



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1010144
Case #: 14EPC 40041, 42 and 44
August, 14, 2014**

Staff Report

Agent	Consensus Planning
Applicant	Titan Senior Living-Santa Monica Site Dev Plan for Subdivision
Request	Zone Map Amendment Site Dev Plan for Building Permit
Legal Description	A portion of Tract 3, block 18, unit A and apportion of lot 4 block 19 unit A of the North Albuquerque Acres
Location	Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd.
Size	17.8 acres
Existing Zoning	R-LT and R-T
Proposed Zoning	SU-1 for Senior Housing and related facilities

Staff Recommendation

**APPROVAL of 14EPC -40044, Zone Map
Amendment, based on the Findings beginning
on Page 15, and subject to the Conditions of
Approval beginning on Page 19.**

**APPROVAL of 14EPC -40044, Site
Development Plan for Subdivision, based on
the Findings beginning on Page 20, and
subject to the Conditions of Approval
beginning on Page 24.**

**APPROVAL of 14EPC -40042, Site
Development Plan for Building Permit based
on the Findings beginning on Page 25, and
subject to the Conditions of Approval
beginning on Page 29.**

**Staff Planner
Maggie Gould, Planner**

Summary of Analysis

If approved the request will subdivide the site into four tracts, establish and SU-1 for Senior Housing and related uses zone on proposed tracts 3-B and 4-B and allow the construction of an 89,000 square foot assisted living/memory care facility on proposed tract 3-B . A Site Development Plan for Building Permit for proposed tract 4-B will be heard separately.

The site is within the Established Urban area of the comprehensive plan. The request furthers many goals and policies of that plan.

The affected Neighborhood Associations and property owners with 100 were notified of the requests. A facilitated meeting was offered to neighborhoods but was declined.

The Academy Acres North NA was not opposed to the request, but had concerns about traffic in the general area. Staff is recommending approval with conditions.

City Departments and other interested agencies reviewed this application from 06/30/14 to 07/11/14
Agency comments used in the preparation of this report begin on Page 30.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-LT and RT	Established Urban	Vacant
North	SU-1 for Mobile Home Park	Established Urban	Single Family (Mobile Home Park)
South	C-1, R-2	Established Urban	Commercial, Multi-family
East	R-1, C-1	Established Urban	Single Family, Commercial
West	R-2	Established Urban	Multi-family

II. INTRODUCTION

Proposal

The applicant is requesting the approval of a Site Development Plan for Subdivision to guide development on the site, a zone map amendment from R-T and R-LT to SU-1 for Senior Housing to allow the construction of a 180, 500 square foot, 130 unit, independent senior apartment complex with amenities and an 89, 000 square foot memory care facility for seniors who are no longer able to live independently. The Site Development Plan for Building Permit for the memory care facility is heard as part of this request. The Site Development Plan for Building Permit for the independent senior apartments is a separate request (14EPC-40045)

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone map amendment cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The request is a quasi-judicial matter.

History/Background

The site was zoned as a mobile home park in 1972. The Del Rey Mobile Home Park operated on site until 2005 when a proposal to re-zone the park to R-1 was submitted to the EPC. The request was withdrawn due to concern about displacing the residents of the park.

This request also prompted the area to be designated as a Metropolitan Redevelopment Area. Two zoning requests for the site were heard in 2006 and 2007, but neither request was completed and the zoning reverted to the original zone. In 2011 the site was rezoned from the SU-1 for Mobile Home Park to R-2, R-T and R-LT, this request was completed and provided the zoning and platting on the site. The R-2 zoned portion of the site is developed with two story townhomes and two and three story apartments.

Requests for Site Development Plan for Subdivision (14-EPC-40041) and a Zone Map Amendment (14-EPC-40044) are heard with this case.

Platting action is required at DRB to show the lot lines and street configuration proposed with this project.

Context

There is single family housing to east, across Louisiana Blvd. Tracts 1 and 2, adjacent to the site and to the west contain multi- family housing. There is a large mobile park to the north. The lots to the south, across Santa Monica contain a church, apartments and a post office.

The proposed use and site layout will be compatible with the existing development because it will have similar uses and characteristics.

