



**Environmental
Planning
Commission**

*Agenda Number: 2
Project Number: 1004998
Case Number: 10EPC-40050/40051
October 14, 2010*

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Titan Development
Request	Zone Map Amendment; IP Master Plan Amendment
Legal Description	Tract H-1-A and Tract H-1-B, Manzano Mesa
Location	Northeast portion of Eubank Boulevard and Innovation Parkway intersection, between Eubank Boulevard SE and Stephen Moody SE
Size	Approximately 11.4 acres
Existing Zoning	SU-1 for PRD & SU-1 for O-1
Proposed Zoning	IP for Tract H-1-A only

Staff Recommendation

APPROVAL of 10EPC-40050, based on the Findings beginning on Page 18.

APPROVAL of 10EPC-40051, based on the Findings beginning on Page 21, and subject to the Conditions of Approval listed on Page 23.

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

This is a two part request: a zone map amendment for Tract H-1-A, Manzano Mesa, from SU-1 for PRD to IP; and, an amendment to the Sandia Science & Technology Park (SS&TP) Master Development Plan – to include Tracts H-1-A (7.5-acres) and H-1-B (3.9-acres), Manzano Mesa, into the Master Plan area.

Staff finds that the request for a zone change has been adequately justified pursuant to R-270-1980; and both requests, the zone change and the amendment to the SS&TP, are consistent with a preponderance of applicable goals and policies of the Comprehensive Plan

There is no known opposition and staff is recommending approval on both these requests.

Location Map (3" x 3")

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	SU-1 for PRD (Tract H-1-A) SU-1 for O-1 (Tract H-1-B)	Established Urban Area; Sandia Science & Technology Park Master Development Plan	Vacant (Tract H-1-A), New Mexico School for the Blind and Visually Impaired (Tract H-1-B)
North	SU-1, C-1, C-2 and C-3	Established Urban Area; Sandia Science & Technology Park Master Plan	Manzano Mesa Apartments, Vacant, Costco, Home Depot, Central Avenue
South	IP and SU-1	Established Urban Area; Developing Urban Area; Sandia Science & Technology Park Master Plan	Vacant, Sandia Science & Tech Park, KAFB, PNM substation, South Eubank Landfill, Tijeras Arroyo
East	SU-1, IP, R-1 and R-LT	Established Urban Area; Sandia Science & Technology Park Master Plan	Vacant, Manzano Mesa Elementary School, Single- family residential
West	PUBF (No City zoning)	Established Urban Area; Sandia Science & Technology Park Master Plan	Kirtland Air Force Base

II. INTRODUCTION

Proposal

This is a two-part request: a Zone Map Amendment to rezone Tract H-1-A, Manzano Mesa, from SU-1 for PRD to IP; and to include this tract and the abutting tract, Tract H-1-B, into the Master Development Plan for the Sandia Science & Technology Park (SS&TP). Tract H-1-A is approximately 7.49-acres, is vacant, and abuts Eubank Boulevard at the primary entrance of the SS&TP. Tract H-1-B (3.9-acres) abuts H-1-A to the east, is the location of the New Mexico School for the Blind and Visually Impaired and is not requested for a zone change. The SS&TP would like to have these properties included in the SS&TP Master Development Plan boundary, as they are the “gateway” into the park.

These two tracts are designated Established Urban in the Comprehensive Plan and within the boundaries of the draft East Gateway Sector Development Plan currently in the City Council approval process. They are also within the non-City adopted APS master plan, the Manzano Mesa Master Plan. The State Land Office is the owner of Tract H-1-A, and the applicant, Titan Development, holds the development lease. The New Mexico School for the Blind and Visually Impaired owns Tract H-1-B.

The Environmental Planning Commission (EPC) has decision-making authority for the zone change per §14-16-4-1(C)(10) of the Zoning Code as well as an amendment to the IP Master Development Plan (§14-16-2-19(H)(2)).

Context

The two properties abut each other and reside on the east side of Eubank Boulevard, north of Innovation Parkway and west of Stephen Moody Street south of Southern Avenue. They are also located within APS's 480-acre Manzano Mesa Master Plan Area, which covers the area between Eubank Boulevard and Juan Tabo Boulevard, a quarter mile south of Central Avenue and the southern boundary is the alignment of Gibson Avenue - at the time, APS owned this land. APS's Manzano Mesa Master Plan was developed in 1989 and the City adopted its zoning in 1992. Since then, numerous zone changes have occurred, particularly for the current non-residential portion.

The Manzano Apartments are north of the subject site and their site is zoned SU-1 for R-2. The parcels that are to the east and south are vacant, zoned IP and are a part of the SS&TP. Across Eubank Boulevard on the west side is Kirtland Air Force Base and this land is mostly vacant; however, the land close to Eubank has some development activity.

On the east side of Stephen Moody Street, east of the apartments, is Manzano Mesa Park, a 48-acre community park that has several sports fields, tennis courts and the Manzano Mesa Multi-Generational Center located on its northeastern portion. South of the park is Manzano Mesa Elementary School. The single-family residential neighborhood of Willow Wood is to the east.

Tract H-1-B has the New Mexico School for the Blind and Visually Impaired located on it. It is a fairly new building and serves 3-5 years-old students. The school is interested in the possibility of expanding its campus by about an acre (likely the southwest corner of their property), which will be taken out of Tract H-1-A – this is permissive in the SS&TP Master Development Plan with IP zoning.

