



PLEASE PRINT

**City of Albuquerque**  
**ZONING HEARING EXAMINER APPLICATION**  
 Office of the Zoning Hearing Examiner  
 505-924-3894

APPLICANT DATA: OWNER NAME (FIRST, LAST) Jess R. Martinez (H) \_\_\_\_\_ TELEPHONE (INCLUDE AREA CODE) \_\_\_\_\_  
CoA Community Recreation & Educational Initiatives  
 MAILING ADDRESS 700 4th St. SW, Suite B (W) 505-767-5886  
 CITY Albuquerque, NM STATE 87102 (C) \_\_\_\_\_  
 Email: jrmartinez@cabq.gov  
 CONTACT DATA: PROFESSIONAL / AGENT NAME (FIRST, LAST-IF ANY) \_\_\_\_\_ (H) \_\_\_\_\_  
Tina M. Reames  
 MAILING ADDRESS 220 Gold Ave. BW (W) 505-842-1278  
Cherry See/Reames Architects P.C.  
 CITY Albuquerque, NM STATE 87102 (C) 505-220-2751  
 Email: tmoreames@cherryseereames.com

**LEGAL DESCRIPTION OF PROPOSED REQUEST-PLEASE PRINT**

**A** Singing Arrow Park (13001 Singing Arrow) new proposed address is 13200 Wenonah Ave SE  
 STREET ADDRESS OF SPECIAL EXCEPTION \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
Tract A Plat of Tract A (Singing Arrow Park)  
 LOT(S) Canada Village Second Unit Cont. 15.9407 AC TRACT(S) \_\_\_\_\_ BLOCK(s) \_\_\_\_\_  
 SUBDIVISION / ADDITION / MRGCD MAP NO. \_\_\_\_\_  
UPC: 102205645222640301  
 UNIFORM PROPERTY CODE \_\_\_\_\_

**CRITERIA FOR DECISION-** I have been given the Criteria for Decision requirements. Initial Here TMR

**EXPLANATION OF REQUEST-** On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

**DRAWINGS OF REQUEST-** ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

**ACKNOWLEDGEMENT-** I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case. I hereby acknowledge that I am the owner of this property and if not I will submit a letter of authorization before the hearing.

Tina M. Reames SIGNATURE DATE 12/1/16

-----ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY-----

Category Code 900 Permit Number: 2016080328

PROJECT #: 1011083 APPLICATION #: 16ZHE80328

APPLICATION FOR: (CHECK AS APPROPRIATE)

(ZHE01) Conditional Use  (ZHE04) Variance:

(ZHE02) Expansion of a NonConforming Use  Distance  Setback

(ZHE03) NonConforming Use / Status Established Building  Height  Parking

(ZHE06) Solar Rights  Size  Other

SECTION NO. 14-16-2-6(B)(10) REFERENCE SECTION NO: \_\_\_\_\_

(LEGAL AD) ACTION DESCRIPTION A CONDITIONAL USE TO ALLOW A COMMUNITY CENTER IN AN R-1 ZONE

SECTOR DEVELOPMENT AREA: EAST GATEWAY

ZONED: R-1 ZONE MAP PAGE: L-22 NO. OF SIGNS ISSUED: \_\_\_\_\_

STREET SIDE WENONAH/PIRU/RACHEL/SINGING ARROW

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 01-17-17

DATE OF PUBLIC HEARING \_\_\_\_\_

APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) VINCENT MONTANO DATE \_\_\_\_\_

<input type="checkbox"/> (APN)	900	\$35.00
<input type="checkbox"/> (CMP)	901	\$10.00
<input type="checkbox"/> (ZHE)	902	\$100.00
<input type="checkbox"/> (SR)	910	\$50.00
<input type="checkbox"/> (SEB)	911	\$90.00

FEE: \$145.00

City of Albuquerque Treasury  
 Date: 12/1/2016 Office: AMMEX  
 Stat ID: W5000008 Cashier: TRS/MS  
 Batch: 7593 Trans #: 5  
 Permit #: 2016080328  
 Receipt Num: 111111  
 Payment: \$145.00  
 1900 APN Fee \$35.00  
 0901 Conf. Fee \$10.00  
 0902 ZHE Fee \$100.00  
 0903 Other \$145.00  
 Check # \_\_\_\_\_  
 Endorsed: \_\_\_\_\_



## Letter of Authorization

To: Zoning Hearing Examiner

Date: December 1, 2016

Project # 5441.94 Singing Arrow Community Center

ZHE #1, Hearing Date - January 17, 2017

I, Jess R. Martínez, Division Manager, Community Recreation & Educational Initiatives for Family & Community Services Department, hereby authorize Cherry/See/Reames Architects to act on my behalf in all matters relating to this application for Special Exception filed for my property located at 13200 Wenonah Avenue SE, Albuquerque, New Mexico.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Property Owner (Applicant) Printed Name

