





MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

3. **Project# 1006868**
15DRB-70336 AMENDED SDP FOR
SUBDIVISION
15DRB-70341 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- TIERRA WEST LLC agent(s) for PACIFIC PASEO LAND INVESTMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1 - 4, **DEL NORTE PLAZA** zoned SU-2 IP USES, located on HOLLY BETWEEN SAN PADRO AND PASEO DEL NORTE containing approximately 2.9907 acre(s). (C-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES, AGIS DXF, AND AMAFCA SIGNATURE.**
4. **Project# 1010559**
15DRB-70340 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
~~Project# 1010458 - EPC SITE PLAN
FOR SIGN OFF~~
- WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) 3, **MUNICIPAL ADDITION NO.2** zoned SU-1 NOR NATIONAL GUARD ARMORY & PRD, located on COPPER AND WYOMING containing approximately 36.74 acre(s). (K-20) **THE PRELIMINARY/FINAL PLAT WAS DEFERRED TO 10/7/15. ~~THE SITE DEVELOPMENT PLAN WAS APPROVED.~~**
5. **Project# 1006864**
15DRB-70339 SIDEWALK WAIVER 
- BOHANNAN HUSTON INC agent(s) for PULTE GROUP request(s) the above action(s) for all or a portion of Lot(s) N-2-A-1 AND N-2-A-3, **WATERSHED SUBDIVISION** zoned SU-2 PDA, located on WILLOW CANYON TRAIL/ EXTENSION ACROSS MIREHAVEN ARROYO BETWEEN DEL WEBB LANE AND ACROSS THE ARROYO TO FURURE STREET IN TRACT M (H-8) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

6. **Project# 1000572**
15DRB-70347 SKETCH PLAT REVIEW
AND COMMENT 
- SURV-TEK, INC agent(s) for TWO AND THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **COPPER POINTE SUBDIVISION** zoned SU-2, SU-1 FOR IP, located on COPPER POINTE WAY BETWEEN MORRIS AND EUBANK containing approximately 2.3256 acre(s). (K-21) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

DRB CASE ACTION LOG - BLUE SHEET

- 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# 1010458

15DRB-70278 EPC APPROVED SDP FOR SUBDIVISION

AGENT: MARROW REARDON WILKSON MILLER, LTD

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

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

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.

INTER-OFFICE MEMO

DATE: August 11, 2015 Revised: August 17, 2015
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner
RE: Project #1010458, Armory Park
Zone Change & Site Development Plan for Subdivision

On June 11, 2015, the EPC voted to approve a zone change and a site development plan for subdivision for a 34.1 acre site located on Copper Ave. NE, often referred to as the Old Armory Site. Staff met with the applicant's agent, Aaron Zahm, on July 15, 2015 to discuss the Conditions of Approval.

Staff reviewed an updated version of the site development plan (v.3, dated August 4, 2015) and notes the following:

1. All of the EPC's conditions of approval were incorporated into v.3 and are met (please see #4 and #5, below).
2. The Grading & Drainage Plan (sheets 3 and 4) was not part of the EPC review, but was added to fulfill Condition #11.
3. Current Planning Staff did not check Condition #12 from Transportation Development Staff.
4. Condition #13: Separate documentation is needed to demonstrate that DMD Staff was contacted regarding the intersection at Wyoming Blvd. and Copper Ave.
5. Staff notes two more minor changes from what the EPC reviewed, in addition to the four itemized in the August 4, 2015 letter:
 - a) the pathway on the site's eastern side was reduced from 10' to 6' wide, and
 - b) note #10 used to call for "concrete plaza paving per COA standard dwng 2720, similar, with integral color" and was changed to "crosswalk pavement marking".
6. Staff and the applicant discussed the process for minor site development plan changes. Basically, these changes can be made as either a standard administrative amendment (AA) or a new "micro AA" (note: the Current Planning Manager has discretions over "micro AAs", but approval and final sign-off are still required).

**The changes are in substantial compliance with the EPC approved site plan, therefore can be processed thru the DRB for final sign off by Planning. Kym Dicome, Current Planning Manager
8-17-2015**

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



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

August 12, 2015

MEMBERS:

Jack Cloud..... DRB Chair
 Racquel Michel Transportation Development
 Kris Cadena ABCWUA
 Rita HarmonCity Engineer
 Carol Dumont..... Parks & Recreation

Angela Gomez ~ Administrative Assistant

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

- Project# 1010458**
 15DRB-70278 EPC APPROVED SDP FOR
 SUBDIVISION

MARROW REARDON WILKSON MILLER, LTD
 agent(s) for CITY OF ALBUQUERQUE request(s) the
 above action(s) for all or a portion of Tract(s) 3,
MUNICIPAL ADDITION # 2 zoned SU-1 NATIONAL
 GUARD ARMORY & PRD, located on COPPER AVE
 BETWEEN WYMONING BLVD AND GEN
 MANDERBRG ST containing approximately 4.35 acre(s).
 (K-20) **INDEFINITELY DEFERRED.**

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project# 1010538**
 15DRB-70249 VACATION OF PUBLIC
 ALLEY RIGHT-OF-WAY

DORIS RHODES/ THE COTTONWOODS LLC request
 Vacation (Closing) for the Public Alley in Block 29,
HUNING CASTLE ADDITION located south of LEAD
 AVE SW and west of 14th ST SW. (K-13) **DEFERRED
 TO 9/9/15.**

INTER-OFFICE MEMO

DATE: August 11, 2015
TO: Jack Cloud, DRB Chair
FROM: Catalina Lehner, Senior Planner *CLL*
RE: Project #1010458, Armory Park
Zone Change & Site Development Plan for Subdivision

On June 11, 2015, the EPC voted to approve a zone change and a site development plan for subdivision for a 34.1 acre site located on Copper Ave. NE, often referred to as the Old Armory Site. Staff met with the applicant's agent, Aaron Zahm, on July 15, 2015 to discuss the Conditions of Approval.