The subject sites are located at the first of two entrances to the SS&TP as one travels south on Eubank Boulevard. The 217-acre SS&TP is a high technology and research park campus that is closely located to the Sandia National Laboratory (SNL) and the Air Force Research Lab. It is entirely on the east side of Eubank, adjacent to the Air Force Base and is approximately 12-years old. The privately held land is entirely developed and APS and the State Land Office hold the remaining vacant parcels. Thus, it is arguably about 90% full with anticipated employment of over 10,000 people.

The reason for stating that it is arguably full is due to the Park being located adjacent to the Tijeras Arroyo, and some of the Park is within the buffer of the South Eubank Landfill. Thus, not all the land of the Park is highly desirable for development and likely will remain vacant until the path of development has no other place to go. The lesser quality land is referred to as Phase 2 development and is shown on page 71 of the SS&TP Plan.

On the west side of Eubank Boulevard is Sandia National Labs and Kirtland Air Force Base. Together, these two federal agencies are developing the area directly across from the SS&TP into high technology office, manufacturing and institutional uses.

History

The subject properties were annexed into the City August 9, 1960 and were owned by the Board of Education. These properties were part of the larger Manzano Mesa Area, which was a 480-acre master planned area. The properties were initially zoned R-1, however, this particular site was designated as the site for a future high school.

In 1992, zoning for the 480-acre Manzano Mesa area was approved by the EPC pursuant to a Master Plan, however, the Master Plan document is not a City adopted plan. Albuquerque Public Schools was the landowner of most of the properties, but had begun to sell off land for development. The area has not been consistent in development with this initial master plan, except a school site was retained by the Board of Education and developed into an elementary school.

A zone map amendment was approved by the EPC in March 2001 for the subject properties. The zone change was part of a larger multi-change request: The entire tract of land bounded by Eubank Boulevard and Stephen Moody Street was re-platted into three tracts of land; the northern two are where the Manzano Mesa Apartments are and the southern tract was later divided into two tracts and are the subject of this request. The two tracts to the north (Tracts G3A and G3B) were zoned SU-1 for R-2 and the Manzano Mesa Apartments are there today. The southern tract (now H-1-A and H-1-B) was zoned from SU-1 for R-2 to SU-1 for O-1.

In 2006, another request for a zone change and a site plan for subdivision was heard by the EPC – 06EPC-00962/00963. The request was to subdivide the whole tract into the two separate pieces that occur in this request. The original zoning for the entire tract was SU-1 for O-1. After the subdivision, a second request was to change the zoning on Tract H-1-A to SU-1 for PRD; Tract H-1-B was to remain SU-1 for O-1. Tract H-1-B was to be developed into the school that exists today, and Tract H-1-A was to undergo platting action that would divide the land into 59 lots for single-family homes, 3 open space/park tracts and one tract for a drainage easement. The EPC denied both requests finding that office use was the best use for this property given its proximity to the SS&TP. It was also found that loss of office use in this area was in conflict with the Economic Development goals of the Comprehensive Plan.

The applicant, GSL properties – who held a development lease with the current owner, the State Land Office – appealed the EPC’s decision of denial to the City Council. The City Council approved the zone map amendment and the Site Plan for Subdivision on October 16, 2006. The school was constructed and is in operation today on Tract H-1-B with the SU-1 for O-1 zoning. However, Tract H-1-A remains vacant with zoning SU-1 for PRD. There is a new development lessee with desire to develop the land as part of the SS&TP and is requesting the zoning on Tract H-1-A be changed to straight IP.

Transportation System

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

The Long Range Roadway System designates Eubank Boulevard as a Principal Arterial and has a right-of-way of 124' (Established & Developing Urban). It is a six-lane facility with medians

and landscaping. Traffic flow in 2009 was 19,400 Average Weekday Traffic (AWT) and the intersection with Innovation Parkway is controlled with a two-way stop sign.

Innovation Parkway is a local collector street with a right-of-way of 86’.

Stephen Moody Street is a local street.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map shows Eubank Boulevard (south of Central Avenue) having bike lanes and a bike route that exists along Gibson Boulevard starting at the intersection with Eubank going east through the residential neighborhoods. There is also a multi-use trail on the east side of Eubank Boulevard south of Southern Avenue.

Transit

The ABQ Ride Route #2, the regular Eubank route, operates 7 days a week along Eubank Boulevard with an existing stop located on the southeast corner of the Eubank and Innovation Parkway intersection.

Public Facilities/Community Services

See map at front of staff report. Staff has mentioned the facilities in the immediate vicinity of this request. Remaining facilities are of lesser importance for this site and are not of particular significance to this request.

Zoning Information

The current zoning is SU-1 for PRD (Planned Residential Development) for Tract H-1-A, which provides suitable sites for residential uses including single-family houses, townhouses and apartments, and associated accessory structures and home occupations as regulated by the R-1 zone. (§14-16-2-22 (B) (25)). Residence/work spaces are allowed as approved by the EPC. O-1 permissive and C-1 permissive uses may be allowed, up to 25% of the gross floor area, as approved by the EPC.

The proposed zoning of this tract, Tract H-1-A, is IP, which provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan. (§14-16-2-10) The SS&TP Master Development Plan is such a plan.

Zoning for Tract H-1-B is not requested to change as it is the site for the New Mexico School for the Blind and Visually Impaired; its zoning is SU-1 for O-1.

No conditions of approval are placed on zone change requests to “straight” zoning, such as the subject request to IP for Tract H-1-A (there are Conditions of Approval on the request that the two tracts join the SS&TP Master Development Plan). Future development of the subject site will need to comply with all applicable regulations set forth by the SS&TP Master Development Plan and will be reviewed administratively.

