. The proposed request will help maintain low densities in rural areas by increasing the availability of a variety of housing types in the activity center area.

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

- A. 6-6(I)(3)(a): The Site Plan is consistent with the ABC Comp Plan, as amended.

The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 4 – Community Identity; Chapter 5 – Land Use; and Chapter 9 – Housing.

- B. 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 subject property and any related development agreements and/or regulations:

The subject site is zoned PD and the existing site plan has not been amended since its original approval in the mid-1980s, which has remained consistent with all applicable terms and conditions of the previous approvals. The applicant is seeking to amend the approved terms and conditions on the subject site to provide additional housing options to serve varying economic needs, without negatively impacting the character of the community or surrounding neighborhood.

- C. 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 proposed Site Plan amendment complies with all applicable provisions of the IDO, DPM and any other adopted City regulations. Aside from the update to remove the dwelling unit per acre cap, any applicable design standards within the Site Plan are also satisfied. A building permit is required for the development of the additional dwelling units, at which time, the compliance of any relevant development standards regarding the improvements will be reviewed.

- D. 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 maximum extent practicable.

The existing infrastructure has adequately served the subject site since it was developed in the late 1980's. The proposed infrastructure improvements would include new plumbing fixtures in the units, which should have a minimal impact on the existing infrastructure facilities that will sufficiently serve the subject site and new dwelling units.

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

The proposed Major Amendment to the site plan involves the conversion of a recreational facility into additional dwelling units, minor site modifications that were previously completed without amendments to the site plan and the removal of a dwelling unit per acre cap. The proposed site plan remains in compliance with applicable regulations in the IDO and DPM, demonstrating that any potential adverse impacts have been adequately mitigated.

- F. 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 site is currently not a part of a Master Development Plan. During annexation the Academy Hills Master Plan that established the dwelling unit per

acre cap was approved, however, at the time of this writing, there is not a recognized Master Development Plan for the subject site.

- G. 6-6(I)(3)(g): If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to §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 trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

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

- H. 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 §14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not required, nor requested. The proposed site plan does not include additional outdoor lights that would necessitate a site lighting performance analysis.

16. According to the Office of Neighborhood Coordination, there are two recognized neighborhood associations within 660-feet of the subject site, the District 8 Coalition of Neighborhood Associations and Academy Hills Park Neighborhood Association that were notified as required. Property owners within 100-feet of the subject site were also notified as required.
17. As of this writing, staff has not received public comments in support of, or in opposition to this request.

Recommended Conditions of Approval

Plan #: SP-2025-00096

1. Pursuant to IDO §14-16-6-4(O)(4), any Conditions of Approval shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time up to an additional 1 year.
2. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the Development Facilitation Team (DFT) for final sign-off, the reviewer will be responsible for ensuring that the IDO, DPM, and all other applicable City requirements have been met.

3. Site Plan Sheets:

- A. Update Amendment Sheet (#1) to include revision cloud over parking calculations, and update “Proposed Major Amendment” note to include the parking space reduction on the site as part of this request.
- B. Update Proposed Site Plan Sheet (AS1.1) parking spaces to call out locations of Electric Vehicle Charging Stations.
- C. Controlling Landscaping Plan: Add a new pull-out sheet to the proposed site plan, using the controlling Landscaping Plan. On this sheet, add a red revision cloud over the proposed amendment area.
 - 1. Add a note that explains the tennis court on this sheet is removed and replaced with a grass field, pergola and resident amenities.
 - 2. Add a note that states no proposed changes to existing landscaping through the Major Amendment.

Notice of Decision Distribution

Randy Barnes, randy@RLBarc.com

Nicole Brown, copperstardrafting@gmail.com

Walter Olson, Academy Hills Park NA/District 8 Coalition of NA's, chipolson44@gmail.com

Nadine Waslosky, Academy Hills Park NA, nwaslosky@comcast.net

Idalia Lechuga-Tena, District 8 Coalition of NA's, idalialt@gmail.com

Legal, dking@cabq.gov

Legal, acon@cabq.gov

EPC file

VII. Attachments

A) PHOTOGRAPHS

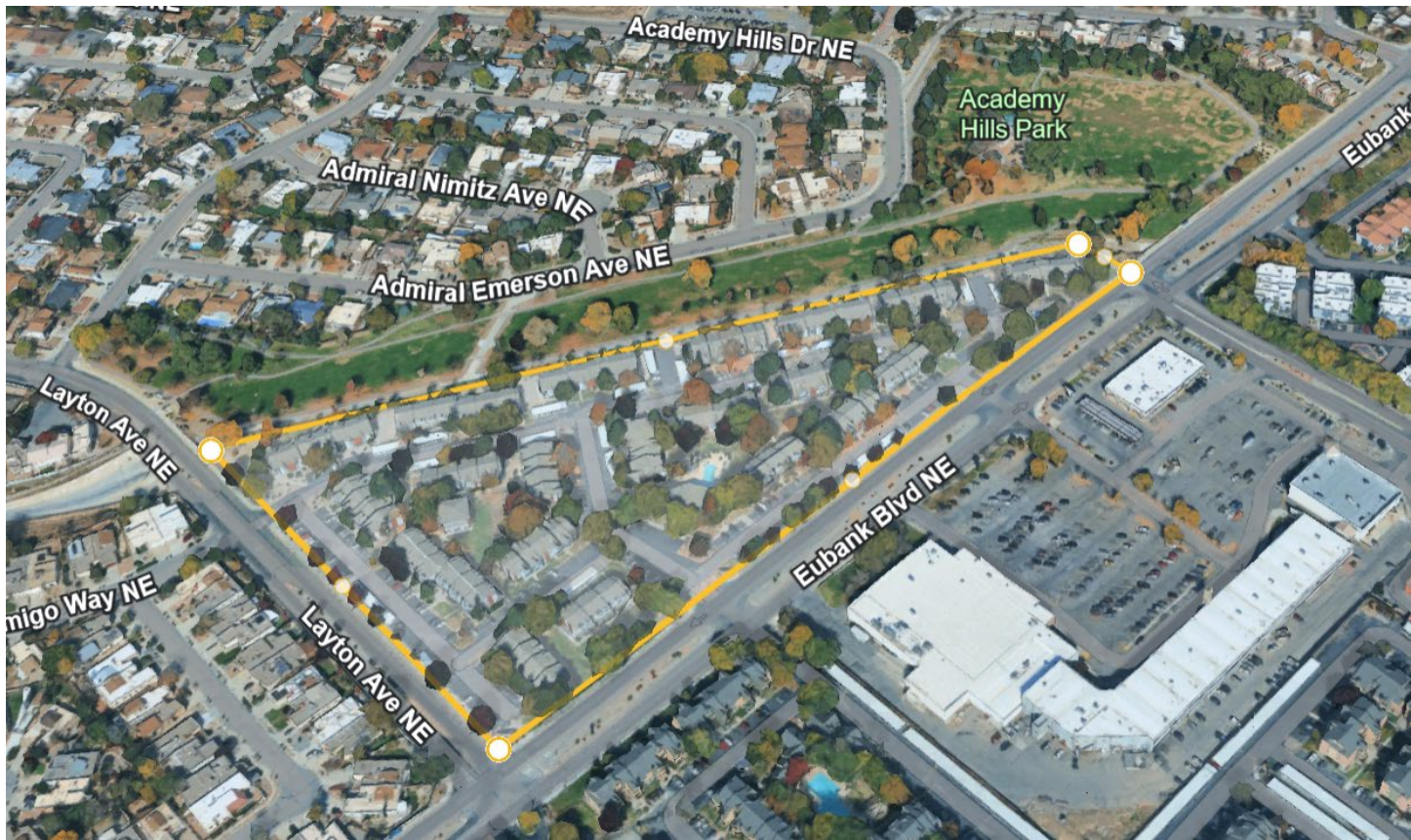


Figure 1: 3D Birds-eye view facing northeast, courtesy of Google Earth. Subject site is outlined in yellow.

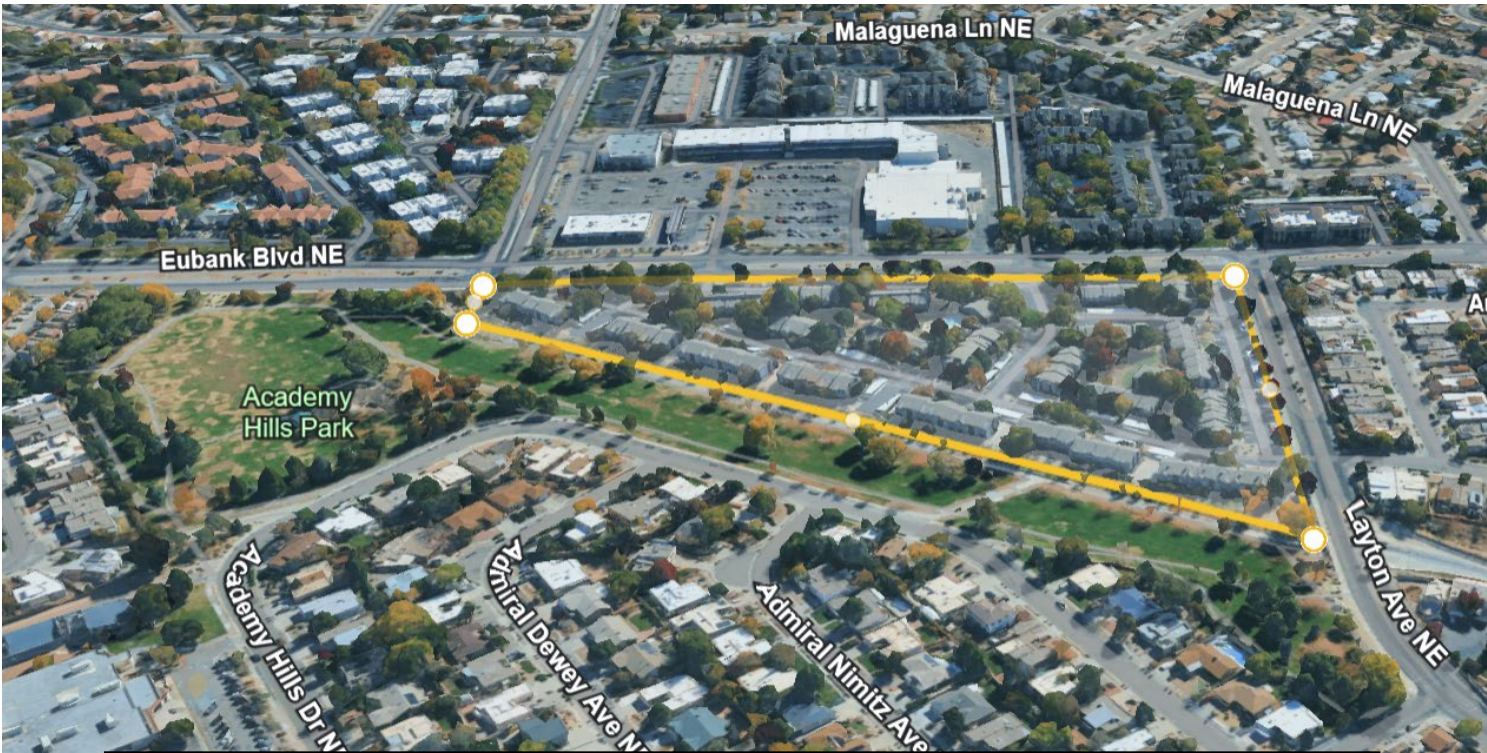


Figure 2: 3D Birds-eye view facing south, courtesy of Google Earth. Subject site is outlined in yellow.

Figure 3: Northwest facing view along Layton Ave NE. from the corner of Layton Ave. NE and Eubank Blvd. NE, the southernmost corner of the subject site.



Figure 4: South facing view from the far northwest corner of the subject site along Layton Ave. NE.



Figure 5: Southeast facing view from the midpoint of subject site along Layton Ave NE, showing the current conditions of the site, including parking areas and landscaping.





Figure 6: East facing view along Eubank Blvd NE., from the corner of Layton Ave. NE and Eubank Blvd. NE, the southernmost corner of the subject site

Figure 7: East facing view from the midpoint of subject site along Eubank Blvd NE. Primary entrance and monument signs in view.



Figure 8: West facing view from the far northeast corner of the subject site, at the intersection of Eubank Blvd. NE and Juan Tabo NE.



Figure 9: West facing view from interior of subject site. Sidewalks leading to the subject area grass field in view.

Figure 10: Northwest facing view from the southernmost corner of the grass field, formerly a tennis court. Added amenities in view, including pergola, picnic tables and bar-b-que's in view. Former Racquetball Building is in the background.



Figure 11: East facing view of former tennis court area that was replaced with grass field, pergola, picnic tables and bar-b-que amenities.



Figure 12: North facing view of the former Racquetball Building (south façade) to be converted into 4, 2-story, studio dwelling units.

Figure 13: Northwest facing view of the former Racquetball Building (south and east façade) to be converted into 4, 2-story, studio dwelling units.





Figure 14: Southwest facing view of the former Racquetball Building (north façade) to be converted into 4, 2-story, studio dwelling units.



Figure 15: East facing view of the former Racquetball Building (east façade) to be converted into 4, 2-story, studio dwelling units.

B) HISTORY

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



ENVIRONMENTAL PLANNING COMMISSION

NOTICE OF DECISION

Case Number: [SP-2025-00096](#) - Site Plan – EPC, Major Amendment

Hearing Date: 07-15-2026

Applicant: Laguna Point

Subject Property: 5801 Eubank Blvd NE

Case Description: RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan – EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres. (E-21)

Staff Planner: Daniel Soriano

DECISION

On July 16, 2026, the Environmental Planning Commission (EPC) voted to **DEFER** Case # [SP-2025-00096](#), a Site Plan – EPC, Major Amendment, to the August 20, 2026 EPC hearing.

Sincerely,

for Alan Varela
Planning Director

AV/MJ/DS

cc: Randy Barnes, RBA Archetecture, randy@rlbarc.com
Nicole Brown, Copper Star Drafting, copperstardrafting@gmail.com
Dan Hick, shawn@laguna-point.com
City Legal, acon@cabq.gov
EPC file

OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

Pacific Realty Corp.
14180 Dallas Parkway
Dallas, Texas 75240

DATE: December 16, 1983

NOTIFICATION OF DECISION

File: Z-75-71-1
Location: Lot 4, Academy Hills
Subdivision, located at the
north corner of the intersection
of Layton Avenue and Eubank
Boulevard, N.E.

