



2. **Project# 1004763**
15DRB-70201 EPC APPROVED SDP
FOR BUILD PERMIT 

RBA ARCHITECTS agent(s) for OASIS CHURCH request(s) the above action(s) for all or a portion of Lot(s) A4-1A, Block(s) 15, **STARDUST SKIES UNIT 4** zoned SU-1/ C-2, located on MONTGOMERY BETWEEN LOUISIANA BLVD AND PENNSYLVANIA containing approximately 1.45 acre(s). (G-19) *[Deferred from 5/27/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF ADA COMPLIANCE, AND TO PLANNING.**

3. **Project# 1010181**
15DRB-70210 EPC APPROVED SDP
FOR BUILD PERMIT
15DRB-70211 EPC APPROVED SDP
FOR SUBDIVISION
15DRB-70200 SIDEWALK VARIANCE


PUBLIC SERVICE COMPANY OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) D, Block(s) D, **AMERICAN SQUARE** zoned C-2, located on 2300 RICHMOND DR NE containing approximately 5.3158 acre(s). (H-16) *[Deferred from 4/8/15, 5/6/15, 5/13/15, 5/20/15, 5/27/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR A RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) AND TO PLANNING. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

DRB CASE ACTION LOG - BLUE SHEET

Complete
6-30-15
VS

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1004763 - 15DRB-70201 EPC APPROVED SDP FOR BUILD PERMIT

NAME: STARDUST SKIES UNIT 4

AGENT: RBA ARCHITECTS

Your request was approved on 6-3-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation: OK address comments

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: Case Planner OK approval

PLATS:

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

+ pdf.

DRB CASE ACTION LOG - BLUE SHEET

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- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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INTER-OFFICE MEMO

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DATE: May 27, 2015
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1004763, Montgomery Zone Change
As-Built Site Development Plan for Building Permit

On April 9, 2015, the EPC voted to approve an as-built site development plan for building permit for an approx. 1.5 acre site located on Montgomery Blvd. NE, between Pennsylvania St. NE and Julie St. NE.

The applicant/agent submitted to the DRB without having met with the Staff Planner (standard condition #2) and was deferred to the next DRB hearing. On May 27, 2015, Staff met with the agent, Doug Gallagher, to discuss how the Conditions of Approval are being met.

Staff reviewed an updated version (v.3) of the as-built site development plan for building permit (no revision date provided). Staff notes the following:

Condition #2- Meeting with Staff Planner: OK (see above).

Condition #3A- Parking: Calculations for handicap, bicycle and motorcycle parking were handwritten onto Sheet 1.

Condition #4- Landscaping: Notes were added to Sheet 2, along with an "Amended 2015" note, to update the landscaping legend to match plant material currently on the subject site.

Condition #7b- Elevations: Notes were added to Sheet 1 to address the height, materials, finish and color of the refuse enclosure.

Note: Current Planning Staff did not check Condition #10 (Transportation Development Staff's).

If you have any questions regarding this case, please call me at 924-3935 or e-mail me at clehner@cabq.gov. Thank you.

INTER-OFFICE MEMO

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Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L A		APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): RBA ARCHITECTS PHONE: 505-242-1899
 ADDRESS: 1104 PARK AVE SW FAX: _____
 CITY: ALBU. STATE NM ZIP 87108 E-MAIL: rick@rba81.com
 APPLICANT: OASIS CHURCH PHONE: 505-265-7000
 ADDRESS: 3167 SAN ANTONIO BLVD NW; Box 311 FAX: _____
 CITY: ALBU. STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: CHANGE OF ZONE TO C-1 TO INCLUDE CHURCHES

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. AA-1A Block: 15 Unit: _____
 Subdiv/Addn/TBKA: STARBUST SKIES UNIT 4
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-19-7 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 14EPC-40083; 15EPC-40003; PROJECT NO. 1004763

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 1.45 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTGOMERY
 Between: LOUISIANA BLVD and PENNSYLVANIA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 5/18/15
 (Print Name) RICK BENNETT Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70201</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee-rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date May 27, 2015
[Signature] 5-19-15 Project # 1004763
 Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

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- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** Maximum Size: 24" x 36"
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SEE LTR. PLANNING DEPT. ATTACHED