Staff reviewed an updated version of the site development plan (v.3, dated August 4, 2015) and notes the following:

1. All of the EPC's conditions of approval were incorporated into v.3 and are met (please see #4 and #5, below).
2. The Grading & Drainage Plan (sheets 3 and 4) was not part of the EPC review, but was added to fulfill Condition #11.
3. Current Planning Staff did not check Condition #12 from Transportation Development Staff.
4. Condition #13: Separate documentation is needed to demonstrate that DMD Staff was contacted regarding the intersection at Wyoming Blvd. and Copper Ave.
5. Staff notes two more minor changes from what the EPC reviewed, in addition to the four itemized in the August 4, 2015 letter:
 - a) the pathway on the site's eastern side was reduced from 10' to 6' wide, and
 - b) note #10 used to call for "concrete plaza paving per COA standard dwng 2720, similar, with integral color" and was changed to "crosswalk pavement marking".
6. Staff and the applicant discussed the process for minor site development plan changes. Basically, these changes can be made as either a standard administrative amendment (AA) or a new "micro AA" (note: the Current Planning Manager has discretion over "micro AAs", but approval and final sign-off are still required).

Due to the amount of minor changes, Staff advises that the applicant return the site development plan to "v.2 + conditions only", obtain final sign-off, and then pursue an AA—which is standard procedure for all site development plans. AAs can be submitted any time after final sign-off and turn-around time is pretty quick.

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



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S</p> <p>Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L</p> <p>A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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): Morrow Reardon
Aaron Zahm, Wilkinson Miller, Ltd PHONE: 268-2266
 ADDRESS: 210 La Veta Dr. NE FAX: 265-9637
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: AZAHM@MWMMLA.COM
 APPLICANT: City of Albuquerque - Parks & Rec. Dept PHONE: 768-5364
 ADDRESS: 1801 4th Street NW FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: jwong@cabq.gov
 Proprietary interest in site: _____ List all owners: City of Alb.

DESCRIPTION OF REQUEST: Final sign-off of Site Development Plan by Development Review Board per EPC condition.

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. ~~Municipal Addition #2~~ Tract 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Municipal Addition #2
 Existing Zoning: SU-1 National Guard Army B PED Proposed zoning: SU-1 Parks & Recreation MRGCD Map No _____
 Zone Atlas page(s): K-20 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.):
15EPC-40018, 15EPC-40019 Project # 1010458

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.35 ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: Copper Ave.
 Between: Wyoming Blvd. and Gen. Vandenberg St.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE 8/4/15
 (Print Name) Aaron Zahm 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>SDRB - 70278</u>	<u>SPS</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>0</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>August 13, 2015</u>			Total \$ <u>0</u>

