

January 5, 2021

REVISED – September 10, 2021

Mr. James M. Aranda, Deputy Director/ZEO
Albuquerque Planning Department
600 North 2nd Street NW
Albuquerque, NM 87102
jmaranda@cabq.gov

Dear Mr. Aranda:

The purpose of this letter is to request approval of a Minor Amendment to the City's existing Los Altos Park Site Plan – EPC and specifically to allow for the redevelopment of the softball fields at the east end of the park. The property is legally described as all or a portion of Tract 4, Municipal Addition No. 2, zoned NR-PO-A located on Lomas Blvd. NE between Eubank Blvd. NE and Interstate-40, containing approximately 34.5 acres.

The Los Altos Park received EPC approval for an amended Site Development Plan for Building Permit on December 9, 2016 (see attached Notice of Decision). This amendment addressed the construction of a new pool building and documented existing conditions, including building sizes and parking throughout the larger park.

This minor amendment is proposed to cover the redevelopment of the eastern portion of Los Altos Park. The modifications include demolition and redevelopment of the existing park that includes removal of the existing six tennis courts and twelve horseshoe pits, modification of the existing internal access roads to create an internal loop road, reconfiguration of the existing parking lots, redevelopment of the existing four softball fields and the addition of a fifth field, and a small new restroom building for the users of the park. This amendment is shown on the attached site plans (existing and proposed site plan drawings). This amendment is permitted and meets the criteria to be considered a minor amendment of a pre-IDO approval under Section 14-16-6-4 (Z)(1)(a) of the IDO based on the following IDO criteria with the responses provided following each criterion in italics:

6-4(Z)(1)(a) Minor Amendments

The Planning Director may grant minor amendments that meet the following requirements:

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.

The use is not changing, it is a park with recreational facilities. Only a few requirements were specified on the original plan and major amendment approved by the EPC in 2016, including building heights and setbacks. The City has determined that to meet the needs of the community, it needs to remove the existing tennis courts and horseshoe pits and provide an additional softball field. This need was not known and could not have reasonably been known at the time the original park was constructed, but rather is based on changing community needs and demographics. The change merely substitutes one type of recreational amenity with another. No changes are being made that affect the existing building height limitations or setbacks specified on the existing, approved site development plan. Nominal changes are being made to parking and building square footage and these changes are within the thresholds allowed for minor amendments.

2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.

As a recreational facility, no changes are being made that affect existing building height limits or setbacks. Per table 6-4-4, a 10 percent change to existing gross building square footage and parking is allowable via a minor amendment. The 2016 site development plan documented 44,057 square feet of building area and 590 parking spaces. It appears that this site plan included an error and the actual number of parking spaces existing should have been ~~629 589~~, this is corrected on the updated plan. The amendment proposes to reduce the parking to ~~567 539~~ spaces. This reduction is approximately ~~9.8 8.5~~ percent. The new restroom building is proposed at 2,905 square feet, which will add approximately 6.7 percent.

3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.

The amendment will facilitate the construction of public recreation amenities within an existing City park. No additional public infrastructure will be required since the facility is adjacent to two Principal Arterial Streets. The access points will be maintained in their current locations. An important component of the proposed amendment is the creation of an internal service road loop that will allow park management and law enforcement to better patrol the park in response to several security concerns. However, this internal loop does not affect the general circulation patterns for visitors who will continue to enter the park from the existing access points to get to the existing and proposed parking lots that will remain in generally the same locations as they current are.

4. No deviations, Variances, or Waivers shall be granted for minor amendments.

No Deviations, Variances, or Waivers are being requested for these proposed changes. They comply with the requirements of the prior approval, as explained above, as well as the NR-PO-A zone and the standards and requirements of the Parks and Recreation Department.

Based on the IDO Criteria and responses provided above, on behalf of the City Department of Municipal Development, we respectfully request approval of the attached Minor Amendment as provided for in the IDO.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Verardo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Verardo, ASLA