III. REQUEST FOR ZONE MAP AMENDMENT

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: The applicant's justification, or summary of the applicant's justification, is in *italicized text*; **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.

This property had previously been zoned for office, which the EPC believed was the highest and best use for this land. The EPC has listed in its Findings (from the 2006 case, in which it denied the requested zone change to SU-1 for PRD) that office was the best use for this property due to its adjacency to the SS&TP primary entry and its close proximity to a Major Activity Center, the Base. Both the EPC and the SS&TP strongly objected to the residential use at this location.

Since 2006, Tract H-1-A and the adjacent area have remained stagnant relative to residential use. However, there is a demand for more high technology office space adjacent to the Kirtland Air Force Base and the Sandia National Labs; a Major Activity Center as designated by the Comprehensive Plan.

The applicant then goes on to state what the average salaries and how much investment has gone into the Park over the recent years.

Staff generally concurs. The SS&TP is a special type of employment center that helps bridge the connection of new ideas and discoveries from SNL and Kirtland AFB to high tech companies that can continue to foster new applications for new products. The base jobs that are created through this synergy is healthy for the community and adds to the welfare of the City.

- 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.

This request recognizes that stability of land use and zoning is desirable. The area has built out over the past 20-years as envisioned by the Manzano Mesa Master Plan and the SS&TP, which was approved by the EPC.

Although this tract of land has been subject to several zone changes, office development in this location has been and remains appropriate to its surrounding context, a Major Activity Center and employment center. The SS&TP, zoned IP, has had a significant stabilizing effect on this area and has grown into the region's top location for high technology office parks due its adjacency to SNL and Kirtland AFB.

Staff agrees that the rezoning of Tract H-1-A to IP will add stability to the surrounding uses at the base, Sandia labs and SS&TP because of the compatible and similar uses already existing in the area. Overall, staff finds that the applicant has provided an acceptable justification to this policy for the change.

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

Albuquerque / Bernalillo County Comprehensive Plan

The property 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.”

The applicant has cited the following policies to justify the request, but did not offer a justification for each individual policy. Rather, the applicant discussed the zone change in more of a discussion. Staff will offer an analysis of the general statements made by the applicant for the analysis of each policy when the applicant was not specific in their narrative:

Policy II.B.5.a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The zone change request to IP will allow a wide range of urban uses appropriate to the SS&TP. Exceptions to allowable uses that are presented in the SS&TP Master Plan are: Railroad ROW and incidental facilities; Automobile sales, rentals, service, repair, dismantling and storage; Pawn shops; Car washing; Off-site signage; Community residential program or emergency shelter; Motels. The accepted uses will allow for compatible development to the surrounding area and the density will be similar to that of a residential development that is a maximum of 5 dwelling units per acre.

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, recreational concern.

The applicant is proposing an office site to be located within the SS&TP and across Eubank from SNL and Kirtland AFB. The property is located on the north side of the primary entry to the tech park at Innovation Parkway and Eubank Boulevard. This location is a natural northern gateway into the already existing tech park and does not impose any harmful effects to the neighborhoods that are east of the tech park.

Policy II.B.5.e: 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 applicant's response in the general discussion of the Comprehensive Plan policies supports this policy: High tech companies have already shown interest in locating on this parcel because of its immediate adjacency to the existing SS&TP.

Policy II.B.5.i: 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.

This policy is design focused. However, the use for this property is intended to be an office building, which will complement the residential areas and it will help to provide a buffer from the adjacent principal arterial.

Policy II.B.5.k: 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 operation.

Staff concurs with the applicant's general discussion of their justification: The residential neighborhood to the east of the SS&TP is protected from any impacts from traffic generated by the Park as there is no vehicular access from the east into or out of the Park. Also, the Master Development Plan for the SS&TP provides substantial landscape buffers between the Park and the residential development protecting the neighborhood from any potential adverse impacts.

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.

This policy is also design focused. The intended use will compliment surrounding uses in and around the Park as well as uses of the Activity Center; it is appropriate for the area.

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

The SS&TP is located in a part of the City that has full view of the Manzano Mountains and is adjacent to the southern foothill area of the Sandia Mountains. The properties are also up in the heights, which gives them the elevation advantage to overlook views to the west.

Within the Park, the visual environment guided by the design standards of the Master Development Plan, addresses urban design and is sensitive to creating an aesthetically pleasing environment.

Activity Centers

“The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map* where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation. The following table specifies policy objectives for each type. [See table in hard copy Comp Plan; the Centers Map is attached to the staff report.]

The property is located within the Sandia/Kirtland Major Activity Center. Major Activity Centers are intended to provide the most concentrated location of commercial, services and employment uses that serve the entire metro area and region. Major Activity Centers should be served by multi-modal access and located at major roadways and/or transit stops. Land uses should be comprised of those typical to “commercial, office, and technology centers including medium to high density residential in sensitive relationship to employment.”

Staff generally agrees with the applicant’s justification, however, the properties are adjacent to this Major Activity Center and not actually within the boundaries of it as shown on the official zone map.

Policy II.B.7.h : Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.

This request is to change the zoning from residential uses to uses similarly found in an industrial park, including office uses.

Policy II.B.7.j : The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development and functioning of Activity Centers.

The City of Albuquerque made a major investment in this area when it upgraded Eubank Boulevard from a 2-lane, essentially unimproved roadway, to a 4-lane, landscape median divided arterial with bike trails and transit stops. The City has also made major investments in the development of the Manzano Mesa Multi-Generational Center and Manzano Mesa Community Park

Staff agrees with this justification – note: Eubank Boulevard is a 6-lane facility adjacent to the property.

