



**Environmental  
Planning  
Commission**

*Agenda Number: 9  
Project Number: 1007798  
Case #: 11EPC-40011/40012  
July 14, 2011*

**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	City of Albuquerque/AMAFCA
<b>Request(s)</b>	Zone Map Amendment Site Plan for Subdivision
<b>Legal Description</b>	Tract A, Ventana Ranch Community Park and Tract Z-1, Ventana Ranch Subdivision
<b>Location</b>	Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW
<b>Size</b>	Approximately 72 acres (17.2 acres City Owned, 55.4 acres AMAFCA Owned)
<b>Existing Zoning</b>	R-LT
<b>Proposed Zoning</b>	SU-1 for Community Park, Drainage, and Related Facilities

**Staff Recommendation**

*APPROVAL of 11EPC 40011, based on the Findings beginning on Page 32, and subject to the Conditions of Approval beginning on Page 35.*

*APPROVAL of 11EPC 40012, based on the Findings beginning on Page 36, and subject to the Conditions of Approval beginning on Page 39.*

**Staff Planner**  
*Randall Falkner, Planner*

**Summary of Analysis**

This is a request for a Zone Map Amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities, as well as a Site Development Plan for Subdivision (Master Development Plan). The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children’s play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking. The applicant has adequately justified the zone map amendment and the site development plan for subdivision (Master Development Plan) based on applicable policies found in the Comprehensive Plan, the West Side Strategic Plan, and the Facility Plan for Arroyos. Staff is recommending approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 2/28/2011 to 3/11/2011. Agency comments used in the preparation of this report begin on Page 43.

**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	R-LT	Established Urban Area West Side Strategic Plan Facility Plan for Arroyos	Vacant
<b>North</b>	R-LT	”	Single Family Residential – Cantabella Subdivision
<b>South</b>	SU-1 for Restricted C-2 Uses, R-2, R-LT	”	Commercial – Ventana Square, Single Family Residential – La Scala Subdivision, Park – Paradise Hills Little League (Bernalillo County)
<b>East</b>	Paradise Hills Special Zoning District	”	Single Family Residential – Paradise Hills (Bernalillo County)
<b>West</b>	R-LT	”	County Meadows Park, Ventana Ranch Elementary, Single Family Residential

**II. INTRODUCTION**

**Request**

This is a request for a Zone Map Amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities, as well as a Site Development Plan for Subdivision (Master Development Plan). The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children’s play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.

The Ventana Ranch Community Park is a project that has been divided into five phases. Phase 1, which has already been completed, consists of two lighted multi-purpose recreation fields (the 60' lights on these fields will be removed), two lighted basketball courts, a six-unit restroom building, a tubular steel fence and automatic gate along Universe Boulevard, a chain link perimeter fence with wind screen fabric, lighted parking for 268 vehicles, shade structures, site furnishings, and landscaping. Phase 2, which is currently under construction, consists of a multi-purpose field (non-lighted), exercise equipment, an age-separated play area for children, gabion basket retaining walls, shade structures, site furnishings, and landscaping. Phases 3 through 5 include the following: a multi-purpose recreation field, lighted tennis and racquetball courts, a 6,000 s.f. administration building, parking, sand volleyball courts and a lighted turf practice area with 30' light poles.

The EPC is hearing the case because zone map amendments must receive approval from the Environmental Planning Commission (EPC) and development of an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided justification for the zone map amendment pursuant to R270-1980, as well as an accompanying Site Development Plan for Subdivision (Master Development Plan) that includes Design Guidelines. The Design Guidelines will guide development for all phases of the proposed Ventana Ranch Community Park. The 6,000 s.f tennis/administration building shall be designed consistent with the design guidelines outlined in the Master Development Plan and delegated to the Development Review Board (DRB). Review and approval concerning the design and construction of all other park features except the 6,000 s.f. tennis/administration building needs to be reviewed by both the Parks and Recreation staff and the Design Review Committee (DRC). Proposed changes to this Master Development Plan shall comply with Section 14-16-2-22 (6). The site is within the Established Urban Area and the West Side Strategic Plan (WSSP). The site is not within a sector development plan. The Facility Plan for Arroyos would apply to the Site Development Plan for Subdivision (Master Development Plan).

### ***Context***

The subject site is located on the northwest mesa along the east side of Universe Boulevard, approximately 500 feet north of Paradise Boulevard. The AMAFCA land (55.4 acres) contains Las Ventanas Dam, with drainage channels and a large detention area. The City portion (17.2 acres) is currently partially developed with multi-purpose fields, basketball courts, and parking, while the remainder is either under construction or proposed to have more fields and recreational areas. To the north of the site is the Cantabella Subdivision, which consists of single family residential homes. To the south are a variety of uses, including commercial development at Ventana Square, single family residential development at La Scala Subdivision, and the Paradise Hills Little League Parks (which is in Bernalillo County). To the east is more single family residential (Paradise Hills in Bernalillo County). To the west are a variety of uses including single family residential, Country Meadows Park, and Ventana Ranch Elementary.

The site has clear views of the Sandia Mountains to the east. Universe Boulevard is a Minor Arterial, and has traffic that runs north and south. The 2009 Average Weekday Traffic Flows Map (2009 is the most current map) from MRCOG shows an average weekday traffic count of

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18,100 near the intersection of Paradise Boulevard and Universe Boulevard, and an average weekday traffic count of 14,500 on Universe Boulevard, between Paradise Boulevard and Irving Boulevard.

### ***History***

In 1985 the EPC forwarded a request for approval for annexation and simultaneous establishment of RD, SU-1 for C-1 Uses, SU-1 for planned development area – hospital and related uses, RO-20 and SU-1 for planned development area – for R-2 Uses, (0.5 Floor Area Ratio) and R-1 zoning for approximately 10,136 acres to the City Council (AX-85-20, Z-85-84). The City Council approved the request in 1985, amending the zone map of the City of Albuquerque. The subject site was included in this annexation. In 1994 the EPC voted to approve Z-94-105, a zone map amendment from R-1, SU-1 for Planned Residential Development, and SU-1 for C-1 was changed to R-LT, SU-1 for R-2 Uses, and C-2 for Tract A Paradise West Subdivision, located west of La Paz Drive NW between Irving Blvd. NW and Paradise Blvd. NW (approximately 941 acres).

The subject site was purchased by the City of Albuquerque from Las Ventanas Limited Partnership, the developer of the Ventana Ranch Community. Tract F-1 was purchased in 1998, Tract F-2 in 2000, and Tract F-3 in 2001. The City replatted the three lots into one in 2009.

A master plan for Ventana Ranch Community Park was initiated in 2007, and included presentations and input from the Ventana Ranch Neighborhood Association and Paradise Hills Civic Association. The development of the City-owned portion of the Park began in 2009 under the R-LT zoning. During construction of Phase 1, Zoning Enforcement determined that the intensity of use at the Park, including the lighting of the recreation fields, was not consistent with the R-LT zone. Phases 1 and 2 were allowed to proceed with construction; however, because the lighting and other recreational uses were not consistent with an R-LT zone, a zone change to an SU-1 zone became necessary. The 60' light poles that were placed on the multi-purpose recreation fields resulted in major opposition from the surrounding neighborhoods. Many letters were received that opposed the 60' lights. As a result, the applicant has determined that the 60' lights will be removed.

### ***Transportation 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 Universe Boulevard NW as a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Paradise Boulevard NW as a Minor Arterial, with a right-of-way of 86'.

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

There is an existing multi-use trail along Universe Boulevard NW and along Paradise Boulevard NW. There are no bus routes in close proximity to the subject site.

***Public Facilities/Community Services***

See attached Public Facilities Map for details.

**III. ANALYSIS**

***Albuquerque Comprehensive Zoning Code***

The current zoning is R-LT. This zone provides suitable sites for houses, limited townhouses, and uses incidental thereto in the Established and Central Urban areas.

The requested zoning is SU-1 for Community Park, Drainage and Related Facilities. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to Environmental Planning Commission (EPC) review. An SU-1 zone would give site plan control to the EPC to impose appropriate design regulations and also allows input from the neighborhood at an EPC hearing. The R-LT zone, which is a straight zone, would not have any EPC site plan control. R-LT allows townhomes and all uses permissive in the R-1 zone except: agricultural animal keeping and front yard parking of recreational vehicles.

The existing zoning (R-LT) does not allow for the intensity of park uses that is intended with this plan. The proposed zoning (SU-1 for Community Park, Drainage and Related Facilities) would allow for the uses that are proposed, permit the EPC to analyze the site development plan for subdivision and design guidelines, and allow the neighborhoods to comment on the plan in a public hearing. The SU-1 zone would also ensure that any proposed changes to the Master Development Plan shall comply with Section 14-16-2-22 (6). This section of the Zoning Code ensures that proposed changes shall be reviewed by the Planning Director for determination of appropriate amendment procedure. If the Planning Director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there. If the change to the Master Development Plan is more than a minor change the Planning Director would send the Plan back to the EPC for a full hearing.

***Definitions***

**Foot-candle:** The unit is defined as the amount of illumination the inside surface of a 1-foot radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere. Alternatively, it can be defined as the illuminance on a 1-square foot surface of which there is a uniformly distributed flux of one lumen. This can be thought of as the amount of light that actually falls on a given surface. The foot-candle is equal to one lumen per square foot. The SI derived unit of illuminance is the lux. One footcandle is equal to approximately

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10.764 lux, although in the lighting industry, typically this is approximated as 1 footcandle being equal to 10 lux (taken from Wikipedia.org).

Site Development Plan for Subdivision: The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (See also Master Development Plan).

Master Development Plan: A plan meeting the requirements for a site development plan for subdivision; showing general building and parking locations; and specifying design requirements for buildings, landscaping, lighting, and signage.

