



**Environmental
Planning
Commission**

*Agenda Number: 03
Project Number: 1000965
Case #: 14EPC-40074 & 40075
December 11, 2014*

Staff Report

Agent	Consensus Planning Inc.
Applicant	Pulte Group
Request	Site Development Plan for Subdivision Amendment
Request	Site Development Plan for Building Permit
Legal Description	A-1-A and B-2, Andalucia at La Luz
Location	Sevilla Ave. NW between Coors Blvd. and Mi Cordellia Dr.
Size	Approximately 11.7 Acres
Existing Zoning	SU-1 for PRD 5 DU/Acre
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Case #14EPC-40075 based on the Findings beginning on Page #16, and subject to the Conditions of Approval beginning on Page #17.

APPROVAL of Case #14EPC-40074 based on the Findings beginning on Page #18, and subject to the Conditions of Approval beginning on Page #23.

Staff Planner
Vicente M. Quevedo, Planner

Summary of Analysis

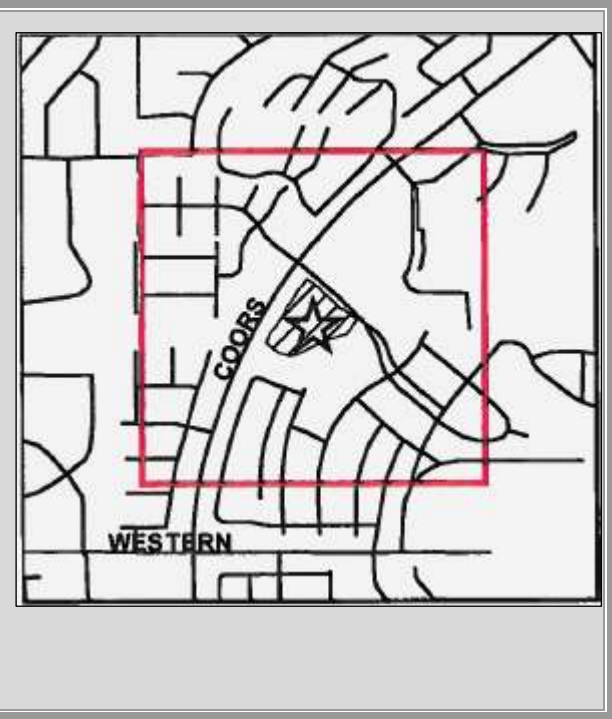
This is a two part request for a site development plan for subdivision amendment and a site development plan for building permit for Phase 4 development of Andalucia at La Luz located at Sevilla Ave. between Coors Blvd. and Mi Cordellia Dr. NW.

The site development plan for subdivision proposes to subdivide Tracts A-1-A and B-2 into 45 single-family lots.

The site development plan for building permit generally complies with the design standards of the site development plan for subdivision and the view preservation requirements of the Coors Corridor Sector Development Plan including a request for hardship and exceptionality regarding the requirements.

There is no known neighborhood opposition to this request.

Staff is recommending approval with conditions for both requests.



City Departments and other interested agencies reviewed this application from 11/03/2014 to 11/14/2014
Agency comments used in the preparation of this report begin on Page #26.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for PRD 5 DU/Acre	Established Urban, West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Plan	Vacant Residential Land in a Platted Subdivision
<i>North</i>	SU-1 for PRD	Same	Townhouse – Single Family
<i>South</i>	SU-1 for PRD 5 DU/Acre	Same	Single Family Residential
<i>East</i>	SU-1 for PRD 5 DU/Acre	Same	Single Family Residential
<i>West</i>	SU-1 for PRD & One Restaurant with Full Service Liquor, SU-1 for Mixed Residential & Office uses	Same	Commercial Retail, Townhouse – Single Family, Vacant

II. INTRODUCTION

Proposal

This is a two part request for approval of a site development plan for building permit and amendment to the site development plan for subdivision for phase 4 of Andalucia at La Luz for Tracts A-1A and B-2 into 45 residential lots and private open space areas.

EPC Role

The Andalucia at La Luz Design Standards, contained in that site development plan for subdivision, state that site development plans for building permit must be approved by the EPC and be consistent with the design standards. Major amendments to either the site development plan for subdivision or the site development plan for building permit are also required to go through the EPC process.

Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. The Environmental Planning Commission (EPC) has decision-making authority for the zone change request and site plan approval, per §14-16-2-22(A)(1) of the Zoning Code.

The EPC is the final approval body for the proposal, unless the EPC decision is appealed. The Land Use Hearing Officer (LUHO) hears appeals of EPC decisions and then makes a recommendation to the City Council. The City Council can accept the LUHO recommendation, in whole or in part, or opt to hear the case. This is a quasi-judicial matter.

History/Background

The Andalucia at La Luz Subdivision contains approximately 106 acres and extends from Learning Road on the north to Namaste Road on the south, and from Coors Blvd. on the west to the Riverside Drain on the east. Annexation, zone map amendment and a site development plan were approved by the EPC for all of Andalucia at La Luz Subdivision in February of 2001 (00EPC-01743, Refers to Project 1000965).

In August of 2003, the EPC approved a zone map amendment for all of Tract 1, which includes the subject site, from SU-1/PRD, 10DU/Acre to SU-1/PRD, 5DU/Acre. The EPC simultaneously approved a site development plan for subdivision which included Design Standards to guide future development within Andalucia at La Luz (03EPC-01102, Refers to Project 1000965).

In November of 2004, the EPC approved an amendment to the site plan for subdivision to provide clarification that the overall gross density for all of Tract 1 shall not exceed 5 DU/Acre (04EPC-00855, Refers to Project 1000965).

More recently in August of 2005, the EPC approved Phase 3 development of Andalucia at La Luz which resulted in 61 single family residential lots and three landscape buffer tracts along Coors Blvd. The landscape buffer tracts include a 35 foot landscape buffer, a 6 foot perimeter wall and an 8 foot wide paved trail (05EPC-01115/01117, Refers to Project 1000965).

Context

The subject site is vacant, undeveloped land south of Montañño Rd. and east of Coors Blvd. To the west, across Coors Blvd., are mostly residentially zoned properties. The remainder of land adjacent to the subject site has been developed into single family residential lots.

The site is accessed from Coors Blvd. at Sevilla Ave. The San Antonio Arroyo lies immediately south of the subject site. The San Antonio Arroyo is intended to connect Major Open Space areas, parks, and schools with residential development. The subject site is not located within the boundaries of any designated activity centers, but is located with the Rank II West Side Strategic Plan. It is also located within the Coors Corridor Plan boundary, a Rank III Plan.

