

### DEVELOPMENT REVIEW BOARD <u>Action Sheet</u>

### Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 21, 2010 9:00 AM MEMBERS:

### Jack Cloud, AICP, DRB Chairman, Planning Department Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA Christina Sandoval, Parks/Municipal Development

## SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

1. Project#-1008051
10DRB-70120 EPC APPROVED SDP
FOR BUILD PERMIT

DAC ENTERPRISES, INC agent(s) for DEL NORTE BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) C2B, Tract(s) B, ALTAMONT ADDITION Unit(s) 6, zoned C-1 & SU-1 FOR CHURCH, located on 5800 MONTGOMERY BLVD NE BETWEEN MADEIRA ST NE AND SAN PEDRO DR NE containing approximately 3.5 acre(s). [REF: 09EPC-40065] (G-18)INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

2. Project# 1007958

10DRB-70096 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
10DRB-70097 EPC APPROVED SDP
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19) [Deferred from 3/31/10, 4/7/10, 4/14/10] **DEFERRED TO 4/28/10 AT THE AGENT'S REQUEST.** 

### Zoning & Land Use Services

Phone: 505-294-5243 §

April 20, 2010

Mr. Jack Cloud, Chair Development Review Board Planning Department City of Albuquerque

Re: 09EPC-40065/Project # 1008051

Dear Chairman Cloud:

This is a request for a 60 day deferral for the above referenced case. The applicant would like more time to review the conditions of the Environmental Planning Commission.

Thank you for your assistance.

Sincerely,

Doug (Erandall

Principal, DAC Enterprises, Inc.

Agents for Del Norte Baptist Church

### Toffaleti, Carol G.

From:

Kevin Warner [kevin@dnbc.org]

Sent:

Tuesday, April 20, 2010 4:05 PM

To:

Toffaleti, Carol G.

Cc:

sandy@signartnm.com; charlotte@signartnm.com; RR505@q.com; edandmusic@aol.com

Subject: Letter of Request for Deferral

TO:

D.R.B. of the City of Albuquerque

Mrs. Carol Toffaleti, City Planner

From: Kevin Warner, Associate Pastor

Del Norte Baptist Church 5800 Montgomery Blvd. NE Albuquerque, NM 87113

RE: E.P.C. Case # 09EPC-40065

Project # 1008051

Date: April 20, 2010

It has come to our attention that our church's request for construction of a new sign is on your agenda for tomorrow, Wednesday, April 21, 2010. Just today I received a copy of the OFFICIAL NOTIFICATION OF DECISION, dated January 22, 2010.

While reviewing this document I have discovered some of the conditions that I must Advise our church members about. For this reason I would like to REQUEST A DEFFERAL of 60 days.

Please accept my apology for any inconvenience this may cause you and your Schedule. If you have any questions please contact me.

Sincerely,

Kevin Warner, Associate Pastor Del Norte Baptist Church 5800 Montgomery Blvd. NE Albuquerque, NM 87113

(505) 344-9307 (505) 321-2687

Email: kevin@dnbc.org

agent was cald on the defense request. - Carol 4-3345

4/20/2010

### Zoning & Land Use Services April 11, 2010

Phone: 505-294-5243

Mr. Jack Cloud, Chair Development Review Board Planning Department City of Albuquerque

Re: 09EPC-40065/Project # 1008051

Dear Chairman Cloud:

This is a request for final sign off for a free standing sign approved by the Environmental Planning Commission on January 22, 2010. Attached to this application is a copy of the Official Notice of Decision and a revised site development plan showing compliance with all the required conditions. As required by Conditions 1 & 2, applicant has also met with the staff planner to review and ensure that all other conditions of approval have been met.

Regarding <u>Condition 3</u>, the site plan has been amended to comply with the requirements of the City Engineer by increasing drive aisles and maintaining appropriate drive aisles. Further, the site plan is in compliance with all applicable DPM standards.

<u>Condition 4</u>: Technical issues such as providing sheets in the same format, adding the date and current EPC project number, and numbering the sheets have been changed as required. Utility lines have also been identified as the compact car spaces. Calculations are also provided on the site development plan.

Safety clearances have been provided for as required in <u>Condition 5</u>. Any other PNM related issues will be addressed at the building permit stage.

Condition 6 establishes specific requirements for the placement of the new sign including landscaping around the sign base and regulations regarding lighting and motion. Those requirements, as well the dimensions of the sign in 3/8'' = 1' and a bar scale have been added to the drawings. The sign will be 16' high and the electronic panel will be  $3' \times 8'$  and the upper cabinet part of the sign has been modified to be architecturally compatible with the church.

A landscaped bed with low water plants has been added and identified on the site plan in accordance with <u>Condition 7</u>.

Finally, as required by <u>Condition 8</u>, the dimensions of the thickness of all free standing signs (A, B & C ) have been added to the site development plan and signage details.

DAC Enterprises, Inc., agent for the applicant, will be in attendance at the Development Review Board hearing and will be prepared to answer any questions the board may have.

Sincerely,

Doug Crandall

Principal, DAC Enterprises, Inc.

Agents for Del Norte Baptist Church



Public Service Company Of New Mexico 4201 Edith Blvd., N.E. 87107 Fax 505 241-3620

March 19, 2010

Applicant: SIGNART OF NM, INC. Location: 5800 Montgomery Blvd. NE RE: SIGN PLAN APPROVAL

Thank you for your sign plan submission on 2/24/2010. PNM has reviewed and released your plans as of 3/16/2010.

Attached to your plans, you will find a copy of PNM's electric map of the area. This map will show the approximate location of PNM's electric distribution overhead and/or underground lines on the property and adjacent properties. This map will not show any overhead or underground electric services or easements.

Prior to excavation, the owner or contractor is responsible for requesting line spots through New Mexico One Call System, Inc. to locate electric underground lines on the property.

Please remember the owner or contractor must maintain all NESC safety clearances from any overhead or underground electric lines.

By reviewing these plans, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, re-plat or document. The owner or contractor is solely responsible for conducting appropriate easement title searches. Any encroachment of PNM easement rights must be corrected or removed by owner or contractor at its sole expense. If you have any easement concerns, please contact PNM's Right of Way department at 241-4425.

Contact me at 241-0537 if you have any questions.

Thank You,

Nancy Dow PNM Electric

Construction & Maintenance Engineering



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

Reverand Robert E. Meyers Del Norte Baptist Church 5800 Montgomery NE Albuquerque, NM 87109 Date: January 22, 2010

### OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1008051\*
09EPC-40065 AMEND SITE DEVELOPMENT
PLAN - BLD PRMT

LEGAL DESCRIPTION: DAC ENTERPRISES, INC agent(s) for DEL NORTE BAPTIST CHURCH request(s) the above action(s) for all or a portion of lot C2B and Tract B, Unit 6, ALTAMONT ADDITION, zoned C-1 and SU-1 CHURCH & RELATED USES located on 5800 MONTGOMERY BLVD NE BETWEEN MADEIRA ST NE AND SAN PEDRO NE containing approximately 3.5 acres. (G-18) Carol Toffaleti, Staff Planner

On January 21, 2010 the Environmental Planning Commission voted to APPROVE Project 1008051 / 09EPC-40065, an amendment to a site development plan for building permit, for all or a portion of lot C2B and Tract B, Unit 6, ALTAMONT ADDITION, zoned C-1 and SU-1 CHURCH & RELATED USES, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

- 1. The request is a site development plan for building permit amendment to change the free-standing signage on Tract B and lot C2B, Unit 6, Altamont Addition, zoned SU-1 for Church and Related Facilities and C-1 respectively, a site of approximately 3.5 acres located on Montgomery Blvd. NE between Madeira Dr. and San Pedro Dr.
- 2. The existing free-standing signs consist of: a 6 ft high monument sign with a sign face area of approximately 30 sf, located on Montgomery in front of the church, which identifies its name and numerical address and is relatively unobtrusive (Sign A on the site development plan); and an 8 ft high monument sign with a sign face area of 40 sf, located on Montgomery at the front of the east parking area, which includes a reader board operated manually (Sign B). Neither sign is illuminated.