Economic Development

“The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.”

The applicant cited the following policies:

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.

There are approximately 30 different companies already operating within the SS&TP. This zone change will create more employment that will be new sources for jobs and provide service to companies that already exist within the SS&TP and the surrounding employment area.

Policy II.D.6.g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The requested zone change will allow the desired office building to be developed, which will add employment and related uses adjacent to one of the City's Major Activity Centers.

Draft East Gateway Sector Development Plan (Rank III)

The property is also within the boundaries of the *Draft East Gateway Sector Development Plan (EGSDP)* - this Plan is currently at the City Council going through the approval and adoption process. The Sector Plan appears not to have an affect on development at the location of this property since it resides outside of the Sector Plan's proposed General Design Regulations boundary.

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.

D.1: *There was not an error when the zone map was created.*

D.2: *Significant changed neighborhood conditions exist in this area. Numerous zone map amendments, annexations and site plan approvals have occurred in this area over the past nine years. This area has been developing at a rapid pace with a variety of projects. These changed conditions include:*

Sandia Science & Technology Park (SS&TP): *The Master Development Plan for the SS&TP was approved in 2001. Since that time, many new office and manufacturing buildings have been constructed and other existing businesses have expanded such as Emcore and Team Specialty Products. Today, more than 30 companies are located in the SS&TP.*

Residential Uses: *Residential development that has occurred in this area includes the 504-unit Manzano Mesa Apartments and Mira Vista and Willow Wood single-family developments north of Southern Boulevard. The apartments are immediately to the north of the property. The*

property in this request will share access with the Manzano Mesa Apartments at the existing access point at Eubank Boulevard.

Community Uses: *Numerous community uses have developed over the past years in this area, especially, to the northwest and east of the property. Manzano Mesa Park and Manzano Mesa Multi-Generational Center offer a full range of recreational and educational activities for people of all ages. Also, the National Museum of Nuclear Science and History are located at the Eubank and Southern intersection.*

Institutional Uses: *The New Mexico School for the Blind and Visually Impaired is located on the abutting tract, Tract H-1-B. The Manzano Mesa Elementary School was opened by APS in 2004.*

Multi-Modal Improvements: *Eubank Boulevard was improved to a six-lane principal arterial with medians, landscaping, bike lanes and a multi-use trail along the east side of Eubank. Improvements to the system demonstrate the City's commitment to multi-modal transportation in this area. Suntran Route 2 serves the SS&TP; there are three bus stops that serve the Park.*

Staff agrees that there have been many changes since 2001 that have dramatically altered the character of this area. The SS&TP has become an employment destination over the past several years with many services provided either for residents in close proximity or the employees that work there.

D.3: *The current zoning of SU-1 for PRD was in response to a specific use, which never came to fruition. Office use remains the highest use for this area within the Sandia/Kirtland Major Activity Center. The EPC found in the last zone map amendment that office was the best use for this property given its adjacency to the primary entrance to the SS&TP and strongly objected to residential use at this location, as did the SS&TP management.*

Including this property within the SS&TP ensures site plan control and a high level of urban design standards consistent with the rest of the Park. This use will provide new employment opportunities. The adjacent neighborhood is protected through the careful site planning and design standards provided in the SS&TP Master Development Plan.

Staff agrees. Also, the proposed use category, IP zoning with exclusions, is more advantageous to the community as articulated in the applicable Comprehensive Plan policies discussed above.

- 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 proposed uses will not be harmful to the adjacent properties, the neighborhood or the community. Manzano Mesa was designed as a mixed-use community and this change is consistent with the overall vision for the Manzano Mesa Master Plan. The proposed use matches the uses allowed in the SS&TP, which originally opposed the previous zone change to SU-1 for PRD.

Staff agrees.

- 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 proposed zone map amendment will not require major or unprogrammed capital expenditures by the City. This is an infill site, with full urban facilities and services available. All improvements will be at the applicant's expense.

Staff concurs.

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

Economic factors are not the determining factor for this request. This property has remained vacant and the prospect of the landowner or leaseholder developing it for residential uses is non-existent.

Staff agrees.

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

This request recognizes that the location of this property close to Eubank Boulevard is not by itself a justification for zone map amendment. This property provides the northern portion of the primary entry to the SS&TP at Innovation Parkway and creates a more logical boundary for the Park rather than the current boundary.

Staff agrees.

- 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.

This request does not constitute a spot or strip zone. Including this parcel into the SS&TP as additional IP zoned land will ensure consistency in development.

Staff agrees.

- 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.

This request does not constitute a spot or strip zone. Including this parcel into the SS&TP as additional IP zoned land will ensure consistency in development.

The applicant answered both I. and J. with one combined justification. Staff agrees.

In conclusion, staff considers that the applicant has provided an adequate justification for the requested zone change from SU-1 for PRD to IP for Tract H-1-A. The applicant has demonstrated that the proposed IP zone is compatible with surrounding zoning and land uses, and is more appropriate than the existing residential zone and is more advantageous to the community as articulated in City plans.

IV. ANALYSIS – EXPANSION OF SS&TP MASTER PLAN BOUNDARY

Currently, the two properties of this request, Tracts H-1-A and H-1-B of Manzano Mesa, are not in the SS&TP's boundaries. The SS&TP strongly supports including these two tracts within its boundary and the owners of these tracts and the developer lessee are in agreement with abiding by the design standards and limitations of IP uses presented by the SS&TP Master Development Plan. Further, the inclusion of these two properties into the SS&TP Master Development Plan will also ensure appropriate and well-designed developments to occur on these properties.

