



# Memorandum

**To:** Jolene Wolfley, Chair, Development Review Board

**From:** Chris Green, Principal, Consensus Planning, Inc.

**Date:** March 25, 2021

**Re:** Albuquerque Regional Sports Complex, Sensitive Lands Analysis for PR-2021-005210/SI-2021-00303

This memo is in reference to the Site Plan-DRB application submitted on March 8, 2021, for Phase 2 of the Albuquerque Regional Sports Complex. The Phase 2 Site Plan-DRB application is for the addition of a sixth field at the site's southwest corner. The site is zoned Planned Community (PC). It is subject to the development standards within the Rank 3 Westland Master Plan ("Framework Plan") and the Albuquerque Regional Sports Complex (ARSC) Master Development Plan (PR-1010536-16DRB-70088), which was approved on March 16, 2016, and provides the framework for this development. The ARSC Master Development Plan shows the areas for Phase 1 development, which was approved in 2016 (PR-1010536-16DRB-70087), and areas for future phases. Per IDO Section 1-10(A), for PC zone districts, pre-IDO approvals associated with the previous zoning is considered the Framework Plan and *"Any use standards or development standards associated with pre-IDO approvals or zoning designations establish the rights and limitations..."* of the PC zone. *"Notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established..."* by the IDO. In accordance with the IDO procedures, the proposed Site Plan was submitted for review and approval as a Site Plan-DRB due to the size of the site, and is subject to the use and development standards of the Framework Plan and Master Development Plan governing the property.

Comments from planning staff related to this submittal stated that a Sensitive Lands Analysis for a steep slope and arroyo was required for this application because it was subject to the revised IDO requirements for a Site Plan submittal. This site is zoned PC. As stated in IDO *Table 2-6-2, Dimensional and Other Standards (PC Zone) Site Design and Sensitive Lands* must meet IDO *Section 14-16-5-2 unless varied in the PC approval process*. The previously approved Framework Plan and the ARSC Master Development Plan fall under the PC approval process criteria.

The Framework Plan fully analyzed Sensitive Lands as required in IDO Section 2-6(B)(5)(b), including a slope analysis, Historic and archaeological sites, and drainage. The most significant result of this analysis was the protection and setback of the Atrisco Terrace Open Space to the west of the baseball complex. Other open space areas were

designated to the south and east of the subject site along the linear drainage channel following the powerlines. However, after this analysis the subject site was designated for development as a regional sports complex/park.

In addition, the ARSC Master Development Plan illustrates a completely developed site, understanding that the vast majority of the site will be graded in order to develop the proposed facilities. A Grading and Drainage Plan for the entire 81-acre site was approved as part of the Master Development Plan. The graded slopes will be revegetated with a hydromulched seed mix consisting of native grasses, shrubs, and perennials. With that in mind, the Sensitive Lands Analysis does not apply to this project as it relates to steep slopes.

The IDO definition of an arroyo is that which has a flow greater than 1,000 CFS. The drainageway to the south of our proposed sixth field has an existing offsite flow of 252 CFS. In the developed condition, off-site flows will be intercepted by a future storm drain system in the 118<sup>th</sup> Street corridor as identified in the approved Master Development Plan, reducing the developed flows to 128 CFS. Again, we contend that the Sensitive Lands Analysis does not apply to this project, in this case as it relates to arroyos.

Based on this information, we respectfully request that this application be on the DRB hearing agenda for March 31, 2021, absent a new Sensitive Lands Analysis. The required analyses either do not apply or have been previously studied in the prior approvals of the Framework Plan and Master Development Plan. Per IDO Section 14-16-6-6(l)(3)(a) and (c) the Site Plan complies with the applicable provisions of the IDO and DPM, as well as the prior approvals of the Framework Plan and Master Development Plan affecting the property. If you have further questions, please contact me at [cgreen@consensusplanning.com](mailto:cgreen@consensusplanning.com) or (505) 764-9801.



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005210

Application No. SI-2021-00303

TO:

☒ Planning Department/Chair

☐ Hydrology

☐ Transportation Development

☐ ABCWUA

☐ Code Enforcement

☐ Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: March 31, 2021 HEARING DATE OF DEFERRAL: \_\_\_\_\_

**SUBMITTAL**

DESCRIPTION: Memo regarding Sensitive Lands issue related to the project.

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