On December 15, 1983 the Environmental Planning Commission approved the Site Development Plan on the above-referenced case subject to Development Review Board sign-off and the following Findings:

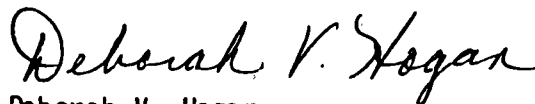
1. The requirements of the Traffic Engineer must be complied with.
2. Building setbacks from parking lots should be 15 feet minimum.
3. Street trees must be 15 feet from the curb line.
4. All requirements of the Development Review Board must be complied with.
5. It is suggested that the willingness of the developer to listen to complaints and concerns of the neighborhood be honored.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY December 30, 1983 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Deborah V. Hogan
Board Secretary

cc: Howard M. Kaplan, Wilson & Company, P.O. Box 3548; 87190

LETTER OF ADVICE

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

August 3, 1984

REF. NO. _____

TO: ~~Thomas W. Hoover~~, City Council President
FROM: ~~Carl P. Rodolph~~, Director, Municipal Development Department
SUBJECT: APPEAL TO BE INTRODUCED AT THE AUGUST 6, 1984, CITY COUNCIL MEETING

Pursuant to the attached Judgement, we are transmitting the attached matter for consideration by the City Council.

The material transmitted herein is the same material which was presented to the City Council on February 20, 1984. The Planning Division has met with the applicant and there was an agreement that a site development plan incorporating staff concerns will be presented at the hearing. Since the site development plan is not changed except for relatively minor adjustments, the staff feels it unnecessary to transmit to the EPC and would recommend that it be disposed of by the City Council.

AC-83-24
Z-75-71-1

The City Council will reconsider the appeal of Lawrence R. Sandoff et al, who appealed the Environmental Planning Commission's approval of a request for Site Development Plan approval of Lot 4, Academy Hills Subdivision, zoned SU-1/Planned Residential Development, located at the north corner of the intersection of Layton Avenue and Eubank Boulevard, N.E., and containing approximately 22.68 acres. (E-21) Original request was submitted by Wilson and Company and Howard M. Kaplan, agents for Pacific Realty Corporation.

jd

Attachments



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

August 21, 1984

Mr. Laurence R. Sadoff
Office of Assistant Chief of Engineers
RM1E668 (DAEN-ZCJ)
Pentagon
Washington, D.C. 20301

REF: AC-83-24

Dear Mr. Sadoff:

This is to notify you that on August 20, 1984, the City Council of the City of Albuquerque did not approve the Site Development Plan (City Council did not adopt any findings).

If you have any questions regarding this action, please do not hesitate to contact this office at 766-7422.

Sincerely,

Judi Dalaba

Judi Dalaba
Board Secretary

cc: Jeffrey W. Braithwaite, 9821 Admiral Nimitz, NE
Cecilia W. Smith, 9805 Admiral Emerson, NE
John C. Cory, 10012 Academy Hills, NE
Allen Leatherwood, 9717 Admiral Emerson, NE
Claude A. Martin, 10005 Admiral Emerson, NE
James C. Anderson, 9909 Admiral Dewey, NE
Tom McCready, 10016 Academy Hills, NE
David Zindersuch, 9908 Admiral Dewey, NE
Brenda Ederington, 9813 Admiral Emerson, NE
William M. Weaver, 9709 Admiral Emerson, NE
Patricia Miller, 9705 Admiral Emerson, NE
Arthur J. Jaramillo, 9700 Admiral Emerson, NE

MUNICIPAL DEVELOPMENT DEPARTMENT

Jack E. Leaman, City Planner

PLANNING DIVISION

Telephone (505) 766-7422

AN EQUAL OPPORTUNITY EMPLOYER

cc: (Continued)

Jatonne Pierce, 9804 Admiral Nimitz, NE

Nancy J. Turner, 9716 Admiral Emerson, NE

Mark Humphrey, 9800 Admiral Emerson, NE

Cheryl Glauner, 9809 Admiral Emerson, NE

Jack Oglitres, 9923 Amigante Drive, NE

Shirley Peterson, 9812 Amigante Drive, NE

Thomas Taylor, 9807 Amigante Drive, NE

Betty Stenchen, 9801 Amigante Drive, NE

Paula Bush, 9812 Admiral Nimitz, NE

Pacific Realty Corp., 14180 Dallas Parkway, Dallas, TX; 75240

Howard M. Kaplan, Wilson & Company, P.O. Box 3548; 87190

SECOND JUDICIAL DISTRICT COURT
COUNTY OF BERNALILLO
STATE OF NEW MEXICO

No. CV-84-01688

PACIFIC REALTY CORPORATION,
a Texas corporation,

Petitioner,

vs.

CITY OF ALBUQUERQUE,
a municipal corporation,

Respondent.

ENDORSED
FILED IN MY OFFICE THIS

NOV 21 1984

Elmer E. Young
CLERK DISTRICT COURT

O R D E R

This matter having come before the Court upon Motion by Petitioner, the Petitioner having been represented by its attorneys, Johnson and Lanphere, P.C., the Respondent having been represented by its attorney, James P. Fitzgerald, and the Court having heard the arguments of counsel and having been fully advised in the premises,

The Court finds:

1. On July 24, 1984, this Court entered its Judgment remanding the subject matter of this cause to the City Council of the City to reconsider the appeal of the Site Plan.
2. The Judgment of this Court stated that when conducting such review of the Site Plan, the City may not disapprove the Site Plan based upon the approved density of 300 dwelling units being excessive.

3. This Court further found that the City's decision to deny approval of the Site Plan based upon the density of 300 dwelling units was arbitrary, capricious and illegal.

4. On August 20, 1984, the City conducted a rehearing pursuant to this Court's remand.

~~5. At the August 20, 1984, City Council meeting, the discussion focused upon whether the site was appropriate for 300 dwelling units.~~ JPF

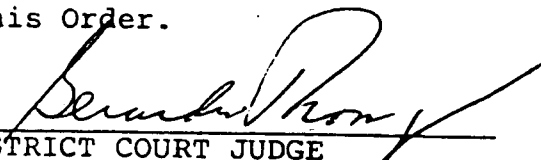
6. The City Council refused to approve the Site Plan, ~~based upon the density of 300 dwelling units for the property being excessive, in contravention of the Court's Judgment.~~ JPF

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

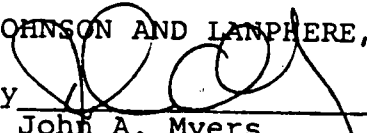
1. This action is remanded to the City and the City is ordered to administratively approve the Site Plan;

2. The City shall bear the costs of this action and ^{if subsequently} ~~Petitioner's attorneys' fees in an amount to be determined~~ by the Court. ^{to be appropriate.} JPF

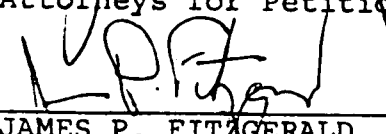
3. This Court shall retain jurisdiction over this matter to monitor compliance with this Order.


DISTRICT COURT JUDGE

APPROVED:


JOHNSON AND LANPHERE, P.C.

By 
John A. Myers
Attorneys for Petitioner


JAMES P. FITZGERALD
Assistant City Attorney

tract	zone	d.u.'s	acres	d.u.'s/acre
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①	R-2	230	24	9.6
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②	C-1	-	17	-
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③	SU-1	166	22	7.5
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④	R-3	300	17	17.6
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⑤	R-1	99	25	3.9
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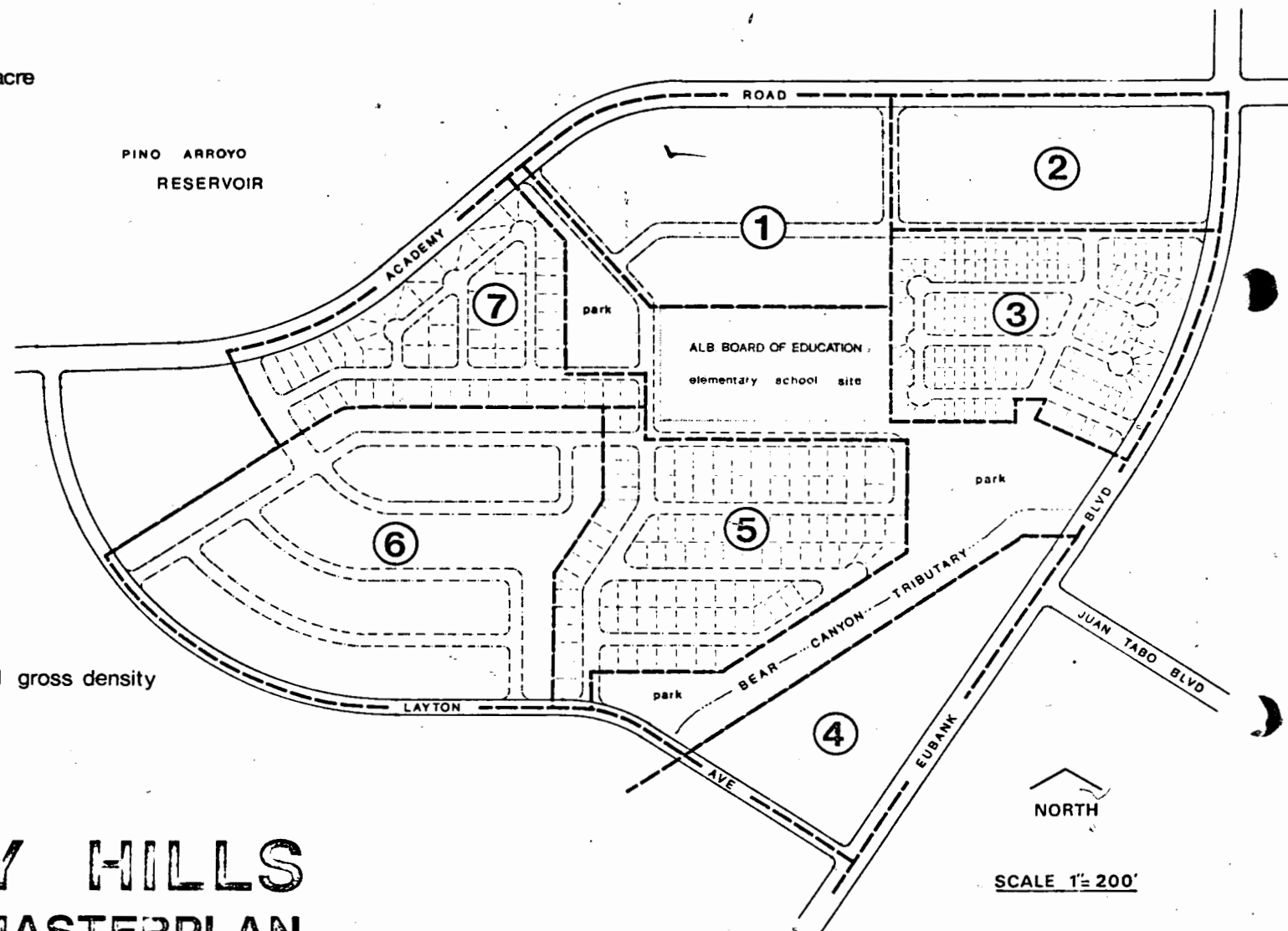
⑥	R-1	144	40	3.6
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⑦	R-1	63	19	3.3
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□	SCHOOL	-	10	-
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□	OPEN	-	22	-
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1,002 196 = 5.1 gross density



ACADEMY HILLS PROPOSED MASTERPLAN

home planning development co.
affiliated mortgage & devel. co.

SCALE 1"= 200'

CCIC

ACADEMY HILLS
LAND USE AND DENSITY ANALYSIS

LAND USE	PROPOSED ZONE	ACRES	PERCENT OF TOTAL ACRES	DWELLING UNIT ANALYSIS	
				D.U. 's	D.U. 's/AC.
Single Family	R-1	84	42.9%	306	3.3 to 3.9
Patio Homes	SU-1	22	11.2%	166	7.5
Multi-Family					
Low Density	R-2	24	12.2%	230	9.6
Multi-Family					
High Density	R-3	17	8.7%	300	17.6
Commercial	C-1	17	8.7%		
Open Space ¹	----	22	11.2%		
Education	----	10	5.1%		
		196	100.0%	1002	5.1 gross density

PLANNING DESIGN CRITERIA

Typical Single Family Parcel Area = 75' x 110' = 8250 s.f.

Typical Patio Home Parcel Area = 40' x 90' = 3600 s.f.

Residential Collector Streets @ 60' R.O.W. with 40' paving width

Residential Service Streets @ 50' R.O.W. with 32' paving width

¹ Includes park use as well as open space for drainage.

C) APPLICATION INFORMATION



April 29, 2026

To Whom It May Concern:

To whom it may concern, RBA Architecture and Copper Star Drafting are authorized to act on our behalf as architect and drafting representative, regarding the conversion of our racquetball building to a set of dwelling units. Please contact the property Asset manager at (801) 230.0904 or shawn@lagunapoint.com for further questions.

Thank you,

Dan Hick Owner (Managing Principal) PAC-5801 Eubank Owner LP

Sincerely,

A handwritten signature in black ink, appearing to read "D. Hick", enclosed within a light gray rectangular border.