Key Staff signature & Date 8-4-15 Project # 1010458

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

- 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.**

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

AARON ZAHM
Applicant name (print)
[Signature] 8/4/15
Applicant signature / date

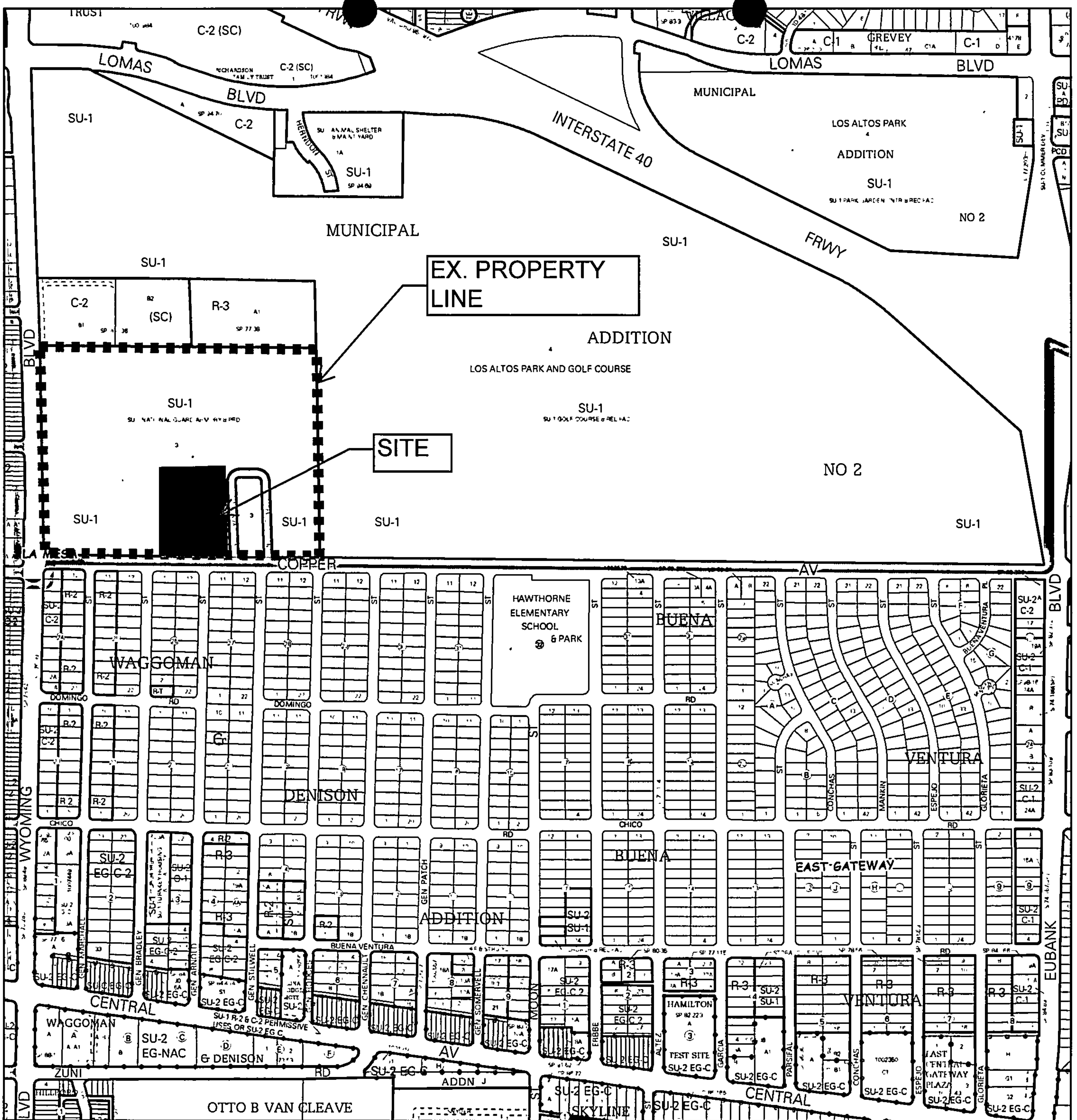


Form revised October 2007

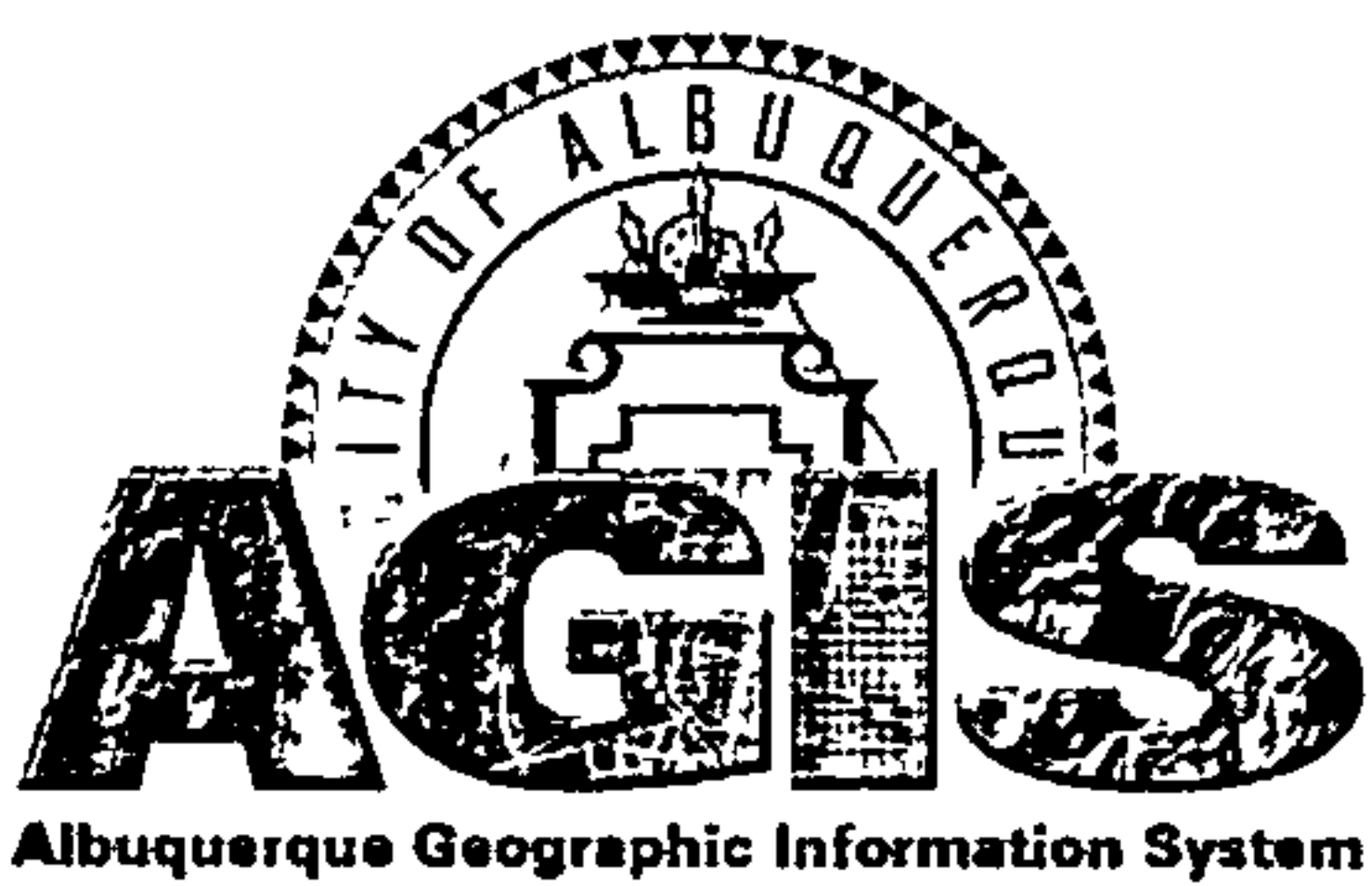
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
SDRB 70278