### ***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 of Applicant's Justification***

**Note:** Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*Applicant's justification: This zone change request is consistent with the health, safety, morals, and general welfare of the City. Parks are an important element of the community and Ventana Ranch Community Park is supported by the community. The Ventana Ranch Community Park Master Plan acknowledges the challenges to provide for active recreation within a neighborhood context. An operational plan is included as a critical component to the Master Development Plan to address issues of lighting, hours of operation, etc.*

***Staff's response: The request will help to alleviate the demand for active recreational spaces within the Northwest area of Albuquerque, which is consistent with the health, safety, morals, and general welfare of the City. The Park will provide an opportunity for people to exercise, play, enjoy the outdoors, and improve their health. Design Guidelines have been provided to direct the development of the park and to protect the health, safety, morals and general welfare of surrounding neighborhoods. An operation plan is included as part of the Design Guidelines, and includes hours of operation and intensity of lighting levels for multi-purpose***

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*fields and courts. The request would be controlled through an EPC approved site plan which is beneficial to the community and surrounding neighborhoods.*

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*Applicant's justification: This request recognizes that stability of land use and zoning is desirable. The Park has been planned since 1998 and is already partially developed. The existing R-LT zoning allows a public park as a permissive use. Once the park was partially developed, zoning informed the Parks and Recreation Department that the proposed facility needed a zone map amendment since the park qualified as a "recreation complex" rather than a "public park". At that time, the Parks and Recreation Department prepared and submitted this request for SU-1 for Community Park, Drainage and Related Facilities. A Master Development Plan, along with an operation plan, was also submitted to ensure proper management to minimize adverse impacts to the surrounding neighborhoods.*

*Staff's response: The request will provide stability by more clearly defining the uses (Community Park, Drainage, and Related Facilities) that are proposed for the subject site. The proposed zoning will then match up with the existing land use. The proposed zoning (SU-1 for Community Park, Drainage and Related Facilities) and the existing land uses (park and drainage) on the site mesh well together and will provide stability for surrounding property owners. Zoning Enforcement determined that the intensity of use at the Park was not consistent with the R-LT zone, and that a zone change to SU-1 for Community Park, Drainage, and Related Facilities was necessary.*

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan is the Rank 1 planning document for the City, containing goals and policies that provide a framework for development and service provision.

The applicant has cited the following policies to justify the request:

II.B.5 Developing and Established Urban Area

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

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*Applicant's justification: Ventana Ranch Community Park is within a largely residential area. It provides needed recreational facilities for the Northwest Mesa, as well as visual relief from development for the community. The community park will complement the adjacent neighborhoods, elementary school, commercial shopping center, and neighborhood parks by providing sports fields and facilities. The park provides the "play" in live, work, and play.*

***Staff's response: The zone change request for SU-1 for Community Park, Drainage and Related Facilities will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multi-purpose fields, tennis, racquetball, volleyball and basketball courts, exercise stations, picnic and children's play areas, landscaping, and multi-use trails, help to make up a quality urban environment in the middle of an area that is primarily residential. The 72 acres of open space provides a visually pleasing environment and clear views of the Sandia Mountains. The request furthers the Developing and Established Urban Area Goal.***

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

*Applicant's justification: Ventana Ranch Community Park is appropriately located adjacent to AMAFCA drainage facilities. A large portion of the park area contains basalt flows, and would be difficult to develop efficiently with more intense residential and/or commercial uses. Residential development exists on three sides of the park site, and across Universe Boulevard, providing maximum community access to the site. Ventana Ranch Community Park is within the Volcano Park Impact Fee Service Area, which was determined by the City to be in need of active recreational facilities that will help alleviate the pressure felt in neighborhood parks. The park has been carefully designed to minimize adverse impacts from noise and lighting. The operational plan provides for hours of operation, management, and lighting restrictions for the park.*

***Staff's response: The zone change request will allow SU-1 for Community Park, Drainage and Related Facilities. The current zoning R-LT, is not appropriate for a community park. The subject site was identified approximately 15 years ago on a conceptual development plan as a proposed community park. The majority of the subject site contains basalt flows that would be difficult to develop as residential or commercial uses. The majority of the site is also a dam (Las Ventanas Dam owned by AMAFCA) with drainage channels and a large detention area. The site of this park in the middle of primarily single family residential homes, co-located with the Las Ventanas Dam, and with large basalt flows across the site make the location of this park appropriate. The operation plan, which is included within the design guidelines, provides hours of operation, management and lighting restrictions for the site. The existing 60' light poles will be removed. Light poles will reach a maximum of 30' in height and will be full-cut off angle fixtures, with no light directly shining on any adjacent residential premises. The request for a zone map amendment from R-LT to SU-1 for***

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***Community Park, Drainage, and Related Facilities will match the existing land use with the zoning. The request furthers Policy II.B.5d.***

II.B.1 Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside major public open space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

*Applicant's justification: Ventana Ranch Community Park provides a rare opportunity to the City to co-locate a park facility with AMAFCA and Bernalillo County and reach a scale that allows a wide variety of active recreational facilities. Co-location of facilities within a community-sized park facility will allow City Parks Management to reach a higher level of efficiency in maintenance. Ventana Ranch Community Park provides needed visual relief in this area that is primarily zoned R-LT, which allows townhouses with a minimum lot size of 3,200 square feet and single family detached houses with a minimum lot size of 4,000 square feet. A wide range of active recreational uses and facilities to serve the community on the Northwest Mesa will be developed within the Park, allowing smaller neighborhood parks to be used primarily by the adjacent neighborhood residents. Informal gravel surfaced trails run throughout the site along AMAFCA maintenance roads and north to the Calabacillas Arroyo. The lined arroyo within Ventana Ranch includes a multi-use trail and there is an existing multi-use trail along Universe Boulevard that connects the Park to the neighborhoods west of the Park. The park will also provide opportunities for community and cultural events.*

***Staff's response: The zone change request provides relief from urbanization and offers opportunities for recreation, cultural activities, and conservation of natural resources by setting aside open space for a community park. Connections to trail corridors have been provided throughout the site. The request furthers the Open Space Network Goal.***

Policy II.B.1g: "Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales."

*Applicant's justification: While Ventana Ranch Community Park is technically not a neighborhood scale park, it does provide passive and active recreational opportunities to the adjacent neighborhood residents. Community parks typically are designed to serve a broader purpose than neighborhood parks by meeting community-based recreational needs and serving several neighborhoods. The Ventana Ranch community has several developed neighborhood parks that serve the need for immediate neighbors. Ventana Ranch Community Park is designed to provide for active recreation needs for the community and is a suitable location for those uses that are not appropriate for a neighborhood park.*

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***Staff's response: The zoning request for a community park or open area will help to meet a range of needs at different scales. The community park/open area would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks. The request furthers Policy II.B.1g.***

Policy II.B.1h: Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.

*Applicant's justification: The Ventana Ranch community has a series of smaller neighborhood parks, which are designed to serve their immediate neighborhood. Ventana Ranch Community Park is designed to accommodate a larger geographic area and provide much needed active recreational facilities in a growing part of Albuquerque. Soccer fields in particular take up a large area of park land and are best located in a recreation complex within a community-scale park rather than functioning as "ad hoc" fields in neighborhood parks. Lighting of fields and tennis courts allows the community to utilize these facilities in the evening, however this need is balanced by the City's operational plan that restricts the hours of operation.*

***Staff's response: The zoning request allows developing areas the opportunity to use neighborhood parks and open areas that are located in close proximity to those developing areas. Ventana Ranch has several small neighborhood parks that provide green areas for residents to play and exercise. The Ventana Ranch Community Park would allow Ventana Ranch and Paradise Hill residents, as well as those living in other West Side neighborhoods an opportunity to play organized sports such as soccer, or to participate in sports that are not available (volleyball, tennis, racquetball, basketball) at the smaller neighborhood parks. The park would serve many of the residents of the northwest side of Albuquerque which is still developing. The request furthers Policy II.B.1h.***

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Paradise Community, which includes the existing County subdivisions of Paradise Hills, as well as the City's annexed areas in Ventana Ranch and those lands on both sides of Coors Boulevard to the Rio Grande. The Ventana Ranch Neighborhood Center is located immediately to the south of the subject site. Staff has reviewed the WSSP against the request.

Policy 7.8: "The major arroyos cross both City, County, and federally managed lands, and all arroyo plans, trail designs, and flood control/drainage measures must be jointly prepared and

administered by all affected entities. Additionally, AMAFCA must be involved in the development of any new standards affecting Major Arroyos due to their critical regional flood protection role...”

*Applicant’s justification: AMAFCA’s portion of the site comprises 55.4 acres. Drainage facilities are provided to and within the site. Las Ventanas Dam is a regional drainage facility owned and maintained by AMAFCA. It collects drainage from the Ventana Ranch community and surrounding areas. The dam discharges via a storm drain pipe that daylights in the Calabacillas Arroyo. There is an existing 84-inch reinforced concrete pipe that spills into the Las Ventanas Detention Dam from Ventana Hills Road under Universe Boulevard. The north branch of the Piedras Marcadas Arroyo, a concrete lined channel, drains into the Las Ventanas Detention Dam along the south side of the Park. Flow from Paradise Boulevard drains to the site through the La Scala Subdivision via a 48-inch reinforced concrete pipe.*

***Staff’s response: The flood control/drainage measures have been addressed by AMAFCA at the subject site. The Las Ventanas Dam is a regional drainage facility maintained by AMAFCA. It is unknown if AMAFCA has been involved in the development of any new standards affecting the Las Ventanas Dam. The request partially furthers WSSP Policy 7.8.***

Policy 7.14: “Bernalillo County and City of Albuquerque Parks Plans shall respond to the urban form and Community planning intent of this Plan when planning future park land acquisitions. Adequate land for parks should be identified and acquired as early as possible in the planning and development process.”

*Applicant’s justification: The City’s acquisition of this site location adjacent to AMAFCA and Bernalillo County owned land was well conceived and supported by the community. The city portion of the Ventana Ranch Community Park was acquired as three separate tracts in 1998, 2000, and 2001; and was done so to accommodate a community-scale park.*

***Staff’s response: Planning of the Las Ventanas Community Park was done well in advance. The park land was acquired in 1998, 2000, and 2001, with the intent of developing a community park. The request furthers Policy 7.14 of the WSSP.***

Policy 7.15: “The City of Albuquerque shall prepare a strategy for funding of existing needed park facilities which will not be eligible for funding under the Development Fees Act. Additionally, funding sources for community centers shall be identified. The goal for park development on the West Side is that park land acquisition and/or construction shall begin within seven years of building permit issuance (when fees are collected).”

