

Planning Department

Date: 09-12-2023

Development Facilitate Team (DFT)

600 2nd Street NW

P.O. Box 1293

Albuquerque, NM 87103

505-924-3946

Reference: Sketch Plat Submittal for a proposed Recreational Vehicle (RV) Park

Dear Madam Chair:

On behalf of K & P Investment Group, we are submitting a proposed Site Plan for Eighty-Two Spaces of Recreational Vehicle (RV) park located between San Diego Avenue NE and Beverly Hills Avenue NE – East of San Mateo NE.

The conceptual design is based on PRT comments dated 08-15-2023 and Section 4-3(D) (14) – of the IDO for Campground or Recreational Vehicle Park.

As agent for K & P Investment Group, we are requesting comments from the Planning Staff for the proposed development.

Please contact me at 505-315-6484 or via email at adil1424@yahoo.com if you have any questions or comments.

Sincerely



Adil Rizvi

Design and Development Group LLC

8650 Alameda Blvd NE – Suite 107 E

Albuquerque – NM 87122



Effective 12/15/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Request to build a 82 spaces Recreational Vehicle (RV) Park on a 5.4 Acres of vacant land located between San Diego Ave NE and Beverly Hills Ave NE - East of San Mateo NE .

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State: New Mexico	Zip:
Professional/Agent (if any): Design and Development Group LLC		Phone: 505-315-6484
Address: 8650 Alameda NE - Suite 107 E		Email: adil1424@yahoo.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest in Site: Agent for K & P Investment Group		List all owners: VINYARD GROUP LLC

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 8,9,10,23,24,AND 25		Block: 5 of Tract A	Unit: B
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 01806512419430718
Zone Atlas Page(s): B-18-Z	Existing Zoning: NR-BP		Proposed Zoning NR-BP
# of Existing Lots: 6	# of Proposed Lots: 1 (CONSOLIDATED)		Total Area of Site (Acres): 5.4 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: EAST OF SAN MATEO	Between: SAN DIEGO AVE NE	and: BEVERLY HILLS NE
--	---------------------------	-----------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

N/A

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 09-12-2023
Printed Name: Adil Rizvi	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022☐ **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

☐ **INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

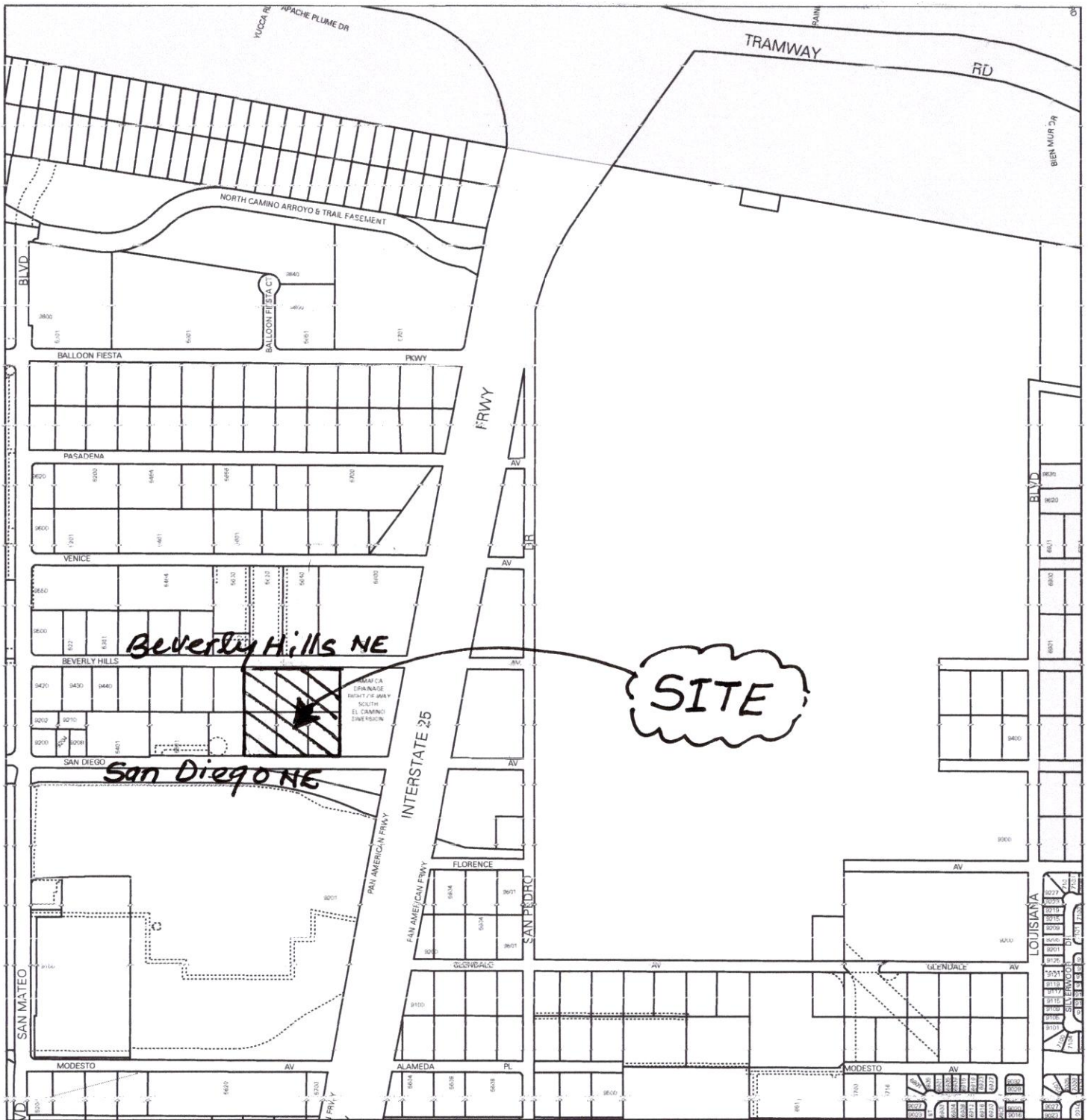
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