Dan Hick

July 21, 2026

City of Albuquerque, NM – Planning Department

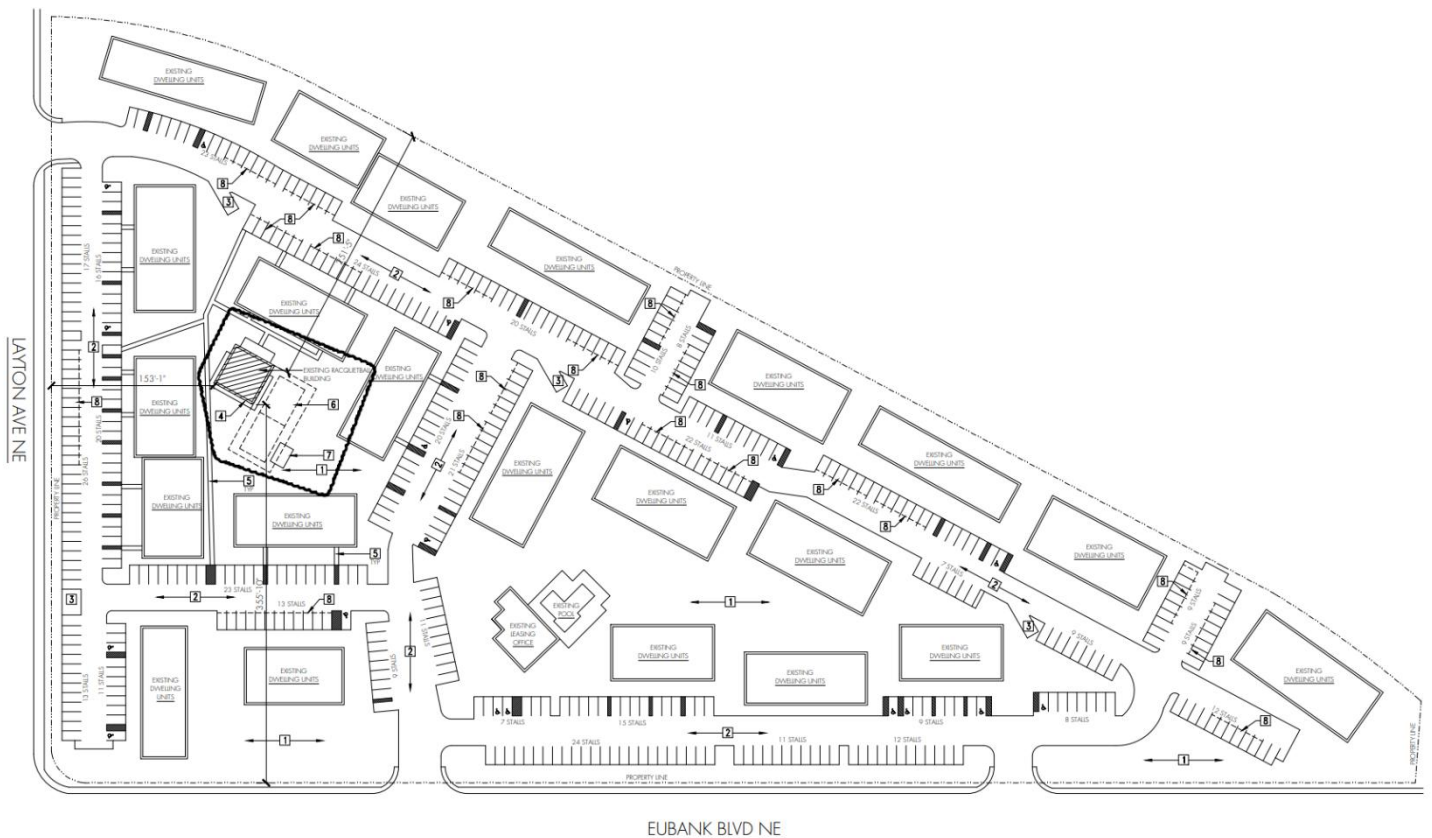
JUSTIFICATION LETTER

Re: Major Site Amendment Application
 Springs Park Apartments – Racquetball Building Conversion
 5801 Eubank Blvd NE
 Albuquerque, NM 87111

General Overview:

The Applicant proposes to convert an existing approximately 1,750 square foot racquetball building into four, two-story studio dwelling units on an existing multifamily site. The applicant is the owner of the property under consideration. As part of this amendment, the Applicant requests a minor increase in the maximum number of dwelling units, from 300 to 304 - an increase of less than 2% - and that the 300 unit limit be removed.

The property's Official Notice of Decision is described in the attached email from City Planner Michael Vos.



Scope of Project:

The site is an existing multi-family complex with a leasing office, pool and recreational lawns. The racquetball building is located within the interior of the site and is not visible from either public street. Modifications to the building include creating door and window opening in the exterior, entry shades and interior columns and footings to facilitate a partial second floor. The exterior will remain consistent with other buildings on the property. Site improvements are limited to sidewalks to unit entries and, if required, utility improvements. The project will be completed in a single phase. A feasibility study was conducted and is attached to this document package.

In addition, the Applicant proposes to “clean-up” a few items from the original 1984 site plan: the tennis court shown next to the racquetball building has been removed and replaced with a lawn, as well as a small pergola with BBQ stations. Also, the parking stall count – originally noted as 516 required and 541 provided – will be revised to show the accurate numbers of 394 required and 472 provided.

Review and Decision Criteria 6-6(I)(3):

The racquetball building has gone unused for several years due to changing activity preferences of the tenants, causing the building to sit dormant.

IDO 14-16-6(I)(3):

IDO Section 14-16-6(I)(3) states that any application of a Site Plan-EPC will be approved if it meets all of the following criteria:

a) The site plan is consistent with the ABC Comprehensive Plan, as amended: The proposed amendment is consistent with applicable comprehensive plan goals, as follows:

Goal 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.**Applicant Response:**

The racquetball building has gone unused for several years due to changing activity preferences of the tenants, causing the building to sit dormant. Adding additional housing will not take away from the current tenants quality of life but add available housing for those who need housing. Based on the tenants choices, the Applicant also proposes to “clean-up” a few items from the original 1984 site plan: the tennis court shown next to the racquetball building has been removed and replaced with a lawn, as well as a small pergola with BBQ stations. These are items that will be used far more frequently than the racquetball court.

Policy: 4.2.2 COMMUNITY ENGAGEMENT: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents. [ABC]**Applicant Response:**

Creating community areas for tenants to gather encourages them to go outside and strengthen their sense of community. Additional housing will bring new perspectives into the Spring Park community and the changing of the landscaping will encourage people to gather and build the community strength.

Policy: 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

Applicant Response:

The property in question was constructed in the mid-1980s. The proposed conversion of the racquetball building would match the existing architectural vocabulary of the adjacent buildings and add housing to help the growing population. This would be new development within the Mountain Run Activity Center and adjacent to the Juan Tabo Boulevard Multi-modal Corridor. Residential infill is encouraged and higher density housing is preferred to single family housing in these areas.

Policy: 5.1.6 ACTIVITY CENTERS: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]

Applicant Response:

Along with adding additional housing the applicant will be adding a lawn, more sidewalks, and a small pergola with BBQ stations. Many small events such as community gatherings, celebrations and fitness activities can be held here without cost to the residents. Playing games, exercising and gathering is great for the moral of the residents.

Policy: 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

Applicant Response:

The proposed site development encourages higher density housing within the designated Center and Corridor, while keeping the growth within and not requiring extra land acquisition or re-zoning. It is located in between two major roadways (I-25 and Tramway Blvd NE) and adjacent to Juan Tabo Blvd NE. The proximity to those roads gives residents easier access to work areas as well as other goods and services supporting lifestyle choices.

Policy: 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response:

Again, converting the racquetball building into housing units supports the need for development within existing infrastructure. It is well within the building envelope and does not encroach on any easements. It will also not affect floodplains or natural features currently in place.

Policy: 9.1.1 HOUSING OPTIONS: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]

Applicant Response:

The existing multifamily housing complex provides dwelling units toward the lower end of the spectrum, as such, the proposed conversion will provide additional affordable dwelling units in this area of the city. The comprehensive plan identifies a goal of housing that maintains compatibility with surrounding land uses.

Policy: 9.2.1 COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

Applicant Response:

The proposed conversion is located near the center of the existing multifamily housing complex, and it was designed to match the existing architectural vocabulary of the adjacent buildings. That being said, it will blend in with the surrounding structures and create a cohesive look.

Policy: 9.3.1 CENTERS & CORRIDORS: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas. [ABC]

Applicant Response:

The comprehensive plan identifies a goal of increased housing density. The proposed conversion will increase the number of dwelling units within the site and capture growth within the multifamily development. There will be no pressure at the edge of the urban footprint.

b) The site plan is consistent with applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property or prior development agreements or regulations: The proposed amendment is consistent with the previously approved PD and regulations except for the minor increase to the maximum number of dwelling units. The original site was approved to include 300 dwelling units. The proposed increase in the number of dwelling units is 4 units, or 1.3%. Because the number of dwelling units is the only requested change, all other components of the previously approved PD remain in effect, i.e. site design, master plan, traffic routes, parking, landscaping, etc.

c) The site plan complies with all applicable provisions of the 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 proposed amendment complies with the IDO as well as previous zoning and City regulations. The building to be converted to dwelling units is within an existing multifamily complex.

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 is supported by the existing infrastructure. The building to be converted has been in use since the project was constructed and includes utilities and physical connectivity. The conversion would add a few plumbing fixtures. We believe that the existing public utilities are sufficient for the added plumbing fixtures.

e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable: The proposed conversion will have no adverse impact on site or on adjacent properties. The building to be converted is located near the center of the property and is out of view of adjacent properties. The site is bordered by a public park (NR-PO-A) and residential (R1-C) to the north-northwest, residential (R-T) to the southwest, and mixed use (MX-M) to the southeast.

Surrounding Zoning and Land Use		
North-Northwest	NR-PO-A/R1-C	Park open space/Residential large lot
Southwest	R-T	Residential townhouse
Southeast	MX-M	Mixed use

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 site is not within a master development plan. However, the building conversion still complies with the proposed Academy Hills masterplan from 1984, included in district court documents. If the site were within a master development plan it would easily comply since it seeks to continue the multifamily housing on its parcel.

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: An impact analysis was not required for this site.

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 building to be converted already includes outdoor lighting. The proposed conversion includes additional exterior light fixtures, but these would be limited to building entries and be shielded by a roof structure.

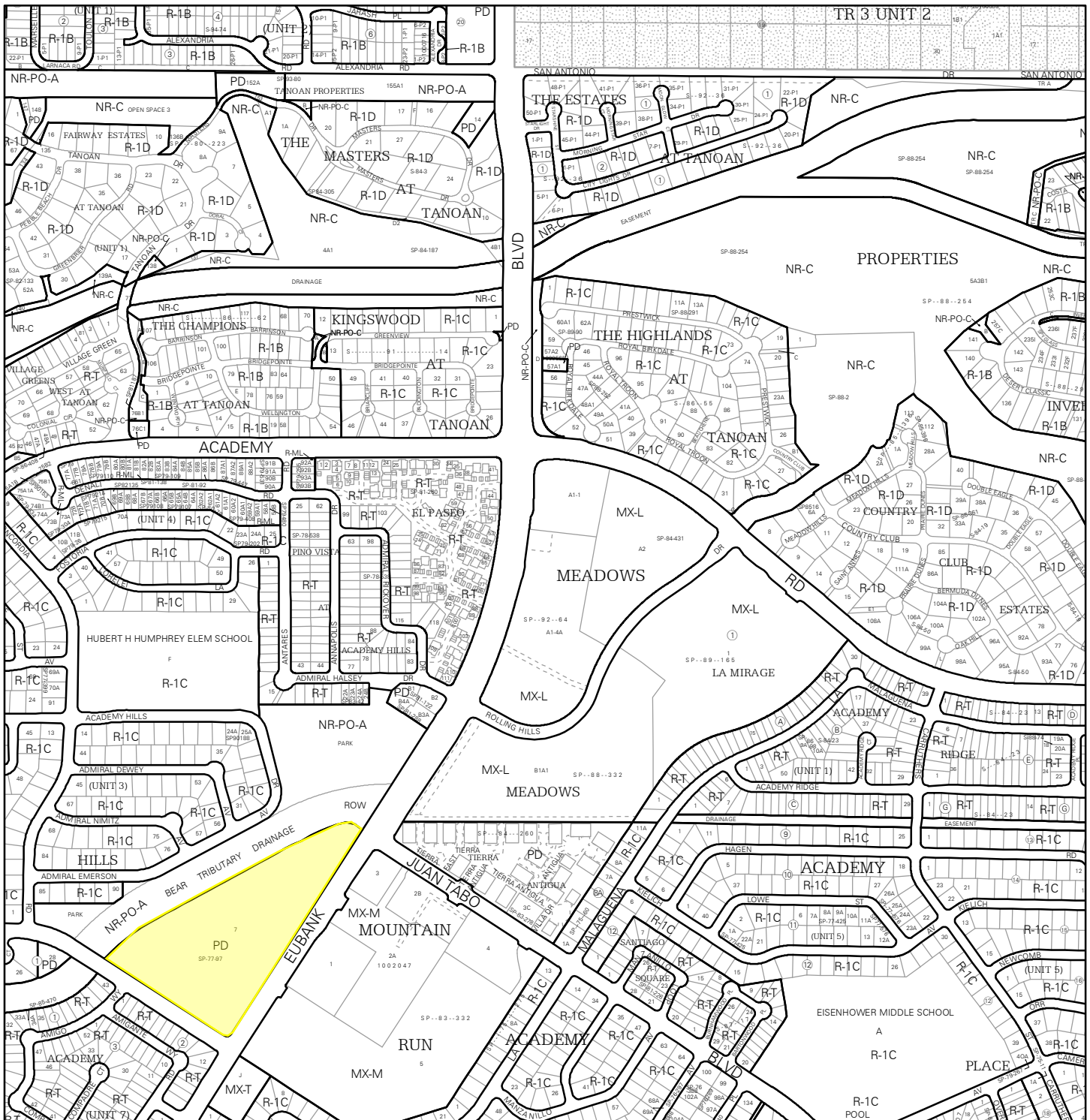
Additional Information:

1. The proposed modifications to the racquetball building will maintain the materials, color, and character of the adjacent buildings.
2. No other deviations, variances or waivers are requested.

Sincerely,

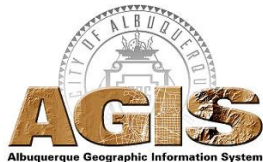
A handwritten signature in black ink, appearing to read "Randy L. Barnes", followed by a horizontal line.