OFFICIAL NOTICE OF DECISION JANUARY 21, 2010 PROJECT 1008051 PAGE 2 OF 6

- 3. The applicant proposes to move Sign B to the Hendrix Rd. frontage on the west side of the main site drive, and to surround the base with a 12" high curb barrier with a diameter of 12 feet. Sign C, a new 20 ft. high free-standing pylon sign, would replace Sign B. It would be setback 11 ft from the back of curb on Montgomery Blvd., be supported by two stucco-covered pylons and surrounded by three bollards. The total sign face area would be 90 sf, including a 50 sf internally lit cabinet display with the name and address of the church and a 40 sf full-color LED display panel to provide church-related information.
- 4. The site is in the Established Urban Area and adjacent to an Enhanced Transit Corridor designated in the Comprehensive Plan.
- 5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- 6. A site development plan for building permit for development on Tract B was approved by the City after Tract B was rezoned from R-3 to SU-1 for Church and Related Facilities (Z-1579, 5/26/1966). The site development plan was amended in 1970 by the City Commission, in 1975 by the Zoning Administrator and administratively in 1982 and 1990. The current request amends the 1990 site development plan, which includes Tract B and Lot 2CB and shows the development "as built".
- 7. The new and relocated signs are located on Tract B zoned SU-1 for Church and Related Facilities. Signs for this use are as permitted and regulated by the Planning Commission (§14-16-2-22(B)(10)).
- 8. The subject site has approximately 410 ft of frontage on Montgomery Blvd. and 573 ft of frontage on Hendrix Rd.
- 9. The new pylon sign is located approximately 355 ft east of an R-3 zone, containing multi-story apartment buildings, and 310 ft southeast of an R-3 zone on the opposite side of Montgomery Blvd. containing 2-story apartments. The illuminated sign, including an LED display panel, may be visible from some of the units in these residential developments.
- 10. The 11 x 17" format of the submittal is acceptable in this case due to minimal changes to the overall site development plan.
- 11. The proposal furthers or partially furthers the following goals and policies of the Comprehensive Plan:
  - a. The design of the new free-standing sign is compatible with adjacent commercial development at the intersection of Montgomery Blvd. and San Pedro Dr. and it is sited away from the nearest residential zones. The design of the relocated monument sign respects the office and institutional environment of Hendrix Road. (Established Urban Area Policy II.B.5.d)

OFFICIAL NOTICE OF DECISION JANUARY 21, 2010 PROJECT 1008051 PAGE 3 OF 6

- b. It creates useful signage for improving visibility of a community church on an Enhanced Transit Corridor and for identifying the location of the site drive on Hendrix Road. (Community Identity Policy II.C.9.e)
- c. The height and size of the new and relocated signs are appropriate within a predominantly commercial area, and their location does not impede pedestrian mobility (<u>Developed Landscape Policy II.C.8.c)</u>.
- 12. The proposal partially conflicts with <u>Established Urban Area Policy II.B.5.1</u> because the design of the new sign does not adequately reflect the architectural style and identity of the church, and because the design of the barriers around the new and relocated signs are not of sufficient quality for the Plan area.
- 13. Property-owners within 100 ft, the Del Norte Neighborhood Association (NA) and the District 4 Coalition of NAs were notified. The NA and Coalition had no concerns about the proposal and no need for a facilitated meeting. No written comments have been received and there is no known opposition to the 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

# 3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit Amendment shall include:

- a. For sign locations B and C, maintain 24' wide two-way circulation drive aisles. In addition, maintain appropriate sight distances (i.e. for sign C use AASHTO standard (American Association of State Highway and Transportation Officials) and for sign B use 11' mini sight triangle per the DPM).
- b. Site plan shall comply and be designed per DPM Standards.
- 4. Site development plan:

OFFICIAL NOTICE OF DECISION JANUARY 21, 2010 PROJECT 1008051 PAGE 4 OF 6

- a. Correct the location of the compact (small) car spaces on the site plan. In the calculations, provide the basis for the "required" parking and correct the number of compact (small) car spaces provided.
- b. Call out the existing overhead utility lines on Montgomery Blvd..
- c. All sheets shall be in the same format. 11 x 17" is acceptable in this case.
- d. Add date, and the current EPC project and case numbers to each sheet. Also add a title to each sign detail sheet, e.g. "Sign C Montgomery Blvd.".
- e. Number the sheets, i.e. Sheet x of y.

### 5. PUBLIC SERVICE COMPANY OF NEW MEXICO

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
- Existing electric transmission infrastructure is located directly above the proposed sign location within an existing utility right-of-way. It will be necessary to ensure sufficient safety clearances and to avoid interference with the existing transmission facilities along Montgomery Blvd. The applicant will need to discuss this issue with PNM's System Engineering Department.

### 6. Sign C:

- a. Replace the bollards around the base of the sign with a landscaped bed that shall have a curb barrier and be planted with low water use species. The barrier shall include cuts to allow stormwater runoff into the bed to supplement or replace irrigation after plants are established. The design of the landscaped bed shall be compatible with existing landscaping, and shall meet DPM requirements or shall be as approved by the City Traffic Engineer.
- b. On the site development plan, under General Information Sign (C), insert "at minimum" in the sentence "The sign as proposed will comply...". Insert the following text before the last sentence: "Neither the sign nor any part of the sign shall change its illumination, a message or picture at rate more often than once an hour. However, its brightness may not change at all."

### c. Add notes stating:

- i. The minimum contrast between graphics or lettering and the background shall be 70%.
- ii. At no time shall 100% of the background of the LED display panel be white.
- iii. Minimum height of all type shall be 4" and maximum height of type in LED electronic display panel shall be 9".
- d. The scale on the signage detail shall be corrected to indicate 3/8" = 1'. A bar scale shall be added.

OFFICIAL NOTICE OF DECISION JANUARY 21, 2010 PROJECT 1008051 PAGE 5 OF 6

- e. The upper cabinet part of the sign shall be architecturally compatible with the church.
- f. Sign C shall not be higher than 16' and the electronic display panel shall be 3' high x 8' wide with a sign face area of no greater than 24 square feet, per illustration provided at the hearing on January 21, 2010.
- 7. Sign B: Add a landscaped bed with low water use plants within the curb barrier around the base of the sign.
- 8. The dimensions of the thickness of Signs A, B and C shall be added to the site development plan and to the signage details.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **FEBRUARY 5, 2010** 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.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Deferral requests by the applicant for map amendments and site development plans are subject to a \$110 fee per item (Zoning Code Section 14-16-4-1(B)). Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

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.