Transportation System

The Interim 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 Coors Boulevard as a Principal Arterial.

The Long Range Roadway System designates Sevilla Avenue as a Local street.

Comprehensive Plan Corridor Designation

Coors Blvd. and Montañño Rd. are Enhanced Transit Corridors, which aim to “improve transit and pedestrian opportunities ... and develop adjacent land uses and intensities that promote the use of transit.”

Trails/Bikeways

There is an existing bicycle lane along Coors Boulevard and the Oxbow Multiuse Trail is located approximately a third of a mile south of the subject site at Namaste Road.

Transit

Route #790, Rapid Ride Blue line, Route #155, Coors route, and Route #96, Cross-town commuter route are located adjacent to the site on Coors Blvd. There is also a bus stop along Coors Boulevard just north of Sevilla Avenue that will provide access to the proposed development.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

ALBUQUERQUE COMPREHENSIVE ZONING CODE

The subject site is currently zoned SU-1 for PRD 5DU/Acre. The applicant is not requesting any change in zoning. The SU-1 zone (see Zoning Code §14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. A site development plan is required when the SU-1 zone is requested.

The SU-1 zone, in Subsection (B)(25)(a-e), lists the requirements for a Planned Residential Development (PRD). Allowed uses are single-family houses, townhouses, apartments, associated structures, and O-1 and C-1 permissive uses up to 25% of the gross floor area as approved by the EPC (B)(25)(a). PRD uses are required to be “compatible with adjacent property, including public open spaces, public trails and existing neighborhoods and communities” (B)(25)(c).

Definitions (Zoning Code §14-16-1-5)

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio.

Site Development Plan for Building Permit: In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Special Use Zone (Zoning Code §14-16-2-22): This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other

reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

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

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

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 proposal would not result in increased land use variety in the area. The area is already characterized by a full range of land uses including single-family homes of varying densities, City open space and commercial uses. The proposal generally does not further Policy II.B.5.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, recreational concern.

The proposal would facilitate development of single-family homes in an area near other single-family homes, at a net density of 3.84 DU/Acre which is an appropriate density for this location near Coors Blvd. because it does not exceed the density allowed by the existing zoning (5DU/Acre). All of the proposed dwellings are one-story for the specific purpose of respecting scenic and other resources of social, cultural, and recreational concern. The proposal furthers Policy II.B.5.d.

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 proposal would facilitate new growth on currently vacant land in an area contiguous to existing urban facilities and services and will ensure the integrity of existing neighborhoods by proposing development that is appropriate to the area. Therefore, the proposal furthers Policy II.B.5.e.

Policy II.B.5.f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The proposed site layout includes clustering of homes throughout the site for the purpose of providing private open space within the development. However, the applicant has not included any detail on the site plan as to whether any of the dwelling units will be oriented toward any pedestrian paths or bikeways. Therefore, the proposal partially furthers Policy II.B.5.f.

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 main point of ingress/egress for the development is located at the intersection of Coors Blvd. (a Principal Arterial) and Sevilla Ave. A 35 foot landscape buffer and 6 foot perimeter wall are proposed along the western edge of the development off of Coors Blvd. In addition, a traffic signal and pedestrian refuge (island/median) are located at the main point of ingress. All of these elements serve to minimize the harmful effects of traffic for the proposed development. Therefore, the proposal furthers Policy II.B.5.k.

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.

Many varying model types are proposed for the new development. In conformance with the site development plan for subdivision, the overall design appears to be Spanish Colonial and Northern New Mexico style architecture and would blend in with the plan area in terms of design features and articulation. The structures outlined on the exhibit sheets materials are proposed to be built out of quality materials, yet the architectural style is not particularly innovative. Therefore, the proposal partially furthers Policy II.B.5.l.

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 proposal enhances the unique vistas east of Coors Blvd. by ensuring that all of the dwelling units are single story structures (some of which are flat roof models) and the units are clustered thereby creating view “corridors” across the subject site. The quality of the visual environment in the area is therefore generally improved. The proposal furthers Policy II.B.5.m.

WEST SIDE STRATEGIC PLAN (WSSP) (RANK II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 (Amended 2002) to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The WSSP is based on a “Community Concept” and each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit.

The subject site is located within the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river

on the east and the vicinity of Western Trail Road on the south. Applicable Taylor Ranch Community policies include:

WSSP Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Since it would facilitate future growth in Taylor Ranch, a location efficient for receiving City services, the proposal furthers WSSP Policy 3.12.

WSSP Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

The Andalucia at La Luz site development plan for subdivision requires that any site development plan for building permit conform to the view plane requirements of the Coors Corridor Plan view and height restrictions the goal of which is view preservation. The site development for building permit for this submittal is sensitive to the requirements of the view and height restrictions (including the request for exceptions). Therefore, the proposal furthers WSSP Policy 3.15.

WSSP Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

Development east of Coors Blvd. shall be sensitive to the Bosque environment. The fact that the proposal is for single-family homes demonstrates more general sensitivity than proposing a non-residential use. The net density of 3.84 DU/Acre and clustering of homes for the purpose of providing additional open space areas also demonstrates general sensitivity to the preservation of the surrounding natural environment. The proposal furthers WSSP Policy 3.18.

The WSSP provides design guidelines for residential development (p. 174-175). Applicable policies include:

WSSP Policy 4.6.b.: Design subdivisions to provide safe, attractive, and efficient circulation patterns for pedestrians. Walking distances from residences within subdivisions to arterials, collectors, or streets with existing or proposed transit service should be kept to ¼ mile or less whenever possible.

The Andalucia at La Luz site development plan for subdivision design guidelines require that each site development plan for building permit create pedestrian-friendly environments and public and private trails and sidewalk systems. The site plan for building permit for this submittal includes both a sidewalk system as well as a connection to the Oxbow Multiuse Trail which is located approximately a third of a mile south of the subject site at Namaste Road. In addition, a bus stop that is utilized by six different bus routes is located adjacent to the site on Coors Blvd. The proposal furthers WSSP Policy 4.6.b.

WSSP Policy 4.6.d.: Subdivisions shall be designed to avoid rear yard walls facing public streets.

The site development plan for subdivision for Andalucia at La Luz allows walls with a maximum height of 6 feet for any single wall. Six of the 45 lots may have rear yards facing Coors Blvd. However, no rear yard walls are shown on the site development plan for building permit. Without this level of detail, the proposal partially furthers WSSP Policy 4.6.d.

WSSP Policy 4.6.e.: Subdivisions shall be designed to provide multiple vehicular and pedestrian access points.