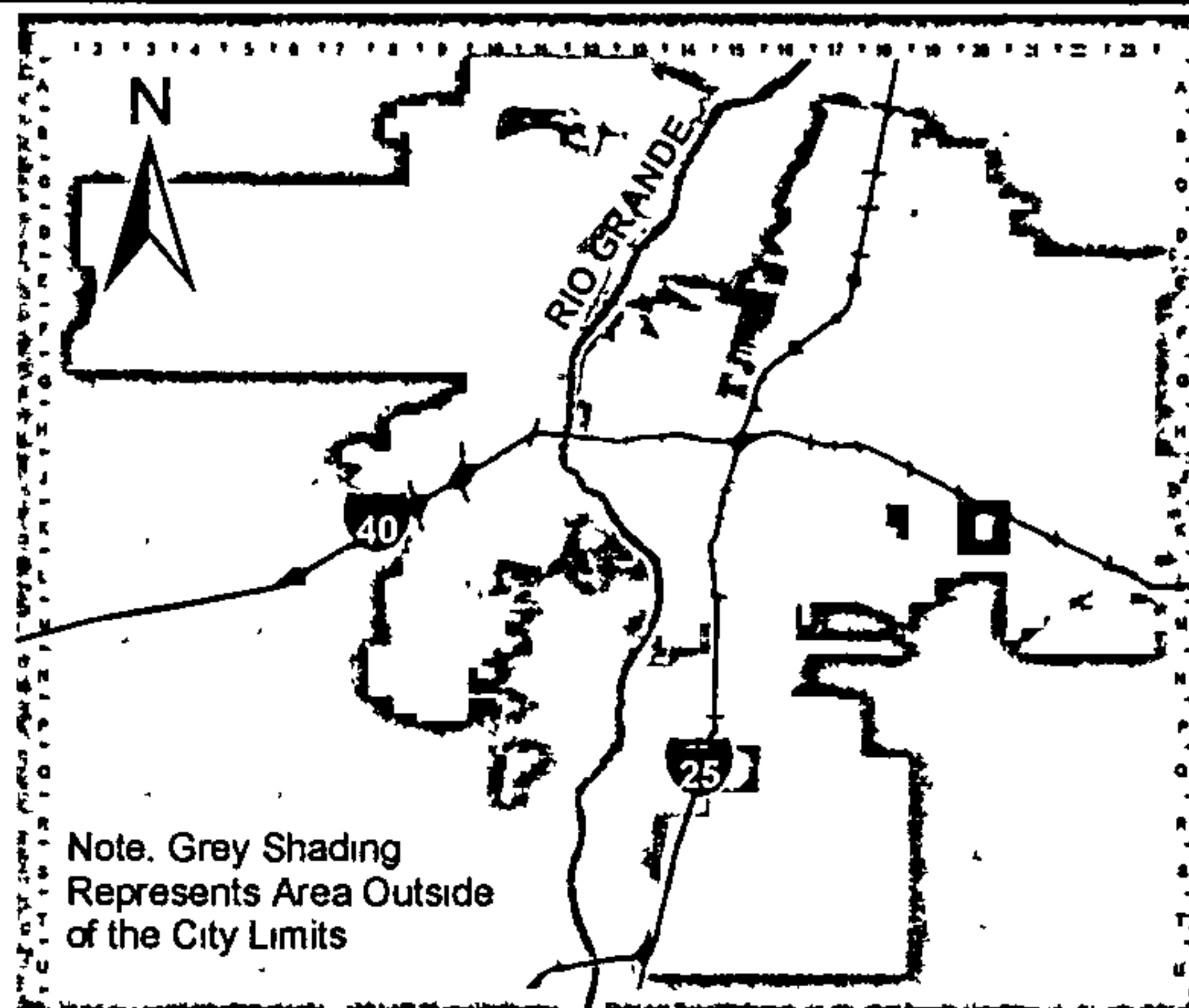
[Signature] 8-4-15
Planner signature / date
Project # 1010458



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



Map amended through: 9/2/2014



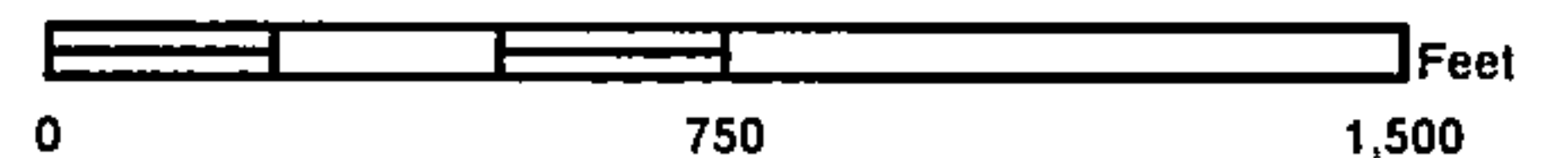
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-20-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





August 4, 2015

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Final Sign-off of Site Development Plan for Subdivision, Armory Site Park -
Project# 1010458/15EPC-40018

Dear Mr. Chairman:

The purpose of this letter is to request final sign-off approval of a Site Development Plan for Subdivision application, on behalf of the City Parks and Recreation Department, and per EPC conditions for the above-referenced project.