OFFICIAL NOTICE OF DECISION JANUARY 21, 2010 PROJECT 1008051 PAGE 6 OF 6

Sincerely,

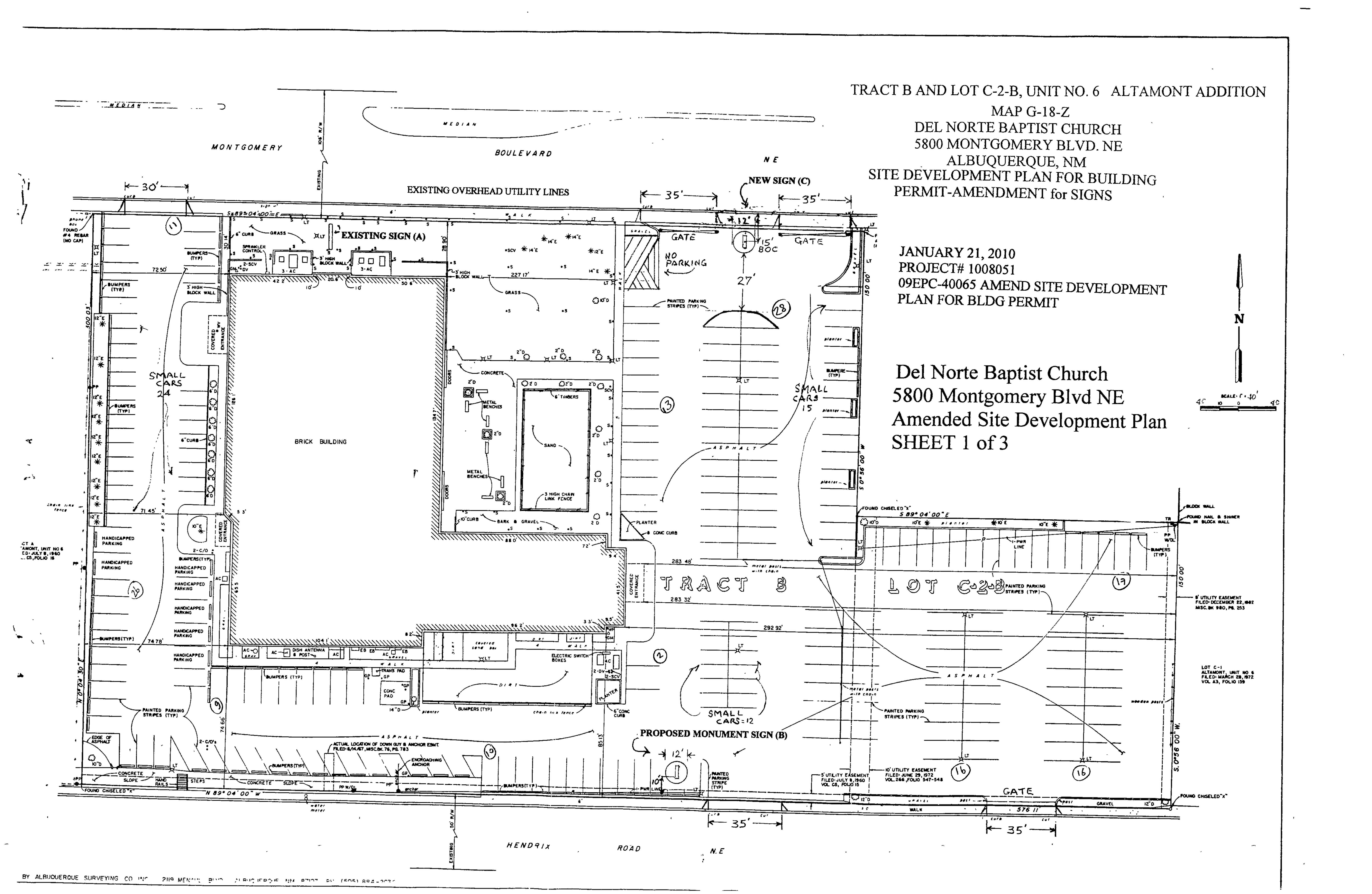
Deborah Stover Planning Director

Mune for

DS/CT/ma

cc: DAC Enterprises, Inc., PO Box 16658, Albuquerque, NM 87191
Madeline Edgar, Del Norte NA, 4609 Sherwood NE, Albuquerque, NM 87109
Robert S. Frazer, Del Norte NA, 6328 Driscoll NE, Albuquerque, NM 87109
Amy Whitling, District 4 Coalition, PO Box 91343, Albuquerque, NM 87199

Bambi Folk, District 4 Coalition, 6617 Esther NE, Albuquerque, NM 87109



### GENERAL INFORMATION

### SIGNS:

SIGN (A) Existing sign to remain. The sign is double face 30 sq. ft. (5'x6'), on a red brick monument base, 6 ft. high x 13 ft. wide, 12 inches thick, and is not illuminated. Located on Montgomery Blvd.

SIGN (B) Proposed Monument Sign (relocated) The sign is double face 40 sq. ft. (5'x8'), on a pylon base 3' high, 12 inches thick, and a total height of 8 ft.

The sign is setback 10' from the Hendrix St. ROW. The sign is surrounded by a 12 inch high curb barrier and will not interfere with parking lot traffic flow. It is not illuminated. Located on Hendrix Rd.

SIGN (C) New Free Standing Sign. The sign Replaces sign (B). It is double face and as calculated with 2 rectangles is 86 sq. ft. total. The sign is 16 ft. high, 18 inches thick with a 12 inch high curb barrier surrounding the pylons. The sign is illuminated and has a full color 24 sq. ft. (3'x8') L.E.D. reader board. The sign as proposed will comply at minimum with the Gen. Sign Regs., Sec. 14-16-3-5(A) (B) (C) (D), City Zoning Ord. Neither the sign nor any part of the sign shall change its illumination, a message or picture at a rate more often than once an hour. The sign is 355 ft. east of the apartment complex zoned R-3. IN ADDITION: The minimum contrast between graphics and the back ground shall be 70%. At no time shall 100% of the back ground of the LED display panel be white. The minimum height of all type shall be 4 inches And the maximum height of type in LED electronic display panel shall be 9 inches. Located on Montgomery Blvd.

### PARKING NOTES:

Spaces Required = 200 Church seats = 350/58 Parking Spaces Office space = 28400/142 Parking Spaces Total Spaces Provided = 225 (25 extra spaces) Handicapped Spaces = 6 Small Car Spaces = 51 Regular Spaces = 168