The Andaluca at La Luz site plan for subdivision includes multiple vehicular along Coors Blvd. and several pedestrian access points in the form of walking paths and sidewalks throughout the development. The proposal further WSSP Policy 4.6.e.

FACILITY PLAN FOR ARROYOS (RANK II)

The Facility Plan for Arroyos was adopted in 1986 and establishes guidelines and procedures in order to create a multi-purpose network of recreational trails and open space among arroyos. The San Antonio Arroyo, which runs along the southern boundary of the subject site, is categorized as an Urban Recreational Arroyo per the Facility Plan. Urban Recreational Arroyos have the potential to connect major activity areas such as schools, parks, employment, or commercial centers with residential development by recreational trails located along segments of the arroyos.

No specific channel treatment is required and no design criteria are established for adjacent development. The following general plan policies apply to the subject site:

Policy 1 - Primacy of Drainage Function: Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.

The request furthers Policy 1 by not proposing any development activity that would interfere with the primacy of the drainage function of the San Antonio Arroyo.

Policy 6 – Appropriate Access: Where drainage rights-of-way contain trails, at least one pedestrian and bicycle access point should be provided per one quarter mile.

The request furthers Policy 6 by providing pedestrian access points at Coors Blvd. and at Sevilla Ave. which are less than one quarter mile apart.

COORS CORRIDOR SECTOR DEVELOPMENT PLAN (RANK III)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003. The CCSDP provides policy and design standards for development within the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 4 (Calabacillas Arroyo to Corrales Rd./State Rd. 525) and lies within a view preservation area (see p. 108). The following CCSDP policies apply to the request:

ISSUE 3-LAND USE AND INTENSITY OF DEVELOPMENT

Policy 3-Recommended Land Use (p. 67): The CCSDP recommends land uses which are identified on the following maps. The maps specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide development in the Plan area.

The recommended land use for the subject site is residential (See Figure 34, p. 75). The CCSDP also recommends requiring that new development comply with design guidelines and requiring that the Bosque, floodplain and open space areas be preserved. The proposal furthers Policy 3.

Policy 7- Cluster Design (p. 80): Cluster design for development of residential, commercial and industrial structures shall be encouraged.

The proposed site layout is clustered. Clustering allows for more open space and better preservation of views throughout the proposed layout. The proposal furthers Policy 7.

Policy 8-Buffer Strip (p. 81): A 100 foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

The site development plan for subdivision shows the Corrales Riverside Drain with a 100 ft. buffer and a note indicating compliance with this CCSDP requirement. The proposal furthers Policy 8.

ISSUE 4-VISUAL IMPRESSIONS AND URBAN DESIGN OVERLAY ZONE

a. General Policies

Policy 4.a.3- New development (p. 86): New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

The one-story dwelling unit design is compatible with preserving views within regard to the natural landscape as well as the nearby built environment. The proposal generally furthers Policy 4.a.3

b. Site Planning and Architecture

Policy 4.b.3-Front Landscaped Street Yard (p. 90): There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.

Design regulation 1 (p. 91): The front landscaped street yard shall be 15 feet in Segments 1 and 2 and 35 feet in Segments 3 and 4.

The required 35 ft. setback from Coors Blvd. is shown on the site development plan for building permit and runs along the entire length of the property, which is adjacent to Coors Blvd. The proposal complies with Design Regulation 1 and Policy 4.b.3.

Policy 4.b.7-Access (p. 96): Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The proposal provides separate pedestrian and vehicular access points. There are points of ingress and egress for vehicles at Sevilla Ave. and heading northbound on Calle Athena. Ingress and egress for pedestrians can be accessed from Coors Blvd. as well as through via various concrete and crusher fine pedestrian trails throughout the proposed development. The proposal further Policy 4.b.7.

Policy 4.b.10-Architectural Design (p. 100): Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.

The architectural style proposed for the dwelling units are Spanish Colonial and Northern New Mexico style. These styles not only conform to the CCSDP requirements but are also required per the approved site development plan for subdivision design guidelines. Varying materials and building articulation features also serve to reinforce the visual character of the environment of the proposed buildings. Therefore, the proposal further Policy 4.b.10.

CCSDP View Preservation Regulations

Regulations

The Coors Corridor Sector Development Plan (CCSDP) view preservation regulations apply to sites located in Segments 3 and 4 of the Coors Corridor, on the eastern side of the roadway (p. 103-110). The subject site is located in Segment 4 so the view preservation regulations apply.

The CCSDP views preservation regulations read as follows (Policy 4.c.1.b.1, p. 109).

“In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from 4 ft. above the east edge of the roadway.” And

“Also, in no event will more than one-third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane.”

In order to demonstrate areas of compliance and non-compliance with the view preservation regulations of the CCSDP, several diagrams on sheets 6 – 8 are included as part of the site

development plan for building permit submittal. Also, Sheet 6 contains a table listing the required elevations and building heights as required by the CCSDP.

The CCSDP regulations require building pad elevations to be at least 10 feet below the grade of Coors Blvd. within segment 4 (the grade elevation of Coors Blvd. varies as you travel northbound along the roadway). The view plane toward the Sandia Mountains is next established by adding 4 feet to this elevation and a siting line is also established at a 45 degree angle looking toward the mountains. Once this has been established, one third of the building height is then calculated and this becomes the maximum view plane threshold above which a building height is not permitted to penetrate. In addition, not more than 50 percent of the view area for any parcel shall be obscured by the bulk of the buildings placed on the parcel.

In order to demonstrate whether or not the proposed residential dwelling units in Phase 4 of Andalucia at La Luz meet the CCSDP view plane requirements, the columns entitled “45 degree Elevation in Coors + 4’ (eye height)” & “Actual Building Height (ft)” from the table on sheet 6 are plugged into the following formula to determine whether any of the proposed buildings penetrate the view plane threshold (Note the 6.5 foot calculation is derived by calculating 1/3 of the maximum building height of 19.58 feet as required by the CCSDP):

Threshold = Maximum height of 6.5 feet above the view plane

Formula = Value for item in “45 degree Elevation in Coors + 4’ (eye height)” column MINUS Value for item in “Actual Building Height (ft)” column must be less than 6.5 feet to be in compliance with view plane requirements.

According to the table included on sheet 6 of the site development plan for building permit, 19 of the 45 proposed residential units building height penetrate the view plane beyond the established threshold of 6.5 feet.

The CCSDP does allow exceptions to these requirements outlined on pg. 111 of the plan and states that an applicant must demonstrate a hardship so long as the intent of the guidelines are met and the applicant can show that the view preservation requirements cannot be reasonably attained on the specific site because of the configuration, dimensions or conditions of that site; or an applicant can demonstrate that an exceptional or superior design can be achieved which still meets the intent of the policies of the CCSDP.