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

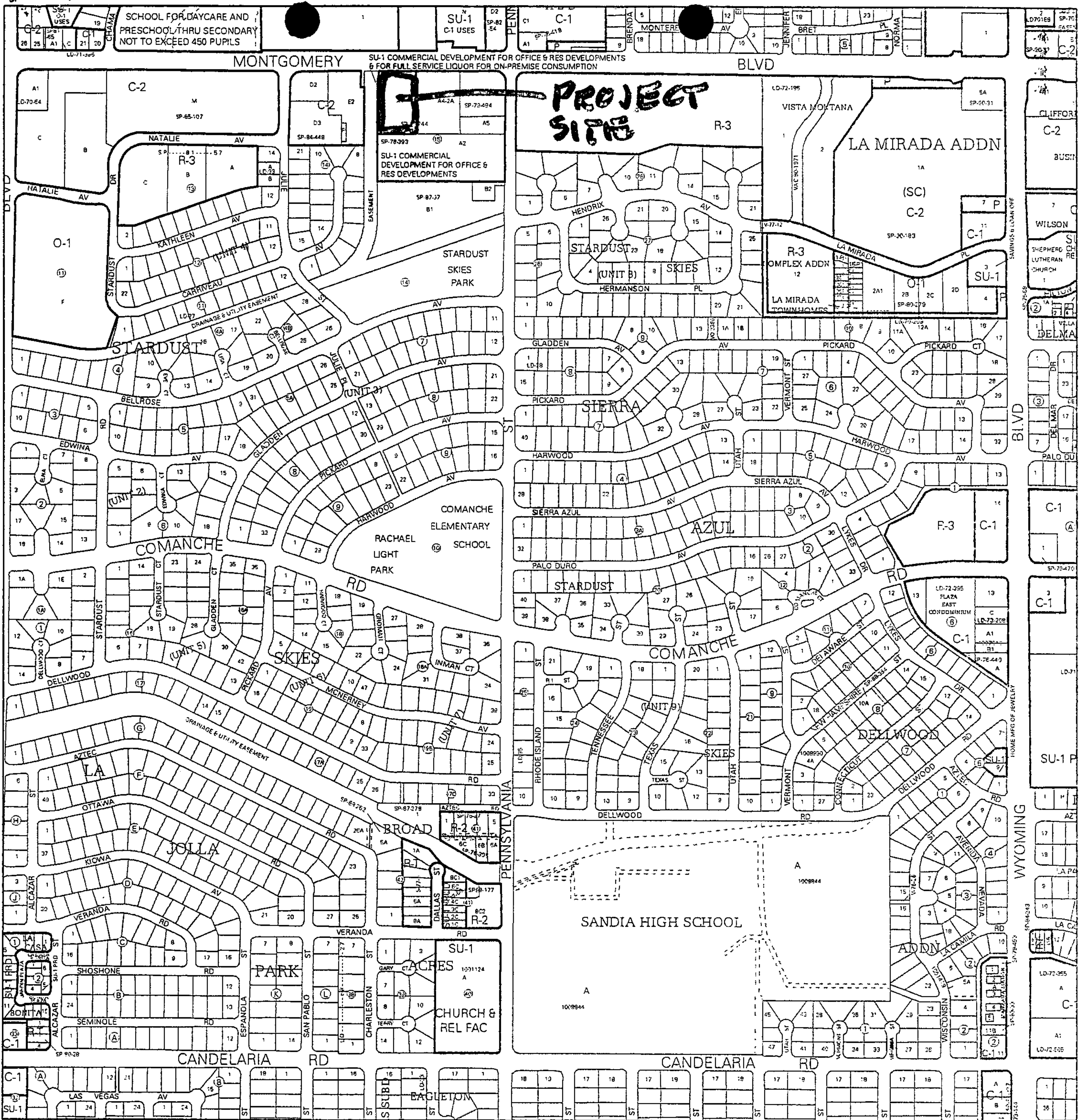
RICK BENNETT
Applicant name (print)
[Signature]
Applicant signature / date



