



July 17, 2018

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque Planning Department

Dear Ms. Dicome,

The Albuquerque Bernalillo County Water Utility Authority is requesting a minor amendment to the site development plan for the utility's San Juan Chama Water Treatment Facility, located at 6000 Alexander Blvd. NE. The proposed change is to allow for construction of a well near the southwest corner of the site.

Response to the Criteria in IDO Section 14-16-6-4(X)(2)

1. *The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.*

The amendment is necessary because of user requirements that were not known at the time the city approved the original site plan. As part of its ongoing efforts to meet Albuquerque's potable water needs, the utility is continually updating its strategies to maintain a resilient and sustainable water supply. The utility is proposing to implement a demonstration project for aquifer storage and recovery on the water treatment plant site. The purpose of the aquifer storage and recovery demonstration project is to develop a system to store San Juan-Chama water for use when surface water is not available.

2. *The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-5 (cumulative of any earlier deviations or amendments).*

The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments. The total gross building square footage of buildings in the approved site development plan is 136,510 square feet. The gross square footage of the proposed well building is 1,120 square feet, which is an increase of approximately 0.82 percent, somewhat less than a 1 percent increase. The proposed well is set back 168 feet from the west property line and 110 feet from the south property line, which are the two closest property boundaries to the well site.

3. *The amendment does not decrease the total amount of open space on the site and does not reduce the size of any open space abutting a lot containing a residential use.*

The location is within a fenced area shown as native grass and shrubs in the landscaping plan. This fenced area is not part of the site buffer landscaping.

- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.*

The well location is not adjacent to development containing residential uses.

- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.*

The amendment does not increase the number of residential dwelling units. The use of the entire site is non-residential.

- 6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.*

The amendment does not adjust a building design standard. The exterior finishes of the building are stucco as are the buildings in the original site plan. The building is designed to blend with

- 7. The amendment does not reduce the amount of total landscaping installed on the property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.*

The amendment does not affect buffer landscaping along a public street or along a boundary with another land use. The amendment will reduce an area of native landscape within the Water Treatment Facility site that is screened from view by a berm along Mission Avenue. The site is within a fenced area that is not accessible by the public. Existing landscaping along the entry drive to the administration building will be maintained. Any landscaping located outside the proposed well site that is disturbed during construction will be restored to the approved landscaping plan. Any landscaping within the proposed well site that is not asphalt, crusher fines or the building itself will be restored as well.

- 8. The amendment does not increase the traffic accessing the property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.*

The proposed use will not increase traffic to the property.

- 9. Other than those allowed within the threshold of a minor amendment pursuant to Table 6-4-4, the amendment does not affect a standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or the DPM, in which case DRB review is required through a Site Plan – DRB pursuant to Subsection 14-16-6-6(G).*

The proposed amendment does not affect the standards listed above. The only traffic to the site will be an infrequent visit by a service truck that is coming from within the site. Regarding access and parking and loading, the well will have no need for parking other than what is provided for adjacent to the well, and a service truck will access the well periodically from another location within the site via the drive shown.

10. *The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.*

The proposed amendment does not change the conditions imposed by the EPC and listed in the Notification of Decision included in this application.

11. *The amendment does not affect a property in an Overlay zone as regulated per Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.*

The property is not within an Overlay zone.

12. *The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the property.*

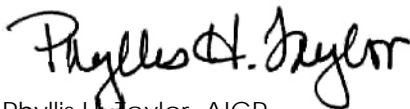
The proposed amendment is for a use that is part of the Water Treatment Plant function.

13. *The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).*

The proposed amendment is not an expansion of a nonconformity.

Based upon the justification above, the applicant requests approval of this request for a site development plan amendment by the Development Review Board.

Sincerely,



Phyllis H. Taylor, AICP
Principal