



Environmental Planning Commission

***Agenda Number: 03
Project Number: 1010144
Case #: 14EPC 40045
August, 14, 2014***

Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Resort Lifestyle Communities
<i>Request</i>	Site Dev Plan for Building Permit
<i>Legal Description</i>	A portion of lot 3 block 19 unit A of the North Albuquerque Acres
<i>Location</i>	Santa Monica Ave NE between San Pedro Blvd. and Louisiana Blvd.
<i>Size</i>	8.6 acres
<i>Existing Zoning</i>	R-LT and R-T
<i>Zoning Pending approval 14-EPC-40044</i>	SU-1 for Senior Housing and related uses

Staff Recommendation

APPROVAL of 14 EPC-40045, Site Development Plan for Building Permit, based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 11.

***Staff Planner
Maggie Gould, Planner***

Summary of Analysis

This is a request for a Site development Plan for Building Permit to allow the construction of 185,000 square foot , 130 unit, independent senior living facility with on-site amenities.

The request is consistent with the applicable goals and policies of the Comprehensive Plan. There are no Area Plans or Sector Development Plans governing the site.

A facilitated meeting was offered to the affected neighborhoods and was declined. The affected neighborhood associations and property owners within 100 feet were notified. Staff received one e-mail expressing concern about traffic in the area, but not opposing the project.

Staff is recommending approval with conditions.

City Departments and other interested agencies reviewed this application from June 30th 2014 to July 16th 2014
Agency comments used in the preparation of this report begin on Page 12.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

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

II. INTRODUCTION

Proposal

The applicant is requesting the approval of a Site Development Plan for Building Permit to allow the construction of an 185,000 square foot 130 unit independent living facility with on-site amenities for seniors.

This request is preceded by a Site Development Plan for Subdivision (14-EPC-40041) and a Zone Map Amendment (14-EPC-40044) to configure the lot and allow the senior housing use.

EPC Role

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. 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 is part of a larger site that 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 (MR) Are, but a plan was never prepared for the site.

Two zoning requests for the site were heard in 2006 and 2007, 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, prior to the requests for Site Development Plan for Subdivision (14-EPC-40041) and a Zone Map Amendment (14-EPC-40044) heard before this case. Platting action is required at DRB to create 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. The traffic circulation is primarily internal.

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.

Santa Monica is a local street.

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

Refer to Transit Agency comments

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site will be zoned SU-1 for Senior Housing pending the approval of 14-EPC 40044 and the sign off of this Site Development Plan for Building Permit. The zone will allow the proposed development in conjunction with this Site Development Plan for Building Permit.

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 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.

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 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.

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.

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

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. Policy II.C.8d is 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 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.

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.

Economic Development

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 proposed project furthers many goals and policies of the Comprehensive Plan. The project will bring new employment and redevelop a vacant. The proposed design is compatible with the existing area. The project may add to the traffic the area, but that will not be significant traffic.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to construct an 185,000 square foot, 130 unit independent senior living facility with onsite amenities.

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

The building will be setback between 72 and 92 feet from the proposed San Vicente Ave and 85 feet from Louisiana Blvd. There will be a landscape buffer between the street and the building and parking area. The side setbacks are approximately 80 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 main entrance faces north. There are parking areas around the building, all of which are heavily landscaped. There will be an outdoor patio and pitched roof atrium on the south side.

Public Outdoor Space

The project will contain four outdoor patios, as well as significant landscaped areas.

Vehicular Access, Circulation and Parking

The site will take access from Santa Monica Avenue via 26 foot wide driveway and from the proposed San Vicente Avenue. There will be a total of 171 parking spaces, 42 spaces in garages and 128 surface spaces surrounding the building. The garages will be located on the south, southeast and southwest sides of the building. The applicant proposes one space for each of the 130 housing units. The EPC has discretion over parking in the SU-1 zone and can approve the parking layout.