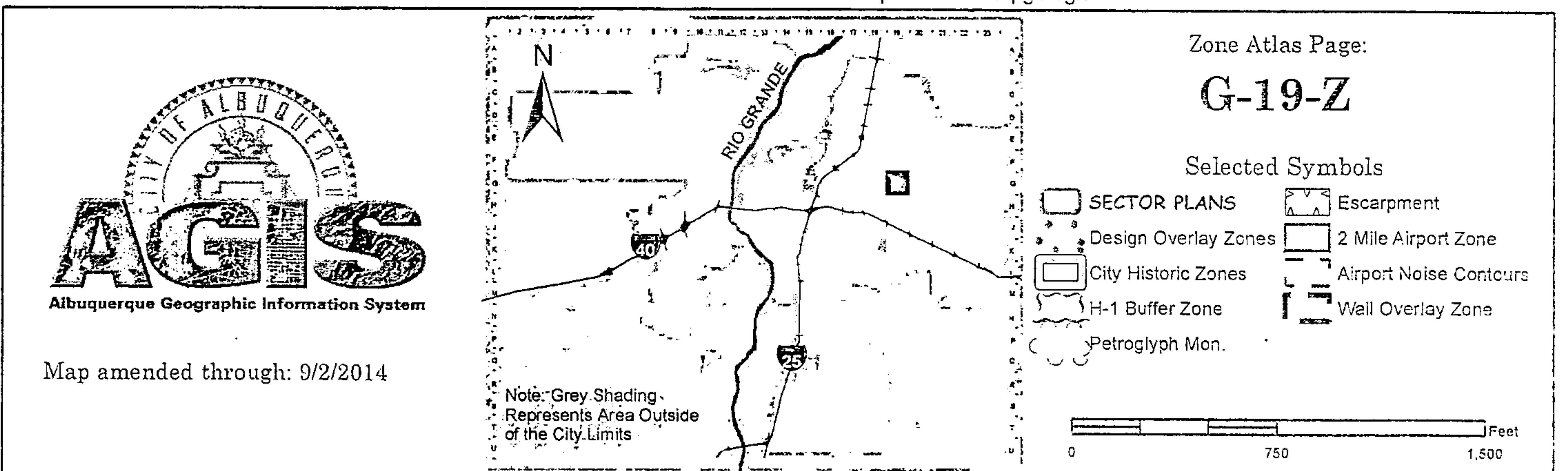
Form revised October 2007

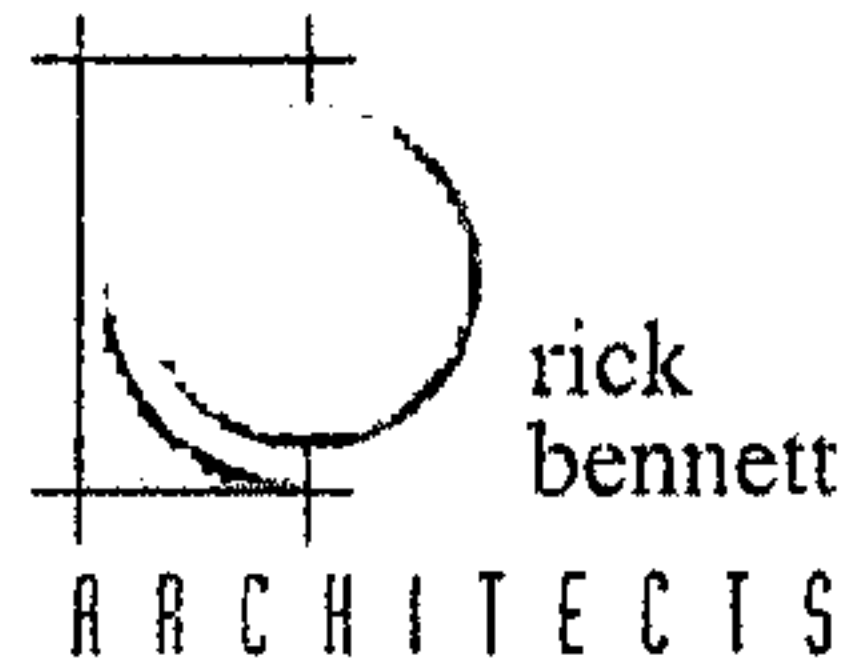
<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	15000 - 70201
<input checked="" type="checkbox"/> Case #s assigned	- - - - -
<input checked="" type="checkbox"/> Related #s listed	- - - - -

[Signature] 5-19-15
Planner signature / date
Project # 1004763



For more current information and details visit: <http://www.cabq.gov/gis>





LETTER OF AUTHORIZATION

September 24, 2014

City of Albuquerque
Planning Department
Plaza del Sol
600 2nd NW
Albuquerque, NM 87102

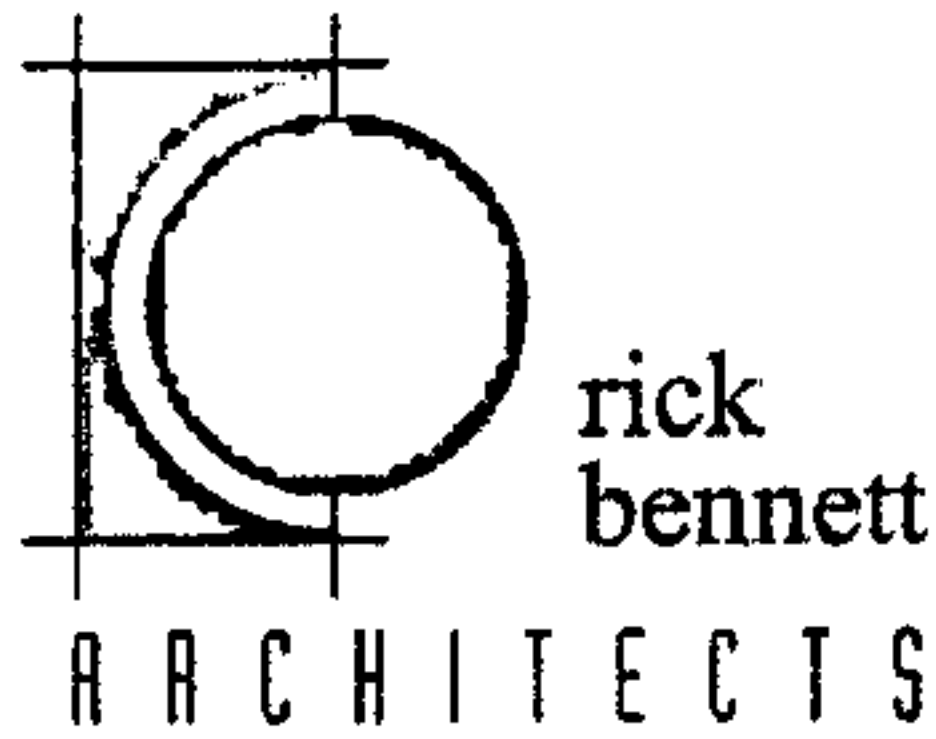
**Re: Oasis Family Church
7500 Montgomery Blvd. NE**

To Whom It May Concern:

RBA Architects is authorized to act as the agent for Oasis Church for obtaining an Administrative Amendment Approval as referenced above. If you have any questions, please feel free to call or email.