*Applicant’s justification: The city portion of the Ventana Ranch Community Park was acquired as three separate tracts in 1998, 2000 and 2001 and master planning started in 2007. Full build-out of the Park will be in multiple phases and is anticipated to take up to 10 years. The Park has been on the ICIP since 2003 and the CCIP since 2005.*

*Staff's response: The land for the park was acquired approximately 10-12 years before any development of the land. Master Planning of the park began in 2007 and the park has been on the ICIP since 2003 and the CCIP since 2005. Funding sources were identified before development of the park and the City is following its designated funding plan. The request furthers Policy 7.15.*

Policy 7.16: "This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development..."

*Applicant's justification: Ventana Ranch Community Park provides a rare opportunity for the City to co-locate park facilities with AMAFCA and Bernalillo County. In addition, Ventana Ranch Elementary School is located close by to the west behind Country Meadows Neighborhood Park. James Monroe Middle School is located a relatively short distance away along Paradise Boulevard. Volcano Vista High School, Tony Hillerman Middle School, and Tierra Antigua Elementary School are located further south along Universe and Rainbow Boulevards. Ventana Neighborhood Shopping Center is adjacent to the Park's southern boundary.*

Policy 8.6: "The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis."

*Applicant's justification: As previously stated (see response to policy 7.16), Ventana Ranch Community Park is a co-located facility. It is anticipated that the park will be an important character-defining feature of the Ventana Ranch community. The park is collocated with an AMAFCA drainage facility, adjacent to the City neighborhood park, close to an existing elementary school and middle school, and is adjacent to County recreational facilities.*

Policy 10.6: "Bernalillo County Public Works, AMAFCA, City Parks and General Services Department, County Parks and Recreation Department, and City of Albuquerque Public Works Department shall consider joint-use of drainage facilities (for recreational and open space purposes especially) whenever feasible. Joint funding for additional right-of-way and facilities is also necessary."

*Applicant's justification: The north branch of the Piedras Marcadas Arroyo, a concrete-lined channel, drains into the Las Ventanas Detention Dam along the south side of the Park site. Flow from Paradise Boulevard drains to the site through the La Scala Subdivision (adjacent to the*

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*park's south boundary). Drainage also flows into the Las Ventanas Dam from Ventana Hills Road under Universe Boulevard into the site. This site functions as a critical drainage facility for this area and joint use of AMAFCA land for recreational purposes is anticipated in the Master Development Plan submitted concurrently with this zone map amendment.*

***Staff's response: The request provides an opportunity for co-location of park (Ventana Ranch Community Park) and drainage facilities (Las Ventanas Dam) that are in close proximity to an elementary school, middle school and County recreational facilities. The request furthers Policies 7.16, 8.6, and 10.6 of the WSSP.***

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
  2. Changed neighborhood or community conditions justify the change; or
  3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*Applicant's justification: D3. The SU-1 for Community Park, Drainage, and Related Facilities is more beneficial for the community as articulated in the City's Comprehensive and West Side Strategic Plans (see policy analysis above). The City correctly realized that this growing area of Albuquerque necessitated the acquisition of parkland and development of sports facilities to relieve pressure on neighborhood parks. The City also experienced a shift in philosophy, in line with national trends, that supports the development of larger facilities to ease the burden of maintaining facilities in scattered locations. The park site was purchased by the City in 1998, 2000, and 2001, and master planning has been underway since 2007.*

*The proposed zone change to SU-1 for Community Park, Drainage and Related Facilities is more advantageous and beneficial to the community than the current R-LT zoning because it provides for co-location with AMAFCA and Bernalillo County in an area which is underserved by active recreation facilities. It will also match the zoning with the current and planned land use for this property. Ventana Ranch Park will provide opportunities for increased recreational, educational, and cultural programs in the community.*

***Staff's response: The applicant has shown that a different zone category is more advantageous to the community as articulated in the Comprehensive Plan and the West Side Strategic Plan. The request will match the zoning and land use for the site, respect neighborhood values, as well as provide for increased recreational opportunities and co-location of facilities with AMAFCA and Bernalillo County.***

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

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*Applicant's justification: The proposed uses (soccer fields, tennis courts, baseball fields, basketball courts, children's play areas, picnic areas, etc.) will not be harmful to adjacent property, the neighborhood, or the community, but will be beneficial to existing and future residents. Access is provided to the Park via trails, stub streets, and sidewalks. The City has worked with the surrounding neighborhoods on lighting issues and has made the decision to remove the 60' lights on the two existing multi-use recreation fields. The City has also committed to ensuring that all lighting within the Park will not produce more than .5 foot-candles at the adjacent residential property line, and shall be in conformance with the Comprehensive City Zoning Code. In addition to providing needed active recreational facilities, the Park provides visual relief from urbanization and the single family development that surrounds this site.*

***Staff's response: SU-1 for Community Park, Drainage and Related Facilities is a zone that is appropriate to the specific location and use that is being proposed. Specific permissive uses for this zone are not listed in the Zoning Code because, as with most SU-1 zones, the zone has been created specifically for the area in which it is located. However, development in an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided a site development plan with Design Guidelines to satisfy this requirement. The proposed uses such as soccer fields, tennis courts, racquetball courts, volleyball courts, children's play areas, picnic areas, and multi-use trails will not be harmful to the adjacent property, the neighborhood, or the community. These play areas will allow adjacent property owners, the neighborhood, and the community the opportunity to exercise and recreate. The City has worked with surrounding neighborhoods and decided to take down the 60' lights on the two existing multi-use recreation fields. There will be a lighted turf practice area; however, this lighting will be with 30' light poles that are full cut-off angle lights that meet all of the Area Lighting Regulations of the Zoning Code (Section 14-16-3-9) and that will be turned off by 9:00 pm as outlined in the Operations Plan (which is part of the Design Guidelines in the Site Development Plan for Subdivision). The closest that these 30' lights get to the neighborhood (Cantabella Subdivision to the north) are approximately 400'. The closest that the lights from the tennis courts get to the neighborhood (La Scala Subdivision) to the south is approximately 350'. The lighted parking lot south of the tennis courts is approximately 250' from the La Scala Subdivision to the south. 30' light poles are allowed on sites that are five or more acres, and the maximum height of a light pole is only limited to 16', if the lighting is within 100' of a residential neighborhood (Zoning Code Section 14-16-3-9).***

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
  2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*Applicant's justification: Acquisition and development of Ventana Ranch Community Park are planned capital expenditures by the City. Funding for the Park has been included in the G.O. Bond program since 2003 and since 2005 in the CCIP.*

***Staff's response: The capital expenditures for the Ventana Ranch Community Park project are programmed expenditures and City funding has been planned in the Bond program since 2003 and in the CCIP since 2005.***

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*Applicant's justification: Economic considerations are not the determining factor behind this request.*

***Staff's response: The cost of land is not the determining factor for this zone change.***

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*Applicant's justification: This criterion is not applicable; the City is not requesting apartment, office, or commercial zoning.*

***Staff's response: The applicant is not requesting an apartment, office, or commercial zoning; therefore, this policy is not applicable.***

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*Applicant's justification: This zone change request is not a spot zone since the site is surrounded by mixed zoning that includes SU-1, R-2, R-LT, and the County's special Paradise Hills zoning designations.*

***Staff's response: The request for SU-1 for Community Park, Drainage and Related Facilities is a spot zone; however, the request will facilitate realization of the Comprehensive Plan and the West Side Strategic Plan.***

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*Applicant’s justification: It is not a strip zone.*

*Staff’s response: The request is not a strip zone.*

#### **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

This is a request for approval of a Site Development Plan for Subdivision (Master Development Plan) that will guide future development of the park through phasing and the provision of design standards. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children’s play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.

§14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, (and other applicable Plans). The analysis of goals and policies found in the Comprehensive Plan and other applicable Plans is found below on pages 15-27. The analysis of the Site Development Plan for Subdivision (also called the Master Development Plan) is found on pages 27-30, beginning with Site Plan Layout/Configuration and ending with Future Review/Approval Process. There are Design Guidelines for the following: Architecture, Setbacks, Building Height, Pedestrian and Bicycle Paths, Parking Areas and Roads, Lighting, Signage, Screening/Walls and Fences, Site Furniture, Landscape, Sustainability, Utilities, and Operations and Management. The Master Development Plan also includes an Introduction section as well as a Future Review/Approval Process Section.

The title of the site plan is labeled as “Master Development Plan/Site Development Plan for Building Permit” because Zoning Enforcement has stated the following: “The submittal is lacking a site development plan for building permit showing the site as built and provides all the information that is required of a site development plan for building permit.” As a result, the site plan was labeled “Master Development Plan/Site Development Plan for Building Permit” to ensure compliance with comments from Zoning Enforcement.

Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan is the Rank 1 planning document for the City, containing goals and policies that provide a framework for development and service provision.