Per Condition 1, the following is a description of the 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.

Condition 2: I met with Ms. Catalina Lehner, Staff Planner, on July 15, 2015, to review completion of the conditions of the EPC decision.

Condition 3: Modified Keyed Note 28 to read "Future Recreation Area, Subject to Phased Development. See Note 1, Sheet 1."

Condition 4: Added Keyed Note 10 for "Crosswalk Pavement Marking" at parking lot entrance off Copper Ave.

Condition 5A: Added General Note 3b to read "The existing parking lot to the north will not be accessible to the proposed park site, except temporarily via vehicle access gate during construction only. Gate will remain locked at all other times and park users will not have access to this lot for parking."

Condition 5B: Separated Parking Calculations from Site Information on Sheet 1.

Condition 6A: Added General Note 1c to read "All landscape beds will be depressed below grade."

Condition 6B: Added General Note 1d to read "Curb notches shall be provided when adjacent to landscape beds to allow storm water to flow into them and provide supplemental irrigation of the plantings."

Condition 6C: Added General Note 1e to read "All proposed turf will be low water use blend."

Condition 7A: Added detail A3/Sheet 2 for Typical Park Sign.

Condition 8: Modified General Note 7b to read "...replaced with CMU or wrought iron."

Condition 9: Added General Note 2c to read "Additional light poles may be provided in the future, if desired."

Condition 10A: Added missing items to "Site Information" on Sheet 1.

Condition 10B: General Notes were moved to Sheet 2.

Condition 11: Grading and Drainage Plans, including requirements concerning the "First Flush" were added - See Sheets 3 and 4.

Conditions 12A through 12N: These conditions from the City Engineer (Transportation Development) were addressed prior to the final submission to EPC, so these items are not identified as plan changes since the EPC hearing.

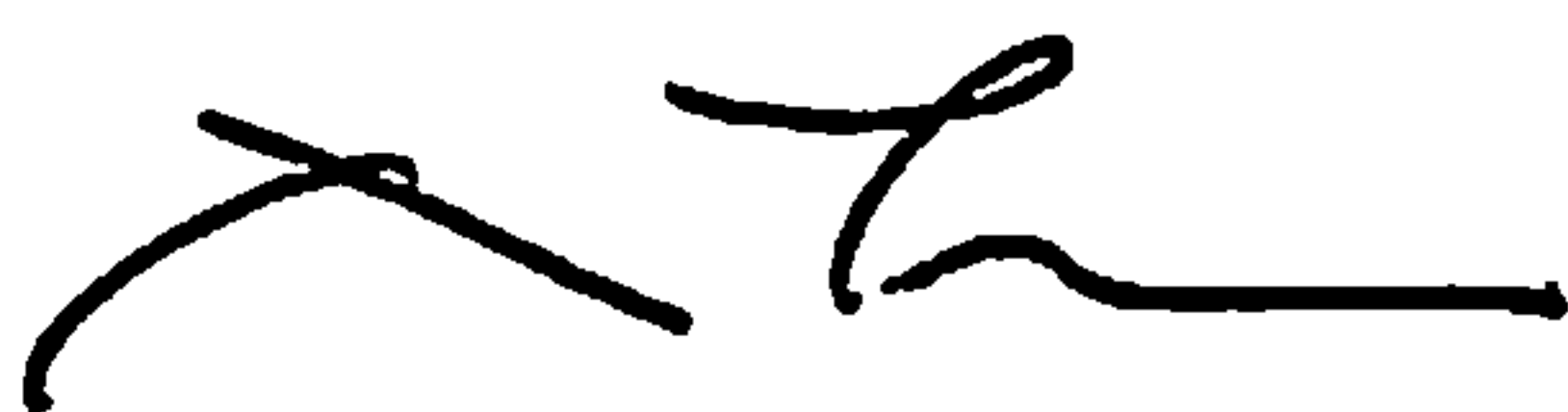
Condition 13: An email request has been made by Parks and Recreation Department to Department of Municipal Development to review pedestrian connections and safety at the signalized intersection of Wyoming Blvd. and Copper Ave.

The following are additional minor site plan changes not specifically related ^{to} conditions that have been made since the EPC hearing:

1. Turf area (Keyed Note 20, Sheet 2) was "squared off" to allow for more efficient irrigation.
2. Shape of playground area (Keyed Note 12, Sheet 2) was modified. General location ~~of turf~~ is unchanged.
3. Configuration of central plaza and fabric shade structure (Keyed Note 17, Sheet 2) were modified. General location of these elements is unchanged.
4. An additional fabric shade structure (Keyed Note 17, Sheet 2) was added to the west end of the central plaza.