Sincerely,

Terry Mathews
Pastor
3167 San Mateo Blvd. NE
Box 311
Albuquerque, New Mexico 87110
Ph: (505) 265-7000



May 20, 2015

City of Albuquerque
Planning Department
Plaza del Sol
600 2nd NW
Albuquerque, NM 87102

Attn: Suzanne Lubar
Planning Director

Re: Official Notification of Decision April 9, 2015
Oasis Family Church
7500 Montomery Blvd.

To Whom It May Concern:

The following are RBA's response to Conditions – 15EPC-4003:

3. Parking

A. calculations shall be shown for handicap, motorcycle and bicycle spaces.

Response: Number of spaces required by code have been noted on plan: per 14-16-3-18 Street Parking – 8 handicap spaces, 8 motorcycle spaces, 6 bicycle racks.

B. Four more handicap (HC) spaces, and 4 motorcycle (MC) spaces, shall be provided. Response: four more spaces added and noted, 4 motorcycle spaces have been dedicated for a total of 8;

C. The bike rack shall be labeled and number of spaces specified. Response: six existing bicycle parking spaces have been noted on dwgs and photo provided on plan.

4. Landscaping:

A. The landscaping palette shall accurately reflect the types of trees, plants and turf existing on the subject site. Response: All existing trees, shrubs, plants are currently indicated on the landscape plan. No new plantings.

5. Lighting:

A. A light pole detail shall be provided. Response: Light pole detail of existing parking lot light poles has been attached to drawing.

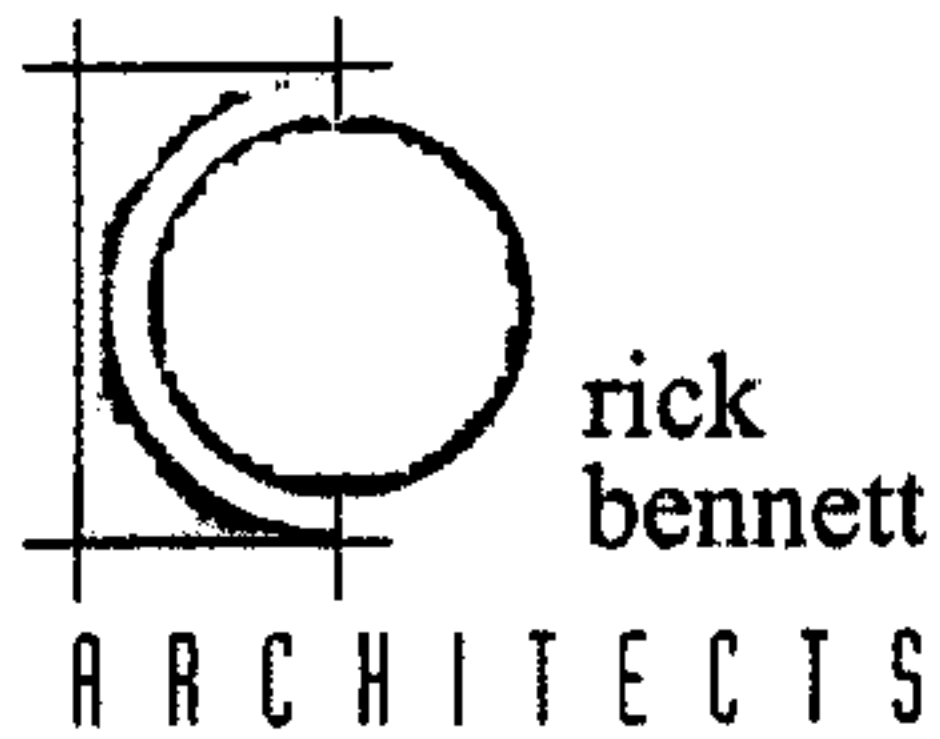
6. Signage:

A. The monument sign detail shall specify colors, materials and illumination type. Response: A photo graph of existing monument sign has been attached to drawing and noted as being interior illuminated.

7. Elevations:

A. A brief narrative shall be added to describe the existing building's finishes, materials, and colors. Response: Narrative has been added to color photos of existing building.

B. A note shall be added to indicate the height, materials, finish and colors of the refuse enclosure. Response: A photo of existing refuse enclosure has been added to drawing showing materials and finishes.



8. Grading:

A. A note shall be added to explain existing drainage patterns. Response: a brief narrative has been added to plan describing current drainage of site from the east side of building to the west side down to two drop inlets which discharge into drainage channel running along west side of site.

9. Utility Plan:

A. A note shall be added to explain the easement situation (if none) or the easements need to be shown and labeled. Response: There were no easements called for on plans affecting this site.

10. Conditions from City Engineer (Transportation Development):

A. Clearly show north arrow on plan view (Sheet C-1). Response: North arrow has been clearly shown on plan.

B. Label existing sidewalk width adjacent to site along Montgomery Blvc. NE. Response: width was called out on drawing as 6'.