Randy L Barnes, Principal
New Mexico License No. 6055

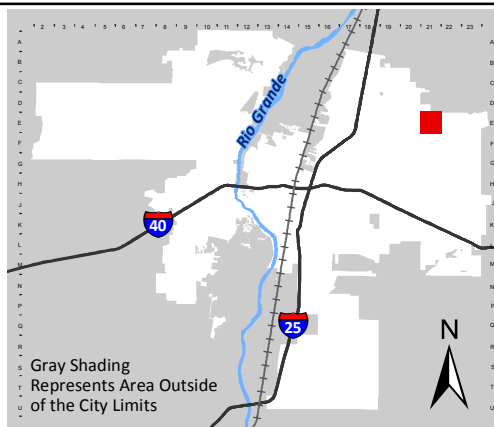


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: SPRING PARK RACQUETBALL BUILDING CONVERSION

Zone Atlas Page: E21 DFT/DHO #: _____ BP #: _____

Development Street Address: 5801 EUBANK BLVD NE, ALBUQUERQUE, NM 87111

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: RBA ARCHITECTURE **Contact:** RANDY BARNES

Address: 2 N CENTRAL AVE SUITE # 1800 PHOENIX, AZ 85004

Phone#: 602-568-6392 E-mail: RANDY@RLBARC.COM

Development Information

Build out/Implementation Year: 2026

Existing Use: RACQUETBALL COURT

Describe Proposed Development and Uses:
CONVERT EXISTING RACQUETBALL COURT INTO FOUR, TWO-STORY STUDIO DWELLING UNITS.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): PROPOSED 1,775

Number of Residential Units: 300 EXISTING - 4 PROPOSED

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* ITE does not record trips for so small a size

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed: Street Name _____ Speed _____

Street Name _____ Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): _____

Adjacent Roadway(s):

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : _____ Nearest Transit Stop(s): _____
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: _____
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : _____

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: _____

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

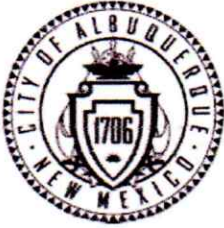
Traffic Impact Study (TIS) Required: Yes [☐] No [☒]

Thresholds Met? Yes [☐] No [☒]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

3/24/2026
DATE



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: May 12, 2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2024-010196, AC-2026-00006
Agent: Randy Barnes
Applicant: Randy Barnes
Legal Description: Tract '7' Academy Hills Addn
Zoning: PD
Acreage: 13.23
Zone Atlas Page(s): E-21-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, City of Albuquerque Historic Aerials, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

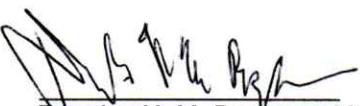
The property was developed between 1974 and 1996. ARMS/NMCRIS records indicate that there are no known sites on this property. There were no objections from any commenting agencies.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services


Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

5-12-2026

RBA Architecture FEASIBILITY STUDY

OWNER
ARCHITECT
MUNICIPAL
ENGINEERS
OTHER

☒
☒
☐
☐
☐

PROJECT:
**SPRING PARK APARTMENTS RACQUETBALL
BUILDING CONVERSION**
5801 Eubank NE
Albuquerque, NM 87111

REPORT No: 01
DATE: 24OCT23

ARCHITECT'S
PROJECT NO: **23035**

CONTRACT DATE: SEP 2023

GENERAL DESCRIPTION:

The project includes the conversion of the racquetball building to studio dwelling units. The property currently has 300 rental dwelling units in 22 buildings. Record drawings of the property were limited to a grading plan and building information sheets. No record drawings of the racquetball building were available. Our study indicates that the racquetball building can be converted to dwelling units.

EXISTING CONDITIONS:

1.) Buildings

- a. The property's existing buildings include 300 dwelling units in 22 two-story buildings, plus a single-story clubhouse/leasing office and a racquetball building.
- b. The racquetball building is divided into two courts. One of the courts is used for storage.
- c. Mechanical: The racquetball building is served by two split-system HVAC units.
- d. Plumbing: The racquetball building appears to have no sewer, water or gas service.
- e. Electrical: The racquetball building is served by a 400-amp switch located on the north side. The panelboard could not be opened for inspection.
- f. Occupancy: Occupancy for dwelling units is R2. Occupancy for the clubhouse is B.
- g. Construction: The construction type for all buildings is Type V-B. The racquetball building appears to be constructed of masonry or concrete.
- h. Fire Sprinklers: There are no fire sprinklers in the racquetball building.

2.) Parking

- a. Our analysis shows sufficient parking for new dwelling units. The property currently has 481 parking stalls, per our count. Record drawings indicate 523 parking stalls. Our analysis shows that 394 stalls are required if four studio units are added.

REQUIRED PARKING

228 - 1 bedroom DU @ 1.2 stalls ea = 274 stalls

72 - 2 bedroom DU @ 1.6 stalls ea = 116 stalls

4 - studio DU @ 1 stall ea = 4 stalls

TOTAL = 394 STALLS

EXISTING PARKING = 481 STALLS

BONUS OF 87 STALLS

ANALYSIS:

1.) Dwelling Units

Four single bedroom studio units with a single bathroom will fit within the allotted space. Refer to the attached concept floor plans. Walls between dwelling units must be 1-hour fire resistive for non-sprinklered buildings. Floors between dwelling units must be 1-hour fire resistive for non-sprinklered buildings. The attic must be divided into 3,000 SF areas by draftstop assemblies.

2.) Mechanical Systems

The racquetball building is served by two split-system HVAC units which appear to be in poor shape. It is recommended that these units be replaced with four separate split-unit systems and sized for the new dwelling units.

3.) Plumbing

Cold Water: No water service was observed at the racquetball building. A 1" water line is recommended.

Hot Water: A minimum 30 gallon water heater is recommended at each dwelling unit.

Sewer: No sewer service was observed at the racquetball building. A 4" sewer line is recommended.

Gas: No gas service was observed at the racquetball building. Heating can be accomplished with electric service.

4.) Electrical

A 400-amp switch was observed on the north side of the building. This should be sufficient to serve four dwelling units. 100 amp panelboards are recommended for each unit. The existing equipment should be confirmed.

5.) Fire Protection

Fire sprinklers and a monitored fire alarm system are required, per the Albuquerque Fire Department. Water capacity near the building is unknown and may require an upgrade to serve fire sprinklers.

6.) Accessibility

2% of the total dwelling units within a multifamily complex are required to be accessible.

$304 \text{ units} \times 2\% = 8 \text{ accessible units.}$

The added units cannot be designed as accessible. If required by the City, existing units should be altered to be accessible.

New units are required to be designed as Type B units per ANSI A117.

7.) Site Requirements

Lot coverage of the site is not affected since the building footprint will not be expanded.

Dwelling unit density: Conversion of the racquetball building may cause the site's dwelling unit to area ratio to exceed the maximum allowance. The City will investigate this factor during the pre-application submittal, to be conducted in the next phase of the project.

Minimum recreation space: Conversion of the racquetball building may cause the site's recreation space to drop below the minimum requirement. The City will investigate this factor during the pre-application submittal, to be conducted in the next phase of the project.

8.) Building Codes

2015 IBC International Building Code

2015 IEBC International Existing Building Code

2018 IECC International Energy Conservation Code

2021 IMC New Mexico Mechanical Code

2021 IPC New Mexico Plumbing Code

2015 IFC International Fire Code
2017 NEC National Electrical Code
2009 ICC-ANSI A117.1

9.) Fees

- a. Sewer: City of Albuquerque fees would be applied.
- b. Water: City of Albuquerque fees would be applied.
- c. Normal City of Albuquerque planning and building department fees would be charged.

SUMMARY:

- Four additional dwellings unit can be constructed within the existing racquetball building.
- There is sufficient parking to add four dwelling units.
- Plumbing upgrades are required. Additional investigation will be necessary to determine existing pipe sizing.
- The electrical service appears to be adequate.
- Waterline upgrades may be required in order to provide fire sprinkler service to the building.
- Maximum dwelling units per acre and minimum recreation space are unknown factors with the City will investigate during the pre-submittal phase.

ATTACHMENTS: Floor plans, site map.

Person Issuing Report

A handwritten signature in black ink, appearing to read 'Randy L. Barnes', with a horizontal line extending to the right.

Randy L Barnes
RBA Architecture
AZ 35467 - NV 4442 – NM 6055

D) STAFF INFORMATION



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

June 9, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **July 16, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due June 29, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2021-005222

Case # [SP-2026-00054](#)

Site Plan – EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)
Staff Planner: Catherine Heyne

Case # [ZMA-2026-00009](#)

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Avatar Recoveries LLC, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3) located at 6500 Hanover Rd NW, between Coors Blvd. NW and Hanover Rd NW, approximately 5 acres. (J-10)
Staff Planner: Dustin Kiska

Case # [SP-2026-00096](#)

Site Plan – EPC, Major Amendment

RBA Architecture, agent for Laguna Point requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Academy Rd NE and Eubank Blvd NE, approximately 13.01 acres. (E-21)
Staff Planner: Daniel Soriano

Case # [PLAN-2026-00001](#)

Comprehensive Plan Amendment

City of Albuquerque Planning Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing

Main Street Corridor designation.
Staff Planner: William Steele

Project # PR-2021-005684
Case # [SP-2026-00044](#)
Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA requests a Site Plan – EPC, for all or a portion of Tract OS-2 Bulk Land Plat for Mesa del Sol Innovation Park II (a Replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 Mesa del Sol & Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, Tract F Bulk Land Plat for Mesa del Sol Innovation, located at 99999 Crick Crossing SE, between Watson Dr SE and Hawking Dr SE, approximately 9.5 acres. (Q-16)
Staff Planner: Daniel Soriano

EPC PROJECT MEMO

DATE: June 23, 2026

TO: Randy Barnes, RBA Architecture; Nicole Brown, CAD Drafting and Design

FROM: Daniel Soriano, Planner; City of Albuquerque Planning Department

CONTACT: O: (505) 924-3935

RE: SP-2025-00096, Major Amendment of a Pre-IDO Site Plan – EPC

I've completed a first review of the proposed major amendment. I would like to discuss the request and have suggested some revisions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Site Plan Drawings (electronic) by: **5 PM on Monday, June 29, 2026**

⇒ Revised Justification letter (electronic) by: **5 PM on Friday, June 26, 2025**

Note: If you have difficulty with this deadline, please let me know. However, it is important to note, with staff internal deadlines and the application missing critical information needed for staff to fully analyze the request and make a recommendation to the commissioners, a deferral may be necessary to give you enough time to update the application.

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

1. A thorough review of the Site Plan will be conducted once the full site plan drawings are received.

B. It is my understanding that you have submitted a Major Amendment to a Pre-IDO Site Plan – EPC to convert an existing, approximately 1,750 s.f. racquetball building into four, two-story studio dwelling units, and remove the Academy Hills Master Plan 300 dwelling unit restriction from the site. Is this correct?

1. Aside from converting the racquetball building into a residential dwelling, will there be any changes to the landscaping around the building?

2. Any changes to the amount of parking spaces on the site?

C. This is what I have for the legal description:

RBA Architecture, agent, requests a Major Amendment to a Site Plan-EPC, for all or a portion of Tract '7', Academy Hills Addition, located at 5801 Eubank Blvd NE,

Albuquerque, NM 87111, between Admiral Halsey Dr. NE and Layton Ave. NE, containing approximately 13.3 acres. (E-21-Z)

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is on **Thursday, July 16th, 2026 at 8:40am**. Final staff reports will be available about one week prior, on **July 9, 2026**.
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (e.g. PowerPoint) along with your presentation.
- D. Staff will forward agency comments to the applicant by **July 1, 2026**. I will email you a copy of the agency comments once they are received and will forward any late submissions.

3) Notification & Neighborhood:

- A. According to the Office of Neighborhood Coordination there are two Neighborhood Associations (NA) in this area to contact. The Academy Hills Park NA & District 8 Coalition of NA's.
- B. My review has confirmed your completion of notifications to both the affected Neighborhood Associations and adjacent property owners within a 100' buffer via physical mail and e-mail as required by the IDO.
 - 1. Have you received any comments? Please forward any received comments from neighborhood associations and property owners.
- C. The yellow, public notice signs must be posted on or before **9:00am on Wednesday, July 1, 2026** and should be left up until **Friday, July 31, 2026**. (15 days before and 15 days after the EPC hearing date).
- D. Please submit photos of the posted signs via ABQ-Plan and e-mail to staff directly (dsoriano@cabq.gov) on or before the end of day, **Wednesday, July 1, 2026**.

4) Justification Letter –

5) Justification Letter - Review & Decision Criteria, goals & policies:

- A. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how your request is **consistent** with each applicable Goal and policy. Consistency is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.

Be as detailed as possible in these responses. Responding to the site plan criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

1. Answering the questions in the customary way
 2. Using conclusory statements such as “because ____”
 3. Re-phrasing the requirement in the response
 4. Choosing an option when needed to respond to a specific requirement
- B. 6-6(I)(3)(a): Revisions required, there appear to be one Comp Plan goal and one policy included in the response to Criterion A. In order to demonstrate that this request meets this criterion by being consistent with the Comprehensive Plan as amended, staff recommends responding to additional goals and policies. Please review the [Comprehensive Plan](#) and [previous Staff Reports](#) for examples on how other applicants/agents have responded to this criterion.
1. The goals and policies are at the end of each chapter in the [Comprehensive Plan](#), specifically, chapters 4 – 13.
 - i. Each response should describe how the site plan request is **consistent** with that particular goal or policy.
- C. 6-6(I)(3)(b): The response is a good start; it could be strengthened by providing specific details on those previously approved applicable terms and conditions and how this request will be consistent with those approvals.
- D. 6-6(I)(3)(d): The response could be improved by responding directly to the listed criteria. The response as is, does not clearly state that the existing infrastructure has adequate capacity to serve the proposed development.

6) Site Plan Sheets:

A. Questions:

1. Aside from the original approval which received final signature approvals in 1985, are there any other amendments (administrative or other) that you are aware of?
2. Parking:
 - i. On the SPRC “Proposed” Site Plan, 481 parking spaces are said to be provided, however, original approval shows 517 standard spaces + 14 Accessibility spaces provided. When did this happen? Was there an approved amendment for this change?
3. Tennis Court:
 - i. On aerial photos, appears to be present on the site as of July 15, 2007. However, it has since been removed, and there appears to now be a shade structure of some sort on the grass field. What is the structure? Was there an amendment for this structure?

4. If there are no other approvals, this request (SP-2025-00096) will need to be modified to address all changes made without proper approvals.