The applicant states that the 19 lots qualify for a hardship due to the grade of the storm drain outfall and the roadway connections to Sevilla Ave. that result in a condition that limits the property from being able to reasonably attain compliance with the regulations. Additionally, the applicant states that the proposed project exhibits exceptional design in terms of layout which achieves additional view corridors that provide better views to the Sandia Mountains through the use of internal street configuration, building pad locations, varied setbacks, and single story dwelling units. In addition, lots 11, 12, 14, & 21-23 which are closest to Coors Blvd. have all been restricted to flat roof models.

Regarding the additional CCSDP requirement that buildings should not penetrate views of the Sandia Mountains or exceed 50% of the view area, the applicant has supplied a diagram on sheet 8 which visually demonstrates that the proposed buildings only obscure 32% of the view area. This is shown by following the line entitled "50% of Window" from left to right on the diagram. An additional line on the diagram at the base of the 5 foot high wall shows the change in grade of Coors Blvd. when assessing whether more than 50% of the view area is obstructed by the proposed structures.

After reviewing the proposed site development plan for building permit and analyzing the submittal according to the view plane requirements of the CCSDP, staff agrees with the applicant that 26 of the 45 proposed dwelling units meet the plan requirements. Regarding the request for a hardship and exceptional design for the remaining 19 units that are not in compliance with the plan, staff agrees with the applicant that due to the fixed condition of the storm drain outfall that a hardship should be granted. Secondly, staff agrees that the applicant has demonstrated that exceptional or superior design has been achieved for the 19 units that do not currently meet the view plane requirements and that overall, the intent of the guidelines has been met with the proposal.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

This is a request to amend the site plan for subdivision that was originally approved in 2001 and has been amended several times since. The request is for Tracts A-1A and B-2, Andalucia at La Luz Subdivision which are proposed to be subdivided into 45 residential lots and private open space areas. The overall gross density for the subject site is 5 DU/Acre. No changes are proposed to the associated Design Standards.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures". The request contains all of the information necessary to secure approval of the proposed amendment.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The site development plan proposes 45 residential lots and a total of 11 separate open space areas on 11.7 acres of land. The frontage along Coors Blvd. includes a 35 foot landscape buffer, a six foot perimeter wall, and an 8 foot trail that was approved by the EPC in association with Phase 3. A portion of these items were constructed in conjunction with Phase 3 and the remainder of these approved items will be constructed with this proposal. The adjacent arroyo and associated open space to the east were platted as a separate tract and is not included as part of the proposal.

The site development plan for subdivision states that building height shall be consistent with the CCSDP and should be kept to a minimum. The maximum building height proposed is 19.58 feet.

Per the site development plan for subdivision, front yard setback requirements are 8 feet for the dwelling unit and 8 feet for garages, except 20 feet for garages facing the street. The pad site setbacks conform to these requirements however, it is unclear from the site development plan as to whether any garages will meet these requirements as no detail is provided for these items.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, (and other applicable Plans) and finds that they are in general compliance with the requirements.

Site Plan Layout / Configuration

Vehicular and pedestrian access is from Sevilla Ave. A traffic signal has been proposed at the point of egress to provide safer access for residents onto Coors Blvd. Two of the proposed internal streets (Calle Athena south and Calle Argos) terminate in cul-de-sacs within the development, while a third (Calle Athena north) provides access north to Mill Rd.

All of the proposed residential dwelling units are restricted to single-story structures and lots 11, 12, 14, 21, 22, and 23 have been restricted to flat roof models in order to ensure that the intent of the view plane requirements of the Coors Corridor Plan are complied with. The other lots are intended to be available for either flat roof or pitched roof models. Lots 11-17 and lots 18-31 have been grouped into two clusters to allow for additional private open space areas. The remaining lots 1-10 and 32-45 are laid out along the eastern lot line of the proposed development and are oriented to the west.

Height restrictions imposed by the site development plan for subdivision are the same as those outlined in the Coors Corridor Plan and state that no structure shall project more than one-third of its height above the view plane, measured along a 45-degree angle east from the northbound direction of travel along Coors Blvd. The view plane is 4 feet above the roadway and no structure shall obscure more than 50 percent of the height of Sandia Crest.

Public Outdoor Space

Eleven separate open space areas are proposed throughout the residential development. The site development plan for subdivision requires that any site development plan for building permit meet the City's on-site useable open space requirements. The requirements that pertain to the subject site are outlined Section §14-16-2-22(E) (Special Use Zone) of the Zoning Code and does not require the site development plan for building permit to include any additional on-site usable open space. This is based on the subject site's location within the Established Urban area of the Comprehensive Plan. A note stating this has is included on the site development plan for building permit.

Vehicular Access, Circulation and Parking

Vehicular Access is from Sevilla Ave. which is already constructed and traffic circulation is provided via several internal streets. The internal streets each connect to the additional internal roads that have been constructed as part of Phases 1 – 3 of Andaluca at La Luz.

Single-family off street parking standards are included as part of the site development plan for subdivision and include 3 spaces per 2 bedroom, 4 spaces per 3-4 bedroom, and 5 spaces per 5 bedroom dwelling unit.

A note has been included on the site development plan stating that off-street parking shall be provided per the requirements listed above.

Pedestrian and Bicycle Access and Circulation, Transit Access

An existing 8 foot concrete trail is identified along Coors Blvd. as well as a 6 foot crusher fine trail just east of the proposed development.

Primary pedestrians and bicycle access into the development is provided from Sevilla Ave. Internally concrete sidewalks will be developed that will provide access for pedestrians and cyclists on the sidewalks south to the concrete and crusher fine trails listed above. There is also a bus stop along Coors Boulevard just north of Sevilla Avenue that will provide access to the proposed development.

The pedestrian and bicycle access, as well as the circulation elements all conform to the trail and sidewalk requirements of the approved site development plan for subdivision.

Walls/Fences

Existing perimeter and retaining walls are located along the western boundary of the proposed development. Additionally, a 6 foot perimeter wall and retaining walls are proposed along the eastern edge of the development adjacent to the San Antonio Arroyo. Wall elevations are provided on sheet 3. No fences are proposed.

The perimeter and retaining walls indicated on the site development plan conform to the height requirements of 8 feet or less as outlined in the site development plan for subdivision. However, a note is included with the design standards which states that “*perimeter walls shall include pedestrian openings at key locations within the development to ensure convenient pedestrian access to other areas as well as the Bosque*”. No such note is included on the perimeter wall elevations and a note should be added to ensure compliance with the site development plan for subdivision.