### LANDSCAPING NOTES:

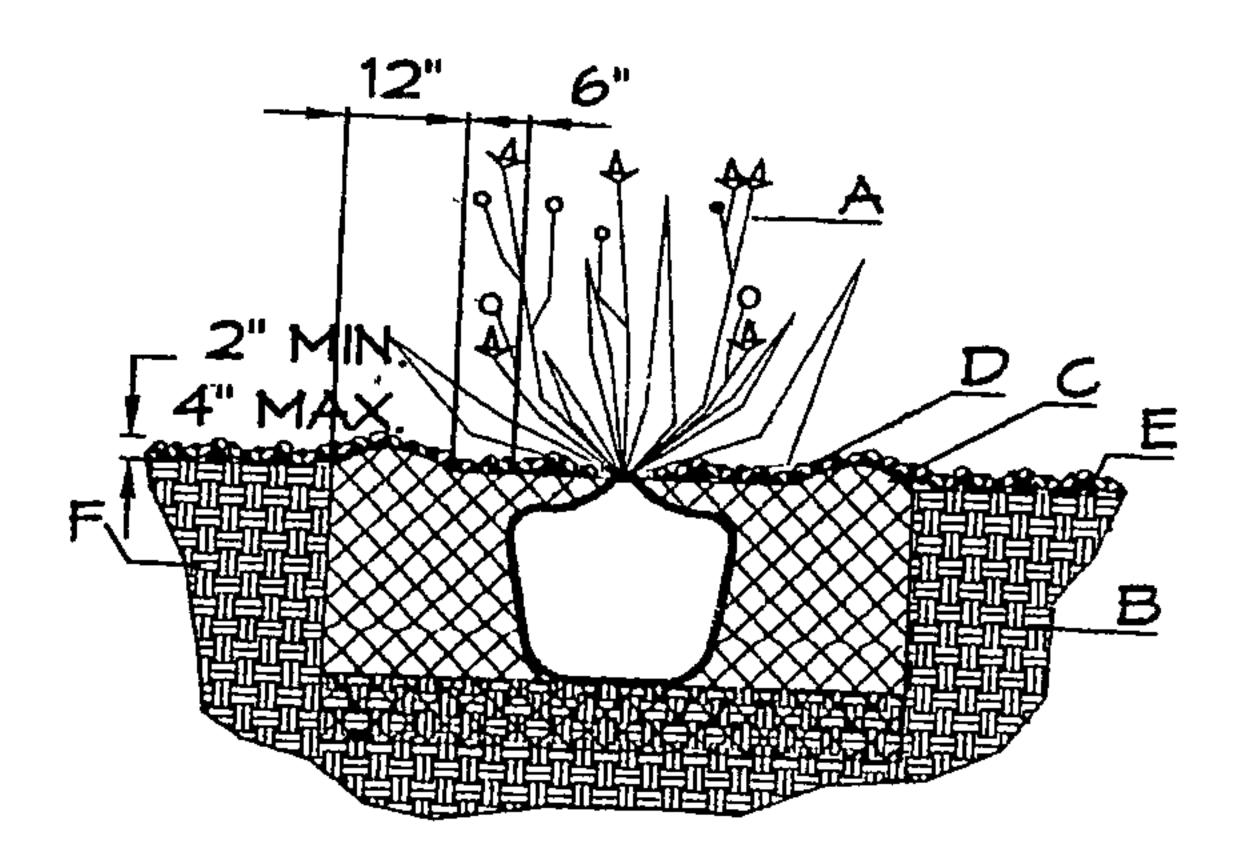
The base of signs (B) & (C) shall have a landscaped bed planted with 8 seasonal 1 gallon plants placed in soil and covered with Santa Fe Brown gravel 3" depth. The bed shall have a 12" high barrier which includes cuts to allow storm water runoff. Irrigation shall be by hand held watering devise.

Landscape maintenance/management shall be the responsibility of the property owner. Landscaping will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and Water Conservation/Waste Ordinance.

PUBLIC SERVICE COMPANY OF NEW MEXICO: Signs as proposed shall comply with appropriate PNM easement requirements. Existing electric transmission infrastructure is located above signs (A) & (C) along Montgomery Blvd.

JANUARY 21, 2010 PROJECT# 1008051 09EPC-40065 AMEND SITE DEVELOPMENT PLAN FOR BLDG PERMIT

Del Norte Baptist Church 5800 Montgomery Blvd NE General Information SHEET 2 of 3



### SHRUB PLANTING DETAIL NTS.

### GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT

### CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL

EXISTING MONUMENT SIGN ~TO REMAIN~

SIGN (A) MONTGOMERY BLVD

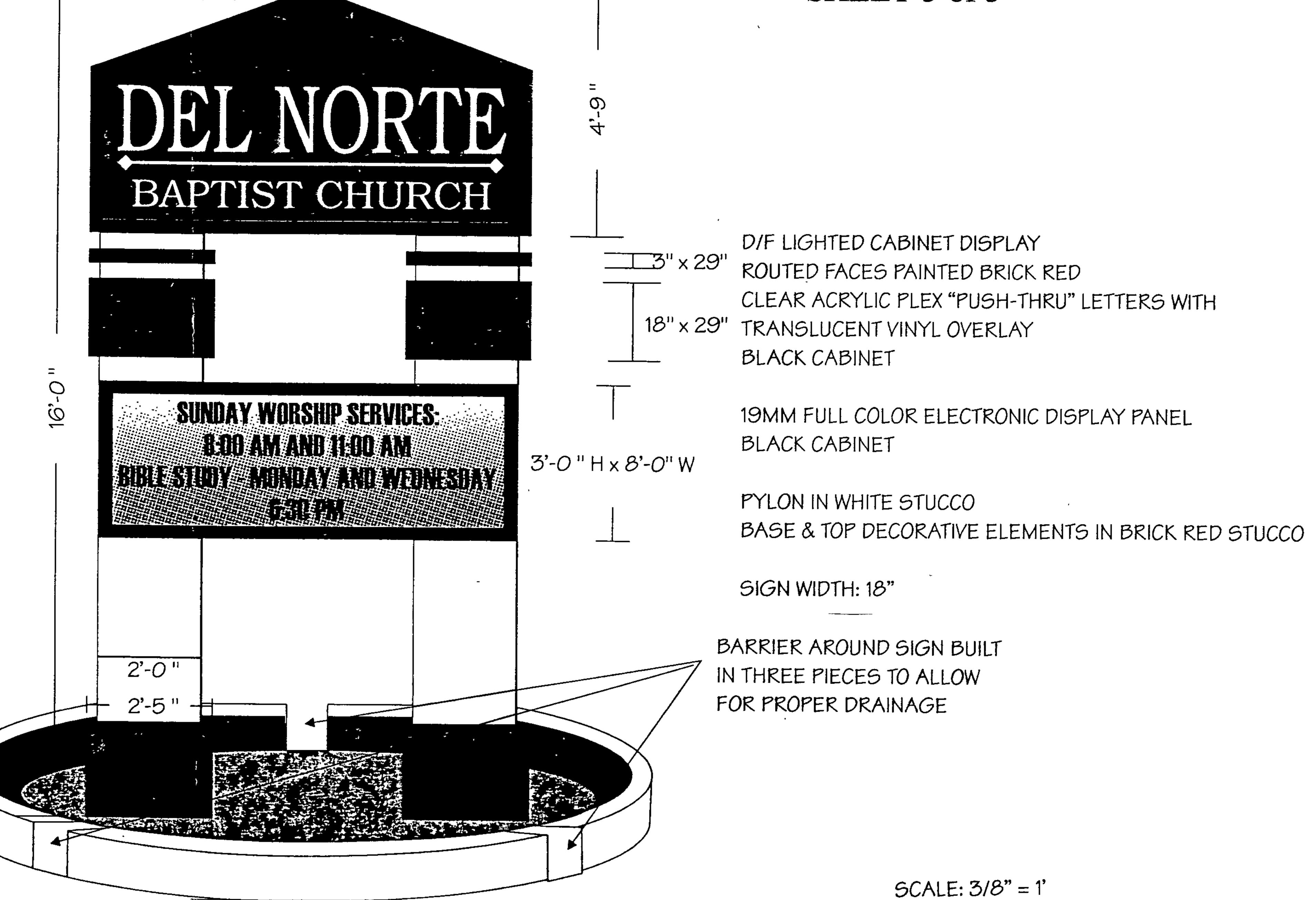


IN THREE PIECES TO ALLOW FOR PROPER DRAINAGE

SIGN (B) HENDRIX ROAD

JANUARY 21, 2010 PROJECT# 1008051 09EPC-40065 AMEND SITE DEVELOPMENT PLAN FOR BLDG PERMIT

Del Norte Baptist Church 5800 Montgomery Blvd NE Sign Details SHEET 3 of 3



SIGN (C) MONTGOMERY BLVD

# PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO: 1008051 AGENDA ITEM NO: 1

SUBJECT:

SITE PLAN FOR BUILDING PERMIT – AMENDED

#### **ENGINEERING COMMENTS:**

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Label the compact parking spaces by placing the words "compact" on the pavement of each space. Demonstrate how EPC Condition 3.a is being met.

For sign locations B and C, maintain 24' wide two-way circulation drive aisles. In addition, maintain appropriate sight distances (i.e. for sign C – use AASHTO standard (American Association of State Highway and Transportation Officials) and for sign B use 11' mini sight triangle per the DPM).

