



**Environmental  
Planning  
Commission**

*Agenda Number: XX  
Project Number: 1005353  
Case #'s: 07EPC 40056  
October 18, 2007*

**Staff Report**

<b>Agent</b>	Agent's Name
<b>Applicant</b>	Applicant's Name
<b>Request(s)</b>	<b>Request (Line 1)</b> <b>Request (Line 2)</b>
<b>Legal Description</b>	Legal Description
<b>Location</b>	Location (Line 1) Location (Line 2)
<b>Size</b>	Approximately # acres
<b>Existing Zoning</b>	Zoning
<b>Proposed Zoning</b>	Zoning

**Staff Recommendation**

*APPROVAL DENIAL DEFERRAL of 00000  
00000, based on the findings on page #, and  
subject to the conditions of approval on page #.*

**Staff Planner**  
*Name, Title*

**Summary of Analysis**

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from mm/dd/yyyy to mm/dd/yyyy.  
Agency comments were used in the preparation of this report and begin on page #.

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>			
<i>North</i>			
<i>South</i>			
<i>East</i>			
<i>West</i>			

**Background, History and Context**

(text)

**Long Range Roadway System**

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates ( ) as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates ( ) as a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates ( ) as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates ( ) as a Collector street, with a right-of-way of 68'.

The Long Range Roadway System designates ( ) as a Major Local street, with a right-of-way of 56-60'.

**Public Facilities/Community Services**

(text)

**ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES**

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

**Albuquerque Comprehensive Zoning Code**

*(analysis)*

**Albuquerque / Bernalillo County Comprehensive Plan**

The subject site is located in the area designated (text) by the *Comprehensive Plan* with a Goal to “(text).” Applicable policies include:

Policy ?

*(analysis)*

**Water Conservation/Green Principles**

*(analysis)*

**Example Sector Plan (Rank #)**

The (name) Sector Plan was first adopted in 1981, and revised in ( ). The Plan generally encompasses properties between ( ); specific boundaries are shown on Figure ( ) in the Plan. It sets forth goals and policies regarding land use (Goals x-x), (etc.)

(example) Land Use Goal 1a states that traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods. (p. no., (name) Sector Plan)

*(analysis)*

**Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)**

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

*(analysis)*

**Resolution 270-1980 (Policies for Zone Map Change Applications)**

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

*(analysis)*

***ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT***

***Site Plan Layout / Configuration***

compatibility with surrounding development  
orientation of building(s), parking, dumpster, etc.  
height, setbacks, open space, f.a.r.

***Walls/Fences***

(text)

***Vehicular Access, Circulation and Parking***

(text)

***Pedestrian and Bicycle Access and Circulation, Transit Access***

(text)

***Lighting and Security***

(text)

***Landscaping***

(text)

***Public Outdoor Space***

(text)

***Grading, Drainage, Utility Plans***

(text)

***Architecture***

(text)

***Signage***

(text)

***CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION***

(only significant comments that affect the request)

***NEIGHBORHOOD/PUBLIC CONCERNS***

(text)

***CONCLUSIONS***

(text)

***FINDINGS - (CASE NO.) (DATE) (REQUEST)***

1. These “findings” and “conditions” paragraphs have been formatted to allow a three-line spacing between each paragraph. Copy & paste the entire section for cases with multiple sets of findings and recommendations.
2. (text)
3. (text) (continue as needed)

***RECOMMENDATION - (CASE NO.)(DATE)***

**APPROVAL DENIAL DEFERRAL of ##### ##, a (request description), for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - (CASE NO.)(DATE)(REQUEST)***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. (text) (continue as needed)

*(Planner's Name)*  
*(Title)*

cc: A&L Heating, 3001 3<sup>rd</sup> St. NW, Albuquerque, NM 87102  
Mark Page, P.O. Box 67645, Albuquerque, NM 87193  
Claude Morelli, Near North Valley NA, P.O. Box 6953, Albuquerque, NM 87197  
Christian Kenesson, Near North Valley Na, 1130 Major NW, Albuquerque, NM 87107  
Stott Steinberg, North Fourth Camino Real Merchant Assoc., 3906 4<sup>th</sup> St. NW, Albuquerque, NM 87107  
Pat Hopkins, North Fourth Camino Real Merchant Assoc., 3826 4<sup>th</sup> St. NW, Albuquerque, NM 87107

***Attachments***

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

Reviewed: Street trees and landscaping around vehicle circulation areas should be provided pursuant to section 14-16-3-10.

#### ***Office of Neighborhood Coordination***

**Near North Valley NA (R), North Fourth Camino Real Merchants Assoc. (R)**

#### ***Advanced Planning***

No adverse comment.

### ***PUBLIC WORKS DEPARTMENT***

#### **Transportation Development (City Engineer/Planning Department):**

- Reviewed, no comments. Site plan is a condition of the previous zone change and is an as-built site plan.

#### **Hydrology Development (City Engineer/Planning Department):**

- The Hydrology Section has no adverse comments regarding the Site Development Plan – Building Permit request.

#### **Transportation Planning (Department of Municipal Development):**

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

#### **Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

#### **Street Maintenance (Department of Municipal Development):**

- No comments received.

#### **Utility Development (Water Authority):**

- No comments received.

#### **Water Resources, Water Utilities and Wastewater Utilities (Water Authority):**

- No comments received.



**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,**

**WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. None.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**City Forester**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

Open Space has no adverse comments

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Approved on condition, will comply with all SWMD ordinances and requirements.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

**Buena Tierra Addition**, Lots 8 and 9, Block 1, is located on 3<sup>rd</sup> St NW between Claremont NE and Phoenix NW. The owner of the above property requests an “as-is” site plan approval. This will have no adverse impacts on the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

No comment based on the information provided to date. It is the applicant’s obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.