Lighting and Security

No lighting or security features are indicated on the site development plan for building permit. The site development plan for subdivision indicates that careful consideration must be given to both day-time and night-time appearance of the lighting design and fixtures and allows a maximum height of 16 feet. The exhibits submitted with the application do indicate that wall mounted coach light fixtures are proposed for the residential units. The site development plan should be updated to indicate whether any additional lighting, such as street lights, is being proposed along with elevations and notations to ensure they comply with the requirements of the site development plan for subdivision.

Landscaping

The landscape plan shows a good palette of low to medium water use plants. A note has been included on the landscape plan indicating that street trees, planting within parkways, and front yards shall be maintained by the lot owner and that the Coors wall and landscaping shall be maintained by the Andalusia Homeowners Association. Conformance with all additional required city ordinances are noted on the landscape plan such as the Water Conservation, Street Tree Ordinance and General Landscaping Regulations.

The landscape plan also conforms to the requirements of the site development plan for subdivision which requires street trees for single family residential projects and that individual owners will be responsible for landscape maintenance on their property.

Grading, Drainage, Utility Plans

The subject site drains from west to east to AMAFCA's San Antonio Arroyo. Grading will be designed to tie to Sevilla Ave. and continue north and south off of the existing curb returns and sloping down to create low-points north and south of the tie in points to lower the site as much as possible. The existing storm drain within Sevilla Ave. is the controlling factor to the grading of the site. The site then drains at a minimum to each low point to keep the lots as low as possible.

Architecture

The architectural style proposed for the dwelling units are Spanish Colonial and Northern New Mexico style. These styles not only conform to the CCSDP requirements but are also required per the approved site development plan for subdivision design standards. Varying materials and building articulation features also serve to reinforce the visual character of the environment of the proposed buildings.

Signage

Two monument signs are proposed within private open space areas at the intersection of Sevilla Ave. and Calle Athena however, no signage elevations are included on the site development plan. The site development plan for subdivision allows for free-standing signs and states that all signs shall be in compliance with the General Sign Regulations contained within the City Zoning Code (Section 14-16-3-5). The monument signs are allowed per the General Sign Regulations however, additional elevations and details regarding the monument signage is required in order to ensure that they do not require any external bracing, angle-iron supports, guy wires, or similar devices and not in conflict with the Zoning Code Requirements.

Conclusion

The proposed requests are not in significant conflict with the applicable plans governing the site. Many goals and policies of these plans are furthered, specifically those addressing design guidelines, new residential development and view preservation. More specifically, staff finds that the intent of the view preservation policies contained within the CCSDP have been met and that the proposal qualifies for a hardship and exceptional design exception for the 19 lots that cannot meet the view preservation requirements. Staff also finds that the site development plan for building permit generally conforms to the design standards outlined in the site development plan for subdivision.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

NMDOT submitted comments stating that they will not allow any other direct access to Coors Blvd. however, no additional access is being requested with this application because the traffic signal and road (Sevilla Ave.) have already been constructed as part of Phase 1.

Albuquerque Public Schools submitted comments regarding public school capacities in the area, but has stated that they are “exploring various alternative to address the existing overcrowding at schools” (See agency comments section of this report for additional details).

PNM submitted comments regarding an overhead 3-phase electric distribution line that bisects the subject property and has requested that the applicant contact them directly to coordinate any necessary modifications to the existing electric distribution facilities. The applicant is proposing to vacate this easement as part of the final platting action for the site development plan and has already entered into discussions with PNM to properly coordinate this.

Neighborhood/Public

The La Luz del Sol Neighborhood Association, La Luz Landowners Association, Taylor Ranch Neighborhood Association, Western Trails Estates Homeowners Association, Andalucia Homeowners Association, and Westside Coalition of Neighborhood Associations were all notified of this request. A facilitated meeting was not recommended or held.

There is no known neighborhood opposition to this request.

V. CONCLUSION

The requests will result in an amendment to the Andalucia at La Luz site development plan for subdivision to add 45 proposed residential lots.

The site development plan proposes construction of 45 single-story residential dwelling units and a total of 11 separate open space areas on 11.7 acres of land. The frontage along Coors Blvd. includes a 35 foot landscape buffer, a six foot perimeter wall, and an 8 foot trail that was approved by the EPC in association with Phase 3. In addition, the configuration of residential units in to clusters provides more opportunities for better views through the subdivision to the Sandia Mountains and supports several policy goals outlined in the West Side Strategic Plan.

Staff also finds that the site development plan for building permit generally conforms to the design standards outlined in the site development plan for subdivision listed on sheets 2 and 3 and that the requests are not in significant conflict with all other applicable plans governing the site. Staff is recommending approval of the requests with conditions.

FINDINGS - 14EPC-40075 - December 11, 2014 Site Development Plan for Subdivision Amendment

1. This is a request for a site development plan for subdivision amendment for lots A-1A and B-2, Andalucia at La Luz located at Sevilla Ave. NW between Coors Blvd. and Mi Cordellia Dr. NW and containing approximately 11.7 Acres.
2. The purpose of the request is to amend the site development plan for subdivision for phase 4 of Andalucia at La Luz for Tracts A-1A and B-2 into 45 residential lots and private open space areas.
3. The Andalucia at La Luz Subdivision contains approximately 106 acres and extends from Learning Road on the north to Namaste Road on the south, and from Coors Blvd. on the west to the Riverside Drain on the east. Annexation, zone map amendment and a site development plan were approved by the EPC for all of Andalucia at La Luz Subdivision in February of 2001 (00EPC-01743, Refers to Project 1000965).

In August of 2003, the EPC approved a zone map amendment for all of Tract 1, which includes the subject site, from SU-1/PRD, 10DU/Acre to SU-1/PRD, 5DU/Acre. The EPC simultaneously approved a site development plan for subdivision which included Design Standards to guide future development within Andalucia at La Luz (03EPC-01102, Refers to Project 1000965).

In November of 2004, the EPC approved an amendment to the site plan for subdivision to provide clarification that the overall gross density for all of Tract 1 shall not exceed 5 DU/Acre (04EPC-00855, Refers to Project 1000965).

4. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The site development plan for subdivision states that all site development plans for building permit shall be approved by the Environmental Planning Commission.
6. The La Luz del Sol Neighborhood Association, La Luz Landowners Association, Taylor Ranch Neighborhood Association, Western Trails Estates Homeowners Association, Andalucia Homeowners Association, and Westside Coalition of Neighborhood Associations were all notified of this request. A facilitated meeting was not recommended or held.