1. 1. 1

#### **RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro DATE: APRIL 21, 2010

Transportation Development 505-924-3991

# · CITY OF ALBUQUERQUE



### CITY OF ALBUQUERQUE

### PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

HIDROLOGI DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1008051  AGENDA ITEM NO: 1
	SUBJECT:
	Site Plan for BP
	ACTION REQUESTED:
	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()
PO Box 1293	ENGINEERING COMMENTS:
	No adverse comments.
Albuquerque	
NM 87103	RESOLUTION:
vww.cabq.gov	APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITHDRAWN
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
	FOR:
	SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee 924-3986  DATE: April 21, 2010

### City of Albuquerque Planning Department

### One Stop Shop - Development and Building Services

04/13/2010 Issued By: PLNSDH 73313

Permit Number:

2010 070 120

Category Code 910

Application Number:

10DRB-70120. Epc Approved Sdp For Build Permit

Address:

Location Description:

5800 MONTGOMERY BLVD NE BETWEEN MADEIRA ST NE AND SAN PEDRO DR

NE

Project Number:

1008051

Applicant

Del Norte Baptist Church

Agent / Contact
Dac Enterprises, Inc

5800 Montgomery Blvd Ne Albuquerque NM 87109

881-9711

Po Box 16658

Albuquerque NM 87191

Application Fees

 441018/4971000
 Public Notification

 441032/3424000
 Conflict Mgmt Fee
 \$20.00

 441008/4983000
 DRB Actions

TOTAL:

\$20.00

City Of Albuquerque Treasury Division

4/13/2010 10:47AM LOC: ANNX WS# 006 TRANS# 0015 RECEIPT# 00118722-00118722 PERMIT# 2010070120 TRSLJS Trans Amt \$20.00 Conflict Manag. Fee \$20.00 CK \$20.00 CHANGE' \$0.00