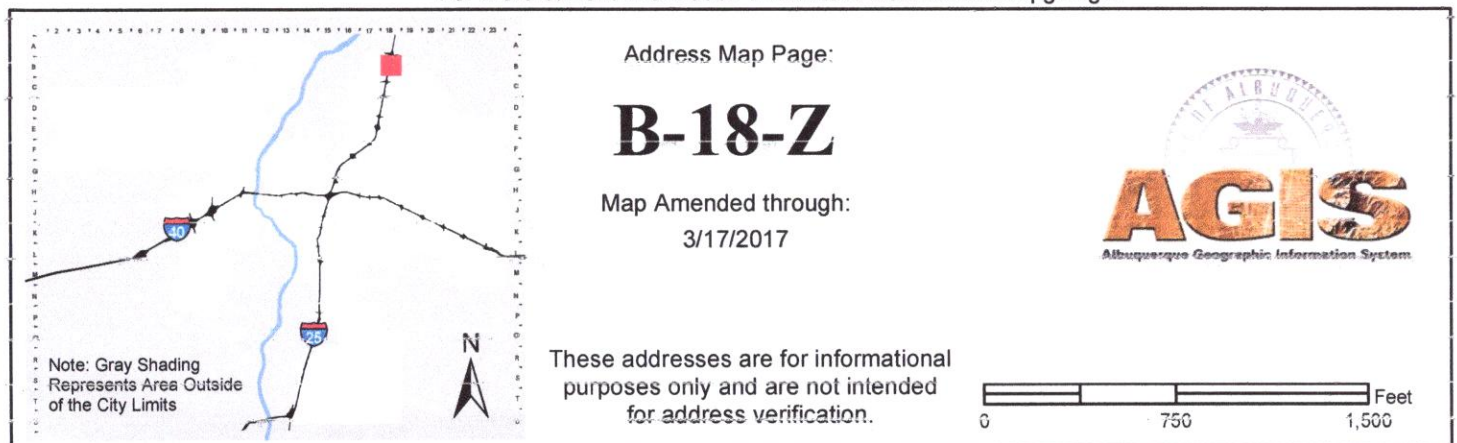
☒ **SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ☒ 1) DFT Application form completed, signed, and dated
- ☒ 2) Form S3 with all the submittal items checked/marked
- ☒ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ☒ 5) Letter describing, explaining, and justifying the request
- ☒ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ☒ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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



PRE-APPLICATION REVIEW NOTES

PA#: 23-059 Notes Provided (date): 8-9-2023 Updated 8-15-23

Site Address and/or Location: 6 parcels Between Beverly Hills Ave. & San Diego Ave. NE east of San Mateo

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: 85 Unit RV campground with a club house on 5.5 acres

Basic Site Information

Current Use(s): Vacant

Size (acreage): ~5.5 acres

Zoning: NR-BP

Overlay Zone(s): North I-25 Area – CPO-10 & building height sub area 3

Comprehensive Plan Designations

Development Area: Consistency

Corridor(s): NA

Center: NA

Near Major Public Open Space (MPOS)?: NA

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): recreational vehicle park

Use Specific Standards: see IDO section 4-3(D)(14) -(page 172)

Applicable Definition(s):

Campground or Recreational Vehicle Park

A lot developed or used to provide campsites for occupancy by tents and/or recreational vehicles for temporary sleeping accommodations, typically at market rates. A campground/recreational vehicle park may include recreational services, facilities, and activities for use by the public and occupants. See also Vehicle Definitions for Recreational Vehicle and Vehicle.