Transportation System

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

San Antonio and Louisiana as Minor Arterial

San Pedro is identified as a collector.

Comprehensive Plan Corridor Designation

None of the adjacent streets are designated as Corridors in the Comprehensive Plan.

Trails/Bikeways

San Pedro and Louisiana are streets with designated bike lanes. There is a paved multi-use trail along the San Antonio arroyo, only open to non-motorized traffic, about .25 miles from the subject site.

Transit

The #34, San Pedro bus has a north bound and a south bound stop within walking distance of the site.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Tract 3 is zoned R-T. This zone allows houses and townhouses, attached or detached, and allows a smaller lot than R-1 zone. The R-T does not have a maximum density allowance. Density for this zone is controlled by lot size, with allowable lot size ranging from 1,760 to 2,200 square feet for town homes and 3,600 square feet for houses. The R-T zone allows residential uses, home day care and home occupations permissively. Using the maximum density and removing an acre to account for roads and other infrastructure, proposed tract 3-B could accommodate approximately 86 dwelling units.

It is difficult to compare this with the proposed facility, because the tract could be developed at a lower density and the number of bedrooms in the dwelling units is not defined, however the 124 beds proposed would be comparable or less than what would be allowed under the existing zoning.

Tract 4 is zoned R-LT this zone also provides sites for houses and townhouses, but has a larger minimum lot size ranging from 2,560 to 3,200 square feet for townhouse and 3,200 to 4,000 square feet for houses. Similar to the discussion above this R-LT zone on proposed tract 4B would allow approximately 129 units. The applicant is proposing 130, most of which will be one bedroom units.

The allowable height for both zones is 26 feet. The proposed zone would allow up to 52 feet in height, per the Site Development Plan for Subdivision.

The added height is main difference between the existing and proposed zones. Although the SU-1 for Senior Housing and related facilities zone would allow a variety of on-site amenities similar to neighborhood commercial services, these services are only available to residents and will not create extra neighborhood traffic.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal 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"

Applicable policies include:

Land Use

Policy II.B.5.d: 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.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby apartments. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provide employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

Policy II.B .5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The project is designed so that the majority of the traffic circulation is internal. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.

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

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and other existing senior housing facilities in the Albuquerque area. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

Goal: to maintain and improve the natural and developed landscape's quality.

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. *The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.*

Transportation and Transit

Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according the ITE Trip Generation Manual, 9th addition. Policy II.D.4.o is furthered by this request.*

Housing

Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. *The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.*

Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. *The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged. Policy II.D.5.d is furthered by this request.*

Economic Development

Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.*

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local development firm.. Policy II.D.6.b is furthered by this request.

Conclusion

The requests are generally consistent with the goals and policies of the Albuquerque Bernalillo Comprehensive Plan. The request may not further certain policies regarding design and human services, but furthers a wide variety of other policies especially those regarding Land Use, Transportation and Transit and Economic Development .

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.

The applicant states that proposed zone change will not jeopardize the health, safety and welfare of the city. The existing zoning allows residential use and the proposed projects will give seniors maximum choices in housing.

Staff agrees that the senior housing use is similar to the existing zoning. The residential use plus amenities for residents will not create excess noise, pollution or traffic that could harm the adjacent properties.

- 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.

The applicant states the zoning on the site was changed in 2011 and that the R-2 portion of the surrounding properties have developed with multi-family housing. The zoning code does not have a specific category for the use that is desired for the site. The SU-1 designation allows input on future development on the site.

Staff does not believe that the proposal will be injurious to the stability of land use in the area. The proposed use and accompanying development will be similar to what already exists. The applicant has cited policy that offers justification for the request.

- 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.

Applicant (summarized) the proposed change to the SU-1 for Senior Housing will not be in conflict with the goals and policies of the Comprehensive Plan. The proposed zoning allows development that will provide quality housing choices for a growing demographic group, bring economic development, help revitalize and strengthen the area, be compatible with the existing character of the area and provide quality pedestrian amenities.