B. General Requests:

The Proposed Site Plan sheet is insufficient and a revised Site Plan is necessary for staff to make a full review and provide a recommendation to the commissioners.

1. Proposed Site Plan – more detail is required to reflect the current form of the site, please include existing parking spaces. Please see e-mail 6/22/26 @ 11:53am for examples.
 - i. It is important to note, if there were changes to the site that were not approved, a full site plan set would be necessary to demonstrate compliance with all IDO regulations.
2. Please add a note to the proposed Site Plan that specifically removes the Academy Hills Master Plan density cap of 300 units for this site or states that there is no longer a dwelling unit cap for this subject site.
3. Please include elevations sheet and floor plan sheet into the site plan set.
 - i. Please ensure the title blocks are consistent with the three provided sheets.

E) PUBLIC NOTICE

From: Flores, Suzanna A. <suzannaflores@cabq.gov>
To: 'randy@rlbarc.com' <randy@rlbarc.com>
Sent: Thursday, May 28, 2026 at 02:48:45 PM MST
Subject: 5801 Eubank Blvd NE _Public Notice Inquiry Sheet Submission

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. **You must send notice to each e-mail address listed below.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Academy Hills Park NA	academyhillsparkna@gmail.com	Walter	Olson	Chipolson44@gmail.com	6019 Los Hermanos Ct NE	Albuquerque	NM	87111	5052282165	
Academy Hills Park NA	academyhillsparkna@gmail.com	Nadine	Waslosky	nwaslosky@comcast.net	9816 Compadre Lane NE	Albuquerque	NM	87111		5053621808
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Idalia	Lechuga-Tena	idalialt@gmail.com	4405 Prairie Loft Way NE	Albuquerque	NM	87111	5055503868	
District 8 Coalition of Neighborhood Associations	district8coalition@gmail.com	Walter	Olson	Chipolson44@gmail.com	6019 Los Hermanos Ct NE	Albuquerque	NM	87111	5052282165	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.**
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

COPPER STAR DRAFTING

From: COPPER STAR DRAFTING <copperstardrafting@gmail.com>
Sent: Saturday, May 30, 2026 10:18 AM
To: academyhillsparkna@gmail.com; Chipolson44@gmail.com; nwaslosky@comcast.net
Subject: NOTICE OF PUBLIC HEARING FOR SPRING PARK APARTMENTS - UPDATED
Attachments: DECISIONS REQUIRING PUBLIC HEARING-NA.pdf; ELEVATIONS.pdf; FLOOR PLAN.pdf; SP - JUSTIFICATION LETTER.pdf; EUBANK - ZONE ATLAS MAP.pdf; SP - SITE.pdf

Good Morning,

You previously received this email and replied back. I truly appreciate that. I wanted to inform you that the hearing date was moved back. Please see the updated hearing date slated for July 16th, 2026. I attached everything from the original e-mail for reference and included the updated public hearing notice.

Attached is the information regarding a proposed project in the City of Albuquerque. The Spring Park Apartments would like to convert a racquetball building into (4) Studio Dwelling Units. Please see the attached information regarding this project. If you have any questions you can reach out to:

Randy Barnes (Architect) or Nicole Brown
Randy@RLBarc.com CopperStarDrafting@gmail.com

Thank you so much for your time and have a great rest of the week,

Nicole Brown



COPPER STAR DRAFTING

From: COPPER STAR DRAFTING <copperstardrafting@gmail.com>
Sent: Saturday, May 30, 2026 10:22 AM
To: district8coalition@gmail.com; idalialt@gmail.com; Chipolson44@gmail.com
Subject: NOTICE OF PUBLIC HEARING FOR SPRING PARK APARTMENTS - UPDATED
Attachments: DECISIONS REQUIRING PUBLIC HEARING-NA.pdf; ELEVATIONS.pdf; FLOOR PLAN.pdf; SP - JUSTIFICATION LETTER.pdf; EUBANK - ZONE ATLAS MAP.pdf; SP - SITE.pdf

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Thank you so much for your time and have a great rest of the week,

Nicole Brown



COPPER STAR DRAFTING

From: COPPER STAR DRAFTING <copperstardrafting@gmail.com>
Sent: Thursday, July 30, 2026 6:52 AM
To: academyhillsparkna@gmail.com; Chipolson44@gmail.com; nwaslosky@comcast.net
Subject: NOTICE OF PUBLIC HEARING FOR SPRING PARK APARTMENTS - SECOND UPDATE
Attachments: ELEVATIONS.pdf; FLOOR PLAN.pdf; EUBANK - ZONE ATLAS MAP.pdf; DECISIONS REQUIRING PUBLIC HEARING-NA - Aug 20.pdf; JUSTIFICATION LETTER.pdf; UPDATED SITE PLAN.pdf

Good Morning,

I wanted to inform you that the hearing date was moved back once more, hopefully for the last time. Please see the updated hearing date slated for August 20th, 2026. I attached everything from the original e-mail and updated sheets as needed for reference. Original e-mail below

Attached is the information regarding a proposed project in the City of Albuquerque. The Spring Park Apartments would like to convert a racquetball building into (4) Studio Dwelling Units. Please see the attached information regarding this project. If you have any questions you can reach out to:

Randy Barnes (Architect) or Nicole Brown
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Thank you so much for your time and have a great rest of the week,

Nicole Brown



COPPER STAR DRAFTING

From: COPPER STAR DRAFTING <copperstardrafting@gmail.com>
Sent: Thursday, July 30, 2026 6:54 AM
To: district8coalition@gmail.com; idalialt@gmail.com; Chipolson44@gmail.com
Subject: NOTICE OF PUBLIC HEARING FOR SPRING PARK APARTMENTS - SECOND UPDATE
Attachments: ELEVATIONS.pdf; FLOOR PLAN.pdf; EUBANK - ZONE ATLAS MAP.pdf; DECISIONS REQUIRING PUBLIC HEARING-NA - Aug 20.pdf; JUSTIFICATION LETTER.pdf; UPDATED SITE PLAN.pdf

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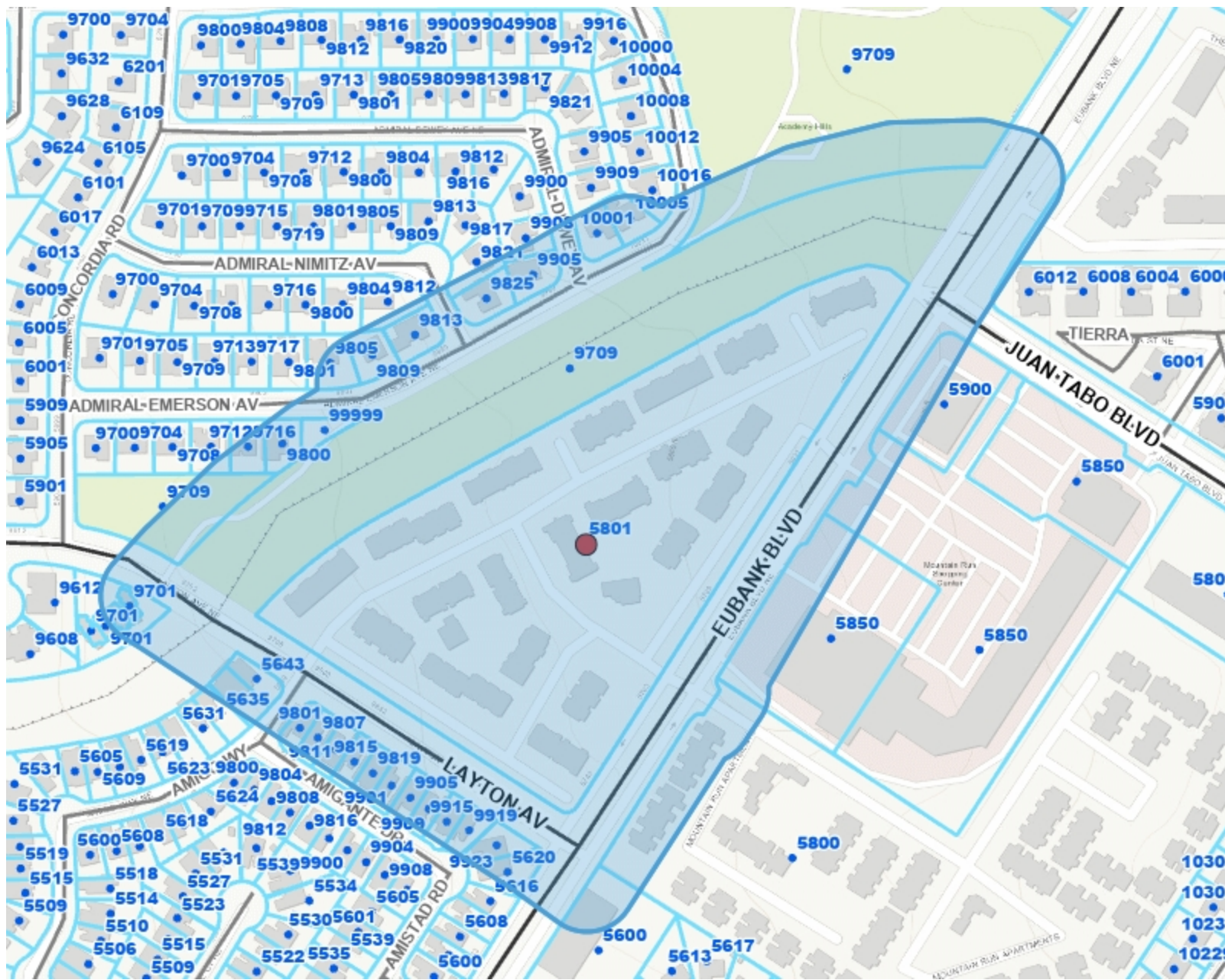
Thank you so much for your time and have a great rest of the week,

Nicole Brown





5801 Eubank Blvd NE



Legend

- City of Albuquerque Municipal
- Bernalillo County Assessor Pa
- Address Points (City Maintains Major Roads)
- Interstate
- Major Roadway
- Local Streets
- BNSF Railway
- Jurisdiction Boundaries
 - City of Albuquerque
 - Corrales
 - Village of Los Ranchos
 - Tijeras
 - Rio Rancho
 - Unincorporated Areas
 - Outside City Limits

Notes

Buffer: 100 Feet
Right-of-Way: Layton Avenue NE;
Eubank Boulevard NE; Admiral Emerson Avenue NE

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/1/2026 © City of Albuquerque

1: 3,606

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

geo	UPC	TAXYR	OWNER	OWNSTATE	OWNADD	OWNADD2	SITUSADD	SITUSADD2
Gec	1.02E+17	2025	6200 EUBANK BOULEVARD APARTMENTS LLC	NM	6200 EUBANK BLVD NE	ALBUQUERQUE NM 87111-7379	6200 EUBANK BLVD NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	ANISIMOV PETR M	NM	9712 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1318	9712 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BAKER JAMES R & MARCIA K	NM	10005 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1339	10005 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BAKER JERALD L & LOIS E	NM	9809 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1320	9809 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BLACK SHAWN T & SARAH L	NM	5620 AMISTAD RD NE	ALBUQUERQUE NM 87111-1558	5620 AMISTAD RD NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BLACKWELL DARLENE	NM	9915 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1512	9915 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BOVERIE PATRICIA EILEEN & FORT RANDALL RAY	NM	9716 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1318	9716 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BRAITWAITE JEFFREY W KAREN G CO TRUSTEES BRAITHWAITE TRUST	NM	9821 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111-1356	9821 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BROWN BRANDY R	NM	9919 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1512	9917 AMIGANTE WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	BYRD MARTHA	NM	9825 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111-1356	9825 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	CITY OF ALBUQUERQUE	NM	PO BOX 1293	ALBUQUERQUE NM 87103-1293	ADMIRAL EMERSON NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	EDGEINGTON JAMES N & BRENDA S	NM	9813 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1320	9813 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	ETHERINGTON NATHAN & COURTNEY	NM	9909 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1512	9909 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	EUBANK BLVD ASSOCIATES LLC C/O SAMCO PROPERTIES INC	FL	455 FAIRWAY DR SUITE 301	DEERFIELD BEACH FL 33441-1815	5850 EUBANK BLVD NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	FIESTA 156 F1 LLC	WA	2825 EASTLAKE AVE E SUITE 220	SEATTLE WA 98102-3085	5905 TIERRA ANTIGUA NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	FIRSTMARK HOMES OF NEW MEXICO	NM	9616 LAYTON AVE NE	ALBUQUERQUE NM 87111	9616 LAYTON AVE NE	ALBUQUERQUE NM 87111 3573
Gec	1.02E+17	2025	GAYNOR REBECCA L	NM	9905 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1340	9905 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	GOFFE SYLVIA J TRUSTEE GOFFE RVT	NM	9811 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1557	9811 AMIGANTE WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	HENNESSEE TIMOTHY D TRUSTEE HENNESSEE RVT	NM	5639 AMIGO WAY NE	ALBUQUERQUE NM 87111-1547	5639 AMIGO WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	HERRINGTON JORDAN A & JENNIFER L	NM	7309 ANTON CIR NE	ALBUQUERQUE NM 87122-3379	9923 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	HYDE EARL A & JACKIE J	NM	9800 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1320	9800 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	JACOBSON BONNIE K	NM	9819 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1557	9819 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	10200625540674	2025	KIMBELL HEATHER & SMITH TYLER BRIMMER	NM	9701 LAYTON AVE NE UNIT A	ALBUQUERQUE NM 87111-1348	9701 LAYTON PL NE A	
Gec	1.02E+17	2025	MAHNKE CAROLYN SUE TRUSTEE MAHNKE RVT	NM	9801 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1557	9801 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	MCCREADY JOHN T & CORINA S TRUSTEES MCCREADY RVT	NM	10016 ACADEMY HILLS DR NE	ALBUQUERQUE NM 87111-1314	10016 ACADEMY HILLS DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	MONTANEZ DOMINIQUE R & MONTANEZ MARGIE	NM	5635 AMIGO WAY NE	ALBUQUERQUE NM 87111-1547	5635 AMIGO WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	MOUNTAIN RUN PARTNERS LTD	NM	5850 EUBANK BLVD NE SUITE B-62	ALBUQUERQUE NM 87111-6132	5900 EUBANK BLVD NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	OLIVER JEFFREY & BARICKMAN DANIELLE C	NM	9807 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1557	9807 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	PAC-S801 EUBANK OWNER LP	NM	5801 EUBANK BLVD SE	ALBUQUERQUE NM 87111-6123	5801 EUBANK NE	ALBUQUERQUE NM 87111
Gec	10200625540674	2025	PELLETIER GRANT A & CAMPBELL ALEXANDRIA M	NM	9701 LAYTON PL NE UNIT #B	ALBUQUERQUE NM 87111-1348	9701 LAYTON PL NE B	
Gec	1.02E+17	2025	PIERCE WILLIAM T JR & MARSHA J	NM	9804 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111-1336	9804 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	PRCP-NM MOUNTAIN RUN LLC & PRCP-NM MOUNTAIN RUN CHATHAM LLC & ETAL	FL	10455 RIVERSIDE DR SUITE 200	WEST PALM BEACH FL 33410-4332	5800 EUBANK BLVD NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	QUICK LISA TRUSTEE QUICK RVT	NM	9815 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1557	9815 AMIGANTE WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	RIMADA-MENASCO MICHAEL & RODRIGUEZ ALINA CAMACHO	NM	9909 ADMIRAL DEWEY AVE NE	ALBUQUERQUE NM 87111-1341	9909 ADMIRAL DEWEY AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	ROBERTS CHARLES N & LISA P	NM	9905 AMIGANTE DR NE	ALBUQUERQUE NM 87111-1512	9905 AMIGANTE DR NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	SANDOVAL ANNABELLE	NM	5643 AMIGO WAY NE	ALBUQUERQUE NM 87111-1547	5643 AMIGO WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	SEPPONEN SPENCER S & PETRA A TRUSTEES SEPPONEN LVT	NM	9908 ADMIRAL DEWEY AVE NE	ALBUQUERQUE NM 87111	9908 ADMIRAL DEWEY AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	SILVA AURORA RAMONA	NM	P O BOX 14523	ALBUQUERQUE NM 87191-4523	9901 AMIGANTE WAY NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	SL EUBANK LAND LLC	NM	2900 LOUISIANA BLVD NE SUITE 250	ALBUQUERQUE NM 87110-3579	5600 EUBANK BLVD NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	SMITH CECILIA W TR TRUST A SMITH RVT	NM	9805 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111-1320	9805 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	VISZOLAY ALFONZ & PERO-VISZOLAY APRIL J	NM	37 PASEO DEL ANTILOPE	SANTA FE NM 87506-7948	10001 ADMIRAL EMERSON AVE NE	ALBUQUERQUE NM 87111
Gec	1.02E+17	2025	WIENS ELIZABETH	NM	9812 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111-1336	9812 ADMIRAL NIMITZ AVE NE	ALBUQUERQUE NM 87111
Gec	10200625540674	2025	WILSON JOHN CARL & WILSON BRIDGET ANNE SMITH	NM	10529 4TH ST NW	ALBUQUERQUE NM 87114-2219	9701 LAYTON PL NE C	

