HYDROLOGY M9/D7 ONE PLAN

M9/D7

1 PLAN

AGENDA ITEM NO. 3

PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

EPC LAND CONTROLS BOARD
May 15, 1975
Z-73-147

Z-73-147 Proposed Development Plan for the Rio Grande Baptist Church on the Southwest Corner of Snow Vista Boulevard & Buenavides Road SW.

PL Map No.: M-9 Material: Report, Sketch, Aerial Photo, Development Plan

COMMENTS FROM OTHER DEPARTMENTS:

Traffic Engineer: "No objection."
Water Engineer: "No objection. A water line extension per City policy will be required in Buenavides Road for water service."
City Engineer: "A site plan meeting the requirements of AMAFCA Resolution 1971-2 and following guidelines given in verbal conversation with the architect is required."
Liquid Waste Engineer: "No objection."
AMAFCA: "Approved provided drainage is handled as shown."

PLANNING DEPARTMENT COMMENTS:

This is a request for review and approval of a development plan under SU-1 zoning (Special Use for a Church & Its Incidental Facilities) which was approved in 1973.

The site plan indicates that a time-phasing sequence is anticipated in the church's development. The first phase will be the construction of an assembly hall which will house a number of education-related functions in addition to providing a 170 seat capacity for services. Later phases will include a sanctuary with a seating capacity of 400.

The site appears to have serious drainage problems, however a ponding area and drainage channel is proposed on the east side of the property wher it abuts Snow Vista Boulevard SW. The major portion of the development of this site will of necessity occur in the central and western portions. The drainage plan, according to AMAFCA's comments, conforms with AMAFCA Resolution 1972-2. No further utility service problems exist with the exception of the requirement of a water line extension on Buenavides Road for water service.

The parking requirement is satisfied with the provision of 115 spaces for the completed development. Landscaping appears to be adequate with Russian olive trees serving as a border on the south side of the site along with wood fencing where shown.

Findings:
1. The zoning for the subject site was granted in 1973.
2. The site plan, including the landscaping plan, circulation layout, and parking arrangement, is satisfactory.
3. AMAFCA and the City Engineer must approve the drainage plan prior to final development plan sign-off.

RECOMMENDATION: APPROVAL OF THE DEVELOPMENT PLAN FOR Z-73-147 IS RECOMMENDED SUBJECT TO FINDING NO. 3.

Theodore Pochter
Planner

TP:new

cc: Rio Grande Baptist Church, 2121 Gun Club Road SW, 87105
Craig G. Andrews, 1803 Carlisle Blvd. NE, 87110

comment

Albuquerque/Bernalillo County Planning Department

TRAFFIC ENGINEER	○
CITY ENGINEER	○
WATER ENGINEER	○
LIQUID WASTE ENGINEER	○
COG	○
ENVIRONMENTAL HEALTH	○
AMAFCA	✓

TP- V- CZ- SC

S- AX- CSU- CRV

FSL- Z- 73-147 SC5-
Development Plan

4-22-75

Approved providing drainage is handled as shown

J. B. Stuart
AMAFCA.

RECEIVED
APR 1 1975
AMAFCA

Reply Requested By: MAY 1 1975

Scheduled for Public Hearing on MAY 15 1975

If you have suggestions or information on this case, please so indicate on this form and return it to the Planning Department.

Your cooperation is appreciated.

APR 16 1975

PLANNING DEPARTMENT

APR 24 1975

For further information,

N.M.

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