Recreational Vehicle

A motor vehicle or trailer equipped with living space and amenities, including but not limited to bus campers, camper trailers, pickup campers, travel trailers, motor homes, park model trailers, and tiny houses. See also Vehicle.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Types (see IDO Table 6-1-1): Site Plan Administrative & DHO (for a lot consolidation)

Specific Procedure(s)*: Site Plan Administrative

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Bodies: Staff & DHO Is this a PRT requirement? NO

Handouts Provided

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DHO |
| <input checked="" type="checkbox"/> Site Plan- Administrative | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

Additional Notes:

- Does the applicant have any specific questions?
- Please see IDO section 3-4(K) for specific development standards in the North I-25 Character Protection overlay zone. (page 105 in the IDO)
- Please see all development standards for non-residential development in the IDO section 5
- Please see all development standards and dimensional standards for the NR-BP zone district in IDO 2-5(B).
- Please review the use specific standards (see above) very carefully for the RV Park use. The Minimum project size for a campground or recreational vehicle park is 1 acre.
 - The maximum gross density within a campground shall be 25 camp sites per acre
- Updated: A Lot consolidation would be required to meet the MINIMUM 1-acre lot requirement for development of an RV park.
 - A subdivision of land minor would be required to consolidate these lots and a DHO (Development Hearing Officer) approval would be required after applying for a sketch plat review.
 - If major public infrastructure is needed, a sketch plat review would be required. See attached and here: [Sketch Plat — City of Albuquerque \(cabq.gov\)](#)

[Development Hearing Officer — City of Albuquerque \(cabq.gov\)](#)

IDO: [Integrated Development Ordinance — City of Albuquerque \(cabq.gov\)](#)

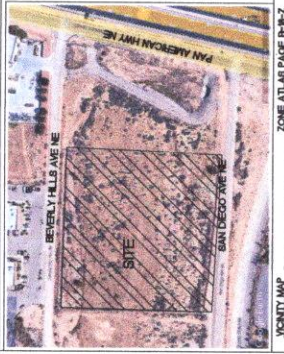
3. Guests of resident guests:
4. Guests participating in meetings or other private events hosted by the facility when other overnight guests are not present, not to exceed the approved seating capacity of the facility. Special events on the premises that involve a total number of participants in excess of the approved dining area seating capacity shall be limited to 6 days in any calendar year.

4-3(D)(14) Campground or Recreational Vehicle Park

- 4-3(D)(14)(a) Minimum project size for a campground or recreational vehicle park is 1 acre.
- 4-3(D)(14)(b) The maximum gross density within a campground shall be 25 camp sites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density.
- 4-3(D)(14)(c) All recreational vehicles or tents parked or attached to the ground for use as an overnight accommodation shall be on a camp site.
- 4-3(D)(14)(d) Each camp site shall provide parking spaces of adequate size to accommodate the vehicles allowed at the site. Each parking space shall be constructed so that no portion of the vehicle it is designed for shall extend onto any drive aisle within the campground.
- 4-3(D)(14)(e) Camp sites shall be set back a minimum of 20 feet from each property line.
- 4-3(D)(14)(f) Camp sites shall be screened on all sides by an opaque wall or vegetative screen at least 6 feet high unless they are set back at least 100 feet from any property line abutting a street.
- 4-3(D)(14)(g) This use shall be serviced by a private street system providing safe and convenient access to all camp sites or RV spaces, which shall be paved as required for off-street parking regulations in the DPM.
- 4-3(D)(14)(h) Water-flush toilets and urinals shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection.
- 4-3(D)(14)(i) Toilets and lavatories shall be provided as required by with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code).
- 4-3(D)(14)(j) On any side of the premises adjacent to any Residential zone district, an opaque wall or fence at least 6 feet high is required.
- 4-3(D)(14)(k) A nonconforming campground and recreational vehicle park use constructed prior to the effective date of this IDO is allowed as a permissive primary use.

4-3(D)(15) Hotel or Motel

- 4-3(D)(15)(a) In the MX-T zone district, this use is limited to a maximum of 15 guest rooms.
- 4-3(D)(15)(b) Additional standards in Subsection 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations) may apply.

