

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003098***
03EPC-01913 EPC Site Development Plan-
Amendment to Building Permit

General Assembly Church
33115 Central Ave.
Union City, CA 94587

LEGAL DESCRIPTION: for all or a portion of Tract(s) 281, **Town of Atrisco Grant**, zoned SU-1 for Church & Related Facilities, located on 57TH ST. NW, between BICE ROAD NW and DEL OESTE ROAD NW, containing approximately 1 acre(s). (H-11) (Deborah Stover, Staff Planner)

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1003098/ 03 EPC 01913, a request for site development plan for building permit, for Tract 281, Town of Atrisco Grant, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a 1,219 square-foot addition to an existing church located on Tract 281, Unit 8, Town of Atrisco Grant, at 1700 57th Street NW.
2. The request meets the policies of the *Albuquerque/Bernalillo County Comprehensive Plan* which states that the site, which is within the Established Urban area as defined in the *Comprehensive Plan*, should meet the Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."
3. The request to construct an addition to the existing church facility is in conformance with Policy a of the *Comprehensive Plan* by allowing a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre. In addition, the location, intensity, and design of this development respects existing neighborhood values, as the church has been in existence since 1986 and the proposed addition is relatively small.

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4. The request can be considered new growth and can be accommodated through development in an area where land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured, as per Policy e of the *Comprehensive Plan*.
5. The request is a service use, and service uses are to be located to complement residential uses and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments, as per Policy j of the *Comprehensive Plan*. This proposal complies with all of these requirements, as it is already in a mixed-use area with minimal effects on the surrounding area.
6. The *Comprehensive Plan* also states that urban and site design that improves the quality of the visual environment shall be encouraged (Policy m). Upgrading the facility and sprucing up the landscaping on the site will help further this policy.
7. The subject site is located within the *West Side Strategic Plan* and is placed within the West Central Community Service Area. The proposal complies with the plan objectives of the *WSSP* by providing for a complete mix of land uses on the West Side (Objective 1, p. 17), which would include churches. The request provides a sense of community and quality of life for area residents (Objective 4, p. 17). The request also meets the Goals of the plan by enhancing the lives of seniors, youth and families (Rank I Goal 1, p. 19) and by fostering the expression and appreciation of Albuquerque's cultures (Rank III Goal 7).
8. The request will be in compliance with the *Coors Corridor Plan* after landscaping issues are resolved.
9. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall show site lighting not higher than 16-feet and a note shall be added to the site plan that no lighting that is within 100-feet of residential zoning shall be higher than 16-feet. In addition, exposed or unshielded lights are prohibited and all lamps shall be furnished with a full cutoff, shoebox type fixture.

3. The approximately 5-foot high iron fence and gates that border the west side of the property shall either be removed, or shown on the site plan and approved by the EPC.
4. Landscape Plan:
 - a. All planting beds shall show the number, spacing and type of plants shown on the originally approved landscape plan dated 1-87. Shrubs such as Chamisa, Rosemary or Stipa grasses may be added to the plant palette for variety.
 - b. The Juniper Pfitzer is a prohibited tree under the pollen Ordinance. Therefore, small ornamental trees such as Vitex or Desert Willow shall be used in its place.
 - c. A minimum of 20 percent of the parking lot area shall be landscaped and landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot as per the *Coors Corridor Plan*.
 - d. One tree shall be planted per every 10 parking spaces and shall be distributed such that at least one tree shall be planted per every 15 linear parking spaces.
 - e. Gravel, colored rock, bark and similar materials shall not be used as groundcover. Bark and gravel shall only be utilized as mulch, not as a permanent form of groundcover.
 - f. Planting beds shall achieve 75% coverage of live plantings at full maturity.
5. Signage, including the base of the sign, shall not exceed 9 feet in height, as per the *Coors Corridor Plan*.
6. Public Works, Transportation, Hydrology Conditions:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (standard drawing 2430), driveways (standard drawing 2425), private entrances (standard drawing 2426) and wheel chair ramps (standard drawing 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
7. The Plans shall be stamped by an Engineer or an Architect prior to issuance of building permit.


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 5, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department 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 45 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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Victor J. Chavez
Planning Director

VJC/DS/ac

cc: Patrick Haniger, 14100 Sunglow Rd. NE, Albuquerque, NM 87123
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuquerque, NM 87105
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