The request for the expansion of the SS&TP Master Development Plan boundaries to include Tracts H-1-A and H-1-B will be discussed below. Tract H-1-A is vacant and the applicant plans to develop an office building on the site. The site of the New Mexico School for the Blind and Visually Impaired, Tract H-1-B, is not subject to additional development at this time.

Albuquerque / Bernalillo County Comprehensive Plan

The zone change analysis of R-270-1980 policy C. presented above will now be used as a basis for examining the expansion of the SS&TP Master Plan. That portion of the zone change analysis provided a framework from which the Park's expansion can be examined. This request is more of a design perspective rather than the examination of the proposed allowable uses. "A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan ..." is appropriate for this discussion.

Policy II.B.5.a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The allowable uses under the IP zoning will allow greater flexibility of developed uses that are appropriate to the SS&TP. However, as stated above, the SS&TP Master Plan lists exceptions to the allowable IP uses on properties in the Park. They are: Railroad ROW and incidental facilities; Automobile sales, rentals, service, repair, dismantling and storage; Pawn shops; Car washing; Off-site signage; Community residential program or emergency shelter; Motels. There are many other uses available, but the applicant has mentioned that they intend to construct an office building, which is direct conformance with existing uses in the Park.

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, recreational concern.

The properties to be included in the SS&TP are along Eubank Boulevard at the northeast corner of the intersection with Innovation Parkway. The proposed use is an office building. An office building at this location would act as a buffer between Eubank Boulevard (a six-lane, principal arterial) and the existing neighborhoods that are farther to the east. This increased buffer would help to support neighborhood values by protecting it from noise and lighting from the roadway.

Policy II.B.5.e: 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.

Integrity of the existing neighborhoods is ensured with the inclusion of these properties in the SS&TP as the design standards presented in the SS&TP Master Development Plan are detailed and inclusive for good design of the overall Park. The SS&TP will complement the residential areas by providing many pedestrian amenities.

Policy II.B.5.i: 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.

Urban design elements such as landscaping, pedestrian amenities, parking and site circulation, buffering, lighting, signage, etc. are incorporated into the Master Development Plan. All projects that are built in the SS&TP must abide by these urban and site design requirements.

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 Master Development Plan that governs the SS&TP will provide necessary control to ensure that office development for Tract H-1-A is completed at the same high design quality as the rest of the Park.

Developed Landscape

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

The inclusion of these properties in the SS&TP Master Development Plan will benefit the visual environment in two ways. First, the location of these properties at the northern entrance to the Park at the intersection of Eubank Boulevard and Innovation Parkway makes for a logical boundary. Having this unique cluster of high-tech uses in a technology park that is offset from a principal arterial does not make as much reasonable sense as having the Park boundary moved to the intersection. Second, as the Park is a unique place in the City and it is developed via the design standards of the SS&TP Master Development Plan, having the two properties included helps maintain continuity to the visual environment of the logical boundaries.

Policy II.C.8.b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. ***Having these two properties included in the SS&TP will ensure that they are developed with the design standards presented in the SS&TP Master Development Plan. The Master Development Plan asks that property owners include a great deal of landscaping and pedestrian amenities to their site. The Master Development Plan also asks that the properties at the entrance into the park provide a 75' X 75' landscaped area. These amenities will help add to the City's beautification.***

The Sandia Science & Technology Park Master Plan

The Sandia Science & Technology Park is a public/private partnership that is a large science and technology park in a campus-style setting in the South Eubank corridor. The park provides a site for Sandia National Labs technology partners and suppliers (as well as those party to Kirtland AFB) to locate and/or expand facilities in close proximity to the highly specialized technology and highly trained staff. The Park serves a unique public purpose in that its location provides a distinct advantage for the commercialization of technology ventures sponsored by SNL or other federal agencies.

The Park fulfills the City's goals and policies with respect to creating mixed-use urban environments where commercial and industrial activities are located in close proximity to each other. This has helped to leverage federal dollars with local matching funds for improved infrastructure in the area. This in turn has provided a place for clustering high technology businesses in the City. It is the creation of the Master Development Plan with design standards and regulations regarding desired elements of land use that has allowed the City to accommodate fast-track high-tech developments.

Approval Process for the SS&TP Master Plan

The process of approval for development projects in the Park is expedited. The overall Master Development Plan initially went through the EPC and DRB process; individual sites do not require either body's review or approval unless major amendments to the Master Development Plan are necessary or unless a platting or vacation action is required. In the case of a plat or vacation action, the review will be by the DRB only. In the case of a major amendment (determined by the Planning Director) the proposal will require review and approval by the EPC and notification of the surrounding neighborhoods. This request is such a "major amendment".

This amendment process to an IP Master Development Plan is a typical procedure as per the Zoning Code §14-16-2-19 (H)(2).

Goals of the SS&TP Master Plan

The Overarching Goal of the SS&TP is to create a synergistic place that will continue with new ideas discovered by public sector institutions, including Sandia National Labs and the Air Force Research Lab, and bring those new ideas to use in the private sector. The SS&TP Master Development Plan was developed to help achieve this overarching goal. The properties located within the boundaries of this park are all subject to the objectives of these goals. The Specific Goals are listed in Chapter 1 of the Plan (pages 1-4).