C. Label width of handicapped parking spaces and aisles along the east edge of the existing building. The handicapped parking spaces must be a minimum of 8.5 feet in width, and the van accessible aisle must be a minimum of 8 feet in width whereas the rest of the aisles shall be a minimum of 5 feet in width. Response: spaces and dimensions were shown on plan.

D. Label all existing parking spaces that are to remain as "existing". If any parking spaces are proposed to be repainted, label them as "proposed" spaces. Response: All spaces have been indicated as "existing". None are to be painted.

E. Additionally, if the existing parking lot asphalt is to remain, label "Existing asphalt". Otherwise, if it is to be repaved, provide an asphalt pavement section. Response: Existing parking lot area has been labeled "existing asphalt paving".

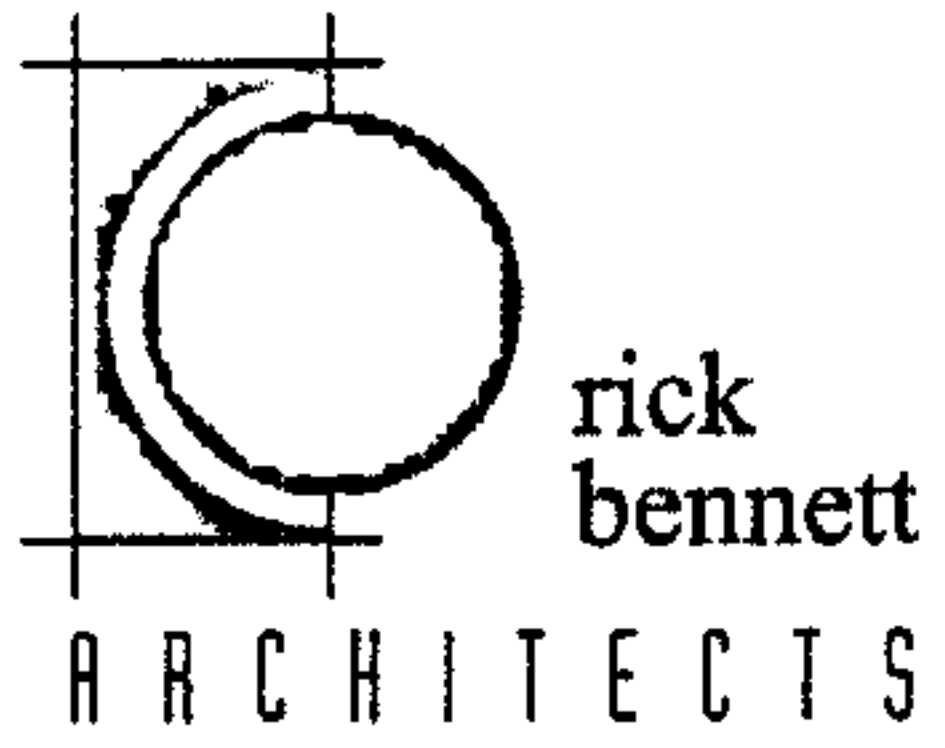
F. For the ADA accessible parking sign, label where it applies on the plan view. Provide an ADA van accessible sign for the two required van accessible spaces. (2 are required for the 102 parking spaces.) The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Response: Existing signage is in place at parking spaces. Owner will add two more signs for ADA van access.

G. The required 8-foot wide ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978). Response: Letters have been placed at 8'foot wide ADA access aisle on plan.


H. Label all existing curb for the existing parking lot and all existing curb radii. Response: All existing curbs and curb radii has been called out on plan.

I. A 6-foot wide ADA pathway is required from both the public sidewalk to the building entrances and from the HC parking stall access aisles to building entrances. Show a 6-foot pathway from Montgomery Blvd., and show all existing doorways to the existing building since this influences pedestrian circulation from the public sidewalk and parking lot to the door entrances Response: Handicap access has been shown on Vicinity Aerial View starting at existing ADA access ramp located on Montgomery Blvd up to adjacent building, running west to existing ADA access ramps on the Northeast and North sides of the buildings where the entry doors are located.

J. Label existing slopes of the ramps from the handicapped spaces along the east side of the building. These slopes need to be a maximum of 1:12. Response: Existing ramps have been indicated with slope of 1:12.