The applicant has cited the following policies to justify the request:

II.B.5 Developing and Established Urban Area

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

**Note:** Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

*Applicant's justification: Ventana Ranch Community Park is within a largely residential area. It provides needed recreational facilities for the Northwest Mesa, as well as visual relief from development for the community. The community park will complement the adjacent neighborhoods, elementary school, commercial shopping center, and neighborhood parks by providing sports fields and facilities. The park provides the "play" in live, work, and play.*

***Staff's response: The subdivision proposal will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multi-purpose fields, tennis, racquetball, volleyball and basketball courts, exercise, picnic and children's play areas, landscaping, and multi-use trails, help to make up a quality urban environment in the middle of an area that is primarily residential. The request furthers the Developing and Established Urban Area Goal.***

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

*Applicant's justification: Ventana Ranch Community Park is appropriately located adjacent to AMAFCA drainage facilities. A large portion of the park area contains basalt flows, and would be difficult to develop efficiently with more intense residential and/or commercial uses. Residential development exists on three sides of the park site, and across Universe Boulevard, providing maximum community access to the site. Ventana Ranch Community Park is within the Volcano Park Impact Fee Service Area, which was determined by the City to be in need of active recreational facilities that will help alleviate the pressure felt in neighborhood parks. The park has been carefully designed to minimize adverse impacts from noise and lighting. The operational plan provides for hours of operation, management, and lighting restrictions for the park.*

***Staff's response: The subdivision request will respect neighborhood values and scenic resources by providing park and recreational facilities that would benefit the neighborhood. The majority of the subject site contains basalt flows that would be difficult to develop as residential or commercial uses. The majority of the site is also a dam (Las Ventanas Dam owned by AMAFCA) with drainage channels and a large detention area. The site of this park in the middle of single family residential homes, co-located with the Las Ventanas Dam, and containing large basalt flows across the site, make the location of this park appropriate. The operation plan, which is included within the design guidelines, provides hours of operation, management and lighting restrictions for the site. The existing 60' light poles will be removed. Light poles will reach a maximum of 30' in height and will be full-cut off angle fixtures, with no light directly shining on any adjacent residential premises. The request furthers Policy II.B.5d.***

Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

*Applicant's justification: The Park is being designed to respect natural features of the site. Large portions of the property will remain undeveloped. Multi-use trails, which are licensed by AMAFCA, run throughout the site along AMAFCA maintenance roads and provide connections to the surrounding neighborhoods and the regional trail network. Pedestrian and bicycle access is provided to the site on all sides by the existing trail network in Ventana Ranch.*

***Staff's response: The site development plan for subdivision has been carefully designed to conform to topographical features and include trail corridors in the development. The majority of the site will remain undisturbed open space (Las Ventanas Dam, with drainage channels and a large detention area). Pedestrian and bicycle access to the existing multi-use trails and AMAFCA maintenance roads that surround the site have been provided. The request furthers Policy II.B.5g.***

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

*Applicant's justification: The City of Albuquerque, and its consultant, Consensus Planning, is designing the Park facility to meet the active recreation needs of the community. Innovation in design includes small parking fields, utilization of drainage channels to provide a buffer to the neighborhoods to the north and south, and a centrally located administrative building. Ballfields, volleyball courts, and tennis courts are situated for appropriate solar orientation. The plant palette for Ventana Ranch Community Park will be appropriate to the region.*

***Staff's response: The subdivision request shows the majority of the park with a quality design which is appropriate to the Plan area. The request furthers Policy II.B.5l.***

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Policy II.B.5m: Urban and site design, which maintains and enhances unique vistas and improves the quality of the visual environment, shall be encouraged.

*Applicant's justification: Ventana Ranch Community Park provides needed visual relief from urbanization by providing a large open area in the center of the community. The park provides an open space on the east side of Universe Boulevard, which provides a view corridor to the Sandia Mountains to the east. The Park is being designed with the highest of standards and will be one of the crown jewels for this growing community.*

***Staff's response: The request maintains and enhances unique vistas. The park provides needed visual relief from the single family housing which surrounds the site. The site will maintain and enhance views of the Sandia Mountains by allowing a very large amount of open space (approximately 72 acres) that will not be filled in by housing or commercial development. The only building on site is a 6,000 square foot administration building that controls access to the tennis courts. The existing 60' lights that are currently located on two of the multi-purpose fields will be removed. The request proposes 30' light poles for the lighted turf practice area and for additional parking south of the tennis courts. The site already contains existing 30' light poles for the existing basketball courts and for the existing parking lot. The request will maintain a relatively "dark sky", which is a desirable part of the West Side lifestyle and implements a careful design to prevent unnecessary light pollution (page 170 WSSP). Removing the 60' light poles from the subject site will help to maintain views of the Sandias while also maintaining a relatively "dark sky." The only exterior lighting that will be used at night will be for safety and security. The Operations Plan (which is included in the Design Guidelines of the Site Plan for Subdivision) limits the intensity (lighting levels shall not exceed ½ foot-candle at the property line of adjacent residential properties) and time the lights may be used (lighting shall be turned off by 9:00 pm, see Operations and Management in the Design Guidelines). The request furthers Policy II.B.5m.***

#### II.C.8 Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

*Applicant's justification: The site is designed to maintain much of the natural landscape, particularly within the AMAFCA-owned area. Fill dirt was added to a portion of the site over the basalt in order to bring more of the site out of the 100-year flood plain and reclaim more of the site for recreational uses. The eastern third of the site is being left in its existing state to maintain wildlife habitat and provide an open space buffer to the community.*

***Staff's response: The AMAFCA portion of the site (which includes the Piedras Marcadas Arroyo and the Las Ventanas Dam) has essentially been left in a natural state, which provides an open space buffer to the community and maintains wildlife habitat and leaves a large portion of the site as undeveloped open space. An existing multi-use trail surrounds the park and AMAFCA portion of the site, and is adjacent to the Piedras Marcadas Arroyo. The park***

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*portion of the site has been altered with fill dirt, which is necessary to bring the site out of the 100-year floodplain and to allow for recreational use of the site. Views of the Sandias have been preserved with 72 acres of open space. The “dark sky” is being preserved by eliminating the 60’ stadium style lighting, by only allowing 30’ full-off angle lights at certain times of the day (lighting must be turned off by 9:00 or 9:45 pm, see Operations and Management Plan in the Design Guidelines), and limiting the intensity of the lights to not exceed ½ foot candle at the park property line. The 30’ lighting will not spill into the neighborhood and will not cause significant glare problems like the 60’ lights. The request furthers Policy II.C.8a.*

Policy II.C.8b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

*Applicant’s justification: Ventana Ranch Community Park is co-located with a County-owned park facility in the southeast corner of the site. The Park will be landscaped with plant materials appropriate to the region. The park adds to the beauty of the area and provides necessary “green space” for the surrounding neighborhoods.*

***Staff’s response: The public facility (the community park) has been designed to realize opportunities for City/County beautification with abundant landscaping and green areas. The request furthers Policy II.C.8b.***

#### II.C.9 Community Identity and Urban Design

The Goal is to preserve and enhance the natural and built characteristics, social, cultural, and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy II.C.9b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

- 1) The natural environment
  - Indigenous vegetation and other materials appropriate to landscapes.
  - Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills and escarpments
  - Soils and erosion potential
  - Colors and textures of the natural environment
  - Views
- 2) Built environment
  - Height and massing of buildings
  - Setbacks from the street
  - Placement of entrances and windows
  - Walls and fences

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- Parking areas design and relationship to buildings
  - Road widths, sidewalks, curb cuts, medians
  - Grain of streets/size of parcels
  - Patterns of movement (e.g. pedestrian connections, access to transportation/transit)
  - Street furniture (e.g. bus stops, street lights, signs)
  - Landscaping materials, both planting and hardscape
  - Public infrastructure (e.g. drainage facilities, bridges)
  - Social interaction opportunities
  - Relationship between built and natural environment
- 3) Local history
- Architectural styles and traditions
  - Current and historic significance to Albuquerque
  - Historic plazas and other Activity Centers

***This policy was not mentioned by the applicant; however, planning staff believes that it is relevant. The site has been designed to maintain much of the natural landscape, particularly within the AMAFCA-owned area. The Piedras Marcadas Arroyo runs through the site. The proposed Park will not interfere with the drainage and flood control functions of the Arroyo. An existing multi-use trail already exists along the Arroyo, which provides a link between the Ventana Ranch Park and the Arroyo, and allows runners, bicyclers, and walkers the opportunity to exercise and view the Park and Arroyo from many different locations. The landscaping listed in the Plant Palette is appropriate with the landscape and is primarily low to medium water use. Views have been protected by only allowing 30' full cut-off angle light poles and by reducing the time and intensity of the lights. The request provides 72 acres of open space and clear views of the Sandias. The request also provides many social interaction opportunities with the wide variety of sports and activities (soccer, tennis, racquetball, volleyball, basketball, running, walking, bicycling, exercise equipment stations, and a children's play area) that are available to the public. The request furthers Policy II.C.9b.***

#### II.B.1 Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside major public open space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

*Applicant's justification: Ventana Ranch Community Park provides a rare opportunity to the City to co-locate a park facility with AMAFCA and Bernalillo County and reach a scale that allows a wide variety of active recreational facilities. Co-location of facilities within a community-sized park facility will allow City Parks Maintenance to reach a higher level of efficiency in maintenance. Ventana Ranch Community Park provides needed visual relief in this area that is primarily zoned R-LT, which allows townhouses with a minimum lot size of 3,200 square feet and single family detached houses with a minimum lot size of 4,000 square feet. A*

*wide range of active recreational uses and facilities to serve the community on the Northwest Mesa will be developed within the Park, allowing smaller neighborhood parks to be used primarily by the adjacent neighborhood residents. Informal gravel surfaced trails run throughout the site along AMAFCA maintenance roads and north to the Calabacillas Arroyo. The lined arroyo within Ventana Ranch includes a multi-use trail and there is an existing multi-use trail along Universe Boulevard that connects the Park to the neighborhoods west of the Park. The park will also provide opportunities for community and cultural events.*

***Staff's response: The request provides relief from urbanization and offers opportunities for recreation, cultural activities, and conservation of natural resources by setting aside open space for a community park. Connections to trail corridors have been provided throughout the site. The "dark sky" is an important natural feature of the environment that has been respected with this request. The request furthers the Open Space Network Goal.***

Policy II.B.1g: "Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales."

*Applicant's justification: While Ventana Ranch Community Park is technically not a neighborhood scale park, it does provide passive and active recreational opportunities to the adjacent neighborhood residents. Community parks typically are designed to serve a broader purpose than neighborhood parks by meeting community-based recreational needs and serving several neighborhoods. The Ventana Ranch community has several developed neighborhood parks that serve the need for immediate neighbors. Ventana Ranch Community Park is designed to provide for active recreation needs for the community and is a suitable location for those uses that are not appropriate for a neighborhood park.*

***Staff's response: The request for a community park (community open area) will help to meet a range of needs at different scales. The park would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks. The request furthers Policy II.B.1g.***

Policy II.B.1h: Developing areas shall have neighborhood parks and open areas located to serve the population being accommodated in the developing area.