Relevant Citations: Comprehensive Plan-Developing and Established Urban Goal; Policies II.B.5d, II.B.5e, II.B.5i, II.B.5k, II.B.5o. the applicant also cited II.B.5l, which is partially furthered, Policy II.C.8d and the Developed Landscape goal, Policy II.D.4.g, Policy II.D.4.o, and the Transportation and Transit goal, Policy II.D.5.b: Policy II.D.5.d and the Housing goal, Policy II.D.6.a, Policy II.D.6.b and the Economic Development goal. The applicant cited Human Services Goal and policy II.D.8 b, staff believes that these are applicable to public projects.

Refer to policy analysis beginning on page 3 for complete discussion

- 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.

The applicant states that changes conditions are the primary justification for the request. The applicant states we have an aging population locally and nationally. In New Mexico the people over 65 are faster growing segment of the population according to 2010 Census data. The proposed zoning will allow a development that will meet the needs of this population.

The development will provide for many of the needs of residents on site, this will decrease the impact of traffic from the project.

Additionally the city has made changes to the Comprehensive Plan to encourage higher density development in areas served by transit.

Staff agrees with demographic data presented by the applicant. The population of our city is growing older and the proposed development will meet a need that is currently not met. The site is served by transit.

- 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.

The allowed uses will be compatible with the existing development. None of the uses, housing, personal services, dining, small retail will be considered harmful or cause excess traffic. The on-site uses will most likely decrease traffic because residents will need to drive less in order to meet everyday needs.

Staff agrees. The uses are similar to what is near the site; there are multi-family developments and neighborhood retail and services near the site. According to the City traffic engineer, the proposed use will generate less traffic than what would be allowed under the current zoning.

- 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.

The project will not require major and un-programmed capital expenditures on the part of the City. The applicant will be responsible for extending roadways, water and sewer services to serve the site.

Staff agrees, the project is not asking for any funds from the City.

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

The cost of land is not the determining factor for this request. The two projects will provide more housing choices in an area underserved by senior living facilities.

Staff agrees, the applicant has justified this request by citing relevant policies and changed conditions.

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

The request is not based on the property's location on Louisiana Blvd. The request furthers many goals and policies of the Comprehensive Plan and seeks to retain the residential use of the existing zone, while focusing on a specific segment of the population.

Staff agrees that the request is not based on the location on a collector street and that the use is similar to the existing use.

- 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.

The SU-1 zone is considered a spot zone, however to helps realize goals contained in the Comprehensive Plan. The project will provide an “endcap” with higher density housing on the west end of the site, lower density in the middle and this senior housing on the east.

Staff agrees, the Planning Department views the SU-1 zone as justified spot zone. The applicant has justified this request by pointing out the goals and policies furthered.

- 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.

The request is not a strip zone; the site will contain a master planned community with a variety of housing choices.

Staff agrees, this site is not a strip zone. The request is for a larger tract and creates a larger cohesive development, not a strip of land with a different, incongruous zone.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

The applicant proposes to divide the existing tracts 3 and 4 into four new lots, tracts 3A and 3B and tracts 4A and 4B. Tracts 3B and 4B will developed with Senior Housing as part this request; tracts 3A and 4A will be developed at a later time. The Site Plan for Subdivision contains access and basic design regulations.

Section 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 in the Comprehensive Plan.

Site Plan Layout / Configuration

The site plan divides the existing two tracts into four tracts, tracts 3-A and 3-B located between Derickson and San Vicente and Tract 4-B, between San Vicente and San Monica and tract 4-A to the west tract 4-B.

The maximum allowed height will be 52 feet. Setbacks will be per the O-1 zone.

Vehicular Access, Circulation and Parking

The plan adds to two new local streets, Brentwood Blvd, connecting to Santa Monica Ave and San Vicente Ave., connecting to Louisiana Blvd. The two new streets meet in a roundabout in the northwest corner of proposed tract 4-B.

Pedestrian and Bicycle Access and Circulation, Transit Access

The plan shows sidewalks around the perimeter of the site on all streets. No specific bike facilities are shown. There is an existing bus stop just south of the proposed San Vicente Ave.

Walls/Fences

A four foot tall perimeter wall is proposed around the entire site. The wall will consist of tubular steel sections and stuccoed CMU sections with stacked stone pilasters.