7. There is no known neighborhood opposition to this request.

RECOMMENDATION – 14EPC-40075 – December 11, 2014

APPROVAL of 14EPC-40075, a request for Site Development Plan for Subdivision Amendment for A-1A and B-2, Andalucia at La Luz based on the preceding Findings and subject to the following Condition of Approval.

CONDITIONS OF APPROVAL – 14EPC-40075 – December 11, 2014 - Site Development Plan for Subdivision.

1. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

FINDINGS - 14EPC-40074 - December 11, 2014 Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for lots A-1A and B-2, Andalucia at La Luz located at Sevilla Ave. NW between Coors Blvd. and Mi Cordellia Dr. NW and containing approximately 11.7 Acres.
2. The site development plan for building permit will allow for the construction of 45 new residential lots and is permissive under the current SU-1 for PRD 5DU/Acre zoning designation.
3. The Andalucia at La Luz Subdivision contains approximately 106 acres and extends from Learning Road on the north to Namaste Road on the south, and from Coors Blvd. on the west to the Riverside Drain on the east. Annexation, zone map amendment and a site development plan were approved by the EPC for all of Andalucia at La Luz Subdivision in February of 2001 (00EPC-01743, Refers to Project 1000965).

More recently in August of 2005, the EPC approved Phase 3 development of Andalucia at La Luz which resulted in 61 single family residential lots and three landscape buffer tracts along Coors Blvd. The landscape buffer tracts include a 35 foot landscape buffer, a 6 foot perimeter wall and an 8 foot wide paved trail (05EPC-01115/01117, Refers to Project 1000965).
4. The site development plan for building permit generally conforms to the Design Standards contained within the site development plan for subdivision.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Coors Corridor Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The site development plan for building permit furthers the following relevant Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, and Coors Corridor Sector Development Plan Policies:

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

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, recreational concern.

The proposal would facilitate development of single-family homes in an area near other single-family homes, at a net density of 3.84 DU/Acre which is an appropriate density for this location near Coors Blvd. because it does not exceed the density allowed by the existing zoning (5DU/Acre). All of the proposed dwellings are one-story for the specific purpose of respecting scenic and other resources of social, cultural, and recreational concern. The proposal furthers Policy II.B.5.d.

B. 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 proposal would facilitate new growth on currently vacant land in an area contiguous to existing urban facilities and services and will ensure the integrity of existing neighborhoods by proposing development that is appropriate to the area. Therefore, the proposal furthers Policy II.B.5.e.

C. Policy II.B.5.f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The proposed site layout includes clustering of homes throughout the site for the purpose of providing private open space within the development. However, the applicant has not included any detail on the site plan as to whether any of the dwelling units will be oriented toward any pedestrian paths or bikeways. Therefore, the proposal partially furthers Policy II.B.5.f.

D. 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 main point of ingress/egress for the development is located at the intersection of Coors Blvd. (a Principal Arterial) and Sevilla Ave. A 35 foot landscape buffer and 6 foot perimeter wall are proposed along the western edge of the development off of Coors Blvd. In addition, a traffic signal and pedestrian refuge (island/median) are located at the main point of ingress. All of these elements serve to minimize the harmful effects of traffic for the proposed development. Therefore, the proposal furthers Policy II.B.5.k.

E. 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.

Many varying model types are proposed for the new development. In conformance with the site development plan for subdivision, the overall design appears to be Spanish Colonial and Northern New Mexico style architecture and would blend in with the plan area in terms of design features and articulation. The structures outlined on the exhibit

sheets materials are proposed to be built out of quality materials, yet the architectural style is not particularly innovative. Therefore, the proposal partially furthers Policy II.B.5.l.

F. 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 proposal enhances the unique vistas east of Coors Blvd. by ensuring that all of the dwelling units are single story structures (some of which are flat roof models) and the units are clustered thereby creating view “corridors” across the subject site. The quality of the visual environment in the area is therefore generally improved. The proposal furthers Policy II.B.5.m.

WEST SIDE STRATEGIC PLAN (WSSP) (RANK II)

G. WSSP Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Since it would facilitate future growth in Taylor Ranch, a location efficient for receiving City services, the proposal furthers WSSP Policy 3.12.

H. WSSP Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

The Andalusia at La Luz site development plan for subdivision requires that any site development plan for building permit conform to the view plane requirements of the Coors Corridor Plan view and height restrictions the goal of which is view preservation. The site development for building permit for this submittal is sensitive to the requirements of the view and height restrictions (including the request for exceptions). Therefore, the proposal furthers WSSP Policy 3.15.

I. WSSP Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

Development east of Coors Blvd. shall be sensitive to the Bosque environment. The fact that the proposal is for single-family homes demonstrates more general sensitivity than proposing a non-residential use. The net density of 3.84 DU/Acre and clustering of homes for the purpose of providing additional open space areas also demonstrates general sensitivity to the preservation of the surrounding natural environment. The proposal furthers WSSP Policy 3.18.

J. WSSP Policy 4.6.b.: Design subdivisions to provide safe, attractive, and efficient circulation patterns for pedestrians. Walking distances from residences within subdivisions to arterials, collectors, or streets with existing or proposed transit service should be kept to ¼ mile or less whenever possible.

The Andalucia at La Luz site development plan for subdivision design guidelines require that each site development plan for building permit create pedestrian-friendly environments and public and private trails and sidewalk systems. The site plan for building permit for this submittal includes both a sidewalk system as well as a connection to the Oxbow Multiuse Trail which is located approximately a third of a mile south of the subject site at Namaste Road. In addition, a bus stop that is utilized by six different bus routes is located adjacent to the site on Coors Blvd. The proposal furthers WSSP Policy 4.6.b.

K. WSSP Policy 4.6.d.: Subdivisions shall be designed to avoid rear yard walls facing public streets.

The site development plan for subdivision for Andalucia at La Luz allows walls with a maximum height of 6 feet for any single wall. Six of the 45 lots may have rear yards facing Coors Blvd. However, no rear yard walls are shown on the site development plan for building permit. Without this level of detail, the proposal partially furthers WSSP Policy 4.6.d.

L. WSSP Policy 4.6.e.: Subdivisions shall be designed to provide multiple vehicular and pedestrian access points.

The Andalucia at La Luz site plan for subdivision includes multiple vehicular along Coors Blvd. and several pedestrian access points in the form of walking paths and sidewalks throughout the development. The proposal furthers WSSP Policy 4.6.e.

FACILITY PLAN FOR ARROYOS (RANK II)

M. Policy 1 - Primacy of Drainage Function: Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.

The request furthers Policy 1 by not proposing any development activity that would interfere with the primacy of the drainage function of the San Antonio Arroyo.

