



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1010144
Case #: 14EPC 40041, 42 and 44
September 11, 2014**

Supplemental 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 2, and subject to the Conditions of
Approval beginning on Page 6.**

**APPROVAL of 14EPC-40044, Site
Development Plan for Subdivision, based on
the Findings beginning on Page 6, and subject
to the Conditions of Approval beginning on
Page 11.**

**APPROVAL of 14EPC-40042, Site
Development Plan for Building Permit based
on the Findings beginning on Page 12, and
subject to the Conditions of Approval
beginning on Page 16.**

**Staff Planner
Maggie Gould, Planner**

Summary of Analysis

This request was heard and unanimously approved by the EPC on August 14th, 2014. A notification issue was discovered after the hearing. Due to an error on the City generated list for notification purposes property owners on the north and a portion of the east side of the site were not notified. All of the property owners within 100 feet of the site were re-notified with a mailing on August 20th.

Staff received one comment expressing concern about traffic.

Staff would also like to clarify that the Jade Park development to the north of the site is a Mobile Home Subdivision, rather than a Mobile Home Park.

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 of the August 14th 2014 staff report.

Background

This case was heard by the EPC on August 14th, 2014. The commission voted unanimously to approve the three requests. After the hearing it was brought to the attention of staff that property owners along Derickson had not received notification regarding the project. The boundary maps used for City notification were not correct and so the mailing list was incomplete.

Following the advice of our legal department, all property owners were notified or re-notified of the requests via regular mail. Neighborhood Associations were re-notified via certified mail.

Staff received one comment via phone from a neighbor expressing a concern about traffic and the danger of older people driving. Staff explained that the traffic from this project would be far less than what is allowed under that existing zone. The resident was still concerned.

The re-notification satisfies the legal requirements regarding notification.

The notification for project 1010144 , 14EPC-40045 was done correctly.

Staff would also like to clarify that the Jade Park development to the north of the site is a Mobile Home Subdivision, rather than a Mobile Home Park. The difference between the two is that a Mobile Home Park is a site where residents rent their lots and in a Mobile Home Subdivision residents own their lots.

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 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.

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.
 - 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 that 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

7. 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.
8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

RECOMMENDATION – 14 EPC-40044, September 11th 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-September 11th, 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.

FINDINGS - 14EPC-40041 September 11th, 2014- Site Development Plan for Subdivision

1. 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.

2. 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.
3. The site was operated as the Del Rey Mobile Home Park until 2005.
4. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Building Permit (14EPC-40042) are heard concurrently with this request.
5. 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.
6. 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

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- 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.
7. 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.
8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

RECOMMENDATION - September 11th, 2014 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 – September 11th, 2014 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 to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

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

1. 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.
2. The request will allow the construction of 89,000 square foot, 124 bed, assisted living and memory care facility.
3. The site was operated as the Del Rey Mobile Home Park until 2005.
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. A Zone Map Amendment (14EPC-40044) and a Site Development Plan for Subdivision (14EPC-40041) are heard concurrently with this request.
6. 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 the 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.

7. 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.
8. Property owners to the north and east of the site were not notified of this request for the August 14th, 2014 hearing. All property owners and neighborhood association were re-notified on August 20th.

RECOMMENDATION - September 11th, 2014 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 – September 11th, 2014 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	6851