*Applicant's justification: The Ventana Ranch community has a series of smaller neighborhood parks, which are designed to serve their immediate neighborhood. Ventana Ranch Community Park is designed to accommodate a larger geographic area and provide much needed active recreational facilities in a growing part of Albuquerque. Soccer fields in particular take up a large area of park land and are best located in a recreation complex within a community-scale park rather than functioning as "ad hoc" fields in neighborhood parks. Lighting of fields and*

*tennis courts allows the community to utilize these facilities in the evening, however this need is balanced by the City's operational plan that restricts the hours of operation.*

***Staff's response: The request allows developing areas the opportunity to use neighborhood parks and open areas that are located in close proximity to those developing areas. Ventana Ranch has several small neighborhood parks that provide green areas for residents to play and exercise. The Ventana Ranch Community Park would allow Ventana Ranch and Paradise Hill residents, as well as those living in other West Side neighborhoods an opportunity to play organized sports such as soccer, or to participate in sports that are not available (volleyball, tennis, racquetball, basketball) at the smaller neighborhood parks. The park would serve many of the residents of the northwest side of Albuquerque which is still developing. The request furthers Policy II.B.1h.***

Policy II.B.1i: The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations, and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space Network areas and public facilities.”

*Applicant's justification: The design guidelines contained in the Master Development Plan addresses appropriate landscape materials, lighting standards (height, intensity, and timing), trails, and site design. Access to the adjacent neighborhoods is provided. Lighting throughout the site is designed to not exceed .5 foot-candles at the property line of the adjacent residential properties. Approximately half of the parking area lights are designed to remain on throughout the evening to provide visual observation of the area as a means to reduce vandalism.*

***Staff's response: The design of the park incorporates maintenance and landscaping appropriate to the location, provides easy accessibility and orientation to encourage use, presents lighting and site design that would minimize vandalism, and offers connections between other Open Space Network areas and public facilities (Las Ventanas Dam and recreational fields in Bernalillo County). The request furthers Policy II.B.1i.***

### ***West Side Strategic Plan (Rank 2)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Paradise Community, which includes the existing County subdivisions of Paradise Hills, as well as the City's annexed areas in Ventana Ranch and those

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lands on both sides of Coors Boulevard to the Rio Grande. The Ventana Ranch Neighborhood Center is located immediately to the south of the subject site. Staff has reviewed the WSSP against the request.

Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

*Staff's response: This policy was not cited by the applicant; however, planning staff believes that it is relevant. View preservation and lighting are important issues that affect the subject site. Views into and out of the park will be preserved by the large amount of open space (approximately 72 acres). The majority of the site (approximately 55 acres) is AMAFCA land that will not be developed, but will remain as the Las Ventanas Dam with drainage channels and a large detention area. The remaining 17 acres will be developed into a park with multi-use fields, tennis, racquetball, and volleyball courts, a 6,000 s.f. administration building and parking. The subject site (primarily the 17 acre park portion) will be heavily landscaped which will serve as a screen/buffer to minimize noise and sight impacts of the park.*

*The applicant has agreed to take down the 60' stadium style lights. There will be 30' light poles for the following uses: turf practice area, basketball courts, and parking. Lighting will be regulated by the Operations Plan (part of the Design Standards in the Master Plan) that limits the times (no lighting after 9:00 for the turf practice area and 9:45 for basketball and tennis/racquetball courts) and intensity (levels not to exceed ½ foot candle at the property line of adjacent residential properties) of lighting. As a result, both views and the "dark sky" will be protected. The WSSP states the following: "A relatively "dark sky" is a desirable part of the West Side lifestyle. Although this area will develop as a primarily urban area, "dark sky" objectives will be established and achieved. This does not mean that lighting will be eliminated or unduly restricted. Vehicular and pedestrian safety must be the primary concern at all times. Careful design to prevent unnecessary "light pollution" is the desired effect" (WSSP, page 170).*

*The State of New Mexico passed the "Night Sky Protection Act" in 1999. The purposed of the Night Sky Protection Act is to regulate outdoor night lighting fixtures to preserve and enhance the state's dark sky while promoting safety, conserving energy and preserving the environment for astronomy. The Night Sky Protection Act requires shielding of outdoor light fixtures. The Act defines shielded as: a fixture that is shielded in such a manner that light rays emitted by the fixture either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. The 30' light poles at Ventana Ranch Community Park are shielded. The request furthers Policy 4.6 of the WSSP.*

Plan Goal 6: Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of long-range planning efforts in the area.

Plan Objective 6: Conserve and protect natural resources, and minimize environmental impacts. Densities of development and efficient utilization of all transportation and utility corridors are a part of this objective.

*Staff's response: These policies were not cited by the applicant; however, planning staff believes that they are relevant. The request will protect significant natural assets and resources of the West Side (open space, views, clean air and water). Views will be protected and preserved with light fixtures being no taller than 30' and the "dark sky" will also be preserved by lighting regulations that restrict the time the lights can be illuminated, as well as the intensity of the lights. The request furthers Plan Goal 6 and Plan Objective 6 of the West Side Strategic Plan.*

#### **Facility Plan for Arroyos (Rank II)**

This Rank II plan was first adopted in 1986. Its primary goal is to establish guidelines and procedures for the creation of a multi-purpose network of recreational trails and open space corridors along arroyos throughout the City. The site is located along the Piedras Marcadas Arroyo, which is designated as a Major Open Space Link under the Plan. The Piedras Marcadas drains a comparatively small watershed originating above the ridge of the West Mesa Escarpment. Major Open Space Links are scheduled for the development of corridor plans that will locate recreational trails forming continuous east-to-west connections between peripheral major public open spaces such as the Sandia Foothills, the West Mesa Escarpment and the Rio Grande Bosque. An existing multi-use trail already exists adjacent to the Piedras Marcadas Arroyo. The applicant has provided a site development plan that will meet all of the policies and design guidelines of the Facility Plan for Arroyos. Any future site development plans would be required to adhere to the design guidelines of the Facility Plan for Arroyos.

The following policies and design guidelines for the Facility Plan for Arroyos was not included by the applicant; however staff believes they are important and should be acknowledged.

#### **Major Open Space Links Policies**

##### **Policy 1 – Drainage Facilities within Designated Major Open Space Links**

Whenever feasible, the design of drainage facilities within Major Open Space Links shall be sensitive to their function as an open space recreational arroyo, incorporating naturalistic channel stabilization treatments such as gabions and ungrouted riprap.

##### **Policy 2 – Trail Development**

Pedestrian and bicycle paths shall be provided along drainage channels of Major Open Space Links, where appropriate. Easements will be sought to allow the utilization of maintenance

roads as bikeways where drainage rights-of-way can function as part of the City's bikeway network.

**Policy 3 – Continuous Trail System**

Land adjacent to barriers across the right-of-way such as dams and culverts shall be platted to allow space for a trail around the barrier, providing for a continuous trail system.

**Policy 4 – Right-of-Way**

A minimum twenty-foot easement is recommended for trail development and possible landscaping on at least one side of the channel, outside of the 100-year floodplain.

**Policy 5 – Landscaping within the Public Right-of-Way**

Landscaping of a portion of drainage rights-of-way including reseeded of disturbed land with low-maintenance native plant materials and native shrubs or trees and vegetative ground covers shall be encouraged.

**Policy 6 – Open Space Dedication**

In metropolitan areas designated Developing Urban, a portion of a developments open space requirement should be aligned with drainage facilities associated with arroyos designated by this facility plan as Major Open Space Links.

**Policy 7 – Programming for Recreational Amenities**

The decision of public shall be planned and programmed as part of the arroyo corridor planning process and programmed as part of the arroyo corridor planning process, according to the policies and design guidelines set forth in this document. At a minimum, recreational programming for Major Open Space Links should include:

- Recreational trails integrated with the existing Bikeways Master Plan
- Pedestrian pathways connecting arroyo corridor trails with adjacent public facilities and major activity areas
- Shaded parking lots and secure bicycle parking areas, where appropriate, including possible joint-use of existing parking areas
- Occasional shaded rest stops with benches, drinking fountains, and toilet facilities, where appropriate (due to potential vandalism, toilet facilities may be located only within developed park areas).
- Coordination with mass transit planning to locate bus stops adjacent to recreational amenities, where appropriate
- Access control to prohibit motorized vehicles from entering pedestrian and bicycle-oriented trails and open space.

***The request meets all of the Major Open Space Links Specific Policies. The design of the drainage facility is sensitive to the function as an open space arroyo and naturalistic channel***

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*stabilization treatments are already in place. Multi-use trails, which are licensed by AMAFCA, run throughout the site along AMAFCA maintenance roads and provide connections to the surrounding neighborhoods and the regional trail network. Minimum twenty-foot easements along with low-maintenance native plant materials and native shrubs and trees already exist or are planned for in the request. In addition, the AMAFCA portion of the site (the Piedras Marcadas Arroyo, the Las Ventanas Dam, and large detention areas) currently contain large amounts of natural vegetation that is not shown on the site plan. The site is in an Established Urban area not a developing Urban Area; however, the park and the arroyo are aligned with drainage facilities, including the Las Ventanas Dam. Multi-use trails around the site tie in with the existing bicycle trail along Universe Boulevard, and parking lots contain shade trees and parking for bicycles. The request is proposing occasional rest stops at various locations along the trail, along with seating and trash receptacles. All-terrain vehicles, motorcycles, and dirt bikes are prohibited. The request meets all of the Major Open Space Links Policies.*

### **Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links**

#### **Policy 1 – Building Orientation**

- a. Multi-storied residential, office, and commercial developments having windows facing onto the arroyo shall be encouraged.
- b. Wherever feasible, development adjacent to the arroyo should orient entries toward and place landscaped public open areas adjacent to the arroyo right-of-way. These entries may necessarily constitute minor or secondary entries with the main entry oriented to the parking area or the street. Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

*Staff's Response: The only building proposed for this request is the 6,000 square foot administration building. The building is shown to be approximately 100 feet away from the Piedras Marcadas Arroyos; however, it has not yet been built or designed. There are currently architectural design guidelines in the Master Development Plan to regulate the 6,000 s.f. administration building when it is designed and built; however, language should be included in the Design Guidelines of the Master Development Plan that acknowledge the Facilities Plan for Arroyos as a Plan with restrictive design guidelines. Policy 1 is currently being met since the 6,000 s.f. administration building has not yet been designed. The language to be added to the Design Guidelines will ensure that Policy 1-Building Orientation will be met when the administration building is finally designed and built.*

#### **Policy 2 – Open Areas**

Site plans for multi-family residential developments adjacent to the arroyo should incorporate landscaped, open areas adjacent to the arroyo right-of-way.