The request to include Tract H-1-A and H-1-B into the SS&TP add to all goals listed in the Master Development Plan. However, there are specific goals that should be iterated below that show how this request fulfills the overarching goal of the Master Development Plan while addressing the Goals in the City's Comprehensive Plan:

- Fulfill the City of Albuquerque's goals with respect to infill development and steering new development to sites already within the City's service area.

- Fulfill the City of Albuquerque's goals and policies with respect to creating mixed-use urban environments where residential, commercial and industrial activities are located in close proximity to each other to reduce vehicle trips and encourage wise use of limited resources.
- Enhance Sandia National Laboratories' role in partnering with the local community to diversify the economy through new private sector job creation opportunities.
- Provide locations for high-technology businesses to locate in Albuquerque to enhance and expand the industry clusters already developing in the region.
- Fulfill the City of Albuquerque's goals for the development of a prototypical, expedited, predictable and fair development approval process to encourage investment by the private sector.
- Create an overall Master Development Plan that establishes a framework for future Park development, with design guidelines and common entry and landscape design as unifying elements.

Design Standards in the Master Plan

The Master Development Plan is designed to encourage pedestrian activities (outdoor gathering places), new building designs and shared landscaping in a campus type fashion. Amenities that favor the pedestrian are a common element of the design standards; shade trees, pedestrian trails and sidewalks, benches, seat walls, picnic tables bike racks, etc. The central automobile corridor in the Park operates as a "spine" road. This central spine of the Park is Innovation Parkway as it is the loop road connecting Eubank Boulevard at two different locations. It is the northern intersection of this spine road with Eubank that the subject properties are located.

The properties are located at the primary entry into the Park (the northeastern quadrant) and are specifically required to have a 75' X 75' landscape entry. A mirror of the landscaping is required on the southeastern corner as well. There is to be a landscaped median of 16' wide along Innovation Parkway to provide a continuous flow of the landscaping that was started at the Park entrance. Other elements of the Design Standards in the SS&TP Master Plan are: Architectural Control, Streetscape, Parking, Bicycle Facilities, Site Landscape, Site Planning, Common Areas, requirements for Pocket Parks, Setbacks, Architecture, Lighting, Screening/Buffering, Signage, Public Art and WTFs. The Design Standards can be found in chapter 5 (page 39) of the SS&TP Master Development Plan.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Agency comments begin on page 21 of the staff report. There are two comments worthy of discussion. The first is from the City Engineer and is concerned about how to perform an updated TIS. When the Park was first created and the Master Development Plan was reviewed by the EPC in 2001, a TIS was performed for the entire park. However, the two properties that are the subject for this request were not included. These properties were also subject to several

zone changes, most recently, Tract H-1-A (7.49-acres), was residential. A part of this request is to make it commercial, for non-residential uses. The engineer has asked that the TIS for the entire SS&TP be reviewed at the time application for building permit for this property is made. This is listed as a Condition.

The second comment is from the Transit Department asking that the developer be responsible for providing a type C transit shelter within the Park. This is reasonable as this request is for an expansion of the boundary of the SS&TP, and therefore, the obligation of providing a transit shelter in the Park as a whole can be made. This is a recommended condition of approval for the request to amend the SS&TP Master Plan.

There are no other notable Agency comments.

Neighborhood/Public

Willow Wood Neighborhood Association and the East Gateway Coalition were notified. There is no known opposition to these requests.

VI. CONCLUSION

This is a two-part request: to rezone Tract H-1-A from SU-1 for PRD to IP and to include Tract H-1-A and Tract H-1-B in the Sandia Science & Technology Park Master Development Plan area. Inclusion of these two properties to the Master Development Plan subjects them to the design standards and regulations provided by that plan.

The applicant has provided an adequate justification for the zone change per R-270-1980, by demonstrating that the request is consistent with a preponderance of applicable goals and policies in the Comprehensive Plan.

The request to amend the boundaries of the SS&TP to include the two properties, is seen to benefit the adjacent properties and add additional buffering for the nearby neighborhoods.

There is no known opposition to these requests. Staff recommends approval.

FINDINGS – 10EPC-40050 (October 14, 2010) -- Zone Map Amendment

1. There is a request for a zone change for Tract H-1-A, Manzano Mesa, from SU-1 for PRD to IP, for an approximately 7.49-acre site located at the northeast quadrant of the intersection of Eubank Boulevard and Innovation Parkway. The property is vacant.
2. The requested zone change is accompanied by a request to amend the SS&TP Master Development Plan area (10EPC-40051) to include this and the abutting Tract H-1-B into the Park. That case is not contingent upon approval of this request and vice-versa.
3. The subject site is in the Established Urban Area of the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Sandia Science & Technology Park Master Development Plan are incorporated herein by reference and made part of the record for all purposes.
5. The proposed IP zoning will be subject to the design standards and regulations presented in the Sandia Science & Technology Park Master Development Plan after the approval of 10EPC-40051.
6. The request is justified per R-270-1980:
 - A. The proposed zone change is consistent with the health, safety, morals and general welfare of the city, because it allows the property to be developed to its highest and best use as will be provided by the SS&TP.
 - B. The applicant provided an adequate justification for the zone change regarding stability of land use. The change will not destabilize land use and zoning in the area to any degree as IP zoning is common in the SS&TP.
 - C. The zone change is not in significant conflict with adopted elements of the Comprehensive Plan:
 - Policy II.B.5.a: The request supports this policy by allowing a full range of urban uses to occur on the site.
 - Policy II.B.5.d: The location and design of new development in the proposed zone will provide additional buffering from the traffic impacts of Eubank Boulevard to residential neighborhoods to the east, which respects existing neighborhood values and scenic resources.