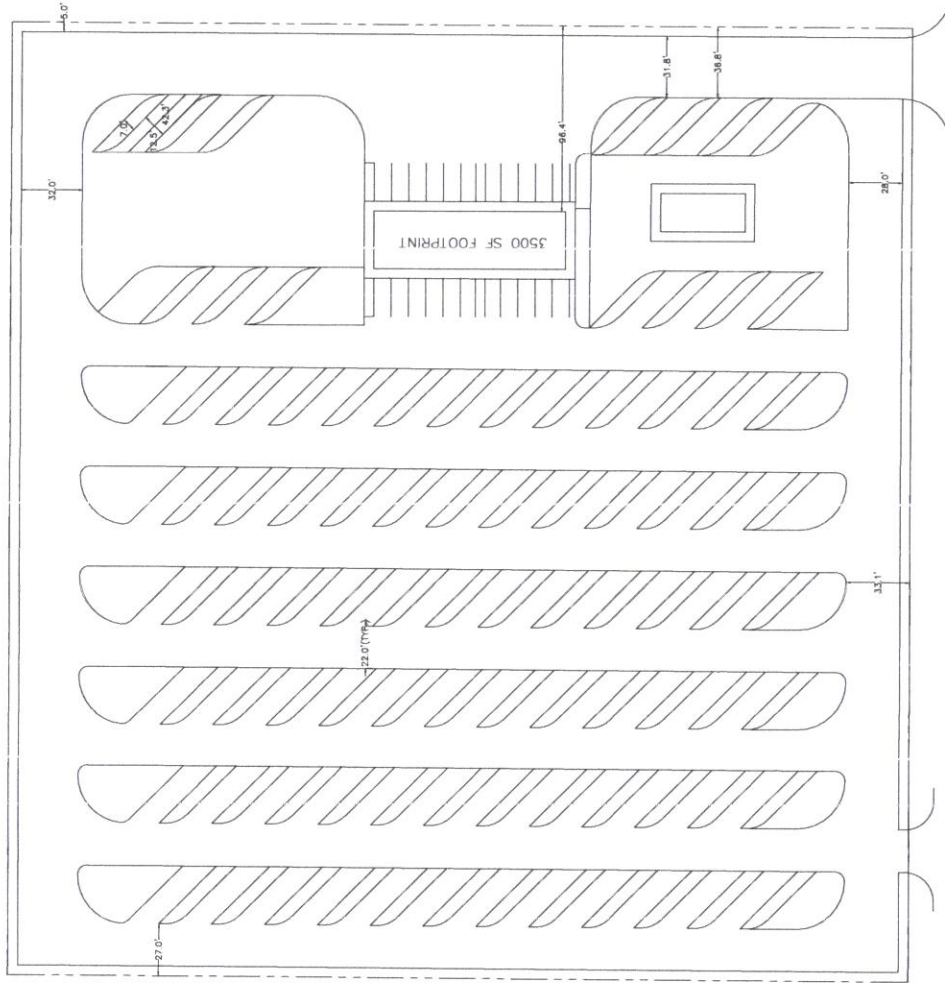


YICHTU MAP
ZONE ATLAS PAGE B-16-Z

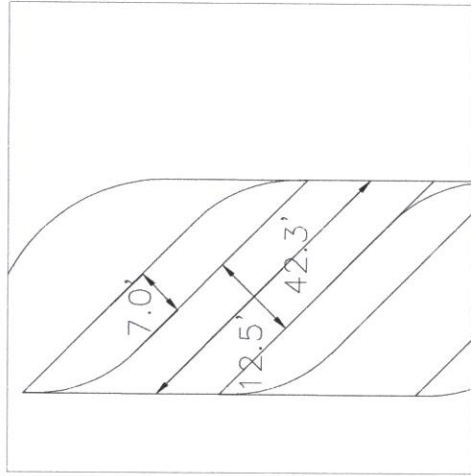
SITE DATA:
NUMBER OF RV SPACES: 82
NUMBER OF PARKING SPACES: 22
SITE AREA: 5.4 ACRES
CURRENT ZONING: NR-BP



BEVERLY HILLS AVE NE RIGHT-OF-WAY



SAN DIEGO AVE NE RIGHT-OF-WAY



TYPICAL RV SPACE DIMENSIONS

BEVERLY HILLS RV PARK	DATE	9/11/2023
SKETCH PLAT	SHEET #	SP1
DESIGN AND DEVELOPMENT, LLC 1808 ALAMEDA BLVD NE SUITE 100 SEASIDE, CA 92138 954-315-4464		