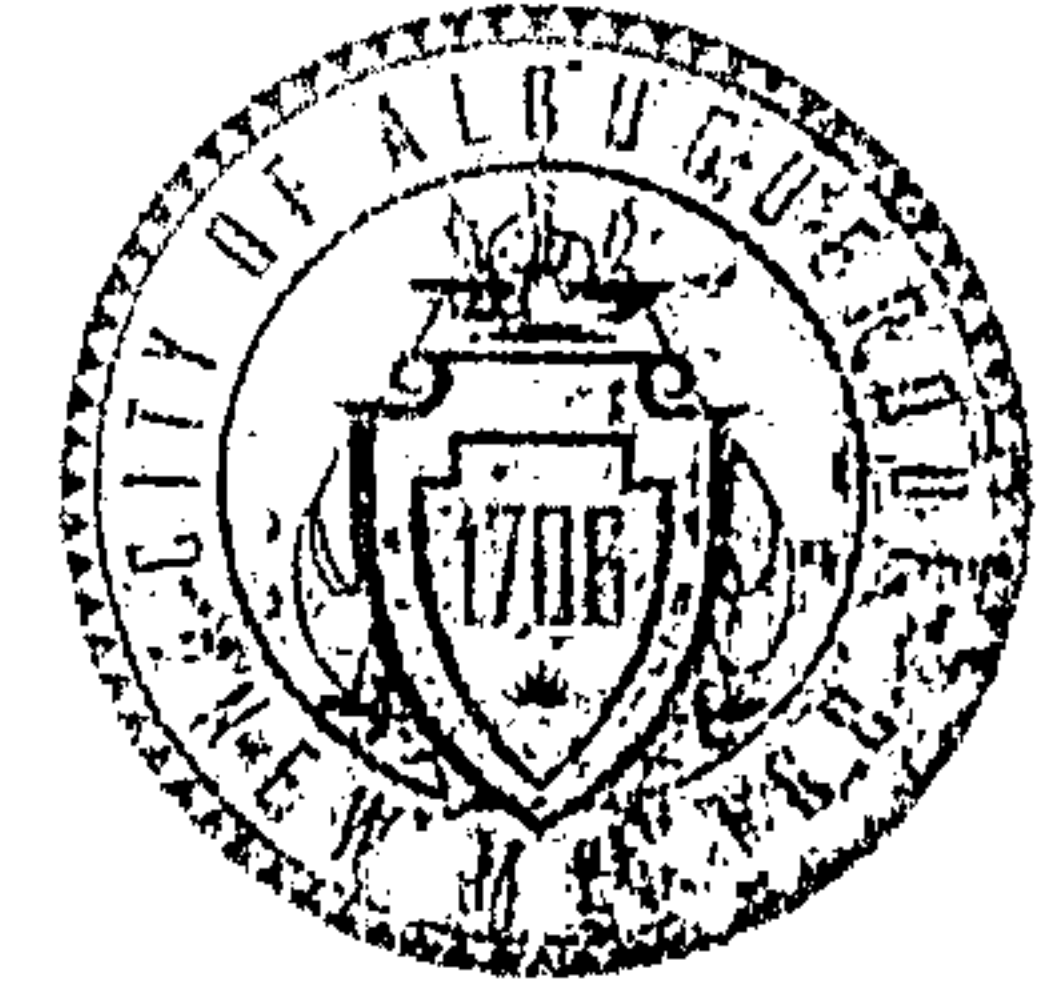


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Sincerely

RBA Architecture
1104 Park Ave. SW
Albuquerque, NM 87102
(505) 242-1859

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



1706

OFFICIAL NOTIFICATION OF DECISION

April 9, 2015

Oasis Family Church
3167 San Mateo Blvd. NE
Albuquerque, NM 87110

Project# 1004763
14EPC-40083 Zone Map Amendment (Zone Change)
15EPC-40003 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for Tract A-4-1A, Block 15, Unit #4, Stardust Skies, to change the existing zoning from "SU-1 for Commercial Development for Office and Residential Developments & for Full-Service Liquor for On-Premise Consumption" to "SU-1 for C-2 uses", located on Montgomery Boulevard NE, between Pennsylvania Street NE and Julie Street NE, approximately 1.5 acres. (G-19)
Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

New Mexico 87103

On April 9, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project# 1004763/14EPC-40083, a request for a Zone Map Amendment (Zone Change), and 15EPC-40003, a request for an as-built Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

FINDINGS- 14EPC-40083:

www.cabq.gov

1. The subject request is for a zone map amendment (zone change) for Tract A-4-1A, Block 15, Unit #4, Stardust Skies, an approximately 1.5 acre site located on Montgomery Blvd. NE, between Pennsylvania St. NE and Julie St. NE.
2. The zone map amendment request is for a change from SU-1 for Commercial Development for Office and Residential Developments & for Full-Service Liquor for On-Premise Consumption to SU-2 for SU-1 for C-2 uses so that a church and related facilities can occupy the subject site.
3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The Facility Plan for Arroyos, a Rank II facility plan, applies. No sector development plans apply.
4. The subject request is accompanied by an as-built site development plan for building