Pedestrian and Bicycle Access and Circulation, Transit Access

Seven bicycle spaces will be provided per 14-16-3-1, off-street parking requirements. A five foot wide sidewalk is proposed along Santa Monica Avenue and six foot wide sidewalks are proposed along Louisiana and San Vicente. Pedestrian walkways connect the building to the sidewalks along Santa Monica 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 of tubular steel, stuccoed CMU sections and stone pilasters.

Lighting and Security

Standard pole mounted lights are proposed for the parking areas. The poles will not exceed 16 feet in height. There will be lighting in the bollards along the internal pedestrian paths.

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 55% of the site, of that only 8% would be in turf.

The proposed landscaping exceeds the requirements of the zoning code.

Grading, Drainage, Utility Plans

The site slopes from east to west. Drainage for a portion of the site will be accommodated through the existing facility along Derickson Ave. The rest of the site will drain in the proposed San Vicente Ave. and proposed Brentwood Ave. and into the temporary pond on tract 3. Water harvesting areas will be incorporated into the landscaping throughout the site.

There will be a retaining wall along the north side of the site and in the southwest and southeast corner of the site.

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 San Monica and proposed San Vicente. There two additional hydrants.

Architecture

The SU-1 for Senior Housing zone for this site does not specify an architectural style. The project will be similar in style, height and density to the apartments to the west. Height is limited to three stories and 52 feet.

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

Signage

The applicant proposes a monument sign at the entrance on San Vicente Ave. The sign will be approximately 65 square feet and will be illuminated by two low voltage LED directional lights. Signage standards are not provided in the Site Development Plan for Subdivision or SU-1 zone, however the sign will not be out of character for the area. The signage will not obstruct the clear site triangle for the entrance.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

PNM had concerns about the mature height of the proposed trees along Louisiana, the applicant has revised the Landscaping plan to show trees with a lower mature height along Louisiana and trees with a taller mature height behind the four foot perimeter walls.

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 were not opposed to the project.

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

V. CONCLUSION

This request will allow the development of an 185,000, 130 unit, independent senior living facility. The request is consistent with policies of the Albuquerque Bernalillo Comprehensive Plan.

FINDINGS – 14 EPC-40045 August 14, 2014- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for a portion of lot 4 block 19 unit A of the North Albuquerque Acres located on Santa Monica between San Pedro and Louisiana and containing approximately 8.6 acres.
2. The request will allow the development of an 185,000, 130 unit, independent senior living facility. The use is specifically allowed in the SU-1 for Senior Housing and related facilities zone. The site will be zoned SU-1 for Senior Housing and Related facilities pending the approval of 14-EPC-40044 and DRB sign off an approved Site Development Plan for Building Permit.
3. A Site Development Plan for Subdivision 14-EPC 40042 will be heard prior to this request.
4. The site was operated as the Del Rey Mobile home park until 2005.
5. The site is within the Del Rey Metropolitan Redevelopment Area, but a redevelopment plan does not exist for the area.
6. 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.
7. The site is within the Established Urban Area of the Comprehensive plan. Applicable policies include:

Land Use

- a. Policy II.B.5.d: The location, intensity and design of new development ...

The proposed use will not conflict with the character of the area. It will have a similar density and style as nearby development. The SU-1 zone allows the community to have input on projects on the site. This 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.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 Landscape

- a. 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. Policy II.C.8d is 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.

Economic Development

- a. 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.

- b. 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.

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.

RECOMMENDATION - 14 EPC-40045 August 14, 2014

APPROVAL 14-40045, a request for Site Development Plan for Building Permit, for 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.

CONDITIONS OF APPROVAL - 14 EPC-40045 August 14, 2014, 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 create the lot lines and street configuration proposed with this project.
4. 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.
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 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 8th street NW	ABQ NM	87102
Titan Development	6300 Riverside Plaza NW	ABQ NM	87120
Resort Lifestyle Communities	8040 Eiger Dr.	Lincoln NE	68516

Attachments

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:

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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.