Thank You

# Acity of Albuquerque

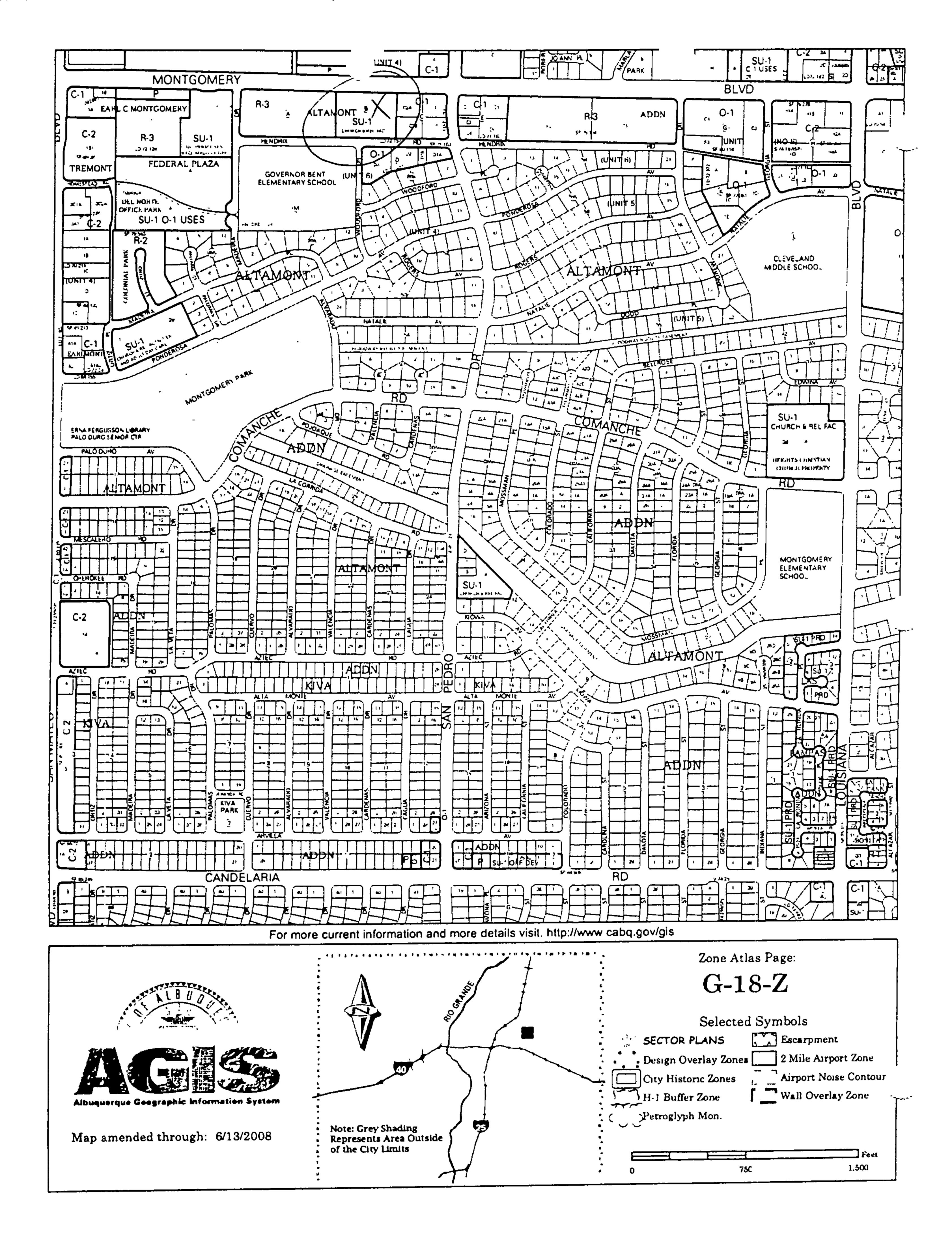


### DEVELOPMENT/ PLAN REVIEW APPLICATION

		uppleme	ental f	orm '	, ' ,
SUE	BDIVISION	S	Z	ZONING & PLANNING	_
	Major Subdivision action			Annexation	
	_ Minor Subdivision action			County Submittal	
	_ Vacation	V		EPC Submittal	
<del></del>	_ Variance (Non-Zoning)			Zone Map Amendment (Establis	sh or Change
SIT	E DEVELOPMENT PLAN	Þ		Zoning) Sector Plan (Phase I, II, III)	
<b>3</b> 11	for Subdivision			Amendment to Sector, Area, Fa	i cility òr
X	for Building Permit			Comprehensive Plan	
	Administrative Amendment (AA)			Text Amendment (Zoning Code	/Sub Regs)՝
	_ IP Master Development Plan	D		Street Name Change (Local & C	Collector)
	Cert. of Appropriateness (LUCC)	L	Α	APPEAL / PROTEST of	
STO	DRM DRAINAGE (Form D)  Storm Drainage Cost Allocation Plan			Decision by: DRB, EPC, LUCC, Planni ZHE, Zoning Board of Appeals	ng Director or Staff,
Planning De		ter, 600 2 <sup>nd</sup> Str	eet N	ust submit the completed application W, Albuquerque, NM 87102. Fees muments.	•
APPLICATION	NINFORMATION:				
Profession	onal/Agent (if any): DAC ENTER	PIZISES, 1	HC	· PHONE: 29	4-5243
ADDDEC	s: P.O. BOX 16658	· · · · · · · · · · · · · · · · · · ·		FAX: 247	1
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CITY:_	LBUGUERQUE	STATE N/1	\ ZIP_	87/91 E-MAIL:	
APPLICA	NT: DEL NORTE BAPTIS	TCHURCH		PHONE: <u>881-9</u>	711
	S: 5800 MONTGOMERS			FAX: 881-17/	
CITY:	ALBUQUERQUE	STATE NM	ZIP.	87/09 E-MAIL: de novieba	PHSTE AOL.CO
Proprieta	ry interest in site:OWNER	List a	all own	ners:	
•	•			REVIEW - DRB MEET	116
DESCRIPTIO	N OF REQUEST:	MUNDINE	N I	KRVIRW DKD MERII	NG
ls the ani	plicant seeking incentives pursuant to the Far	nily Housing Deve	lonme	nt Program? Yes <b>X</b> No	
				CRUCIAL! ATTACH A SEPARATE SHEET	
Lot or Tra	act No. PORTION OF LOT CZ	BETRB		Block:Uni	t: <i>(</i>
O la C / A	ddn/TBKA: ALTAMONT ADD	ITINH			
			···· ·· ·		
Existing 2	Zoning: C-1 & SU-1 CHURCH	Proposed zonii	ng:	SAMEMRGCD Map	No No
Zone Atla	as page(s). G'18	UPC Code:		•	
		<del></del>			
CASE INFOR	current or prior case number that may be released.  OJECT# 1008051 09  MATION:	vant to your application of a landfill?	<u>65</u>		-1579
No of av	cisting lots: $\mathcal{Q}$ No. of prop	need lote:	•	Total area of site (acres): 3.54℃	
	ON OF PROPERTY BY STREETS: On or Ne				
Between	MADEIRASTNE	and_		SAW PEDRO DR WE	
	ff if project was previously reviewed by Sketch				
SIGNATURE	Doug Cardall DA	CENTERPA	YSE:	S. INC DATE 4/11	//0
(Print)	Doug CRANDALL			Applicant: D Age	ent: 🗶
FOR OFFICIA	AL USE ONLY			Form revi	sed 4/07
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	• •	on case numbers	7	Action S.F. F	ees
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All case #s		-			
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621	214 taulla 04/1	2110	D~	oject # (00805)	
/w		**************************************			<u> </u>
	Planner signa	aturev date			ļ

### FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISE ש)

	SKETCH PLAT REVIEW AND COMMENT (DRB22)  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.	3,
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)  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)  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.	
l, info	FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05) FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)  As 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  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.  The applicant, acknowledge that any mation required but not submitted with application will likely result in deferral of ons.  Applicant name (pript)  Applicant signature / date	
act	Form revised October 2007	-
N D D	Checklists complete Fees collected Case #s assigned Related #s listed  Application case numbers  Planner signature / da  Project # 1008051	2 at∙



150 5/3/10

Del Norte Baptist Church • Albuquerque, NM 87109
Dr. Robert E. Myers, Pastor
"But seek first his kingdom and his righteousness " Matthew 6:33

TO:

Deborah Stover, Planning Director

CC:

The DRB, and the EPC of the City of Albuquerque, Carol Toffaleti,

SignArt of New Mexico, DAC Enterprises, Inc.

RE:

Project# 1008051 and Case# 09EPC-40065

April 26, 2010

In a telephone conversation with Mrs. Carol Toffaleti on April 26, 2010, she indicated that our church was not required to give official notice of withdrawing a request for a building permit but we want to be sure that there is sufficient documentation. With that in mind, I offer the following:

The purpose of this letter is to give notice that Del Norte Baptist Church is hereby withdrawing the request for a building permit and all associated revisions to the site master plan related to the installation of sign "C" and relocation of sign "B".

Our reasons for taking this action is that the RECOMMENDED CONDITIONS from the Environmental Planning Commission are onerous, arbitrary, capricious and could possibly be construed as being biased by a court of law. Specific reference is made to page 4, item 6. Sign C: b., of OFFICIAL NOTIFICATION OF DECISION dated January 22, 2010 issued by the Planning Department. This item states in part, "Neither the sign nor any part of the sign shall change its illumination, a message or picture at rate more often than once an hour. However, its brightness may not change at all." Specific reference is also made to page 4, item 6. Sign C.c.iii which states, "Minimum height of all type shall be 4" and maximum height of type in LED electronic display panel shall be 9".

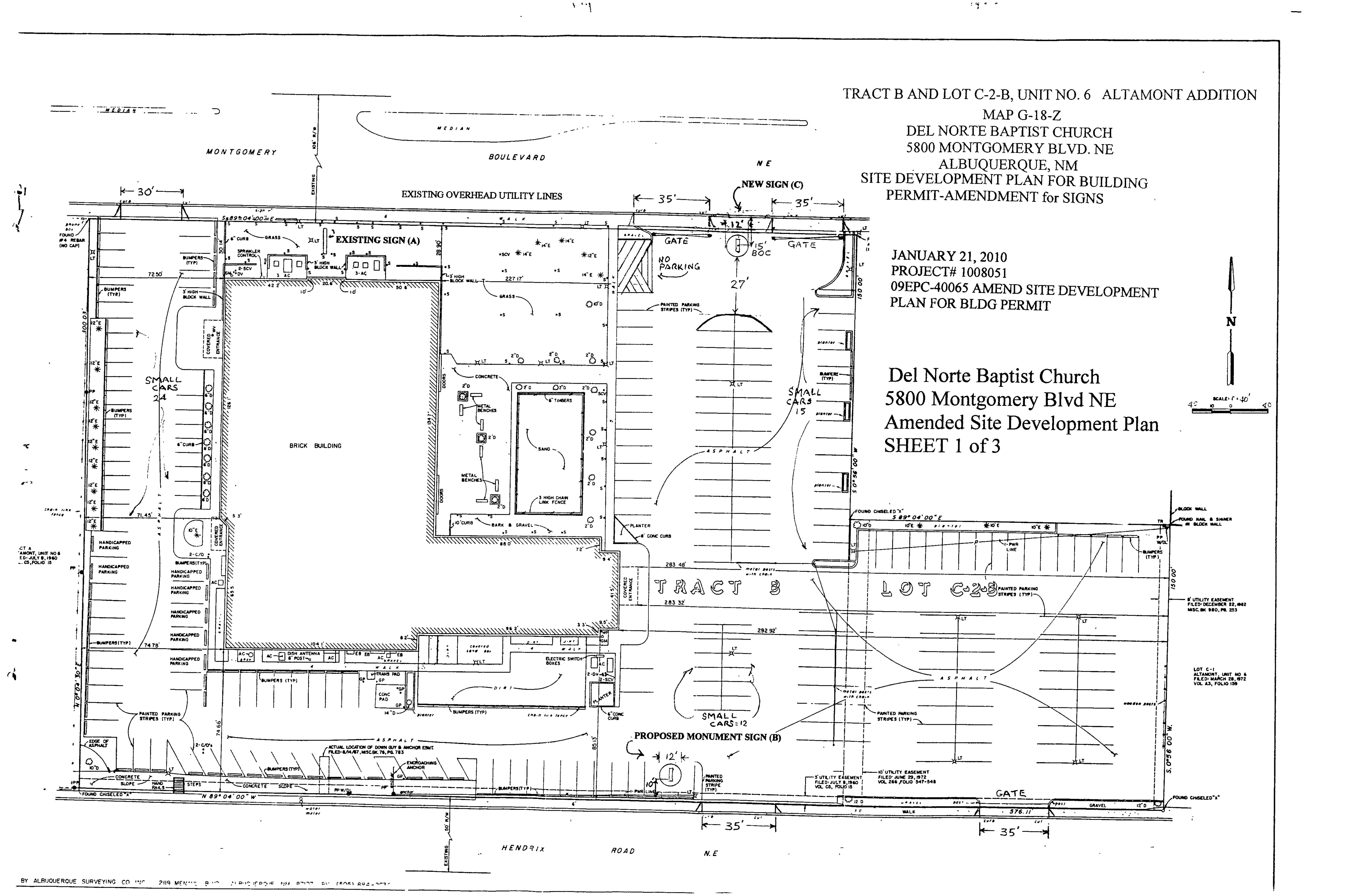
We feel the recommended conditions are biased because there are at least two churches within a relatively short distance from our property that have similar LED signs that are not constrained to operate under the same restrictive conditions applied to our permit.