Landscaping

Landscaping for the common areas and streetscape is included. This contains a palette of low to medium water plants that generally grow well in Albuquerque. The landscaping plan shows plantings for the medians and round-about areas.

Grading, Drainage, Utility Plans

A conceptual grading and drainage is included with the request. It shows that drainage on the will accommodated through 3 inlets leading to the existing storm drains on Louisiana and Santa Monica, and through two temporary ponds on proposed tract 3A

Architecture

No style of architecture of specified. Height is limited to three stories and 52 feet.

Signage

The monument sign for the development, Santa Monica Place, and wall and fence detail are included.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The proposed use is similar to the surrounding multi-family development.

The building will be setback at an angle along Derickson Ave, ranging from 41 feet to approximately 140 feet from the street. There will be a 40 foot wide landscape buffer between the street and the building and parking area. This will provide a significant buffer between the development and the existing mobile home to the north. The side setbacks are approximately 26 feet from east and west boundaries of the site. The SU-1 zone for the site refers to the O-1 zone for setbacks, the minimum setbacks would be 5 feet on the rear and sides and 10 feet in the front. The setbacks meet the requirements of the code.

The south face of the building is setback approximately 120 feet from the proposed San Vicente Ave. There are two parking areas on the south side of the site, each with a separate entrance from the street.

Public Outdoor Space

The project will contain an outdoor courtyard and a 600 square foot outdoor patio, as well as significant landscaped areas.

Vehicular Access, Circulation and Parking

The site will take access from Derickson Avenue via 26 foot wide driveway and from the proposed San Vicente Avenue. There will be a 26 car parking area on the north side site accessed from Derickson. Two additional parking areas on the south side accessed from proposed San Vicente Avenue, one 20 space area and one 35 space area, each with a separate driveway from San Vicente. The EPC has discretion over parking in the SU-1 zone and can approve this layout.

Pedestrian and Bicycle Access and Circulation, Transit Access

Four bicycle spaces will be provided per 14-16-3-1, off-street parking requirements. A five foot wide sidewalk is proposed along Derickson Avenue and six foot wide sidewalks are proposed along Louisiana and San Vicente. Pedestrian walkways connect the building to the sidewalks along Derickson and San Vicente. The # 34 bus route has south bound stops along Louisiana, with one just south of San Vicente Avenue. The north bound stops along San Pedro are located just south of Santa Monica and just north of Derickson.

Walls/Fences

The site will be surrounded by a four foot tall wall. A decorative low, stacked stone wall is proposed on the east and south edges to enclose the courtyard.

Lighting and Security

Standard pole mounted lights are proposed for the parking areas. The poles will not exceed 16 feet in height. Building mounted lighting is proposed along the building at a approximately 10 feet in height.

Landscaping

The applicant proposes a palette of low to medium water use plants that generally grow well in Albuquerque. The Landscaping Regulations, 14-16-3-10, require 15% of the net lot to be landscaped with 75% of that area covered with live vegetation, only 20% of the landscaping can be high water use turf. The applicant proposes to landscape 57% of the site, of that only 3% would be in turf.

The trees along Louisiana Blvd will be a mix of lower height trees near the street and taller trees behind the four foot tall perimeter wall. This configuration meets the requirements of the Street Tree Ordinance § 6-6-2-5.

The proposed landscaping exceeds the requirements of the zoning code.

Grading, Drainage, Utility Plans

The site slopes from east to west. Drainage for the northern portion of the site will be accommodated through the existing facility along Derickson Ave. The rest of the site will drain

in the newly created San Vicente Ave. on southern edge of the site and into the temporary pond on tract 3.

There are overhead utilities along Louisiana Blvd.

Three fire hydrants on the site will be served by private water lines that connect to the public waterlines along Derickson and San Vicente.

Architecture

The SU-1 for Senior Housing zone for this site does not specify an architectural style. The project will be similar in style to the apartments to the east and south.

There is an entry vestibule on the south, facing San Vicente Ave.

The building is well articulated with landscape walls, doors, a variety of windows on all facades and changes in color and material per zoning code 14-16-3-18, General Building and Site Design Regulations.