Policy II.B.5.e: The zone change request would facilitate additional development of a vacant tract that would add directly to the SS&TP.

Policy II.B.5.i: The requested IP zoning allows an office building to be developed. The development of a building on this currently vacant tract will add to existing buildings that are creating a buffer between a Principal Arterial, Eubank Boulevard, and the single-family homes to the east.

Policy II.B.5.k: The location of this tract is between an arterial street and a residential neighborhood. Development of a building on this tract will help minimize the harmful effects from traffic on the single-family homes to the east and allow a livable and safe neighborhood.

Policy II.B.5.l: The intended use will compliment surrounding uses of the Park and the adjacent Activity Center.

Policy II.B.5.m: The design standards presented in the SS&TP Master Development Plan will ensure development on this tract will be aesthetically pleasing.

Policy II.B.7.a: This tract is located adjacent to a Major Activity Center and will add to the mixed use of interrelated activities. This high level of activity will encourage more transit and multi-modal transportation use and maximize cost-effectiveness of City services.

Policy II.B.7.h: This is a request to change the zoning from residential to uses similarly found in an industrial park.

Policy II.B.7.j: The City has already invested greatly to make the adjacent Major Activity Center successful. Examples are making Eubank Boulevard a six-lane facility with medians, bike lanes, a multi-use trail on the east side of Eubank and several transit stops in and around the Activity Center. Also, The Manzano Mesa Community Park and the Manzano Mesa Multi-Generation Center are adjacent to the Activity Center and the subject property.

Policy II.D.6.a: Businesses that locate on this property will join 30 other different companies that are already in the SS&TP. The new businesses will increase the employment at the Park.

Policy II.D.6.g: The requested zone change will encourage new development, which will provide for new employment adjacent to a Major Activity Center.

The draft East Gateway Sector Development Plan (currently under review for adoption at the City Council) will not have an affect on development at the location of this property since it resides outside of the Sector Plan's proposed General Design Regulations boundary.

- D. 1) There was not an error with the existing zone map.

- 2) There are significant changed conditions within this area. Numerous zone map amendments, annexations and site plan approvals have occurred in this area in the past nine years. They are: The creation of the Sandia Science & Technology Park as per the Master Development Plan; the development of the Manzano Mesa Apartments; the development of three major institutional/community uses; Improvements to the transit and transportation facilities adjacent to this property.
 - 3) The requested zone change from a residential use to an industrial park use is more advantageous to the community as articulated in City plans that govern the site. (See section C. above)
 - E. Permissive uses in the requested IP zone would not be harmful to adjacent property, the neighborhood or the Community. Additionally, this request is accompanied by a request for this property to become a part of the SS&TP, which lists exceptions to the allowable uses.
 - F. The request would not require unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
 - H. The property's location on a major street is not the reason for this request. The proximity to the Major Activity Center and its future inclusion to the SS&TP are the primary reasons.
 - I. The requested IP zone will not create a spot zone because it adjoins existing IP zoned property.
 - J. The requested zone change will not create strip zoning.
7. The City Engineer has asked that a review of the approved Traffic Impact Study (TIS) for the Park be reviewed at DRB when a site development plan for building permit is requested.
 8. The affected neighborhood associations are the Willow Wood NA and the East Gateway Coalition. Staff has not received any communication from either body. There is no known opposition to the request.

RECOMMENDATION - 10EPC-40050 (October 14, 2010)

APPROVAL of 10EPC-40050, a Zone Map Amendment from SU-1 for PRD to IP, for Tract H-1-A, Manzano Mesa, based on the preceding Findings.

FINDINGS – 10EPC-40051 (October 14, 2010) – Amendment to Sandia Science & Technology Park Master Development Plan

1. This is a request for an amendment to the Sandia Science & Technology Park Master Development Plan to include Tract H-1-A (7.49-acres) and Tract H-1-B (3.9-acres), Manzano Mesa, located on the east side of Eubank Boulevard between Eubank and Stephen Moody Street, on the north side of Innovation Parkway.
2. Tract H-1-A is vacant, owned by the State Land Office and is under a development lease with Titan Development. Tract H-1-B is the location of the New Mexico School for the Blind and Visually Impaired.
3. The requested Sandia Science & Technology Park Master Development Plan amendment is accompanied by a zone change, 10EPC-40050, and is not contingent upon approval of this request.
4. The subject site is in the Established Urban Area of the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Sandia Science & Technology Park Master Development Plan are incorporated herein by reference and made part of the record for all purposes.
6. The two tracts that will be included in the Sandia Science & Technology Park Master Development Plan will be subject to all design standards and regulations of that Plan.
7. The amendment to the Sandia Science & Technology Park Master Development Plan supports the Goal for Established Urban Areas and adopted elements of the Comprehensive Plan:
 - Policy II.B.5.a: There are many uses available to land owners of the Park, but the applicant has mentioned that they intend to construct an office building, which is direct conformance with existing uses in the Park
 - Policy II.B.5.d: An office building at this location would act as a buffer between Eubank Boulevard, a six-lane principal arterial, and the existing neighborhoods to the east.
 - Policy II.B.5.e: Integrity of the existing neighborhoods will be protected with the inclusion of these properties in the Park as the design standards are detailed and ensure good design of the Park.
 - Policy II.B.5.i: Urban design elements are incorporated into the Master Development Plan. All projects that are built in the Park must abide by these urban and site design elements.

Policy II.B.5.1: The Master Development Plan for the Park ensures that development is completed with high quality and is uniform throughout the Park.