We further want to notify all departments and entities at the City of Albuquerque that we are no longer represented by DAC Enterprises, Inc.

Sincerely,

Kevin Warner, Associate Pastor

5800 Montgomery NE ● Albuquerque, NM 87109 ● Telephone: 505-881-9711 Fax: 505-881-7184 ● Email: delnortebaptist@aol.com ● Web site: www.dnbc.org



### GENERAL INFORMATION

### **SIGNS:**

SIGN (A) Existing sign to remain. The sign is double face 30 sq. ft. (5'x6'), on a red brick monument base, 6 ft. high x 13 ft. wide, 12 inches thick, and is not illuminated. Located on Montgomery Blvd.

SIGN (B) Proposed Monument Sign (relocated) The sign is double face 40 sq. ft. (5'x8'), on a pylon base 3' high, 12 inches thick, and a total height of 8 ft.

The sign is setback 10' from the Hendrix St. ROW. The sign is surrounded by a 12 inch high curb barrier and will not interfere with parking lot traffic flow. It is not illuminated. Located on Hendrix Rd.

SIGN (C) New Free Standing Sign. The sign Replaces sign (B). It is double face and as calculated with 2 rectangles is 86 sq. ft. total. The sign is 16 ft. high, 18 inches thick with a 12 inch high curb barrier surrounding the pylons. The sign is illuminated and has a full color 24 sq. ft. (3'x8') L.E.D. reader board. The sign as proposed will comply at minimum with the Gen. Sign Regs., Sec. 14-16-3-5(A) (B) (C) (D), City Zoning Ord. Neither the sign nor any part of the sign shall change its illumination, a message or picture at a rate more often than once an hour. The sign is 355 ft. east of the apartment complex zoned R-3. IN ADDITION: The minimum contrast between graphics and the back ground shall be 70%. At no time shall 100% of the back ground of the LED display panel be white. The minimum height of all type shall be 4 inches And the maximum height of type in LED electronic display panel shall be 9 inches. Located on Montgomery Blvd.

### PARKING NOTES:

Spaces Required = 200
Church seats = 350/58 Parking Spaces
Office space = 28400/142 Parking Spaces
Total Spaces Provided = 225 (25 extra spaces)
Handicapped Spaces = 6
Small Car Spaces = 51
Regular Spaces = 168

### LANDSCAPING NOTES:

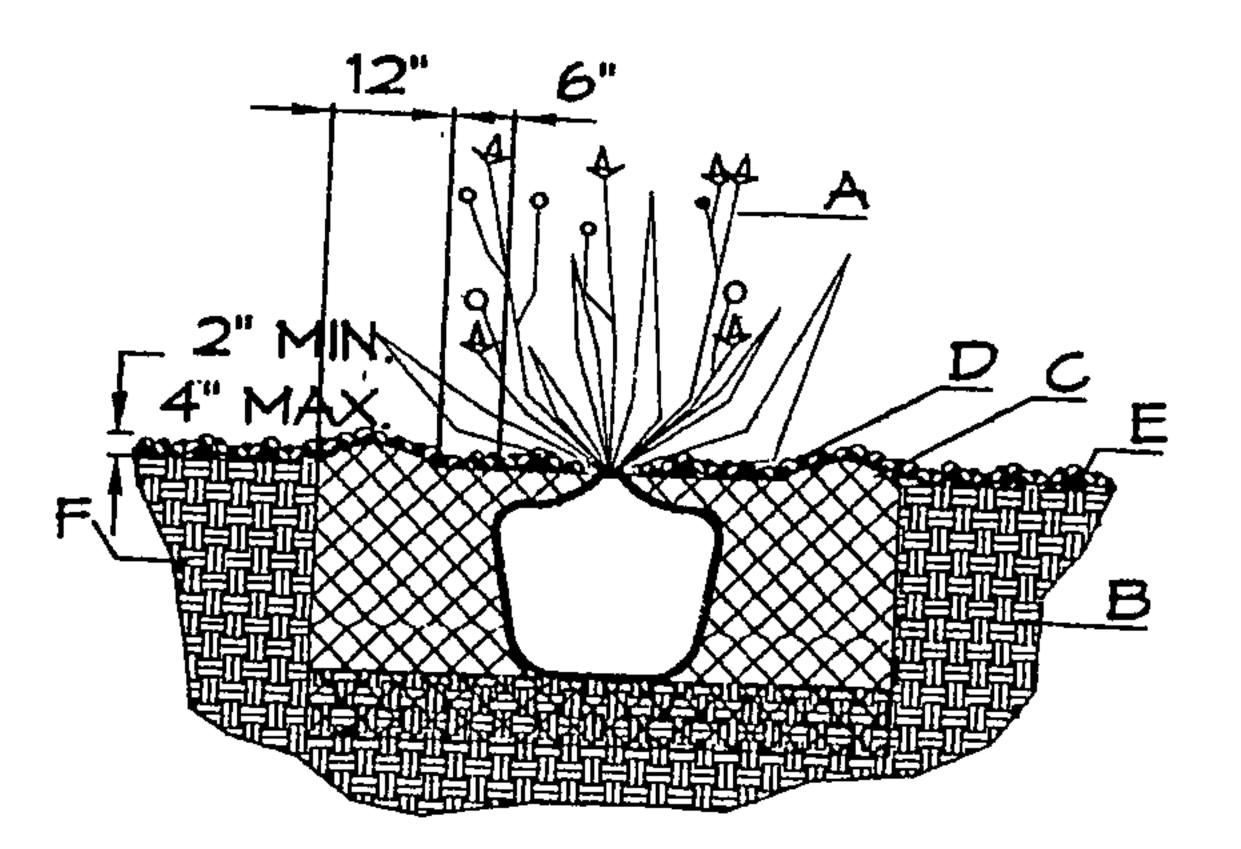
The base of signs (B) & (C) shall have a landscaped bed planted with 8 seasonal 1 gallon plants placed in soil and covered with Santa Fe Brown gravel 3" depth. The bed shall have a 12" high barrier which includes cuts to allow storm water runoff. Irrigation shall be by hand held watering devise.

Landscape maintenance/management shall be the responsibility of the property owner. Landscaping will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and Water Conservation/Waste Ordinance.

PUBLIC SERVICE COMPANY OF NEW MEXICO: Signs as proposed shall comply with appropriate PNM easement requirements. Existing electric transmission infrastructure is located above signs (A) & (C) along Montgomery Blvd.