***Staff's Response: The request is for a park not a multi-family residential development. However, the site has incorporated landscaped open areas that are adjacent to the arroyo right-of-way. Policy 2 has been met.***

### **Policy 3 – Parking and Service Areas**

When a parking or service area is located adjacent to the drainage right-of-way, pedestrian and bicycle access should be provided. A minimum 20 foot landscaped setback from the arroyo right-of-way\* is recommended, with sufficient screening provided to conceal views from the arroyo to the parking area. Landscaping should consist of native or naturalized plant species and vegetative groundcovers. The screening element should consist of one or more of the following: low walls (4' high recommended), shrubs, trees, earth forms (berms).

***Staff's Response: A 20' landscaped setback has been provided along the south side of the building and the parking lot that faces the Piedras Marcadas Arroyo. The landscaping consists of mostly native plant species (Rio Grande Cottonwoods) in the form of shrubs and trees and helps to conceal views from the arroyo to the parking area. Policy 3 has been met.***

### **Policy 4 - Walls**

Continuous perimeter walls should not be located adjacent to the arroyo right-of-way. Where fencing is required for privacy or security reasons, the following guidelines will apply:

- Fences and walls adjoining the arroyo corridor right-of-way should have staggered landscaped setbacks, varied heights, or provide openings for visual access into public open areas within the development from the arroyo corridor.
- Specific materials for solid fences and walls shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

***Staff's Response: There are no continuous perimeter walls adjacent to the arroyo right-of-way. Chain link fencing that surrounds the tennis courts and the multi-purpose fields contains green wind screen fabric that lessens the impact of the fence and a variety of landscaping has been used throughout the park to minimize the impact of any fencing. The fencing is separated from the Arroyo by a parking lot and landscaping. Policy 4 is being met in that the fencing is not a continuous perimeter wall and the fencing is shielded by large amounts of landscaping. Policy 4 is being met.***

### **Site Plan Layout / Configuration**

The subject site is approximately 72.6 acres in size. The City portion is approximately 17.2 acres and is partially developed with two multi-purpose recreation fields, multiple lighted basketball courts, and parking. An additional multi-purpose recreation field and a children's play area are currently under construction. The AMAFCA portion is approximately 55.4 acres and contains the Las Ventanas Dam, with drainage channels and a large detention area. The AMAFCA section proposes lighted tennis courts, racquetball courts, a 6,000 square foot administration building, sand volleyball courts, a multi-purpose recreation field and a lighted turf

practice area. On the Master Development Plan the lighted turf practice area labeled as “Additional turf area for practice and multi-purpose recreation use” under A. Introduction, 4<sup>th</sup> bullet under Phases 3 through 5 should include the words “lighted” between the words “Additional” and “turf.”

Single-family residential development surrounds the site on all sides. The closest single-family neighborhood (Cantabella Subdivision) is located to the north of the site. The single-family homes to the west are across Universe Boulevard, while those to the east (in Bernalillo County) are separated by the Las Ventanas Dam and the floodplain. La Scala Subdivision is south of the site. There is also existing commercial retail development south of the site at Ventana Square. The Ventana Ranch Community Park is generally compatible with the surrounding development. The only building on the site is a proposed 6,000 square foot administration building. This building is regulated by Design Guidelines in the Master Development Plan.

***Public Outdoor Space***

The Ventana Ranch Community Park is basically all public outdoor space (approximately 72.6 acres). Only the 6,000 s.f. administration building is not considered public outdoor space. Under II. Design Guidelines I. Site Furniture, the word “should” in the last sentence needs to be changed to “shall.”

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

Vehicles can access the site by a driveway located along Universe Boulevard, approximately 500 feet north of Paradise Boulevard. The site development plan for subdivision states that “parking requirements to meet the needs of the facility program total approximately 395 spaces and are distributed to provide convenience to park uses.” Off-street parking shall be provided as required by the Planning Commission (Section 14-1-6-2-22, SU-1 Special Use Zone). Both bicycle and motorcycle parking regulations are cited under II. Design Guidelines, E. Parking Areas and Roads in the Master Development Plan. However, disabled parking regulations were not mentioned. Under II. Design Guidelines, E. Parking Areas, the following wording needs to be added: Disabled parking shall be provided per Section 14-16-3-1 Off Street Parking Regulations of the Zoning Code.

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

Pedestrian access to the site is provided by existing sidewalks along Universe Boulevard that connect to interior sidewalks throughout the site that connect pedestrians to all other areas of the park. A multi-use trail/AMAFCA maintenance roads (suitable for both bicycles and pedestrians) encircles the site with pedestrian crossings that connect to the interior of the park.

There is no public transit currently available to the subject site. Existing sidewalks along both sides of Universe Boulevard would provide pedestrian access to any future bus stops.

***Walls/Fences***

The Master Development Plan states that perimeter fencing to enclose the improved park areas is allowed. Acceptable fencing materials include tubular steel and chain link with wind screen fabric. The green wind screen fabric will help to minimize the sight impact of the chain link

fence. The 6,000 s.f. administration building will be enclosed with a 10 foot chain link fence with wind screen fabric to help control access to the racquetball and tennis courts.

***Lighting and Security***

The existing 60' lights will be removed. Proposed lighting will include 30' full cut-off angle light poles for the lighted turf practice area and 30' full cut-off angle parking lot lights. Existing lighting includes 30' full cut-off angle lights for the basketball courts and 30' full cut-off angle parking lot lights. Lighting will be regulated by the Operations Plan (part of the Design Standards in the Master Plan) that limits the times (lighting to be turned off by 9:00 pm for the recreation field, by 9:45 pm for the basketball and tennis/racquetball courts, and by 10:30 for the parking lot) and intensity (levels not to exceed ½ foot candle at the property line of adjacent residential properties) of lighting. Under II. Design Guidelines, F. Lighting, 4<sup>th</sup> bullet, the word "should" between the words "lighting fixtures" and "blend" need to be replaced with the word "shall".

***Landscaping***

Abundant landscaping will be provided throughout the site. A tree palette has been provided to guide landscape development; however, it may be adjusted given specific site considerations, maintenance and water use. Turf areas will consist primarily of low water use varieties. Requirements of the Water Conservation Ordinance, the Pollen Ordinance, and other applicable ordinances shall be followed. The park will be planted in native landscape materials appropriate to a high desert environment, demonstrating water efficiency.

The Little Leaf Linden (a high water use tree) listed in the Plant Palette, II. Design Guidelines, J. Landscape, 6. Plant Palette needs to be replaced with a tree that is low to medium water use.

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

A large portion of the site is made up of the Las Ventanas Dam, drainage channels, and a detention area. The 6,000 s.f. administration building is higher in elevation (5404.50) than the 100 year water surface elevation (5403.60). The elevation of the multi-purpose fields range from 5402 (the far eastern edge of the most eastern field) to 5413 (the far western edge of the most western field). Existing utilities (including water and sewer) are already in place. Fill dirt was added to a portion of the site over the basalt in order to bring more of the site out of the 100-year flood plain and reclaim more of the site for recreational uses. The design guidelines state that all electric distribution lines within the park shall be placed underground, and that transformers, utility pads, backflow prevention enclosures, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

There is no mention of the "Facility Plan for Arroyos" in the Master Development Plan. Under Section II. Design Guidelines, the document "Facility Plan for Arroyos" needs to be included in the last sentence between "Westside Strategic Plan" and "Park Design Guidelines".

***Architecture***

The site will contain one 6,000 s.f. administration building. The administration building will control access to the tennis and racquetball courts. Design Guidelines will ensure articulation of all building faces, create visual character and interest, avoid long unarticulated facades and

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highly reflective surfaces, assure glazing of all walls, windows, and doors, screen rooftop equipment from public view, and use natural earth-tone colors.

***Signage***

One free standing monument-type sign of no greater than 50 square feet is allowed on the Universe Boulevard frontage. Freestanding signs shall not be higher than 8 feet above adjacent grade. One building mounted sign is proposed. The building mounted sign will not exceed 8 percent of the area of the façade to which it is applied, and can be backlit or lit with accent lighting. The building mounted sign shall not be oriented to face residential areas, unless the residential areas are more than 150 feet from the building.

***Future Review/Approval Process***

Only the 6,000 s.f. tennis/administration building will be delegated to the Development Review Board (DRB). The tennis/administration building will be required to meet all the design guidelines set forth in the Master Development Plan. Review and approval concerning the design and construction of all other park features except the 6,000 s.f. tennis/administration building needs to be reviewed by both the Parks and Recreation staff and the Design Review Committee (DRC). As a result, the second sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: "Design and construction of all other park features illustrated on the site plan shall be reviewed and approved by the Parks and Recreation Department staff and the Design Review Committee (DRC) as necessary." The last sentence in this section shall read as follows: "Proposed changed to this Master Development Plan shall comply with Section 14-16-2-22 (6) of the Zoning Code."

***IV. AGENCY & NEIGHBORHOOD CONCERNS***

***Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other interested agencies reviewed this application from 2/28/2011 to 3/11/2011. Agency comments begin on page 43. There are significant comments from Zoning Enforcement, Long Range Planning, Transportation Development, AMAFCA, and PNM. These comments have been addressed by a revised site plan or conditions of approval.

***Neighborhood/Public***

The affected Neighborhood and/or Homeowner Associations and Coalitions that were notified include the following: Ventana Ranch N.A., Paradise Hills Civic Assoc., Northwest Alliance of Neighbors, and the Westside Coalition of N.A.'s.

A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be utilized. The facilitated meeting is included in this report.

The 60' light poles that were placed on the multi-purpose recreation fields resulted in major opposition from the surrounding neighborhoods. Many letters were received opposing the 60' lights. The applicant has agreed to remove the 60' lights. There will be 30' full-cut off angle

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lights for the turf practice area, the tennis/racquetball courts and the parking lot. The hours of operation of the park are from 6:00 am to 10:00 pm; however, the lighting of the multi-purpose fields will be turned off by 9:00 pm (basketball court lighting and tennis/racquetball court lighting will be turned off by 9:45 pm).