Signage

The applicant proposes dark gray aluminum raised letters attached to the south facing landscape wall as the project signage. The signage area is approximately 25 square feet. Signage standards are not provided in the Site Development Plan for Subdivision or SU-1 zone; however the sign is small and will not be out of character for the area.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Comments from PNM have been addressed by relocating the taller trees further from the overhead power lines.

Neighborhood/Public

The North Wyoming NA, Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but was not opposed to the project.

The City Traffic Engineer did not require a Traffic Impact Study for this project because it did not meet the threshold for such a study.

V. CONCLUSION

This is a three part request; a Site Development Plan for Subdivision to divide the site into four tracts, two to be developed at a later date; change the zoning to from R-T and R-LT, a Site development Plan for Building Permit to allow the construction of the 89,000 square foot, 124

bed assisted living and memory care facility on proposed tract 3-B. The facility planned for proposed tract 4-B will be considered separately,(14-EPC 40045). The applicant has justified this request per R-270-1980 as due to changed conditions. The general furthers the applicable policies of the Albuquerque Bernalillo County Comprehensive Plan; there are no Area plans or Sector Development Plans governing the site.

FINDINGS – 14EPC-40044-August 14, 2014 -Zone Map Amendment

1. This is a request for a Zone Map Amendment from R-T and R-LT to SU-1 for Senior Housing, for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, located on Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 17.8 acres.
2. The site was operated as the Del Rey Mobile Home Park until 2005.
3. A Site Development Plan for Subdivision (14EPC-400410 and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d: 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.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.
- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the

surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
- In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
- The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.*
- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according to the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.*
- e. Policy II.B .5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.
- The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.*
- f. Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
- The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.*
- g. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. *The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.*

Transportation and Transit

- a. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

- c. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th addition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. ***The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.***

Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. ***The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.***

Economic Development

Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. ***The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.***

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local development firm. Policy II.D.6.b is furthered by this request.

6. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The senior housing use is similar to the existing zoning. The residential use plus amenities for residents will not create excess noise, pollution or traffic that could harm the adjacent properties.
 - B. The proposal will not be injurious to the stability of land use in the area. The proposed use and accompanying development will be similar to what already exists. The applicant has cited policy that offers justification for the request.
 - C. See finding 5
 - D. The applicant states that there are changed conditions in form of demographic data showing an aging population that will need housing options.

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- E. The uses are similar to what is near the site; there are multi-family developments and neighborhood retail and services near the site. According to the City traffic engineer, the proposed use will generate less traffic than what would be allowed under the current zoning.
 - F. The project is not asking for any funds from the City
 - G. The applicant has justified this request by citing relevant policies and changed conditions.
 - H. The request is not based on the location on a collector street and that the use similar to the existing use.
 - I. The Planning Department views the SU-1 zone as justified spot zone. The applicant has justified this request by pointing out the goals and policies furthered.
 - J. This site is not a strip zone. The request is for a larger tract and creates a larger cohesive development, not a strip of land with a different, incongruous zone
1. The North Wyoming NA, Academy Acres North NA, San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.
 2. Property owners within 100 feet of the site were notified.

RECOMMENDATION – 14 EPC-40044, August 14th 2014

APPROVAL of 14EPC- 40044, a request for a Zone Map Amendment from R-T and R-LT to SU-1 for Senior Housing, for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions of Approval (for SU-1 zoning only)

CONDITIONS OF APPROVAL - 14 EPC-40044-August 14, 2014 -Zone Map Amendment

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC 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 - 14EPC-40041 August 14th 2014- Site Development Plan for Subdivision

3. This is a request for a Site Development Plan for Subdivision for a portion of Tract 3, block 18, unit A and a portion of lot 4 block 19 unit A of the North Albuquerque Acres, located on Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 17.8 acres.
4. The request will divide tracts 3 and 4 into four new tracts, tract 3-A and 3-B and tracts 4-A and 4-B and establish access, roadways and basic design parameters.
5. The site was operated as the Del Rey Mobile Home Park until 2005.
6. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is within the Established Urban Area of the Comprehensive Plan The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d : 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.

The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.
- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request

- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
- In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.

- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B .5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.