LEGALDESC	ACREAGE
TR B-1-A-1 PLAT OF TR B-1-A-1 THE MEADOWS CONT 14.9632 AC +-	14.96
* 088 ACADEMY HILLS SUBD UNIT # 3 REPL TR G A PORTION TR D TR 3 ACADEMY HILLS UN	0.198
* 030 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.1675
* 077 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.202
LT 12 BLK 2 REPL TR A-2 ACADEMY ESTATES UNIT 7 CONT 0.1900 AC M/L OR 8,276 SF M/L	0.19
* 9 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
* 089 ACADEMY HILLS SUBD UNIT # 3 REPL TR G A PORTION TR D TR 3 ACADEMY HILLS UN	0.198
* 058 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.2474
* 10 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1414
* 057 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.2283
PARK IN ACADEMY HILLS SUBD UNIT 3 REPL TR G A POR OF TR D AND TR 3 ACADEMY	0.1287
* 076 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.2197
* 8 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
PARCEL I AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H-1 & I-1 ACADEMY PLACE WITHIN SEC 28 & 33 T11N R4E	2.733
TIERRA ANTIGUA REPLAT OF TR 3B ACADEMY HILLS SUBD UNIT 6 CONT 9.4422 AC	9.442
LOT 28 ACADEMY ESTATES UNIT 7 SUB'D OF TR A-1 (AKALAYTON PLACE CONDOMINIUM) CONT .5380 AC	0.538
* 056 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.1944
* 3 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
* 42 1 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1214
* 11 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.2
* 090 ACADEMY HILLS SUBD UNIT # 3 REPL TR G A PORTION TR D TR 3 ACADEMY HILLS UN	0.1607
* 5 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
UNIT A BUILDING OF LAYTON PLACE COMPOUNDCONDOMINIUM & A 25% INTEREST IN THE COMMON ELEMENTS	0
* 1 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1251
* 029 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.1722
* 41 1 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1214
PARCEL II-A PLAT OF PARCELS II-A & II-B MOUNTAIN RUN SUBDCONT 5.9731 AC +/-	5.9731
* 2 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
TRACT '7' ACADEMY HILLS ADDN CONT 13.229 AC	13.23
UNIT B BUILDING OF LAYTON PLACE COMPOUNDCONDOMINIUM & A 25% INTEREST IN THE COMMON ELEMENTS	0
* 074 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.2094
PARCEL V AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H-1& I-1 ACADEMY PLACE WITHIN SEC 28 & 33 T 11N R4E	15.93
* 4 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
* 032 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.1894
* 7 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
* 43 1 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1316
* 055 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.197
* 6 2 REPL OF TR A-2 ACADEMY ESTATES UNIT 7	0.1188
TR J ACADEMY PLACE SUBD CONT 1.48 AC	1.48
* 078 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.205
* 031 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.1837
* 075 ACADEMY HILLS SUBD UNIT 3 REPL OF TR G A POR OF TR D AND TR 3 ACADEMY HILL	0.233
UNIT C BUILDING OF LAYTON PLACE COMPOUNDCONDOMINIUM & A 25% INTEREST IN THE COMMON ELEMENTS	0

LETTERS WERE MAILED VIA USPS ON 5/29/2026 @ 9:00 AM IN THE MORNING



[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 5/28/2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☒ Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 5801 EUBANK BLVD NE

Location Description _____

2. Property Owner* PAC-5801 EUBANK OWNER LP

3. Agent/Applicant* [if applicable] RBA ARCHITECTURE, RANDY BARNES

4. Application Type(s)²* see IDO [Table 6-1-1](#)

- ☒ Site Plan – EPC
- ☐ Subdivision _____ (Minor, Major, or Bulk Land)
- ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
- ☐ Other: _____

Summary of project/request³*:

CONVERT EXISTING RACQUETBALL BUILDING TO ADD (4) STUDIO DWELLING UNITS.

5. This application will be heard at a public meeting or hearing by*:

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: July 16, 2026 at 08:40 AM Mountain Time

Location*⁴: Zoom Link: <https://cabq.zoom.us/j/83932559165>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: RANDY BARNES

Email: RANDY@RLBARC.COM

Phone: 602-568-6392

- ☐ Website or project page: _____
- ☐ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
- ☐ Other: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ E21
2. Project Illustrations, as relevant*⁶

- ☒ Architectural drawings
- ☒ Elevations of the proposed building(s)
- ☐ Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. Was a Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☒ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [acres] 13.23
2. IDO Zone District PD PD
3. Overlay Zone(s) [if applicable] _____ Select Select Select Select
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

RBA
ARCHITECTURE

1111 LIVING AVE. STE. 100
BIRMINGHAM, AL 35202
205.988.1111
www.rbaa.com

KEYNOTES

1. EXISTING ASPHALT TILE ROOFING
2. EXISTING BRICK VENEER
3. EXISTING CONCRETE WALL
4. EXISTING GROUT PLASTER FINISH
5. DOOR - REFER TO DOOR SCHEDULE
6. WINDOW - REFER TO WINDOW SCHEDULE
7. ASPHALT TILE ROOFING - MATCH EXISTING
8. EXISTING DOOR

NOTES

1. COLORS SHALL MATCH EXISTING AND ADJACENT BUILDINGS.
2. GRADE SHALL BE MINIMUM 5% AWAY FROM THE BUILDING - REFER TO GRADING & DRAINAGE SCHEDULE.
3. EXTERIOR VENTING SHALL COMPLY WITH DASH SYSTEM REQUIREMENTS.

**SPRING PARK APARTMENTS
RACQUETBALL BUILDING CONVERSION
5801 EUBANK NE
ALBUQUERQUE, NM 87111**

NO.	DESCRIPTION	DATE	BY	REVISIONS	DATE
1					
2					
3					
4					

DRAWING TITLE

EXTERIOR ELEVATIONS



PROJECT: SPRING PARK APARTMENTS
CHECKED BY: RBA
DESIGNED BY: RBA
DATE: 10/24/2024

SCALE: AS SHOWN
DRAWING NO.: A2.1



SIDE ELEVATION



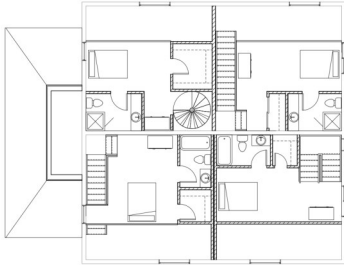
SIDE ELEVATION



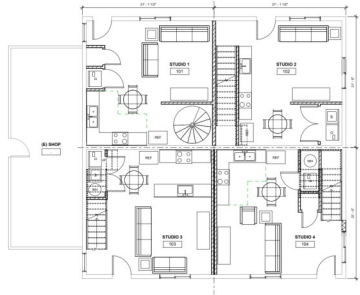
REAR ELEVATION



SOUTH ELEVATION



SECOND FLOOR



FIRST FLOOR

November 10, 2025

City of Albuquerque, NM – Planning Department

JUSTIFICATION LETTER

Re: Major Site Amendment Application

Springs Park Apartments – Racquetball Building Conversion
5801 Eubank Blvd NE
Albuquerque, NM 87111

General Overview:

The Applicant proposes to convert an existing approximately 1,750 square foot racquetball building into four, two-story studio dwelling units. The applicant is the owner of the property under consideration.

The property's Official Notice of Decision is described in the attached email from City Planner Michael Vos.

Scope of Project:

The site is an existing multi-family complex with a leasing office, pool and recreational lawns. The racquetball building is located within the interior of the site and is not visible from either public street. Modifications to the building include creating door and window opening in the exterior, entry shades and interior columns and footings to facilitate a partial second floor. The exterior will remain consistent with other buildings on the property. Site improvements are limited to sidewalks to unit entries and, if required, utility improvements. The project will be completed in a single phase. A feasibility study was conducted and is attached to this document package.

Reason:

The racquetball building has gone unused for several years due to changing activity preferences of the tenants, causing the building to sit dormant. The conversion will fill a void in available, affordable dwelling units in this area of the city.

Impact to Adjacent Property:

The proposed conversion will have no impact on adjacent properties.

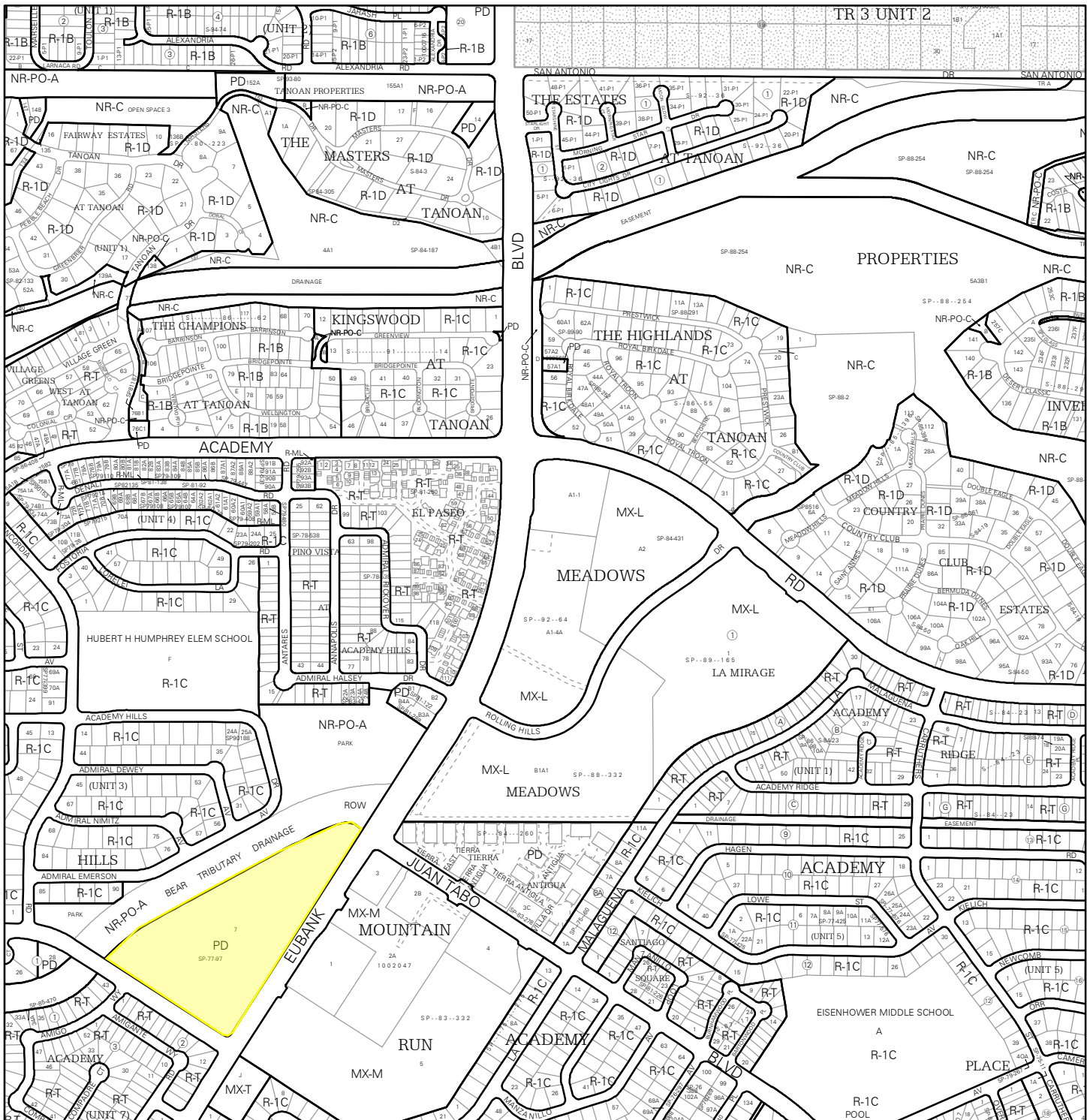
Additional Information:

1. The proposed modifications to the racquetball building will maintain the materials, color, and character of the adjacent buildings.
2. No deviations, variances or waivers are requested.
3. The proposed changes do not require infrastructure or circulation changes. The building is currently part of the circulation system.