Policy II.C.8.a: The inclusion of these properties to the overall Master Development Plan add to the visual environment by expanding the boundary of the Park to a logical location – the intersection of Eubank Boulevard and Innovation Parkway. The properties will also be subject to the design standards in the Plan, which helps maintain continuity to the visual environment.

Policy II.C.8.b: The Master Development Plan requires that the landscaping be continued on all properties in the Park. It also requires that properties at the entrance to the Park provide a 75' X 75' landscaped area. These add to the City's beautification.

8. The expansion of the Master Development Plan to include these two properties supports the Goals found in the Sandia Science & Technology Park Plan document.
9. The EPC and the DRB are the review bodies for amendments to the Sandia Science & Technology Park Master Development Plan only. An expedited land use and infrastructure approval process, as delineated by a Memorandum of Understanding between the City of Albuquerque; Don Morgan Real Estate; Shaw, Mitchell and Mallory Limited Partnership; Albuquerque Public Schools; New Mexico State Land Office; Sandia National Laboratories; and Science and Technology Park Development Corporation, and included in the Master Development Plan, provides a process for administrative review by the Planning Director for development of individual building sites.
10. Language from the MOU states: "Existing signatories are allowed to add additional parcels of land to the SS&TP provided they are contiguous to the SS&TP and subject to the other conditions of this MOU." (Page 8 of MOU for the SS&TP, appendix of SS&TP Master Development Plan)
11. The City Engineer asks that a review of the approved Traffic Impact Study (TIS) for the Park take place at DRB when a site development plan for building permit is requested for Tract H-1-A.
12. The affected neighborhood associations are the Willow Wood NA and the East Gateway Coalition. Staff has not received any communication from either body. There is no known opposition to the request.

RECOMMENDATION - 10EPC-40051 (October 14, 2010)

APPROVAL of 10EPC-40051, an amendment to the Sandia Science & Technology Park Master Development Plan to include Tract H-1-A and Tract H-1-B, Manzano Mesa, as part of the Park, based on the preceding Findings and subject to the following Conditions.

CONDITIONS OF APPROVAL - 10EPC-40051 (October 14, 2010) -- Amendment to Sandia Science & Technology Park Master Development Plan

1. The Notice of Decision accompany the submittal for site development plan for building permit to the Development Review Board to ensure Conditions 2 & 3 are followed.

2. The Transit Department requires that the developer lessee for tract H-1-A, Manzano Mesa, install a Type C transit shelter 120-feet from the northwest corner of the subject site; this location is north of the intersection of Eubank Boulevard and Innovation Parkway.

3. The City Engineer requires the following:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - c. For previous EPC requests concerning this site, no Traffic Impact Study (TIS) was required (thresholds not met). However, the Sandia Science and Technology Park TIS may need to be updated at the time of Site Development Plan for Building Permit request for this site.
 - d. Site plan shall comply and be designed per DPM Standards.

Christopher Hyer
Senior Planner

cc: Consensus Planning, Inc, 302 Eighth Street NW, Albuquerque, NM, 87102
Titan Development, 6300 Riverside Plaza, Suite 200, Albuquerque, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Zone Map Amendment: Reviewed, no comment

Site Development Plan for Subdivision: Reviewed, no comment

Office of Neighborhood Coordination

Willow Wood NA

East Gateway Coalition

Long Range Planning

No Comments Received.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Development (City Engineer/Planning Department):

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- For previous EPC requests concerning this site, no Traffic Impact Study (TIS) was required (thresholds not met). However, the Sandia Science and Technology Park TIS may need to be updated at the time of Site Development Plan for Building Permit request for this site.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- Reviewed, no comments.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- *No comments received.*

New Mexico Department of Transportation (NMDOT):

- *No comments received.*

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision Amendment shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- c. For previous EPC requests concerning this site, no Traffic Impact Study (TIS) was required (thresholds not met). However, the Sandia Science and Technology Park TIS may need to be updated at the time of Site Development Plan for Building Permit request for this site.
- d. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

No Comments Received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments received.

Environmental Services Division

No Comments Received.

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Amendment to Zone Map and/or the Amended Site Development Plan for Subdivision request at this time due to the exact nature of the property use and map font is un-readable.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comments Received

FIRE DEPARTMENT/Planning

No Comments

TRANSIT DEPARTMENT

<p><i>Project # 1004998</i> 10EPC-40050 AMEND TO ZONE MAP. (ESTB ZONING) 10EPC-40051 AMEND SITE DEVELOPMENT PLAN - SUBDIVISION</p>	Adjacent and nearby routes	Route # 2, Eubank Route, passes the site on Eubank adjacent to the property in the northbound direction.
	Adjacent bus stops	Existing bus stop, serving the above-mentioned route, is located on the southeast corner of Eubank and Innovation intersection. Transit plans to place a bus stop 120 ft from the northwest corner of the property.
	Site plan requirements	Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the proposed bus stop site, located 120 ft south from the northwest corner of the property. Applicant will be responsible in obtaining easement, if needed, from the adjacent property owner.
	Large site TDM suggestions	N/A
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Manzano Mesa, H-1-A and H-1-B, is located at Innovation Parkway SE between Eubank Blvd SE and Stephen Moody SE. The owner of the above property requests an Amendment to Zone Map for

a Zone Change from SU-1 for PRD to I-P and an Amendment to the Site Development Plan for Subdivision to include Tract H-1-A and H-1-B into the Sandia Science and Technology Park boundary. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, the functional classification of Eubank is that of urban principal arterial, as per the Current Roadway Functional Classification System Map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- PNM has no comments based on information provided to date.