Despite the decision to remove the 60' lights, there is still some neighborhood opposition to the request. Reasons for the opposition according to neighbors include the following: failure to provide adequate notice, the proposed zoning is inconsistent with the health, safety, morals, and general welfare of the City, the proposed zone change conflicts with adopted elements of the Comprehensive Plan and the West Side Strategic Plan, and fears of delegation to DRB and other bodies. Staff has provided justification for the zone change and the site development plan for subdivision under Section III. Analysis (above, pages 4-31). Delegation was addressed in the Future Review/Approval Process (above, page 30). Appropriate notice for the EPC hearing was given to the Ventana Ranch N.A., Paradise Hills Civic Assoc., Northwest Alliance of Neighbors, and the Westside Coalition of N.A.'s. Certified mail receipts, notification letters, and the Office of Neighborhood Coordination's Official letter were all sent to the affected N.A.'s and are shown in the neighborhood information portion of this report.

## ***V. CONCLUSION***

This is a request for a Zone Map Amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities, as well as a Site Development Plan for Subdivision (Master Development Plan). The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children's play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.

The applicant has adequately justified the zone map amendment and the site development plan for subdivision (Master Development Plan) based on applicable policies found in the Comprehensive Plan, the West Side Strategic Plan, and the Facility Plan for Arroyos. Staff is recommending approval with conditions.

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***FINDINGS – 11EPC 40011, 7/14/2011, Zone Map Amendment***

1. This is a request for a Zone Map Amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities. The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW.
2. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children’s play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.
3. The development of the City-owned portion of the Park began in 2009 under the R-LT zoning. During construction of Phase 1, Zoning Enforcement determined that the intensity of use at the Park, including the lighting of the recreation fields, was not consistent with the R-LT zone. Phases 1 and 2 were allowed to proceed with construction; however, because the intensity of uses were not consistent with an R-LT zone, a zone change to an SU-1 zone became necessary.
4. The EPC is hearing the case because zone map amendments must receive approval from the Environmental Planning Commission (EPC) and development of an SU-1 zone may only occur in conformance with an approved site development plan. A request for a site development plan for subdivision (11EPC 40012) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
  - A. The zone change request is consistent with health, safety, morals, and general welfare of the City. The Park will provide an opportunity for people to exercise, play, enjoy the outdoors, and improve their health. Design Guidelines have been provided to direct the development of the park and to protect the health, safety, morals and general welfare of surrounding neighborhoods. An operation plan is included as part of the Design Guidelines, and includes hours of operation and intensity of lighting levels for multi-purpose fields and courts. The request would be controlled through an EPC approved site plan which is beneficial to the community and surrounding neighborhoods.

- B. The zone change request will provide stability by more clearly defining the uses (Community Park, Drainage, and Related Facilities) that are proposed for the subject site. The proposed zoning will then match up with the existing land use. The proposed zoning (SU-1 for Community Park, Drainage and Related Facilities) and the existing land uses (park and drainage) on the site mesh well together and will provide stability for surrounding property owners.
- C. The request furthers applicable policies of the Comprehensive Plan and the West Side Strategic Plan including the following:

Developing and Established Urban Areas

Goal: The zone change request for SU-1 for Community Park, Drainage and Related Facilities will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multiple amenities help to make up a quality urban environment in the middle of an area that is primarily residential. The 72 acres of open space provides a visually pleasing environment and clear views of the Sandia Mountains.

Policy II.B.5d: The zone change request will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The new zone requires approval of a site development plan by the EPC. Any significant changes to the site development plan will require Neighborhood Notification. In addition, the request is accompanied with a comprehensive set of design guidelines and Operation Plan that will assure sensitivity to the surrounding environs.

Open Space Network

Goal: The zone change request provides relief from urbanization and offers opportunities for recreation, cultural activities, and conservation of natural resources by setting aside open space for a community park. Connections to trail corridors have been provided throughout the site.

Policies II.B.1g & h: The zoning request for a community park/ open area will help to meet a range of needs at different scales. The community park/open area would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks.

West Side Strategic Plan

Policies 7.14 & 7.15: Bernalillo County and the City of Albuquerque have responded to the urban form and community planning intent of the WSSP by planning the Las Ventanas Community Park well in advance. The parkland was acquired in 1998, 2000,

and 2001, with the intent of developing a community park. Master Planning of the park began in 2007 and the park has been on the ICIP since 2003 and the CCIP since 2005. Funding sources were identified before development of the park and the City is following its designated funding plan.

Policies 7.16, 8.6 and 10.6 – The request provides an opportunity for co-location of park (Ventana Ranch Community Park) and drainage facilities (Las Ventanas Dam) that are in close proximity to an elementary school, middle school and County recreational facilities.

- D. The applicant has shown that a different zone category is more advantageous to the community (D3) as articulated in the Comprehensive Plan and the West Side Strategic Plan. The request will match the zoning and land use for the site, respect neighborhood values, as well as provide for increased recreational opportunities and co-location of facilities with AMAFCA and Bernalillo County.
  - E. Proposed uses in the zone (SU-1 for Community Park, Drainage and Related Facilities) will not be harmful to adjacent property, the neighborhood, or the community. Development in an SU-1 zone may only occur in conformance with an approved site development plan. The applicant has provided a site development plan with Design Guidelines to satisfy this requirement.
  - F. The capital expenditures for the Ventana Ranch Community Park project are programmed expenditures and City funding has been planned in the Bond program since 2003 and in the CCIP since 2005.
  - G. The cost of land is not the determining factor for this zone change.
  - H. The applicant is not requesting an apartment, office, or commercial zoning; therefore, this policy does not apply to this request.
  - I. The request for SU-1 for Community Park, Drainage and Related Facilities is a spot zone; however, the request will facilitate realization of the Comprehensive Plan and the West Side Strategic Plan.
  - J. The request is not a strip zone.
7. A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood immediately following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be utilized. Since the time of the facilitated meeting, the applicant has agreed to remove the 60' lights. The applicant is now proposing 30' full-cut off angle lights for the turf practice area and parking lot, and is addressing the intensity of the lights and the time they can be illuminated through the Operations and Management Plan found in the Design Guidelines of the Master Development Plan.

8. There is neighborhood opposition to the request.

***RECOMMENDATION - 11EPC 40011, 7/14/2011, Zone Map Amendment***

**APPROVAL of 11EPC 40011, a zone map amendment from R-LT to SU-1 for Community Park, Drainage and Related Facilities, for Tract A, Ventana Ranch Community Park and Tract Z-1, Ventana Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 11EPC 40011, 7/14/2011, Zone Map Amendment***

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. Pursuant to Zoning Code Section 14-16-4-1(11)(C), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
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***FINDINGS – 11EPC 40012, 7/14/2011, Site Development Plan for Subdivision***

1. This is a request for a Site Development Plan for Subdivision (Master Development Plan). The site comprises Tract A, Ventana Ranch Community Park (17.2 acres, which is owned by the City) and Tract Z-1, Ventana Ranch Subdivision (55.4 acres, which is owned by the Albuquerque Metropolitan Arroyo Flood Control Authority – AMAFCA). The site is located on Universe Boulevard NW, between Paradise Boulevard NW and Ventana Drive NW.
2. The applicant intends to add multi-purpose recreation fields, tennis courts, volleyball courts, racquetball courts, exercise equipment stations, a children’s play area, a lighted turf practice area, a 6,000 square foot administration building, shade structures, site furnishings, gabion basket retaining walls, landscaping, and additional parking.
3. The EPC is hearing the case because development of an SU-1 zoned site may only occur in conformance with an approved site development plan. A request for SU-1 zoning (11EPC 4001) accompanies this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request complies with the Design Standards found in the Site Development Plan for Subdivision (Master Development Plan).
6. The request furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, and the Facility Plan for Arroyos, including the following:

Developing and Established Urban Areas

Goal: The subdivision proposal will create a quality urban environment which offers variety from the surrounding land uses, which is primarily single family residential. A community park with multi-purpose fields, tennis, racquetball, volleyball and basketball courts, exercise equipment stations, picnic and children’s play areas, landscaping, and multi-use trails, help to make up a quality urban environment in the middle of an area that is primarily residential.

Policy II.B.5d – The subdivision request will respect neighborhood values and scenic resources by providing park and recreational facilities that would benefit the neighborhood. The operation plan, which is included within the design guidelines, provides hours of operation, management and lighting restrictions for the site. The existing 60’ light poles will be removed. Light poles will reach a maximum of 30’ in height and will be full-cut off angle fixtures, with no light directly shining on any adjacent residential premises.

Policy II.B.5g – The site development plan for subdivision has been carefully designed to conform to topographical features and include trail corridors in the development. The majority of the site will remain undisturbed open space (Las Ventanas Dam, with drainage channels and a large detention area). Pedestrian and bicycle access to the existing multi-use trails and AMAFCA maintenance roads that surround the site have been provided.

Policy II.B.5l – The subdivision request shows the majority of the park with a quality design which is appropriate to the Plan area.

Policy II.B.5m – The request maintains and enhances unique vistas. The park provides needed visual relief from the single family housing which surrounds the site. The site will maintain and enhance views of the Sandia Mountains by allowing a very large amount of open space (approximately 72 acres) that will not be filled in by housing or commercial development. The only building on site is a 6,000 square foot administration building that controls access to the tennis courts. This building has not yet been built, but will not exceed 26 feet in height. The existing 60' lights that are currently located on two of the multi-purpose fields will be removed. The request will maintain a relatively “dark sky”, which is a desirable part of the West Side lifestyle and implements a careful design to prevent unnecessary light pollution.

#### Developed Landscape

Policy II.C.8a – The AMAFCA portion of the site (which includes the Piedras Marcadas Arroyo and the Las Ventanas Dam) has essentially been left in a natural state, which provides an open space buffer to the community and maintains wildlife habitat and leaves a large portion of the site as undeveloped open space. An existing multi-use trail surrounds the park and AMAFCA portion of the site, and is adjacent to the Piedras Marcadas Arroyo. Views of the Sandias have been preserved with 72 acres of open space. The “dark sky” is being preserved by eliminating the 60' stadium style lighting, by only allowing 30' full-off angle lights at certain times of the day, and limiting the intensity of the lights.

Policy II.C.8b – The public facility (the community park) has been designed to realize opportunities for City/County beautification with abundant landscaping and green areas.