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

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

- g. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. *The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.*

Transportation and Transit

- a. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will be constructed with this project; the combination of new and existing infrastructure will offer a variety of transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- b. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

- c. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th addition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. ***The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.***
- c. Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. ***The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.***

Economic Development

- a. Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals. ***The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.***
 - b. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. ***The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network. People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.***
 - c. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. ***The applicant is a local development firm. Policy II.D.6.b is furthered by this request.***
9. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.
10. Property owners within 100 feet of the site were notified.

RECOMMENDATION - 14EPC-40041 Site Development Plan for Subdivision

APPROVAL of 14EPC-40041, a request for Site Development Plan for Building Permit, for a portion of tract 3 and 4, blocks 18 and 19, unit A, North Albuquerque Acres based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14EPC-40041 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. Platting action is required at DRB to show the lot lines and street configuration proposed with this project
4. Conditions of Approval based on comments from CITY ENGINEER, DMD and NMDOT:
 - a. Site Plan should show existing lot lines.
 - b. Add a paragraph under Required Information similar to:
STORMWATER CONTROL: The Site Plans for Building Permit will state how the site will manage the first flush.
5. Conditions of Approval based on comments from PNM
 - a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.
6. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).”

7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
8. The North Wyoming NA , Academy Acres North NA , San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.
9. Property owners within 100 feet of the site were notified.

FINDINGS - 14EPC-40042 August 14th 2014- Site Development Plan for Building Permit

11. This is a request for a Site Development Plan for Building Permit for a portion of Tract 3, block 18, unit A of the North Albuquerque Acres, located on Derickson Ave NE between San Pedro Blvd. and Louisiana Blvd. containing approximately 4.6 acres.
12. The request will allow the construction of 89,000 square foot, 124 bed, assisted living and memory care facility.
13. The site was operated as the Del Rey Mobile Home Park until 2005.
14. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
15. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Subdivision (14EPC-40041) are heard concurrently with this request.

16. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- a. Policy II.B.5.d: 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.
- The proposed use will not conflict with the existing character of the area. The housing will have a similar density and style as nearby development. The SU-1 zone on the site allows the community to have input on this and future projects on the site. This input will help to ensure that the development is consistent with existing neighborhood values and that existing resources are preserved. Policy II.B.5.d is furthered by this request.*
- b. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
- The site has access to a full range of urban services, included utilities, roadways and transit service. The proposed development will be of a similar density and style as the surrounding development, ensuring the integrity of the neighborhood. Policy II.B.5e is furthered by this request*
- c. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
- In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
- The proposed development has excellent access to a developed urban street grid, developed infrastructure and transit services. There is a mix of commercial and residential zoning in the area and a mix of housing density. The project will face higher density townhomes and apartments to the south and west. Policy II.B.5h is furthered by this request.*
- d. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The project will provided employment that can be accessed via transit. The site will set back from the street and surrounded by significant landscaping. The traffic generated by the project will be minimal, according the ITE Trip Generation Manual. Policy II.B.5i is furthered by this request.

- e. Policy II.B .5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The project is designed so that the majority of the traffic circulation is internally. The traffic will not be directed through the adjacent neighborhoods. Policy II.B.5k is furthered by this request.

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

The proposed design for the senior housing projects are of a good quality; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.B.5.l is partially furthered.

- g. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older urban neighborhood and is a designated Metropolitan Redevelopment Area. This project will bring new development and employment to a vacant, underutilized site. Policy II.B.5o is furthered by this request.

Developed Landscaped

- a. Goal: to maintain and improve the natural and developed landscape's quality.
- b. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate. *The proposed development will incorporate a palette of low and medium water use plants in a series of landscaped areas that exceed the minimum requirements of the zoning code. The goal and policy II.C.8d are furthered by this request.*

Transportation and Transit

- d. Goal "is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs."

The site has access to two transit lines and a developed roadway system with existing sidewalks. A new road and sidewalks and pedestrian path will constructed with this project; the combination of new and existing infrastructure will offer a variety of

transportation options. The project will provide employment and services accessible by many different modes. The goal is furthered by this request.

- e. Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The project contains sidewalks and pedestrian paths that connect within the development and to the streets adjacent to the development. Policy II.D.4.g is furthered.

