

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: January 11, 1988

NOTIFICATION OF DECISION

El Buen Samaritano Church
700 Granite NW
Albuquerque, NM 87102

File: SD-76-6-9/Z-87-179

Location: Lot A and portions of Lot D, 344 & 345, Block 32, Perfecto Armijo & Brothers Addition, located between Marble and Granite, NW and between 7th Street and 8th Street, NW containing approximately .2350 acres. (J-14)

On January 7, 1988, the Environmental Planning Commission voted to approve an amendment to the Downtown Neighborhood Area Sector Development Plan and a zone map amendment from SU-2/TH to SU-2 for SU-1 for Church and Related Facilities and approved the site development plan based on the following Findings and subject to the following Conditions:

Findings:

1. The site plan as submitted meets the requirements of the Environmental Planning Commission that adequate Site Development and Landscaping Plan be provided for review.
2. The proposal meets the requirement that the provision of Section 1, D of Resolution 270-1980 be met for a zone change be granted: a different use category is more advantageous to the community, since needed off-street parking will be provided, and currently blighted area will be renovated.

Conditions/Site Development Plan:

1. A drainage plan for the parking lot must be submitted before final approval is given.
2. A lighting scheme showing that adequate parking lot lighting will be installed, without negatively impacting adjacent properties, must be provided.
3. The driveway from the western portion of the parking lot onto Granite must be 24 feet wide instead of 20 feet.
4. A walkway from the southern lot through to the sidewalk on 7th Street should be provided in the landscaping strip adjacent to the church building, for safer pedestrian access.
5. Any existing curb cuts which will not be used by the proposed development should be eliminated.
6. An appropriate sidewalk and/or ramp should be provided from the handicapped parking spaces at the northern end of the parking area to the doorway on the north of the church building, so that handicapped access is not through the driveway.
7. The triangular planting slip adjacent to the southwest corner of the church building should be cut down in size on the portion facing the parking lot for better visibility.
8. The location of the refuse container must be indicated.
9. Rear access for properties at 709, 711 Marble, NW, and 1012 8th Street NW shall be provided.
10. The zone change is effective only if the lot size variances are approved for Lot 345 and Lot D, Block 32, Perfecto Armijo & Brothers Addition.