JANUARY 21, 2010 PROJECT# 1008051 09EPC-40065 AMEND SITE DEVELOPMENT PLAN FOR BLDG PERMIT

Del Norte Baptist Church 5800 Montgomery Blvd NE General Information SHEET 2 of 3



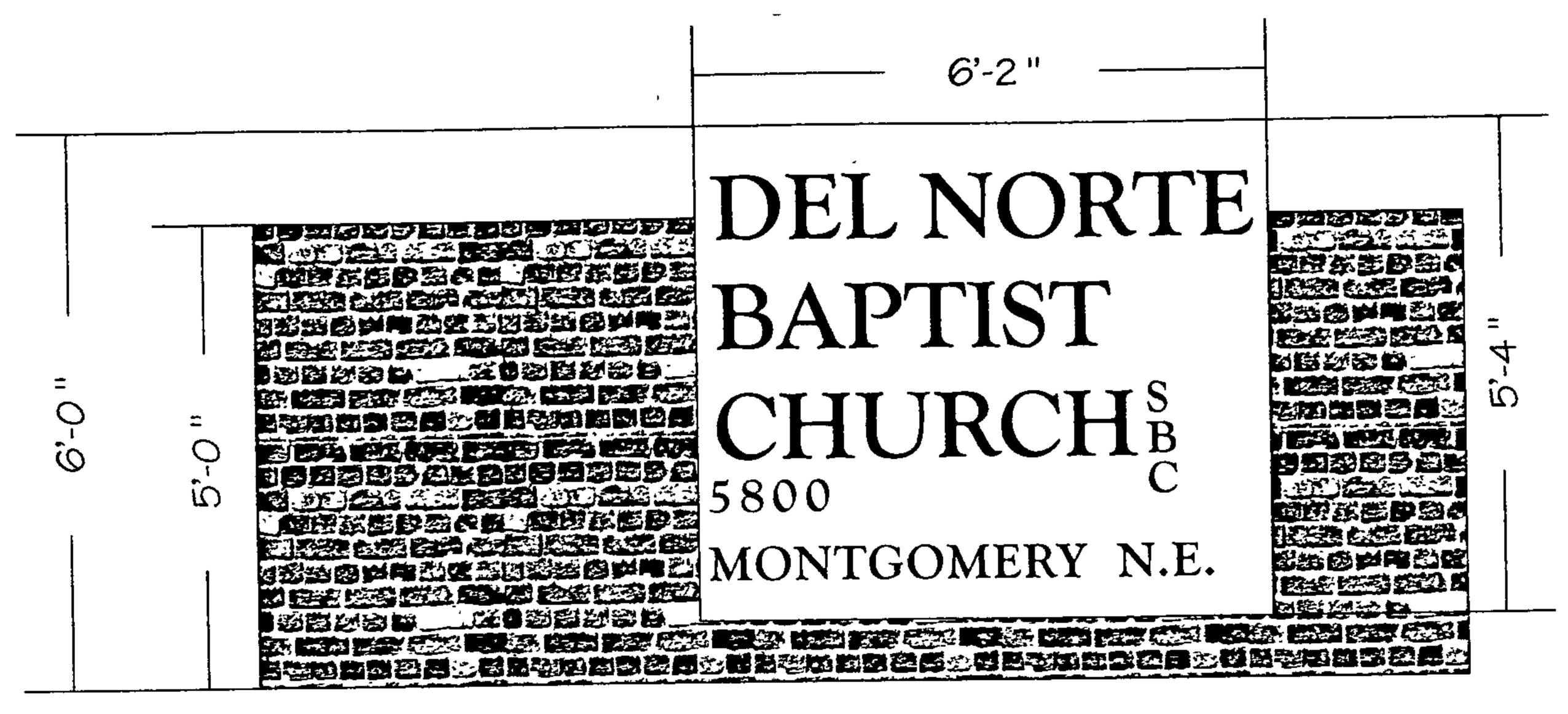
# SHRUB PLANTING DETAIL

### GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

### CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL



EXISTING MONUMENT SIGN ~TO REMAIN~

SIGN (A) MONTGOMERY BLVD

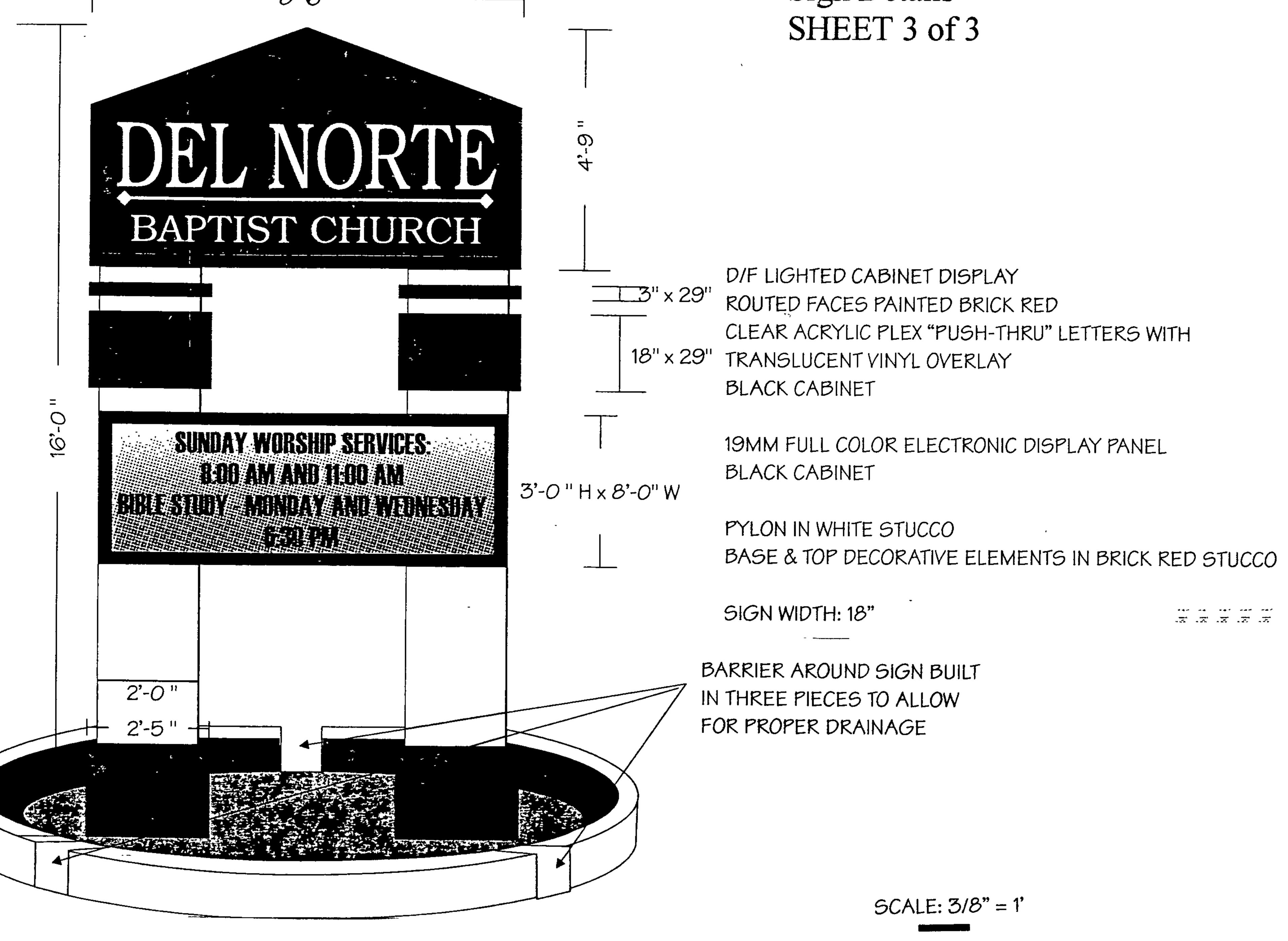


FOR PROPER DRAINAGE

SIGN (B) HENDRIX ROAD

JANUARY 21, 2010 PROJECT# 1008051 09EPC-40065 AMEND SITE DEVELOPMENT PLAN FOR BLDG PERMIT

Del Norte Baptist Church 5800 Montgomery Blvd NE Sign Details SHEET 3 of 3



SIGN (C) MONTGOMERY BLVD