On behalf of the City Parks and Recreation Department, we respectfully request that the Development Review Board approve the request for this Site Development Plan for Subdivision. Thank you for your consideration.

Sincerely,



Aaron Zahm, PLA, ASLA
Morrow Reardon Wilkinson Miller, Ltd.

cc: Christina Sandoval, Parks and Recreation Dept.
Judith Wong, Parks and Recreation Dept.

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



RECEIVED JUN 15 2015

OFFICIAL NOTIFICATION OF DECISION

June 11, 2015

City of Albuquerque
Parks & Recreation Department
Attention: Christina Sandoval
1801 4th Street NW
Albuquerque, NM 87102

Project# 1010458
15EPC-40019 Amendment to Zone Map (Zone Change)
15EPC-40018 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above actions for an approximately 4.5 acre portion of Municipal Addition No. 2, Tract 3, EXC NLY 354 feet and portions out to the right-of-way, zoned SU-1 for National Guard Armory and PRD, to SU-1 for Parks & Recreation, located on Copper Ave. NE, between Wyoming Blvd. NE and Eubank Blvd. NE, containing approximately 34.1 acres. (K-20)

Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque On June 11, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1010458/15EPC-40019, Amendment to the Zone Map (Zone Change), and 15EPC-40018, a Site Development Plan for Subdivision, based on the following findings and conditions:

New Mexico 87103

FINDINGS - 15EPC-40019:

www.cabq.gov

1. The subject request is for a zone map amendment (zone change) for an approximately 4.5 acre portion of Municipal Addition No. 2, Tract 3, EXC NLY 354 feet and portions out to the right-of-way, an approximately 34.1 acre site that comprises the NE corner of Copper Avenue NE and Wyoming Boulevard NE, often referred to as the "Old Armory Site."
2. The zone map amendment request is for a change from SU-1 for National Guard Armory and PRD to SU-1 for Parks and Recreation to facilitate development of a City park on an approximately 4.5 acre portion of the larger site. The smaller, 4.5 acre site fronts Copper Avenue NE and is situated in approximately the southern, middle of the larger site.
3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. No sector development plans apply.
4. The subject request is accompanied by a request for a site development plan for subdivision (15EPC-40018). A site development plan is required pursuant to the SU-1 Zone, §14-16-2-22(A)(1).

OFFICIAL NOTICE OF DECISION

Project #1010458

June 11, 2015

Page 2 of 9

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 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 Goals:
 - A. Established Urban Goal. The proposal would result in a new City park in part of the Established Urban area that is already characterized by land use variety along a major arterial (Wyoming Blvd. NE). The proposal would contribute toward greater variety, maximum choice in life styles and a visually pleasing built environment because the park would be inclusive of people with physical and mental impairments and would create relief from the built environment.
 - B. Education Goal. The proposal would facilitate development of an inclusive park. Inclusive parks are designed to provide a variety of recreational opportunities to people with a wide range of physical and mental abilities, and are meant to serve everyone—including people from various cultural and educational groups and ages.
8. The subject request furthers the following Goal and policies pertaining to the Open Space Network:
 - A. Open Space Network Goal. The proposal would facilitate development of a new City park that would offer educational and recreational opportunities for a wide variety of people, including those with physical and mental impairments, as well as provide visual relief from urbanization.
 - B. Policy II.B.1g-park system/range of needs. The proposed park would meet a wide range of needs, from people with physical and mental impairments to the general public, and would be part of a larger network of City parks that range from small, neighborhood parks to much larger parks such as Los Altos Park.
9. The subject request furthers the following Comprehensive Plan policies pertaining to land use:
 - A. Policy II.B.5d-neighborhood values/environmental conditions/other concerns. The proposed new development would respect neighborhood values because there is general neighborhood support for the use. The park is a low-impact use that would improve the area scenically and is not too intense for its location. The design would be very respectful of social and recreational concerns because the park would serve all users, including those with physical and/or mental impairments. The design incorporates elements of Albuquerque and thus would also respect cultural concerns.
 - B. Policy II.B.5m- site design/visual environment. The proposal would generally improve the quality of the visual environment. The new park's design would include landscaping appropriate to the context and cultural design elements.

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10. The subject request generally furthers the Environmental Protection & Heritage Conservation Goal and Policy II.C.8b- public facilities beautification. Generally, the proposal would help improve the quality of the developed landscape in the area by facilitating development of a new park that would include landscaping, some cultural design features and facilities for inclusive recreation (Goal). The proposed new park, a type of public facility, would be designed to include landscaping, play structures and features that would beautify and improve the subject site (policy).
11. The subject request partially furthers the Transportation and Transit Goal and Policy II.D.4g- pedestrian opportunities/development. The proposed park would be located in an Established Urban area with good access to Transit. Wyoming Blvd. NE is an Enhanced Transit Corridor and bus service is frequent. The proposed park would be accessible for transit dependent people. Bus stops are within 0.2 mile of the park entrance. However, pedestrian crossings across Wyoming Blvd. are angled and not particularly convenient (Goal). The new park is designed to provide accessible, asphalt paths throughout the site. A direct pedestrian connection to Copper Ave. NE is shown. A connection to the northern parking area is needed (policy).
12. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:
 - A. Section 1A: The applicant has demonstrated that the proposed zone change furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and that there is no significant conflict with either. Therefore, the proposed zone map amendment is consistent with the health, safety, morals and general welfare of the City.
 - B. Section 1B: The proposed zoning would allow a use that benefits the adjacent neighborhood by providing recreation and visual relief and is unlikely to adversely affect stability in the area. The applicant has provided a sound justification for the change by demonstrating that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan.
 - C. Section 1C: The applicant has adequately demonstrated that a preponderance of applicable Goals and policies in the Comprehensive Plan support the request. There is no "significant conflict" with an adopted element of the Comprehensive Plan.
 - 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 SU-1 zoning is limited in scope to parks and recreation and, pursuant to the SU-1 zone, is tied to the associated site development plan. Anything not shown on the site development plan would not be allowed. No permissive uses associated with the proposed zoning would be harmful to the neighborhood or community.