- f. Policy II.D.4.o Peak hour demands on the circulation system should be decreased. *The proposed use will generate less traffic than the use allowed under the existing according to the ITE Trip Generation Manual, 9th addition. Policy II.D.4.o is furthered by this request.*

Housing

- a. Goal: to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homeless, overcrowding, and the displacement of low income residents; and assure against discrimination in the provision of housing.

The changes in zoning will allow the development of a housing facility that will serve a growing segment of the population. The proposed facility is not specifically designated as an affordable facility. The Goal is partially furthered by this request.

- b. Policy II.D.5.b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods. *The proposed development will contain quality housing that is in a Metropolitan Redevelopment area; however they are very similar to existing development in the area and existing senior housing facilities. The buildings are appropriate for the area, but staff would not agree that they are innovative. Policy II.D.5.b is partially furthered by this request.*
- c. Policy II.D.5.d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry or handicapped status shall be assured. *The proposed project will provide a new housing option for seniors. The applicant states that diversity among staff and residents will be encouraged.*

Economic Development

- d. Goal: to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
The changes in zoning will allow a development that will provide short term economic development during the construction phase and longer term development as the senior housing facility are opened. The goal is furthered by this request.
- e. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The proposed project will offer employment for people with a range of skills on site that can be accessed via transit and the roadway network.*

People of a variety of income levels can get to the site. Policy II.D.6.a is furthered by this request.

- f. Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local development firm. Policy II.D.6.b is furthered by this request.

17. The North Wyoming NA, Academy Acres North NA, San Antonio Condo HOA and the District 4 Coalition of NAs were notified. The affected neighborhoods were offered a facilitated meeting but declined. The Academy Acres North NA expressed concern about increased traffic in the area due to the proposed project and existing development, but were not opposed to the project.

18. Property owners within 100 feet of the site were notified.

RECOMMENDATION - 14EPC-40041 Site Development Plan for Building Permit

APPROVAL of 14EPC-40042, a request for Site Development Plan for Building Permit, for a portion of tract 3 block 18 unit A, North Albuquerque Acres based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14EPC-40042 Site Development Plan for Building Permit

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. Platting action is required at DRB to show the lot lines and street configuration proposed with this project.
4. Conditions of Approval based on comments from PNM;

- a. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE.
5. Conditions of Approval based on comments from City Engineer, DMD and NMDOT:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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Maggie Gould
Planner

Notice of Decision cc list:

Consensus Planning	302 8 th street NW	ABQ NM	87102
Titan Development	6300 Riverside Plaza NW	ABQ NM	87120
Resort Lifestyle Communities	8040 Eiger Dr.	Lincoln NE	68516

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

North Wyoming NA (R), Academy Acres North NA (R), San Antonio Condo HOA, District 4 Coalition of NAs.

7/7/14 – Recommended for Facilitation – siw

7/8/14 – Assigned to David Gold – th

I spoke with all four representatives of the associated neighborhood associations. All replied that they do not wish to have a facilitated meeting on Project# 1010144.

Long Range Planning

Metropolitan Redevelopment Agency The Del Rey is an approved MR area (with a boundary) however it does not have a plan connected to it.

Transportation Comments

14EPC–40041 Amendment to Zone Map

- No objection to the request.

14EPC–40044 Amendment to Site Development – Subdivision

City Engineer/Transportation Development:

- No objection to the request.

City Engineer/Hydrology Development:

- Site Plan should show existing lot lines.
- Add a paragraph under Required Information similar to:

STORMWATER CONTROL: The Site Plans for Building Permit will state how the site will manage the first flush.

DMD Transportation Planning:

- Per the Long Range Roadway System map Louisiana Blvd. is listed as a Minor Arterial. Louisiana Blvd. presently contains bike lanes across the frontage of the subject request, which is consistent with the Long Range Bikeway Systems map.

NMDOT:

- No objection to the request.

14EPC–40042 Amendment to Site Development – Building Permit (Élan)

City Engineer/Transportation Development:

- Bicycle rack is not shown on site plan.

City Engineer/Hydrology Development:

- When submitting the drainage report for DRB approval, include how the site will manage the first flush. Water harvesting ponds are shown, but with the adoption of the new drainage ordinance, calculations and mention of managing the first flush are required.