Jess R. Martinez

Property Owner (Applicant) Signature

Mailing Address

Community Recreation and Educational Initiatives  
700 4<sup>th</sup> St. SW, Suite B  
Albuquerque, NM 87102

December 1, 2016

Zoning Hearing Examiner  
City of Albuquerque  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: Request for Special Exception  
Conditional Use for Community Center in an R-1 Zone  
Singing Arrow Park is located at 13001 Singing Arrow, Tract A Plat of Tract A Singing Arrow Park located within Canada Village Second Unit Cont 15.9407 AC, UPC: 102205645222640301.  
The new proposed community center address assigned by Zoning is 13200 Wenonah Avenue SE, Albuquerque, NM.  
Project # 5441.94 Singing Arrow Community Center  
ZHE #1, Hearing Date - January 17, 2017

Background

The City of Albuquerque Family and Community Services Department proposes constructing and operating a new 15,000 square foot Singing Arrow Community Center at the east end of Singing Arrow Park. This request is for a Conditional Use to locate a community center in an R-1 zone.

The proposed center location is adjacent to single family residences to the east, a parking lot (which is owned by the City and will be used for parking for the community center) to the north, the Hunter's Ridge Apartment Complex to the northwest, the remainder of the Singing Arrow Park and existing community center to the west and the Rancho De Carnue Archeological Site/Tijeras Arroyo to the south. Access to the center will be provided off of Wenonah Ave. SE, a collector street, with frequent ABQ Ride bus service.

The existing parking lot to the north contains 144 spaces which will meet zoning requirements for off-street parking for this size of facility. We have attached our parking calculations based on the programmed square footage and occupancy of the proposed community center.

The current Singing Arrow Community Center is an 5,000 square foot facility located at the west end of Singing Arrow Park. The facility is under-sized and does not lend itself well for expansion. It primarily provides before and after school programs for elementary school children.

In 2013 the City contracted with Sites Southwest to conduct a needs assessment study for a new community center in the Singing Arrow area. The study concluded that "A new, expanded facility could serve more families and also potentially offer facilities such as a fitness room and classes for adults and

teens in the nearby area.” The study also looked at three sites in the area and determined the Singing Arrow Park site to be the most advantageous due to its proximity to lower median household income census blocks, access to the park and providing park safety, and adjacent parking.

In July, 2016, the City contracted with Intera Inc. and SWCA Environmental Consultants to conduct archaeological testing near LA 12315 for the proposed new Singing Arrow Community Center. The survey and testing demonstrated that the proposed park development would have no effect on cultural resources.

### Justification

The City of Albuquerque believes the request to allow a community center within an R-1 zone meets the criteria for a Conditional Use:

**a) The construction and operation of a community center on the eastern portion of Singing Arrow Park will not be injurious to adjacent property, the neighborhood, or the community.**

Potential impacts could arise from additional noise from construction and operation of the center and visual impacts. Construction noise will be short-term and take place primarily during day-time hours. Additional noise from operation of the center should be minimal when compared to existing recreational activities that currently take place in the park. There are no plans for installation of basketball courts or other playground equipment that would create additional outdoor noise. The design of the facility will consider visual impacts and screening applications that minimize these impacts. The neighborhood will be involved in reviewing proposed designs and providing input on how to minimize any potential impacts. Two neighborhood meetings are currently planned during the design phase.

City of Albuquerque policies support the proposed location of the new Singing Arrow Community Center. According to the Long-Range Plan for Community Facilities, centers should be located with:

- Access to Transit: The center will be a short walk to Wenonah ABQ Ride bus stops for Routes 777 and 66;
- Access to Trails: The center will be next to the Singing Arrow Park path;
- Proximity to Parks: The center will be located within a park;
- Surrounded by residential, multi-family land uses.

Several community centers are located within City of Albuquerque Parks. These include Cesar Chavez, Thomas Bell, Jeanne Bellamah and Holiday Park Community Centers. These facilities are focal points of these communities and provide meeting locations for neighborhood events. The co-location of these facilities provides the community with access to outdoor recreational opportunities and indoor community services at one location, and provides additional safety by having eyes on the park during hours of operation.

The Family and Community Services Department has coordinated the proposed community center location with the City of Albuquerque Parks and Recreation Department who fully support the new location.

In conclusion, the City of Albuquerque believes the proposed community center will be a great benefit to the community and will not be injurious to adjacent properties, neighborhoods or the community.