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- F. Section 1F: The proposed zone change would not require major or unprogrammed capital expenditures by the City. Funding for the proposed project has been programmed into the bond cycle and City budget.
 - G. Section 1G: Economic considerations pertaining to the applicant are a factor in the zone change request, but the applicant is not using them as the determining factor.
 - H. Section 1H: The requested zoning would not allow for apartment, office or commercial uses. Even if it did, location on a collector or major street is not being used, in itself, as justification for the zone change.
 - I. Section 1I: The requested SU-1 zoning is a justifiable spot zone in this case because it has been demonstrated that the park could function as a transition between the commercial and retail uses west of Wyoming Blvd. and the recreational uses to the east, and between the single-family home neighborhood and the commercial and multi-family uses to the north.
 - J. Section 1J: The request would not result in a "strip of land along a street" and therefore would not create a strip zone.
13. 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 the adopted elements of applicable Plans (Section 1C). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.
14. The affected neighborhood organizations are the South Los Altos Neighborhood Association (SLNA), the La Mesa Community Improvement Association, the Trumbull Village Association and the District 6 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. The SLNA supports the proposal.

CONDITION –15EPC-40019:

- 1. Final approval of the accompanying site development plan for subdivision (15EPC-40018) by the Development Review Board (DRB) is required and shall occur within the time period specified in Zoning Code §14-16-4-1(C)(16)(b), Amendment Procedure.

FINDINGS –15EPC-40018:

- 1. The subject request is for a zone map amendment (zone change) for an approximately 4.5 acre portion of Municipal Addition No. 2, Tract 3, EXC NLY 354 feet and portions out to the right-of-way, an approximately 34.1 acre site that comprises the NE corner of Copper Avenue NE and Wyoming Boulevard NE, often referred to as the "Old Armory Site."
- 2. The zone map amendment request is for a change from SU-1 for National Guard Armory and PRD

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to SU-1 for Parks and Recreation to facilitate development of a City park on an approximately 4.5 acre portion of the larger site. The smaller, 4.5 acre site fronts Copper Avenue NE and is situated in approximately the southern, middle of the larger site.

3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. No sector development plans apply.
4. The subject request is accompanied by a request for a zone map amendment (zone change) (15EPC-40019). The zone map amendment has been adequately justified pursuant to R270-1980.
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. The subject request furthers the following, applicable Comprehensive Plan Goals:
 - A. Established Urban Goal. The proposal would result in a new City park in part of the Established Urban area that is already characterized by land use variety along a major arterial (Wyoming Blvd. NE). The proposal would contribute toward greater variety, maximum choice in life styles and a visually pleasing built environment because the park would be inclusive of people with physical and mental impairments and would create relief from the built environment.
 - B. Education Goal. The proposal would facilitate development of an inclusive park. Inclusive parks are designed to provide a variety of recreational opportunities to people with a wide range of physical and mental abilities, and are meant to serve everyone— including people from various cultural and educational groups and ages.
7. The subject request furthers the following Goal and policies pertaining to the Open Space Network:
 - A. Open Space Network Goal. The proposal would facilitate development of a new City park that would offer educational and recreational opportunities for a wide variety of people, including those with physical and mental impairments, as well as provide visual relief from urbanization.
 - B. Policy II.B.1g-park system/range of needs. The proposed park would meet a wide range of needs, from people with physical and mental impairments to the general public, and would be part of a larger network of City parks that range from small, neighborhood parks to much larger parks such as Los Altos Park.
8. The subject request furthers the following Comprehensive Plan policies pertaining to land use:
 - A. Policy II.B.5d-neighborhood values/environmental conditions/other concerns. The proposed new development would respect neighborhood values because there is general neighborhood support for the use. The park is a low-impact use that would improve the area scenically and is not too intense for its location. The design would be very respectful of social and

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recreational concerns because the park would serve all users, including those with physical and/or mental impairments. The design incorporates elements of Albuquerque and thus would also respect cultural concerns.