OFFICIAL NOTICE OF DECISION

Project #1004763

April 9, 2015

Page 2 of 8

- permit (15EPC-40003). A site development plan is required pursuant to the SU-1 Zone, §14-16-2-22(A)(1).
5. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
 6. The Albuquerque/Bernalillo County Comprehensive Plan, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
 7. The subject request furthers the following, applicable Comprehensive Plan Goal and policies:
 - A. Established Urban Goal. The request would add a new use to a part of the Established Urban area that is already characterized by land use variety along a major arterial (Montgomery Blvd NE). The request would generally contribute toward more variety and maximum choice in life styles and options along the major arterial.
 - B. Policy II.B.5a-full range of urban land uses. The request would contribute to a full range of urban land uses, which is characterized by multi-family residential, commercial and service uses, and single-family homes, because it would add church and related facilities as another use in the area.
 - C. Policy II.B.5k- land adjacent to arterial streets. The existing building is sited to front Montgomery Blvd. To the south, east and west are office and commercial uses that buffer the residential neighborhood further south, and would be able to provide parking for the off-peak (Sunday) church uses. Noise, light, pollution, and traffic are unlikely to adversely affect the nearby residential environment.
 - D. Policy II.D.4o- peak hour demands/circulation system. The use of the subject site for a church and related uses could generally help decrease peak hour demands on the circulation system. The surrounding office and small commercial uses operate during business hours (weekdays and maybe Saturdays). The church uses would occur mostly on Sundays, at off-peak times.
 8. The Facility Plan for Arroyos (Rank II) applies. The subject site's western boundary abuts the Julie Channel, a tributary of the Hahn Arroyo System, which is classified as an Urban Recreational Arroyo. However, no policies apply to the request.
 9. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:
 - A. Section 1A: The proposed zoning has been demonstrated to be consistent with applicable Goals and policies in the Comprehensive Plan. Therefore, the proposed

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zone map amendment is consistent with the health, safety, morals and general welfare of the City.

- B. Section 1B: The uses allowed by the proposed zoning would be unlikely to adversely affect stability of land use and zoning in this area characterized by office, commercial and multi-family residential uses and, as the applicant demonstrated, are justified pursuant to R270-1980.
 - C. Section 1C: There is no "significant conflict" with an adopted element of the Comprehensive Plan. Furthermore, the request would "clearly facilitate" realization of applicable Goals and policies.
 - D. Section 1D: A different use category is more advantageous to the community as articulated in the Comprehensive Plan. The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community than the current zoning.
 - E. Section 1E: The proposed uses would not harm the community, neighborhood or adjacent property. The area is characterized by office, commercial and multi-family residential uses along Montgomery Blvd. Also, the request is limited in scope to adding church and related facilities to a site on which commercial uses have been allowed since 1975.
 - F. Section 1F: The proposed zone change requires no capital expenditures by the City.
 - G. Section 1G: Economic considerations pertaining to the applicant are a factor in the zone change request, but the applicant is not raising them as the determining factor.
 - H. Section 1H: Location on a collector or major street is not being used as justification for the request.
 - I. Section 1I: The requested SU-1 zoning is a justifiable spot zone in this case because it has been demonstrated that the request will clearly facilitate realization of the Comprehensive Plan.
 - J. Section 1J: The request is for a single lot and not a strip of land, and therefore would not result in a "strip zone".
10. The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section 1C demonstrates how the request furthers applicable Goals and policies in the Comprehensive Plan. There is no significant conflict with adopted elements of applicable Plans (Section 1C), and the request clearly facilitates realization of the Comprehensive Plan (Sections 1C and 1J). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.
11. The affected neighborhood organizations are the Stardust Skies Park NA and the District

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7 Coalition, which were notified. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff has not received any inquiries or comments.

CONDITION-14EPC-40083:

1. The accompanying site development plan for building permit (14EPC-40031) shall receive final sign-off from the Development Review Board (DRB) within six (6) months of this EPC action.
-

FINDINGS- 15EPC-40003:

1. The subject request is for a site development plan for building permit for Tract A-4-1A, Block 15, Unit #4, Stardust Skies, an approximately 1.5 acre site located on Montgomery Blvd. NE, between Pennsylvania St. NE and Julie St. NE.
2. The subject request is accompanied by zone map amendment request (14EPC-40083), which has been adequately justified pursuant to R270-1980.
3. When requesting an SU-1 zone, a site development plan is required pursuant to the SU-1 Zone, §14-16-2-22(A)(1). The applicant has provided an "as-built" site development plan to show existing conditions on the subject site. No modifications to the site or the building's exterior are proposed.
4. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The Facility Plan for Arroyos, a Rank II facility plan, applies. No sector development plans apply.
5. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject request furthers the following, applicable Comprehensive Plan Goal and policies:
 - A. Established Urban Goal. The request would add a new use to a part of the Established Urban area that is already characterized by land use variety along a major arterial (Montgomery Blvd NE). The request would generally contribute toward more variety and maximum choice in life styles and options along the major arterial.

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- B. Policy II.B.5a-full range of urban land uses. The request would contribute to a full range of urban land uses, which is characterized by multi-family residential, commercial and service uses, and single-family homes, because it would add church and related facilities as another use in the area.
 - C. Policy II.B.5k- land adjacent to arterial streets. The existing building is sited to front Montgomery Blvd. To the south, east and west are office and commercial uses that buffer the residential neighborhood further south, and would be able to provide parking for the off-peak (Sunday) church uses. Noise, light, pollution, and traffic are unlikely to adversely affect the nearby residential environment.
 - D. Policy II.D.4o- peak hour demands/circulation system. The use of the subject site for a church and related uses could generally help decrease peak hour demands on the circulation system. The surrounding office and small commercial uses operate during business hours (weekdays and maybe Saturdays). The church uses would occur mostly on Sundays, at off-peak times.
- 8. The Facility Plan for Arroyos (Rank II) applies. The subject site's western boundary abuts the Julie Channel, a tributary of the Hahn Arroyo System, which is classified as an Urban Recreational Arroyo. However, no policies apply to the request.
 - 9. Conditions of approval are needed to clarify the site development plan and to ensure that what's shown corresponds to existing conditions on the subject site.
 - 10. The affected neighborhood organizations are the Stardust Skies Park NA and the District 7 Coalition, which were notified. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff has not received any inquiries or comments.