**b) The proposed Conditional Use will not be significantly damaged by surrounding structures or activities.**

The City and its architectural consultants have reviewed adjacent structures and activities and do not believe the proposed community center will be significantly damaged by approval of the proposed Conditional Use.

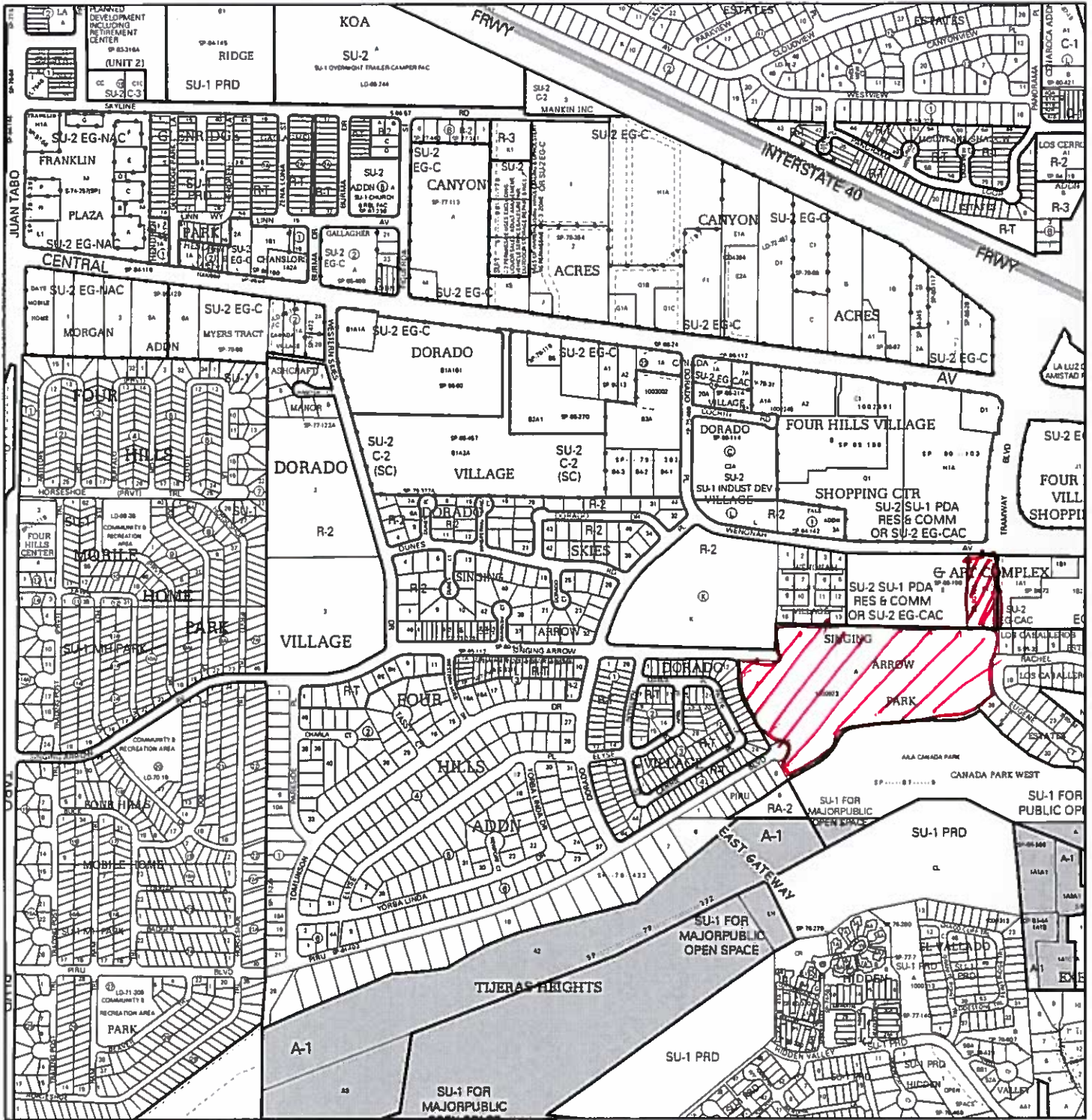
Thank you for your consideration.