Sincerely,

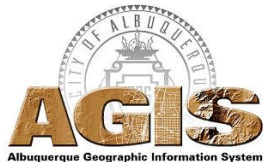
A handwritten signature in black ink, appearing to read "Randy L. Barnes", followed by a horizontal line.

Randy L Barnes, Principal
New Mexico License No. 6055

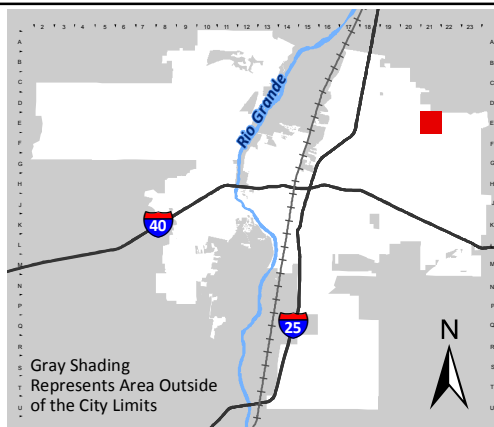


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



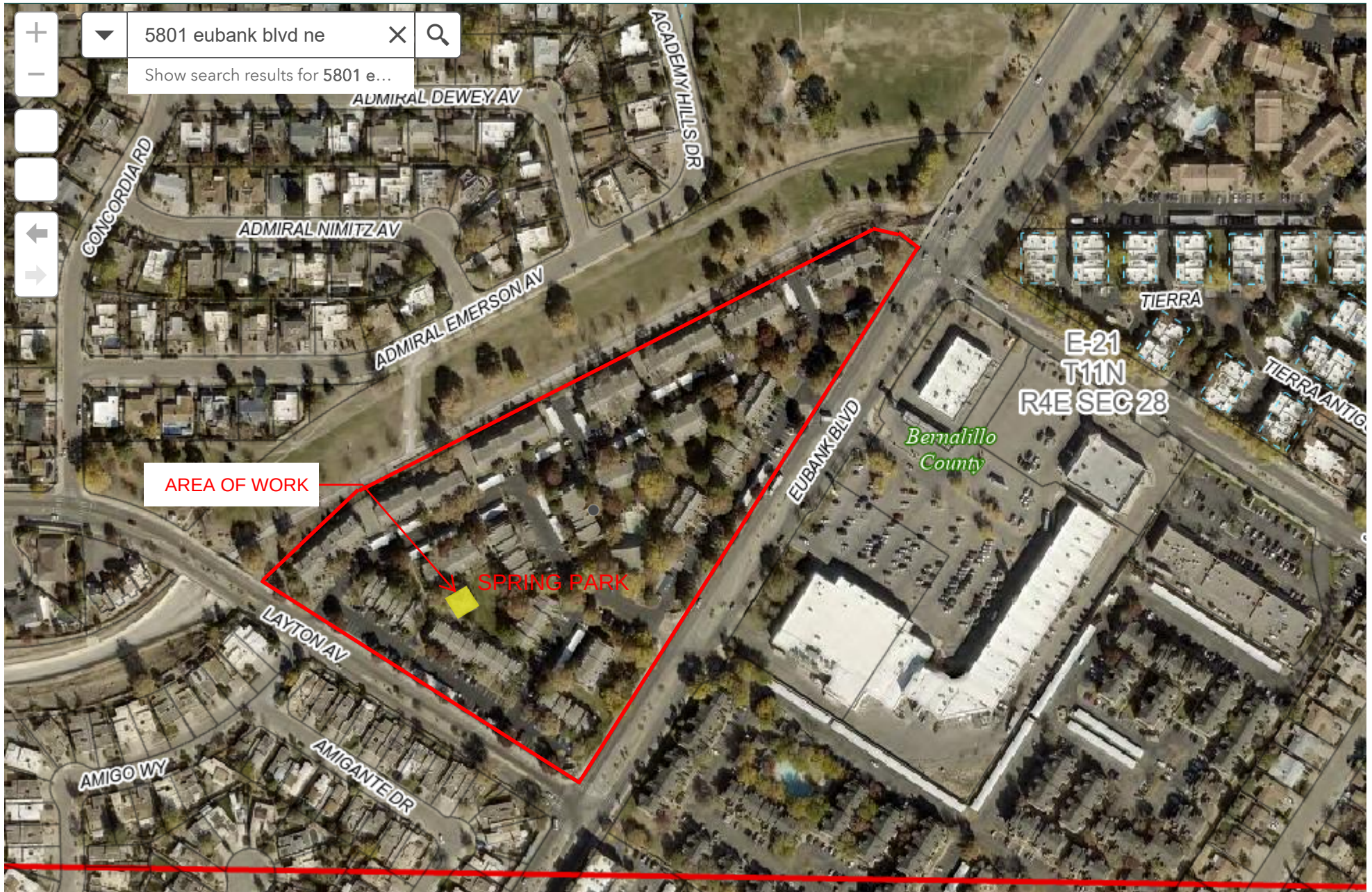
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



AREA OF WORK

SPRING PARK

E-21
T11N
R4E SEC 28

Bernalillo
County

300ft

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

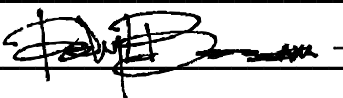
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: SP-2025-00096-ALB, NM 5801 EUBANK BLVD NE

Applicant/Agent Signature  **Date:** 3/17/2026

REQUEST

Site Plan - EPC

Major Amendment of a site Plan to convert an
existing Racquetball Court building to add (4) Studio
dwelling units.

The City of Albuquerque Environmental Planning Commission will hold a
public hearing Zoom link: <https://cabq.zoom.us/j/839325591165> or (719) 359-4580
web id: 839 3255 91165, on August 20th, 2026 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from August 05th, 2026 to September 04th, 2026
by Nicky Brown (623) 203-0853
applicant/agent phone

REFER TO FILE# SP-2025-000916

It is illegal for an unauthorized person to remove or tamper with this sign

REQUEST

Site Plan - EPC

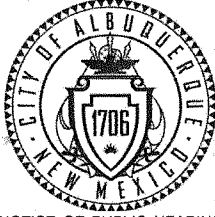
Major Amendment of a site Plan to convert an existing Racquetball court building to add (4) Studio dwelling units.

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom Link: <https://caba.zoom.us/j/83932559165> or (719) 359-4580
web ID: 839 3255 9165, on August 20th, 2026 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from August 05th, 2026 to September 04th, 2026
by Nicole Brown (623) 203-0853
applicant/agent phone

REFER TO FILE# SP-2025-00096

It is illegal for an unauthorized person to remove or tamper with this sign



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, July 16, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningEPC@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, July 1, 2026**.

- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: <https://cabq.gov/epc-public-comment>

Project # PR-2021-005222

Case # SP-2026-00054

Site Plan - EPC, Major Amendment

Tierra West, LLC, agent for Western Hills Investments, LLC, requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 1 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch), approximately 0.7616 acres and Tract 2 Plat for Tracts 1 and 2 G Alameda Shoppes (Being comprised of Tract C-4-A Seven Bar Ranch) approximately 1.2278 acres, located at 3615 & 3617 NM 528 NW, between Alameda Blvd NW and Ellison Rd NW, totaling approximately 2 acres. (A-14)

Staff Planner: Catherine Heyne

Case # ZMA-2026-00009

Zoning Map Amendment (Zone Change)

Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates (being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)

Staff Planner: Dustin Kiska

Case # SP-2025-00096

Site Plan - EPC, Major Amendment

RBA Architecture, agent for Laguna Point, requests a Major Amendment to a Site Plan EPC, for all or a portion of Tract 7, Academy Hills Addition, located at 5801 Eubank Blvd NE, between Layton Ave. NE and Admiral Halsey Dr. NE, approximately 13.3 acres. (E-21)

Staff Planner: Daniel Soriano

Case # PLAN-2026-00001

Comprehensive Plan Amendment

City Council Services Department requests a Comprehensive Plan Amendment to the Albuquerque/Bernalillo County Comprehensive Plan (Comp Plan) to designate a section of Central Ave east of Wyoming Blvd and west of Tramway Blvd as a Main Street Corridor, effectively proposing and eastward extension of the existing Main Street Corridor designation.

Staff Planner: William Steele

Project # PR-2021-005684

Case # SP-2026-00044

Site Plan - EPC

Sites Southwest LLC, agent for ABCWUA, requests a Site Plan EPC, for all or a portion of Tract F2, Plat of Tracts F-1, F-2 & F-3 Mesa Del Sol Innovation Park II, located at 5430 Watson Dr. SE, between Turing Dr SE and Hawking Dr SE, approximately 7.4

acres. (Q-16)

Staff Planner: Daniel Soriano

Environmental Planning Commission (EPC)

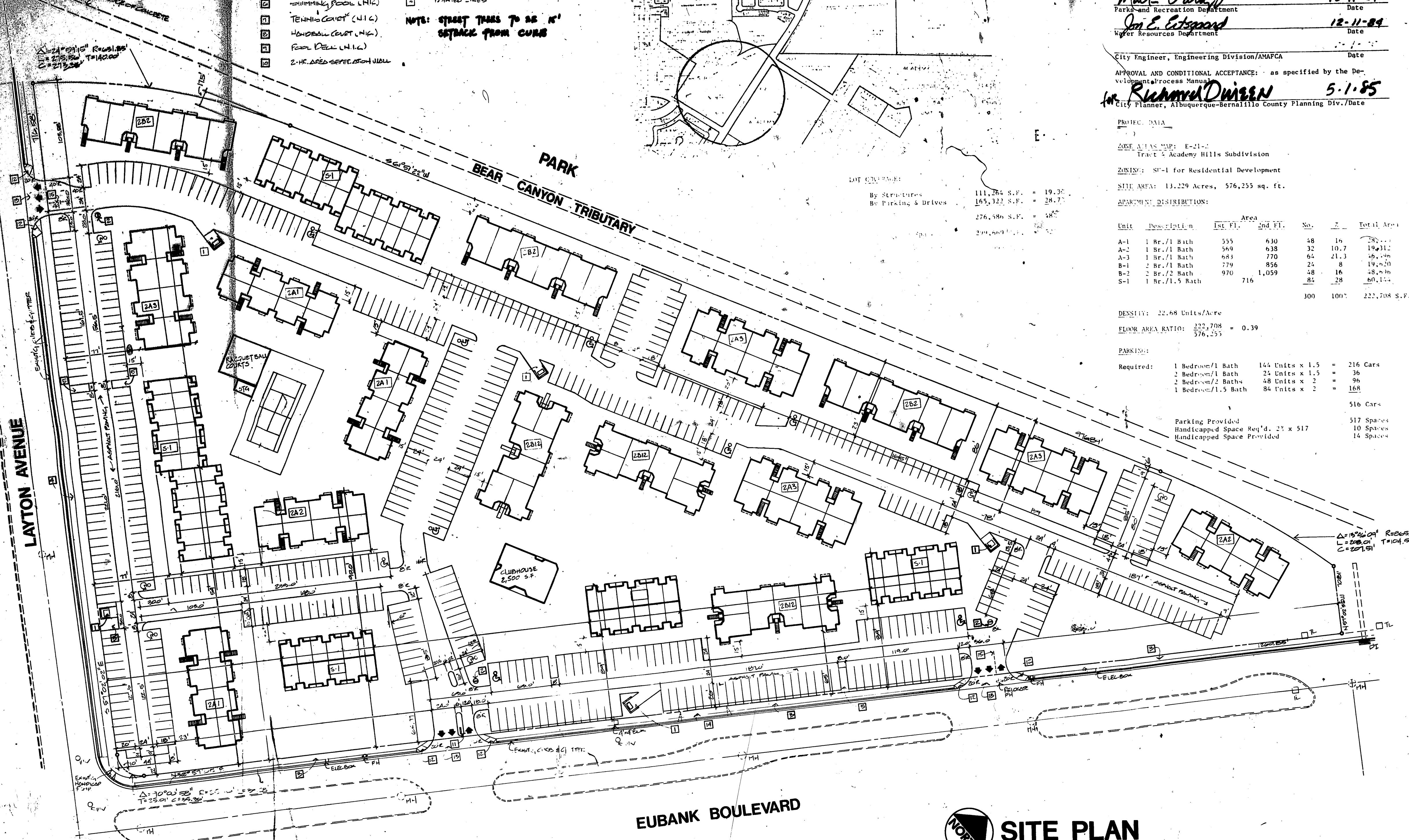
Journal: June 29, 2026

F) CONTROLLING SITE PLAN

LEGEND

- | | |
|--------------------------------|-----------------------|
| 1 REFUSE BIN | 11 PROTECT SIGN |
| 2 DIRECTION SIGN | 12 NEW WALKWAY |
| 3 EXISTING CONC. SIDEWALK | 13 NEW CONC. SIDEWALK |
| 4 NEW CONC. SIDEWALK | 14 EXISTING SIDEWALK |
| 5 PLANTING AREA | 15 EXISTING SIDEWALK |
| 6 SHUTTING POOL (NIG) | 16 EXISTING SIDEWALK |
| 7 TENNIS COURT (NIG) | 17 EXISTING SIDEWALK |
| 8 HANDRAIL (NIG) | 18 EXISTING SIDEWALK |
| 9 POOL DECK (NIG) | 19 EXISTING SIDEWALK |
| 10 2-1/2" ASED SEPARATION WALL | |

NOTE: STREET TURNS TO BE 15' SETBACK FROM CURB



Subdivision Case Number Z-75-71-1

I certify that this area is zoned SU-1 and that this plan is consistent with the specific development plan approved by the EPA on 12-15-83 and that the findings in the official report have been completed.