N. Policy 6 – Appropriate Access: Where drainage rights-of-way contain trails, at least one pedestrian and bicycle access point should be provided per one quarter mile.

The request furthers Policy 6 by providing pedestrian access points at Coors Blvd. and at Sevilla Ave. which are less than one quarter mile apart.

COORS CORRIDOR SECTOR DEVELOPMENT PLAN

O. Policy 3-Recommended Land Use (p. 67): The CCSDP recommends land uses which are identified on the following maps. The maps specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide development in the Plan area.

The recommended land use for the subject site is residential (See Figure 34, p. 75). The CCSDP also recommends requiring that new development comply with design guidelines and requiring that the Bosque, floodplain and open space areas be preserved. The proposal furthers Policy 3.

P. Policy 7- Cluster Design (p. 80): Cluster design for development of residential, commercial and industrial structures shall be encouraged.

The proposed site layout is clustered. Clustering allows for more open space and better preservation of views throughout the proposed layout. The proposal furthers Policy 7.

Q. Policy 8-Buffer Strip (p. 81): A 100 foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

The site development plan for subdivision shows the Corrales Riverside Drain with a 100 ft. buffer and a note indicating compliance with this CCSDP requirement. The proposal furthers Policy 8.

R. Policy 4.a.3- New development (p. 86): New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

The one-story dwelling unit design is compatible with preserving views within regard to the natural landscape as well as the nearby built environment. The proposal generally furthers Policy 4.a.3

S. Policy 4.b.3-Front Landscaped Street Yard (p. 90): There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.

Design regulation 1 (p. 91): The front landscaped street yard shall be 15 feet in Segments 1 and 2 and 35 feet in Segments 3 and 4.

The required 35 ft. setback from Coors Blvd. is shown on the site development plan for building permit and runs along the entire length of the property, which is adjacent to Coors Blvd. The proposal complies with Design Regulation 1 and Policy 4.b.3.

T. Policy 4.b.7-Access (p. 96): Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The proposal provides separate pedestrian and vehicular access points. There are points of ingress and egress for vehicles at Sevilla Ave. and heading northbound on Calle Athena. Ingress and egress for pedestrians can be accessed from Coors Blvd. as well as through via

various concrete and crusher fine pedestrian trails throughout the proposed development. The proposal furthers Policy 4.b.7.

U. Policy 4.b.10-Architectural Design (p. 100): Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.

The architectural style proposed for the dwelling units are Spanish Colonial and Northern New Mexico style. These styles not only conform to the CCSDP requirements but are also required per the approved site development plan for subdivision design guidelines. Varying materials and building articulation features also serve to reinforce the visual character of the environment of the proposed buildings. Therefore, the proposal furthers Policy 4.b.10.

V. CCSDP View Preservation Regulations: The site development plan for building permit generally complies with the design standards of the site development plan for subdivision and the view preservation requirements of the Coors Corridor Sector Development Plan including a request for hardship and exceptionality regarding the requirements.

RECOMMENDATION – 14EPC-40074 – December 11, 2014

APPROVAL of 14EPC-40074, a request for Site Development Plan for Building Permit for A-1-A and B-2, Andalucia at La Luz based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14EPC-40074 – December 11, 2014 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A note shall be added to the wall elevations on sheet 3 of 8 of the site development plan for building permit detailing pedestrian access to the Bosque.
4. Elevations shall be included on the site development plan for building permit for the proposed monument signs to ensure compliance with Section 14-16-3-5 – General Sign Regulations of the City Zoning Code.
5. 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.
6. Conditions for Approval for Project #1000965 Site Development Plan for Bldg Permit and Amendment to Subdivision (Sevilla @ Andalucia – Coors and Sevilla)

There is an overhead 3-phase electric distribution line that bisects the subject property which serves a City of Albuquerque well site to the east. It is required that the developer contact PNM's New Service Delivery Department to coordinate electric service for this project and for modifications to the existing electric distribution facilities. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

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.

***Vicente Quevedo
Planner***

Notice of Decision cc list:

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Rae Perls, 15 Tennis Ct. NW, Albuquerque, NM 87120

Paula Worley, 3 Pool NW, Albuquerque, NM 87120

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Harry Hendriksen 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Project# 1000965- Only comments are: All views comply with the Coors Corridor Plan, Landscape shall meet EPC approved site development plan dated November 18, 2004.

Office of Neighborhood Coordination

La Luz Del Sol NA (R)
La Luz Landowners Assoc.(R)
Taylor Ranch NA (R)
Western Trails Estates HOA
Andalucia HOA
Westside Coalition of NA's

Long Range Planning

Project 1000965 – Amend SPSD and SPBP – V. Quevedo

The request is to amend the Site Development Plan for Subdivision and adopt a Site Development Plan for Building Permit for a 12 acre site. This site is within the Coors Corridor Sector Development Plan.

The request is consistent with the site's allowable uses. The applicant provided a justification for their request for a view plane exception for the height regulation.

City GIS data does not indicate a public trail along San Antonio Corridor. Has one been dedicated to the City? Who is responsible for maintenance?

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER & DEPARTMENT of MUNICIPAL DEVELOPMENT

Project # 1000965

Andalucia at La Luz

14EPC-40074 Site Development Plan for Building Permit, 40075 Amendment to Subdivision

City Engineer/Transportation Development:

- Show justification for the 44-foot road right-of-way for the subdivision, and provide a full road cross-section showing all roadway components, including the required 4-foot sidewalk. DPM Standards for local roadways call for a 47-foot road right-of-way width (Table 23.2.1.B).
- Show existing pavement dimensioning for Coors Boulevard.

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

DMD Transportation Planning:

- Per the Long Range Roadway System Map, Coors Blvd. is a Principal Arterial. Per the Long Range Bikeway Systems Map Coors Blvd. contains bicycle lanes, which presently exist across the frontage of this property.

NMDOT:

- NMDOT will not allow any other direct access to NM 45 (Coors Blvd). Developer shall provide capacity analysis at the signalized intersection of NM 45/Sevilla Rd based on proposed development. Developer must ensure existing pedestrian facilities are maintained in accordance with ADA criteria defined in the US Access Board Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way. The developer will be held accountable for mitigation to preserve and protect the integrity of adjacent state roadway system to include drainage, landscaping or roadside signing.

WATER UTILITY AUTHORITY

Utility Services

No comment or objection. The final utility sizing will be determined through the Development Review Committee process.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Project #1000965 – Tracts A-1-A and B-2 Andalucia at La Luz

14EPC-40074 – Site Development Plan for Building Permit

Please clarify maintenance note on the Landscape Sheet to include landscaping in ROW.