Sincerely,




Tina M. Reames, AIA, RLA, LEED AP, CDT  
President


- (7) Health care, including physicians, massage, therapy, etc. (but not nursing homes), as physically limited under home occupations.
- (8) Public library.
- (9) Public utility structure which is not permissive.
- (10) Recreational facility (non-profit), such as community center, swimming pool, tennis club.
- (11) Second kitchen within a house, provided:
  - (a) The kitchen is incidental to occupancy of the entire house in common by members of one family (as herein defined); that, in fact, there would not be two separate and distinct dwelling units, each exclusively occupied by some family members.
  - (b) If such use is approved, the Zoning Hearing Examiner shall record the terms of the action with the County Clerk, together with a signed acceptance of such terms by the owners. The terms of the city action shall run with the land.
- (12) Shade structure including a covered patio, a gazebo, a pergola, a ramada or similar roofed structure, either detached or attached, in the required rear yard setback area, provided:
  - (a) No part is within three feet of a property line.
  - (b) No building wall is ever built within the required setback area.
  - (c) No more than 50% of the required rear yard setback area is covered by a roof.
  - (d) The structure shall not exceed 12 feet in height nor shall it exceed the height of the principal building on the site.
  - (e) A second floor deck is prohibited.
  - (f) The specific structure proposed is in harmony with the building site and with surrounding sites.
- (13) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year. Incidental signs may also be approved.
- (14) Walls, fences, and retaining walls, in a setback area where height is normally limited to three feet, up to five feet high when less than ten feet from the property line, and up to six feet high when ten or more feet from the property line, provided:
  - (a) It is attractive and in harmony with its site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape, it is consistent with the requirements of Section 14-16-3-19, and it is at least one of the following:
    - 1. At least 11 feet from the public sidewalk or planned public sidewalk location, or 14 feet from the edge of the street pavement, whichever is more restrictive;



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












Map amended through: 1/28/2016

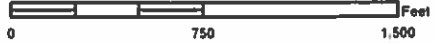


Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-22-Z**

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



## Square Footages by Activity

Singing Arrow Community Center  
11/30/2016

Assignable Area	Net Square Footage
<b>BASE BID</b>	
<b>1.0 Entry and Administration</b>	
1.1 Entry Vestibule 1	100
1.2 Foyer Seating Area	320
1.3 Reception Desk	150
1.4 Office #1	200
1.5 Storage/Work Room for Recep.	240
<b>2.0 Activity Spaces</b>	
2.1 Meeting Room	700
2.2 Chair & Table Storage for Mtg Rm	300
2.3 Crafts Room	875
2.4 Storage for Crafts	80
2.5 Fitness/Weights	2000
2.6 Storage for Fitness	50
2.7 Lockers	??
2.8 Game Room	1500
2.9 Storage for Game Room	30
2.10 Kitchen	290
2.11 Storage for Kitchen	50
<b>3.0 Classrooms/Education</b>	
3.1 Computer Classroom	825
3.2 Storage for Computer Classroom	50
3.3 Server Room	120
3.4 Classroom 1	875
3.5 Classroom 2	875
3.6 Storage for Classrooms 1 & 2	120
<b>Total Net Assignable Square Footage</b>	<b>9,750</b>
<b>TARE @ 35%</b>	<b>5,250</b>
<b>Gross Square Footage</b>	<b>15,000</b>

## Parking Requirement

Singing Arrow Community Center  
11/29/2016

Off-Street Parking Requirements	Area	Occ. Load Factor	Parking Factor	Zoning Code Reference	Spaces Req'd
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### Base Bid

Admin Office & B Occupancies	590	100	1/200 sf	14-16-3-1 A 21	3.0
Kitchen	290	200	1/4 occupants	14-16-3-1 A 22	0.4
Meeting Room	700	7	1/4 occupants	14-16-3-1 A 22	25.0
Computer Classroom	825	20	1/4 occupants	14-16-3-1 A 22	10.3
Classroom 1	875	20	1/4 occupants	14-16-3-1 A 22	10.9
Classroom 2	875	20	1/4 occupants	14-16-3-1 A 22	10.9
Crafts	875	50	1/4 occupants	14-16-3-1 A 22	4.4
Games	1500	20	1/4 occupants	14-16-3-1 A 22	18.8
Fitness	2000	50	1/4 occupants	14-16-3-1 A 22	10.0

Total Parking for Base Bid

Rounded to  
93.6 94 spaces

Of the above spaces there must be Disabled Parking in the amount of

4 spaces

**Total Parking including Handicap Spaces**

**98 spaces**

**Parking Reductions - reduced 10% because site is within 300 feet of a regular Albuquerque Transit System route.**

**REQUIRED**

**88 Parking spaces**

Of the above spaces there must be Motorcycle spaces in the amount of

**3 Motorcycle spaces**

Bicycles

1/20 spaces

4.41

Rounded to

**5 Bicycle spaces**

Note: The building is not designed - we are working from programming numbers at this time.





SITE PLAN

SCALE: 1/64" = 1'-0"