SITE DEVELOPMENT PLAN
 Date: 12-11-83
 Date: 12-11-84
 Date: 12-11-84

City Engineer, Engineering Division/AMAFCA
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual
 Date: 5-1-85

City Planner, Albuquerque-Bernalillo County Planning Div./Date

PROJECT DATA

ACREAGE MAP: E-21-1

Tract: Academy Hills Subdivision

ZONING: SU-1 for Residential Development

SITE AREA: 11.229 Acres, 576,255 sq. ft.

APARTMENT DISTRIBUTION:

Unit	Per Acre	1st Fl.	2nd Fl.	No.	Total Area
A-1 1 Br./1 Bath	555	630	48	16	384
A-2 1 Br./1 Bath	569	638	32	10.7	19,412
A-3 1 Br./1 Bath	643	770	64	21.3	46,440
B-1 2 Br./2 Bath	779	856	24	8	19,620
B-2 2 Br./2 Bath	970	1,059	48	16	28,608
S-1 1 Br./1.5 Bath	716		28	28	60,112
				100	100%

DENSITY: 22.68 Units/Acre

FLOOR AREA RATIO: 222,708 / 576,255 = 0.39

PARKING:

Required:	1 Bedroom/1 Bath	144 Units x 1.5	=	216 Cars
	2 Bedroom/1 Bath	24 Units x 1.5	=	36
	2 Bedroom/2 Baths	48 Units x 2	=	96
	1 Bedroom/1.5 Bath	84 Units x 2	=	168
				516 Cars

Parking Provided

Handicapped Space Req'd. 2% x 517

Handicapped Space Provided



SITE PLAN

SCALE: 1"=50'-0"

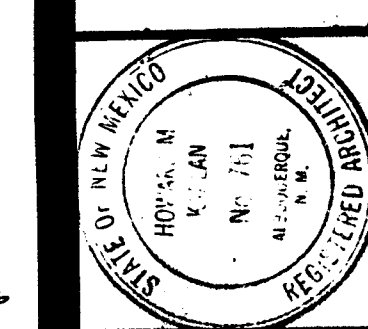
Z-75-71-1

1 of 12

Z-75-71-1

DRB-84-850

WILSON & COMPANY
ENGINEERS & ARCHITECTS
 ALBUQUERQUE NEW MEXICO



SPRING PARK APARTMENTS
 ALBUQUERQUE, NEW MEXICO

DESIGN
 DRAWN FHM
 DATE 12-5-84
 FILE NO. 83-518
 SHEET NO. 1 of 3
WILSON & COMPANY
 ENGINEERS & ARCHITECTS

CITY OF ALBUQUERQUE
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RE: 136 Date: 2-28-85 Op. Dlm
 CITY OF ALBUQUERQUE

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James H. Dwyer
 City Clerk
 OFFICIAL SEAL
 RUTH H. GOMEZ
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 2-16-88

LAYTON AVENUE

PARK

BEAR CANYON TRIBUTARY

EUBANK BOULEVARD



LANDSCAPING PLAN

SCALE: 1"=50'-0"

2-75-71-1
2 of 12

2-75-71-1

PLANT LEGEND

- 1. LONDON PLANE TREE (PLATANUS ACERIFOLIA) 2" CALIPER, 10-12' HT., 24" BOX
- 2. SHADEMASTER HONEYLOCUST (CLEPTISIA TRIACANTHOS) 2" CALIPER, 10-12' HT., 24" BOX
- 3. FLOWERING CRABAPPLE (MALUS IOBENSIS 'KLEIM'S PROVED BECHTEL') 1 1/2" CALIPER, 8-10' HT., 20" BOX
- 4. PYRACANTHA (PYRACANTHA COCCINEA 'LALANDE') 2-3' HT AND SPREAD, 5 GAL. CONTAINER
- 5. LAWN (BLUEGRASS OR HYBRID TALL FESCUE)

KEY

- 1. POOL
- 2. PATIO/RECREATION AREA
- 3. TENNIS COURT

IRRIGATION LEGEND

LAWN - SPRAY HEADS AND BALL DRIVER ROTORS
PLANTERS - BUBBLERS
GENERAL - AUTOMATED LI/IRRIGATION AUTOMATIC CONTROLLERS

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE NEW MEXICO

SPRING PARK APARTMENTS
ALBUQUERQUE, NEW MEXICO

DESIGN	
DRAWN	FHM
DATE	
FILE NO.	83-518
SHEET NO.	2 of 3

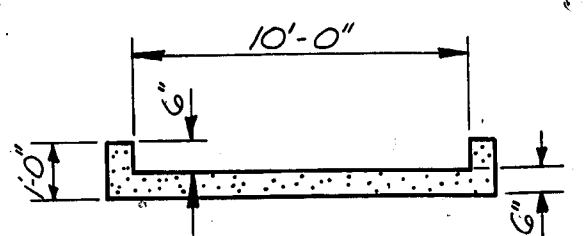
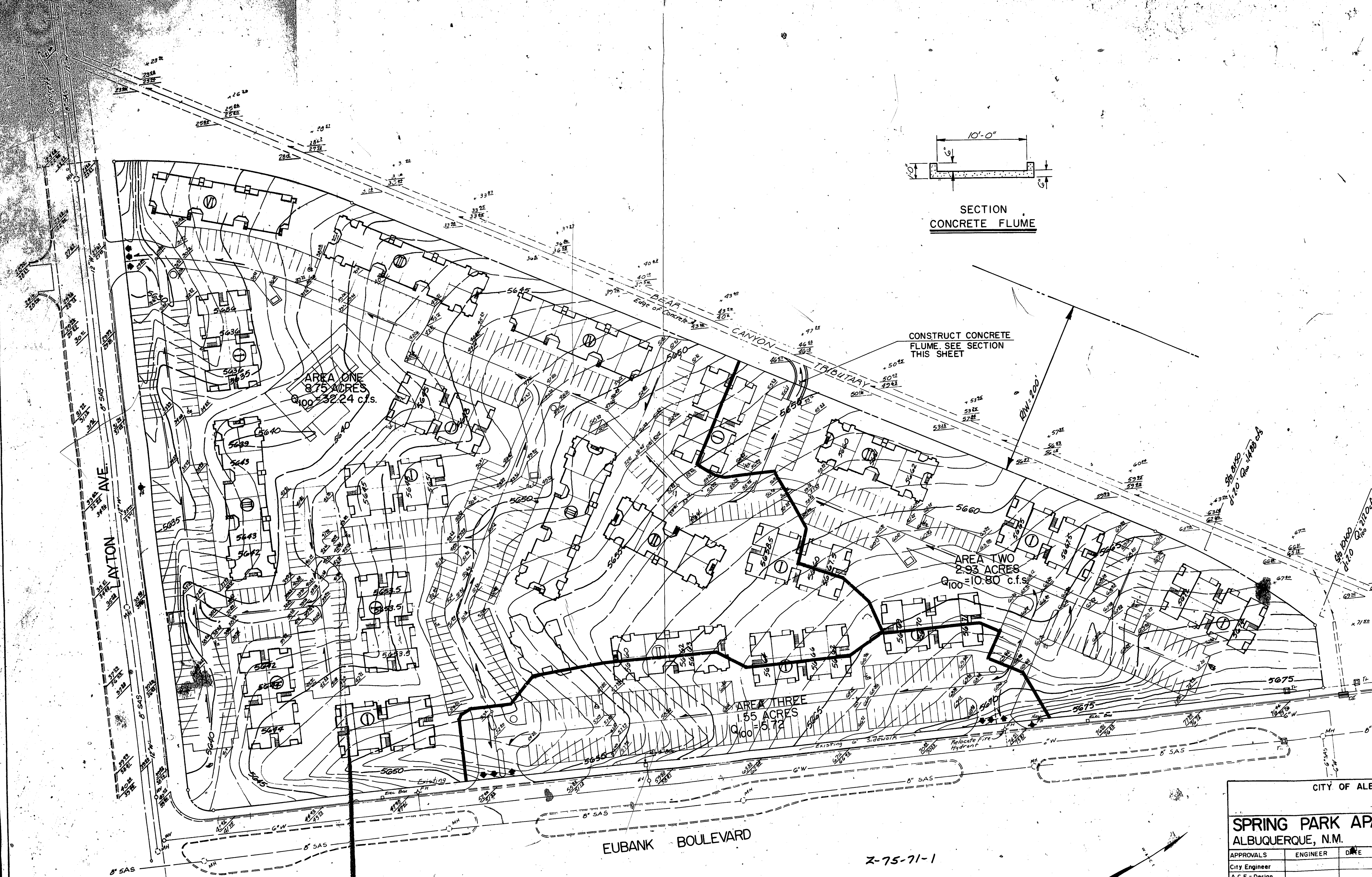
WILSON & COMPANY
ENGINEERS & ARCHITECTS

CITY OF ALBUQUERQUE
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ORIGINAL DOCUMENT

RE: 1986 Date: 2-11-88 Op. 0177
CITY OF ALBUQUERQUE

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Nat'l Micrographics Associ-
ation (NS115-1977).

Charles H. Gomez
City Clerk Recorder
Rufina H. Gomez
OFFICIAL SEAL
RUFINA H. GOMEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-11-88



CONSTRUCT CONCRETE FLUME, SEE SECTION THIS SHEET

CITY OF ALBUQUERQUE
2-75-71-1
SPRING PARK APARTMENTS
ALBUQUERQUE, N.M.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
ACE - Design			Traffic		
ACE - Hydrology			Water		

DRAWING NO. E-21-Z MAP NO. SHEET 3 OF 3

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK BY	DATE	BY	DATE	BY	DATE	BY	DATE
INSPECTED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
ACCEPTED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE
RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE

CITY OF ALBUQUERQUE
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RE 1316 Date 2-14-98
CITY OF ALBUQUERQUE

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Richard H. Gomez
City Clerk

Rafaela H. Gomez
OFFICIAL SEAL
Rafaela H. Gomez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-14-98

G) PROPOSED MAJOR AMENDMENT

PARCEL:	102-10621-150-803-1010
ADDRESS:	5801 EUBANK BLVD NE
ZONE:	PD
LOT AREA:	13.2 AC
JURISDICTION:	ALBUQUERQUE

THE PROJECT IS TO CONVERT AN EXISTING RACQUETBALL BUILDING INTO DWELLING UNITS.

PROJECT NUMBERS:
PREVIOUS: Z-75-71-1
CURRENT: SP-2025-00096

1	EXISTING LANDSCAPE
2	EXISTING A/C PAVING
3	EXISTING TRASH ENCLOSURE
4	INSTALL 48" WIDE CONCRETE WALK
5	EXISTING CONCRETE WALK - MINIMUM 48" WIDE
6	TENNIS COURT PREVIOUSLY REMOVED AND REPLACED WITH LAWN
7	PERGOLA PREVIOUSLY INSTALLED - 14'x20'
8	EXISTING VEHICLE SHADE COVER

REQUIRED	
1 BEDROOM	228 DU @ 1.2 = 274
2 BEDROOM	72 DU @ 1.6 = 116
STUDIO	4 DU @ 1 = 4
TOTAL	394 STALLS

PROVIDED = 472 STALLS

1. AMENDMENT WILL REMOVE THE CURRENT 300 DWELLING UNIT CAP.
2. EXISTING LANDSCAPE TO REMAIN UNCHANGED.

A map of the study area showing the location of the site. The map includes a grid of streets. A vertical line is labeled '26th' at the bottom. A horizontal line is labeled 'MONTGOMERY' on the left. A diagonal line is labeled 'ACADEMY' on the left. A horizontal line at the top is labeled '27th' on the right. A shaded triangular area is labeled 'SITE' with an arrow pointing to it. The site is located between the 26th and 27th streets, and between the Academy and Montgomery streets.

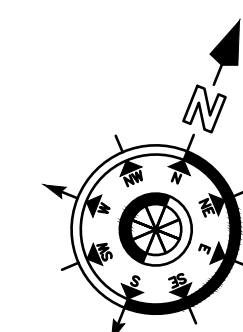
PROJECT TITLE ALBUQUERQU
 © PRA

C			R		
NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
—	—	—			

DRAWING TITLE

SITE PLAN

SEAL	PROJECT 22055	PHASE PLANNING
	CHECKED BY RLB	SCALE
	DRAWN BY RBA	DRAWING NO.
	DATE 2026JUL20	AS1.1



SITE PLAN	
	1" = 50'

H) AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

This is a request for a site plan EPC, Major Amendment to the existing site plan at 5801 Eubank Boulevard NE to facilitate development of a former racquetball court into four studio residential units. It lies within the North Albuquerque Community Planning Area (CPA). The subject site is in an Area of Change, within the Mountain Run Activity Center, and adjacent to the Juan Tabo Boulevard Multi-modal Corridor.

The request would capture growth in a Center and develop multifamily residential in an Activity Center (Policies 5.1.1 and 5.1.6). It encourages higher density housing in a Center, and in an area with existing infrastructure (Policies 5.2.1 and 5.3.1). Because the request would develop multi-unit housing in an existing apartment complex, it provides housing options that are compatible and support growth in an Activity Center (Policies 9.1.1, 9.2.1, and 9.3.1).

Fire Marshal's Office

LMMH 1335 Fire has no say over EPC. Please upload plans for review to fire as needed for Fire 1, Fire 2, Alarm etc.

Parks & Recreation – Urban Forestry

Please confirm there will be no impact to existing mature trees on site. Justification Letter states that “Site improvements are limited to sidewalks to unit entries and, if required, utility improvements”.

- Please reference IDO 5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site. 5-2(C)(2)(d) Large stands of mature trees.

- The subject property contains what is defined as a large stand of mature trees that (if proposed for impact) shall require an evaluation from the Office of the City Forester. If the City Forester determines the existing trees on site require preservation, applicant shall work to preserve existing trees.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Please submit a Request for Availability.

Public Service Company of New Mexico (PNM)

There are underground PNM facilities and/or easements within the site, from Layton Ave NE and around the site along the internal circulation drive.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. The proposed development should adhere to the design standards in IDO Section 5-6(C)(10).

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.