- B. Policy II.B.5m- site design/visual environment. The proposal would generally improve the quality of the visual environment. The new park's design would include landscaping appropriate to the context and cultural design elements.
9. The subject request generally furthers the Environmental Protection & Heritage Conservation Goal and Policy II.C.8b- public facilities beautification. Generally, the proposal would help improve the quality of the developed landscape in the area by facilitating development of a new park that would include landscaping, some cultural design features and facilities for inclusive recreation (Goal). The proposed new park, a type of public facility, would be designed to include landscaping, play structures and features that would beautify and improve the subject site (policy).
10. The subject request partially furthers the Transportation and Transit Goal and Policy II.D.4g- pedestrian opportunities/development. The proposed park would be located in an Established Urban area with good access to Transit. Wyoming Blvd. NE is an Enhanced Transit Corridor and bus service is frequent. The proposed park would be accessible for transit dependent people. Bus stops are within 0.2 mile of the park entrance. However, pedestrian crossings across Wyoming Blvd. are angled and not particularly convenient (Goal). The new park is designed to provide accessible, asphalt paths throughout the site. A direct pedestrian connection to Copper Ave. NE is shown. A connection to the northern parking area is needed (policy).
11. Conditions of approval are needed to clarify the site development plan.
12. The affected neighborhood organizations are the South Los Altos Neighborhood Association (SLNA), the La Mesa Community Improvement Association, the Trumbull Village Association and the District 6 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. The SLNA supports the proposal.

CONDITIONS -15EPC-40018:

- ✓ [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.

↑ met w/ Catelino 7/15 @ 4pm.

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3. Phasing:

Add a note to Sheet 2 to indicate that the Future Recreation Areas will be subject to phased development and cross-reference Note 4, Sheet 1. ✓

4. Pedestrian Connections:

A clearly delineated cross walk shall be provided to connect the sidewalks in front of the park's southern entrance. ✓

5. Parking:

A. A note shall be added to explain the relationship between the park property and the parking lot to the north. ✓

B. The parking calculations shall be separated out of the items required to be listed pursuant to the definition of site development plan for subdivision. ✓

6. Landscaping:

A. A note shall be added to indicate that landscaping beds will be depressed below grade. ✓

B. Curb notches shall be provided, where water can flow into them, to allow supplemental irrigation of the landscape beds. ✓

C. A standard shall be added to specify that the turf will be a low water use blend. ✓

✓ [7. Signage: A sign detail that specifies color(s), material(s) and illumination shall be provided.

8. Walls/Fencing: Add "or wrought iron" to note 7B. ✓

9. Lighting: A new note 2c shall be added to allow additional light poles in the future, if desired. ✓

10. Organizational:

✓ → A. The elements required pursuant to the definition of a site development plan for subdivision shall be listed under "Site Information" and cross-reference as necessary.

B. The General Note, or Design Standards, shall be moved to Sheet 2. ✓

11. Grading and Drainage:

✓ [A Grading and Drainage Plan is required per the COA DPM. New requirements concerning the "First Flush" shall be addressed.

12. Conditions from the City Engineer (Transportation Development):

✓ A. Address ADA accessibility of internal park pathways with regard to longitudinal slopes.

✓ B. Provide a 35-foot by 35-foot clear sight triangle for the entrance all of the way to the roadway curb as per the DPM, Chapter 23, Section 3.D.5. Add the language to the clear sight triangle, "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs,

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walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

- ✓ C. Label parking requirements and associated accessible parking spaces required as per Table 1106.1. Also, within this section, show requirements for motorcycle and bicycle parking as per 14-16-3-1 of the Zoning Code.
 - ✓ D. Provide architect's stamp.
 - ✓ E. Show property lines.
 - ✓ F. Replace curb ramps at entrance to Copper Avenue to match current ADA standards. Include detectable warning devices.
 - ✓ G. Label curb tie-in at access to site and label curb for median as applicable. Label width of entry off of Copper Avenue, all curb radii within parking lot, and typical length of parking spaces. Label the 8-foot width for van accessible aisles.
 - ✓ H. Provide all necessary curb ramp details. Detectable warning devices will be required for any curb within the COA right-of-way. For parallel ramps adjacent to the ADA van accessible aisles, provide a minimum ramp width of 6 feet from the back of curb.
 - ✓ I. The van-accessible aisles 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)
 - ✓ J. Include ADA van accessible signs for each of the handicapped spaces adjacent to this aisle. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
 - ✓ K. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
 - ✓ L. Service vehicle and/or refuse vehicle maneuvering must be contained on-site.
 - ✓ M. For Keyed Note 4, call out for detectable warning devices to be installed.
 - N. 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).
13. Request that the Department of Municipal Development (DMD) review the pedestrian connection at Wyoming Blvd. and Copper Ave. prior to final DRB sign-off.

*Email from
PBR
to DMD*

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 26, 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

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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-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,


ref Suzanne Lubar
Planning Director

SL/CLL

cc: COA, Parks & Rec. Dept, Attn. Christina Sandoval, 1801 4th Street NW, Albuquerque, NM 87102
Aaron Zahm, MRWM Landscape Architects, 210 La Veta NE, Albuquerque, NM 87108
Eileen Jessen, South Los Altos NA, 420 General Hodges NE, Albuquerque, NM 87123
James P. Ahrend, South Los Altos NA, 304 General Bradley NE, Albuquerque, NM 87123
Nancy Bearce, La Mesa Community Improvement Assoc., 600 San Pablo NE, Albuquerque, NM 87108
Charles Bennett, La Mesa Community Improvement Assoc., 600 San Pablo NE, Albuquerque, NM 87108
Joanne Landry, Trumbull Village Association, 7501 Trumbull SE, Albuquerque, NM 87108
Valarie Gutierrez, Trumbull Village Association, 627 Chana St. SE, #4, Albuquerque, NM 87108
Roger Flegel, District 6 Coalition, 605 Valencia NE, Albuquerque, NM 87108

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AUGUST 12. 2015

SPS