CONDITIONS-15EPC-40003:

- 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. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
- 3. Parking:
 - A. Calculations shall be shown for handicap, motorcycle and bicycle spaces.

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- B. Four more handicap (HC) spaces, and 4 motorcycle (MC) spaces, shall be provided.
- C. The bike rack shall be labeled and number of spaces specified.
4. Landscaping:
The landscaping palette shall accurately reflect the types of trees, plants and turf existing on the subject site.
5. Lighting: A light pole detail shall be provided.
6. Signage: The monument sign detail shall specify colors, materials and illumination type.
7. Elevations:
A. A brief narrative shall be added to describe the existing building's finishes, materials and colors.
B. A note shall be added to indicate the height, materials, finish and colors of the refuse enclosure.
8. Grading & Drainage Plan:
A note shall be added to explain existing drainage patterns.
9. Utility Plan:
A note shall be added to explain the easement situation (if none) or the easements need to be shown and labeled.
10. Conditions from the City Engineer (Transportation Development):
A. Clearly show north arrow on plan view (Sheet C-1).
B. Label existing sidewalk width adjacent to site along Montgomery Blvd. NE.
C. Label width of handicapped parking spaces and aisles along the east edge of the existing building. The handicapped parking spaces must be a minimum of 8.5 feet in width, and the van accessible aisle must be a minimum of 8 feet in width whereas the rest of the aisles shall be a minimum of 5 feet in width.
D. Label all existing parking spaces that are to remain as "existing". If any parking spaces are proposed to be repainted, label them as "proposed" spaces.
E. Additionally, if the existing parking lot asphalt is to remain, label "Existing asphalt". Otherwise, if it is to be repaved, provide an asphalt pavement section.
F. For the ADA accessible parking sign, label where it applies on the plan view. Provide an ADA van accessible sign for the two required van accessible spaces. (2 are required for the 102 parking spaces.) The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."

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- G. The required 8-foot wide ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- H. Label all existing curb for the existing parking lot and all existing curb radii.
- I. A 6-foot wide ADA pathway is required from both the public sidewalk to the building entrances and from the HC Parking stall access aisles to building entrances. Show a 6-foot pathway from Montgomery Blvd., and show all existing doorways to the existing building since this influences pedestrian circulation from the public sidewalk and parking lot to the door entrances.
- J. Label existing slopes of the ramps from the handicapped spaces along the east side of the building. These slopes need to be a maximum of 1:12.
- K. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **APRIL 24, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-

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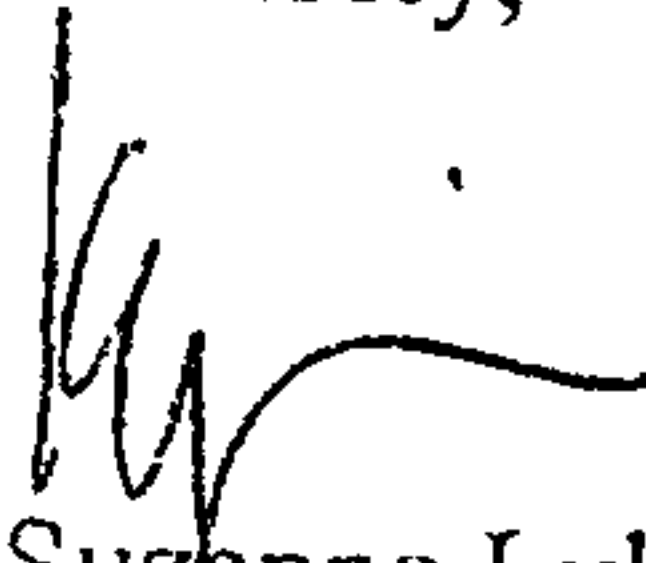
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half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


For Suzanne Lubar
Planning Director

SL/CLL

cc: Nick Bennett, RBA Architecture, 1104 Park Ave. SW, Albuquerque, NM 87102
Matthew Bowles, Stardust Skies Park NA, 7125 Lisa Ct. NE, Albuquerque, NM 87110
Kim Lovely-Peake, Stardust Skies Park NA, 7100 Bellrose NE, Albuquerque, NM 87110
Bill Hoch, District 7 Coalition, 813 Calle del Corte NE, Albuquerque, NM 87110
Lynne Martin, District 7 Coalition, 1531 Espejo NE, Albuquerque, NM 87112

PROJECT #

100-1763

ADRS-70201

May 27, 2015

SPJ

Pennsylvania St NE

FIRE HYDRANT DISTANCES

1991

FH-2

377'

FH-3

380'

FH-4

302'

Imagery Date: 3/8/2014

35°07'47.48" N 106°33'41.49" W elev 5360 ft eye alt 6222 ft

Google earth