DMD Transportation Planning:

- No comments provided

NMDOT:

- No objection to the request.

14EPC-40045 Amendment to Site Development – Building Permit (RLC)

City Engineer/Transportation Development:

- Bicycle rack is not shown on site plan.

City Engineer/Hydrology Development:

- The drainage plan for this site does not appear to manage the first flush as well as the Elan plan due to the slopes and onsite storm drain system shown. With the adoption of the new drainage ordinance, calculations and mention of managing the first flush are required.
- Resubmit a revised Conceptual Grading and Drainage Plan prior to EPC that better defines how the site will manage the first flush.

DMD Transportation Planning:

- No comments provided

NMDOT:

- No objection to the request.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

Conditions of approval for the proposed Site Development – Subdivision shall include:

1. Site Plan should show existing lot lines.
2. Add a paragraph under Required Information similar to:

STORMWATER CONTROL: The Site Plans for Building Permit will state how the site will manage the first flush.

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

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

No adverse comments

City Forester

POLICE DEPARTMENT/Planning

It appears that proposed parking light pole lights have been positioned to conflict with large variety tree plantings. Recommend clearing the areas immediately adjacent to all pole lights. Once tree's become mature, they will reduce available illumination.

- Bush variety landscaping has the potential to obstruct parking lots and walkways. Landscaping should be maintained and a level no more than three feet off the ground.
- A video surveillance system should be incorporated into the plans. Recommend cameras be positioned to view all vehicle entrances, parking lots, walkways, common areas and building approaches. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division Disapproved need a compactor call for detail 681-2766

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1010144 Santa Monica Place – Resort Lifestyle Communities, (D-18)

14EPC-40041, 14EPC-40042, 14EPC-40044 and 14EPC-40045: Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

<p>Project #1010144 14EPC-40041 SITE DEVELOPMENT – SUBDIVISION 14EPC-40044 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG) 14EPC-40042 SITE DEVELOPMENT-BUILDG PRMT</p>	<p>North Albuquerque Acres Unit A, Blocks 18 and 19, Tracts 3 and 4, is located on Santa Monica between Louisiana and San Pedro. The owner of the above property requests approval of a Site Development Plan for Subdivision, a Zone Change from R-LT and R-t to SU-1 for Senior Housing, and a Site Development Plan for Building Permit to allow for the development of an Assisted Living and Senior Care Facility and an Independent Living Senior Facility. Although this is a development targeted towards individuals over 55 years of age, school facility fees will be accessed for the Independent Living Senior Facility. All facility fees collected will benefit EG Ross Elementary School, Mckinley Middle School, and Del Norte High School. Currently, EG Ross Elementary School is exceeding capacity, McKinley Middle School and Del Norte High School currently have excess capacity.</p>
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14EPC-40045 SITE DEVELOPMENT-BUILDG PRMT	Loc No	School	2013-14 40th Day	Capacity	Space Available
	219	EG Ross ES	499	476	-23
	440	McKinley MS	549	650	101
	514	Del Norte HS	1196	1450	254

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, the functional classification of Louisiana Blvd. is that of Urban Collector as per the Current Roadway Functional Classification System Map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1010044 Zone Map Amendment, Site Development Plan for Subdivision (Resort Lifestyle Communities: independent living senior facility; Titan Senior Living –Santa Monica: assisted living and Memory Care Senior facility)

Conditions for Approval for Project #1010044 for both proposed actions: the Elan-Santa Monica place Senior Assisted Living/Memory Care facility and the Resort Lifestyle Communities @ Santa Monica

Place, Zone Map Amendment, Site Development Plan for Subdivision and Site Development Plan for Building Permit:

1. Existing overhead electric distribution facilities are located on the eastern boundary of the subject property along Louisiana NE. The applicant is responsible to abide by any conditions or terms of those easements.
2. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along Louisiana NE. Street trees indicated on the Landscape Plan, Sheet 2 of 10, are not a compatible height with the existing overhead electric distribution utilities on the eastern boundary of the property. A shorter tree selection at mature height no taller than 14 feet is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair.

Contact:

Mike Moyer, PNM Center Service
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

Ground-mounted equipment screening will be designed to allow for access to utility facilities. 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.