14EPC-40075 - Amendment to Site Plan for Subdivision

Please remove arrow and hatching on Open Space Tract 6A shown on the Vicinity Map.

Open Space Division

Reviewed. No adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

EPC 1000965 – This project is in the Northwest Area Command.

No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Building Permit and/or the Amended Site Development Plan For Subdivision requests at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved. Must comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

Project # 1000965 14EPC-40074 SITE DEVELOPMENT FOR BUILDING PERMIT 14EPC-40074 AMENDMENT TO SUBDIVISION <i>TRACTS A-1-A AND B-2, ANDALUCIA AT LA LUZ ZONED SU-1 FOR PRD 5 DU/ACRE LOCATED ON SEVILLA BETWEEN COORS AND MI CORDELLIA NW. APPROX 11.7 ACRES. (F-11)</i>	Adjacent and nearby routes	Route #155, Coors route, Route #96, Crosstown commuter route, and Route 790, Rapid Ride Blue line, pass the site on Coors.
	Adjacent bus stops	There is an existing bus stop with a shelter at the Far side North east corner of Coors and Sevilla serving routes #155 and #94.
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Andalucia at La Luz, Tracts A-1-A and B-2, is located on Seveilla between Coors and Mi Cordellia NW. The owner of the above property requests approval of a Site Development Plan for Building Permit and an Amendment to the Subdivision to allow for the development of 45 single family homes. Residential development in this area will impact SR Marmon Elementary School, John Adams Middle School, and West Mesa High School. Currently, SR Marmon Elementary is exceeding capacity, John Adams Middle School and West Mesa High School have excess capacity.

Loc No	School	2014-15 40th Day	Capacity	Space Available
280	SR Marmon ES	785	660	-125
405	John Adams MS	664	1000	336
570	West Mesa HS	1559	2082	523

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

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

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

MID-REGION COUNCIL OF GOVERNMENTS

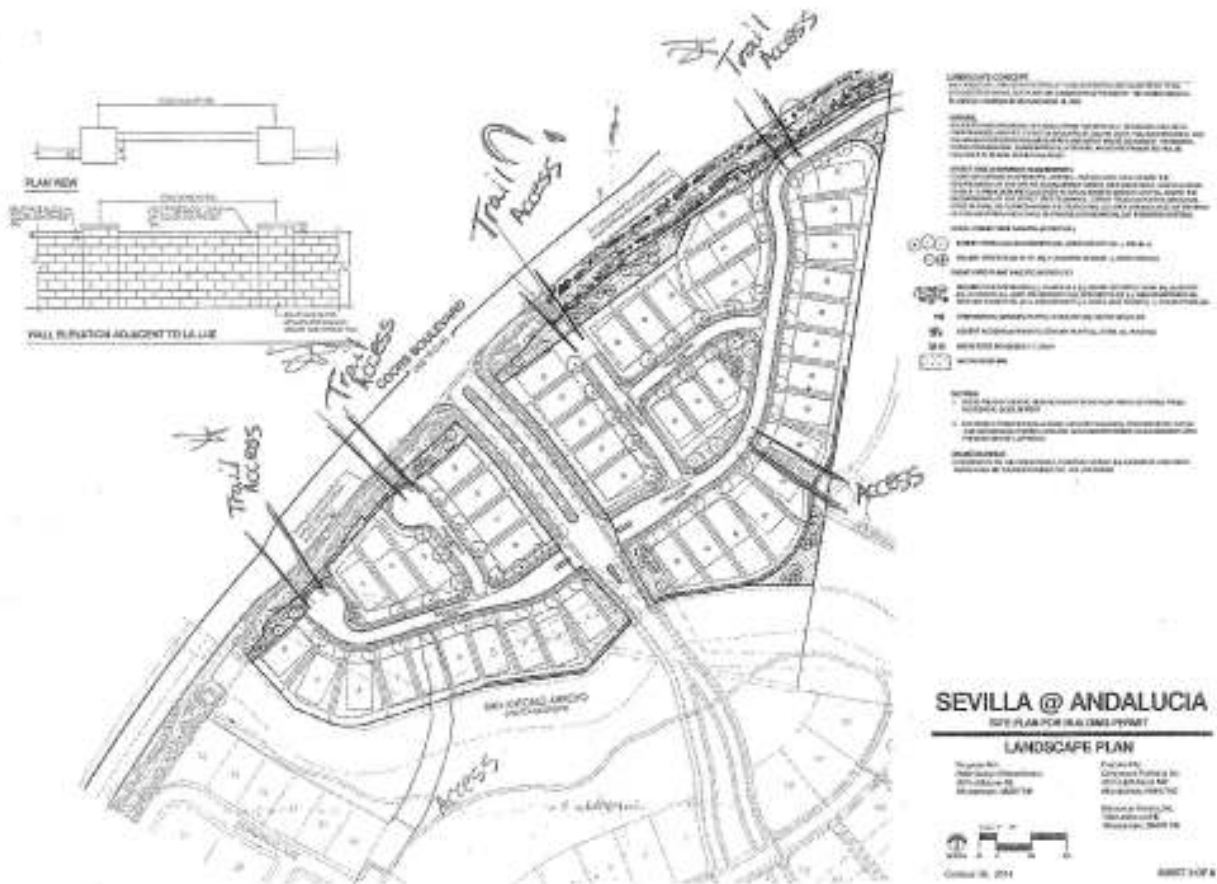
Project # 1000965

Providing roadway connectivity between developments improves bicycling and pedestrian circulation in the area and shortens vehicle trip lengths. The development should provide local roadway access to

adjacent developments beyond the access at Sevilla and Loop One. There are public access easements that could connect to the Loop One/Arco roundabout and potentially to Monte Rio over the San Antonio Arroyo.

There also needs to be pedestrian and bicycle access to the trail along Coors Blvd at the end of the cul-de-sacs and along the roadway that parallels Coors Blvd to connect Loop One. This will grant residents easy access to recreation as well as bus/future BRT stops. Below, find possible trail and sidewalk access points that would improve the area's connectivity.

For informational purposes, the functional classification of Coors Boulevard is that of an Existing Urban Principal Arterial.



MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1000965 Site Development Plan for Bldg Permit and Amendment to Subdivision (Sevilla @ Andalucia – Coors and Sevilla)

1. There is an overhead 3-phase electric distribution line that bisects the subject property which serves a City of Albuquerque well site to the east. It is required that the developer contact PNM's New Service Delivery Department to coordinate electric service for this project and for modifications to the existing electric distribution facilities. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems. Contact:

PNM – Electric Service
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3425