#### Community Identity and Urban Design

Policy II.C.9b – The site has been designed to maintain much of the natural landscape, particularly within the AMAFCA-owned area. The proposed Park will not interfere with the drainage and flood control functions of the Piedras Marcadas Arroyo. The landscaping listed in the Plant Palette is appropriate with the landscape and is primarily low to medium water use. Views have been protected by only allowing 30' full cut-off angle light poles and by reducing the time and intensity of the lights. The request provides 72 acres of open space and clear views of the Sandias

#### Open Space Network

Goal: The request provides relief from urbanization and offers opportunities for recreation and conservation of natural resources by setting aside open space for a community park.

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Connections to trail corridors have been provided throughout the site. The “dark sky” is an important natural feature of the environment that has been respected with this request.

Policy II.B.1g – The request for a community park (community open area) will help to meet a range of needs at different scales. The park would serve community-based recreational needs and serve many neighborhoods on the West Side. The request would allow neighborhood parks to be used by neighbors that live close to those parks, and would allow the Ventana Ranch Community Park to be used by a much wider population on the West Side for many more events (soccer, tennis, volleyball, basketball) that generally are not available at the smaller neighborhood parks.

Policy II.B.1h – The request allows developing areas the opportunity to use neighborhood parks and open areas that are located in close proximity to those developing areas. The park would serve many of the residents of the northwest side of Albuquerque which is still developing.

Policy II.B.1i – The design of the park incorporates maintenance and landscaping appropriate to the location, provides easy accessibility and orientation to encourage use, presents lighting and site design that would minimize vandalism, and offers connections between other Open Space Network areas and public facilities (Las Ventanas Dam and recreational fields in Bernalillo County).

#### West Side Strategic Plan

Policy 4.6 – View preservation and lighting are important issues that affect the subject site. Views into and out of the park will be preserved by the large amount of open space (approximately 72 acres). The majority of the site (approximately 55 acres) is AMAFCA land that will not be developed, but will remain as the Las Ventanas Dam with drainage channels and a large detention area. The subject site (primarily the 17 acre park portion) will be heavily landscaped which will serve as a screen/buffer to minimize noise and sight impacts of the park. Both views and the “dark sky” will be protected. The request is also in accordance with the “Night Sky Protection Act” which was passed by the State of New Mexico in 1999 in order to promote safety, conserve energy, and preserve the environment for astronomy.

Goal 6 and Plan Objective 6 – The request will protect significant natural assets and resources of the West Side (open space, views, clean air and water). Views will be protected and preserved with light fixtures being no taller than 30’ and the “dark sky” will also be preserved by lighting regulations that restrict the time the lights can be illuminated as well as the intensity of the lights.

#### Facility Plan for Arroyos

The request meets all of the Major Open Space Links Specific Policies as well as all of the Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links. Language shall be included in the Design Guidelines of the Master Development Plan that acknowledges the Facilities Plan for Arroyos as a Plan with restrictive policies and design guidelines.

7. A facilitated meeting was held on March 24, 2011 at the Paradise Hills Community Center. Unresolved issues and concerns of the neighborhood following the facilitated meeting included the following: legality of existing lights, allowable brightness of lights, and how late lights can be utilized. Since the time of the facilitated meeting, the applicant has agreed to remove the 60' lights. The applicant is now proposing 30' full-cut off angle lights for the turf practice area and the parking lot, and is addressing the intensity of the lights and the time they can be on through the Operations and Management Plan found in the Design Guidelines of the Master Development Plan.
  
8. There is neighborhood opposition to the request.

***RECOMMENDATION - 11EPC 40012, 7/14/2011, Site Development Plan for Subdivision***

**APPROVAL of 11EPC 40012, a site development plan for subdivision, for Tract A, Ventana Ranch Community Park and Tract Z-1, Ventana Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 11EPC 40012, 7/14/2011, Site Development Plan for Subdivision***

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. On the Master Development Plan the lighted turf practice area labeled as "Additional turf area for practice and multi-purpose recreation use" under A. Introduction, 4<sup>th</sup> bullet under Phases 3 through 5 shall include the words "lighted" between the words "Additional" and "turf."
  
4. Under II. Design Guidelines I. Site Furniture, the word "should" in the last sentence will be changed to "shall."

5. Under II. Design Guidelines, E. Parking Areas, the following wording shall be added: Disabled parking shall be provided per Section 14-16-3-1 Off Street Parking Regulations of the Zoning Code.
6. Under II. Design Guidelines, F. Lighting, 4<sup>th</sup> bullet, the word “should” between the words “lighting fixtures” and “blend” will be replaced with the word “shall”.
7. The “Facility Plan for Arroyos” shall be included in the last sentence under II. Design Guidelines between the “West Side Strategic Plan” and “Park Design Guidelines July-2004” in order to ensure compliance with all policies and design guidelines of that Plan.
8. The Little Leaf Linden (a high water use tree) listed in the Plant Palette, II. Design Guidelines, J. Landscape, 6. Plant Palette shall be replaced with a tree that is low to medium water use.
9. The second sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: “Design and construction of all other park features illustrated on the site plan shall be reviewed and approved by the Parks and Recreation Department staff and the Design Review Committee (DRC) as necessary.” The last sentence in the Future Review/Approval Process section of the Master Development Plan shall read as follows: “Proposed changed to this Master Development Plan shall comply with Section 14-16-2-22 (6) of the Zoning Code.”
10. Conditions from City Engineer, Municipal Development, and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - c. Site plan shall comply and be designed per DPM Standards.
  - d. Need to indicate whether the water surface elevation is a 6 hour or a 24 hour storm.
  - e. It may be prudent to move the administration building to higher ground.
  - f. The exhibit should show the floodplain.
11. Conditions from Public Service Company of New Mexico
  - a. As a condition, it is the applicant’s obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

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- b. An existing 115kV transmission line is located along the east side of Universe Blvd. at this project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
  - c. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and lighting requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
  - d. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
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***Randall Falkner***  
***Planner***

cc: Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM, 87103  
AMAFA, 2600 Prospect N.E., Albuquerque, NM 87107  
City of Albuquerque Parks and Recreation Dept., 1081 Fourth St. NW, Albuquerque, NM 87102  
Thornton Schwenk, Paradise Hills Civic Association, 5125 Russell Drive NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic Association, 10013 Plunkett Drive NW, Albuquerque, NM 87114  
Jay Jones, Ventana Ranch NA, P.O. Box 65446, Albuquerque, NM 87193  
Laura Horton, Ventana Ranch NA, 7224 Cascada NW, Albuquerque, NM 87114  
Dan Serrano, Northwest Alliance of Neighbors, 4409 Atherton Way NW, Albuquerque, NM 87120  
D. Anthony Segura, Northwest Alliance of Neighbors, 2000 Selway Place NW, Albuquerque, NM 87120  
Laura Horton, Westside Coalition of NA's, 7224 Cascada NW, Albuquerque, NM 87114

Candy Patterson, Westside Coalition of NA's, 7608 Elderwood NW, Albuquerque, NM 87120

***Attachments***

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

- ❖ The submittal is lacking a site development plan for building permit showing the site as built and provides all the information that is required of a site development plan for building permit.
- ❖ The submittal needs to contain illustrations of existing lighting and any proposed lighting with a note indicating that the site will comply with regulations of 14-16-3-9, Area Lighting Regulations.

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

Paradise Hills Civic Assoc.

Ventana Ranch N.A.

Northwest Alliance of Neighbors

Westside Coalition of N.A.'s

Facilitated Meeting is planned for March 24, 2011.

#### ***Long Range Planning***

The site is located within the boundaries of the Westside Strategic Plan and in the Established Urban area of the Comprehensive Plan.

The current zoning is RLT, Residential Limited Townhouse, which does not currently allow the park use. The park and other facilities provide an amenity for the adjacent neighborhoods and the far northwest side of the city. Careful planning is necessary to minimize adverse effects on abutting properties.

The proposed SU-1 zone gives the public an opportunity to comment on both existing and future development on the site.

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

- Reviewed, no comments for the Amendment to Zone Map.

#### ***Site Development –Subdivision:***

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- Site plan shall comply and be designed per DPM Standards.
- **(For information only):** Applicant should solicit comments from AMAFCA concerning the 55.4 acres portion of the site.

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

- Need to indicate whether the water surface elevation is a 6 hour or a 24 hour storm.
- It may be prudent to move the administration building to higher ground.
- The exhibit should show the floodplain.

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

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

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

- *No comments received.*

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

- No comments received.

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

- No comments received.

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

**and NMDOT:**

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

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
2. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
3. Site plan shall comply and be designed per DPM Standards.
4. Need to indicate whether the water surface elevation is a 6 hour or a 24 hour storm.
5. It may be prudent to move the administration building to higher ground.
6. The exhibit should show the floodplain.

***WATER UTILITY AUTHORITY***

***Utility Services***

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

This request will allow Parks and Recreation to use this facility at optimal levels to provide recreation opportunities for both youth and adults.

**Open Space Division**

Open Space has no adverse comments

**City Forester**

**POLICE DEPARTMENT/Planning**

This project is in the APD's NW Area Command.

No Crime Prevention or CPTED comments concerning the proposed Site Development Plan for Subdivision or Amendment to Zone Map requests at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

**FIRE DEPARTMENT/Planning**

No Comments

**TRANSIT DEPARTMENT**

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

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1. AMAFCA did not authorize the City or the consultant to act as its agent for the zone map amendment request. AMAFCA requests the zoning designation for Lot Z1 to be changed to SU -1 Drainage/Recreation/Open Space. The primary function of Lot Z1 is a flood control facility.
  2. The Master Development Plan was presented to the AMAFCA Board of Directors at the February meeting. The Board stated that they support the plan.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

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

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

1. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. An existing 115kV transmission line is located along the east side of Universe Blvd. at this project site. As a condition, any proposed encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.
3. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and lighting requirements. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
4. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
5. As a condition, PNM requires that the maximum total height of parking lot light poles within the electric transmission line easement does not exceed 14' above ground. The mature height of any trees below the transmission lines are expected to have the same limit. It is necessary for the developer to contact PNM's System Engineering Department to meet adequate clearances regarding this project.