



**Environmental
Planning
Commission**

*Agenda Number: 2
Project Number: 1000248
Case #: 12EPC-40046/52
September 13, 2012*

Staff Report

Agent	Tierra West, LLC
Applicant	Western Security Real Estate
Request(s)	Amend Site Dev. Plan for Subdivision Sector Plan Map Amendment
Legal Description	Tract A, West Ridge Mobile Home Park
Location	Volcano Rd. NW between 98 th Street and 90 th Street
Size	Approximately 27.4 acres
Existing Zoning	SU-1 for MHP 7.5 DU/A
Proposed Zoning	SU-1 for MHP and Storage (for 1.4 ac)

Staff Recommendation

APPROVAL of Case #12EPC-40046 based on the Findings beginning on Page 17, and subject to the Conditions of Approval beginning on Page 19.

APPROVAL of Case #12EPC-40052 based on the Findings beginning on Page 20, and subject to the Conditions of Approval beginning on Page 22.

**Staff Planner
Carrie Barkhurst, Planner**

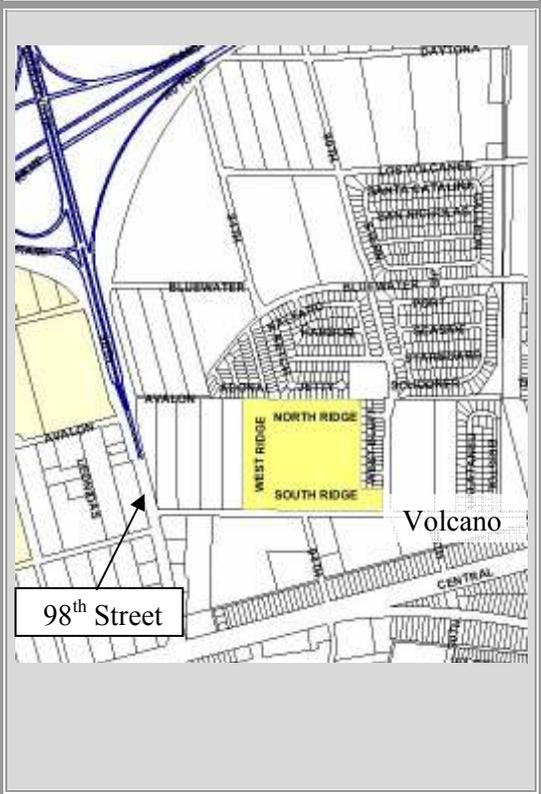
Summary of Analysis

The request is for approval of amendments to a site development plan for subdivision and sector plan map amendment for proposed Tract A-2, West Ridge Mobile Home Park.

The site is zoned SU-1 for Mobile Home Park, and has an existing 177-lot mobile home park. A 1.4 acre portion in the southeast corner remains undeveloped, and is no longer needed for a drainage pond. The applicant proposes to develop a self-storage business on the vacant portion of the site.

The site is within the planning area for the West Route 66 Sector Development Plan and the West Side Strategic Plan. The request is consistent with policies in the Comprehensive Plan which call for compatibility of new development with existing residential areas and will utilize vacant land and existing City services. The request is also consistent with the West Side Strategic Plan calling for both residential and non-residential development in the Atrisco Park Community planning area. The site has minor deficiencies regarding the existing site development plan, including walls and landscaping; staff recommends compliance.

There is no known opposition to the request, and Staff recommends approval, subject to conditions.



City Departments and other interested agencies reviewed this application from 7/30/2012 to 8/10/2012. Agency comments used in the preparation of this report begin on Page 24.

I. AREA CHARACTERISTICS AND ZONING

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for MHP 7.5 DU/A	Developing Urban Area; WSSP; West Route 66 SDP	Single-Family Residential / Vacant (1.4 acres)
North	R-LT	Developing Urban Area; WSSP	Single-Family Residential / Park
South	SU-1 for Camping Fac.; SU-2 for Industrial Park	Established Urban Area; WSSP; West Route 66 SDP	RV Park / Vacant / Outdoor Storage of Vehicles
East	SU-1 for MHP 7.5 DU/A	Developing Urban Area; WSSP; West Route 66 SDP	Single-Family Residential (Mobile Home Park)
West	SU-1 PRD for 20 DU/A	Developing Urban Area; WSSP; West Route 66 SDP	Single-Family Residential (and livestock)

II. INTRODUCTION

Proposal

This two-part request is to amend a Site Development Plan for Subdivision (SDPS) and Sector Plan Map Amendment (Zone Change) for Tract A, Plat West Ridge Mobile Home Park, a 27.4-acre tract of land located on Volcano Rd. NW between 98th Street NW and 90th Street NW. The subject site is zoned SU-1 for Mobile Home Park 7.5 DU/A.

The applicant proposes to subdivide Tract A into two lots (Tract A-1 and A-2). The purpose of the SDPS amendment is to subdivide the site and to establish a new use for Tract A-2. The amendment also includes Design Guidelines. The zone map amendment will only apply to Tract A-2, a 1.4 acre undeveloped portion of the subject site. The applicant intends to develop storage units and requests *SU-1 for Mobile Home Park and Storage*. The remainder of the site will remain in its current use as a mobile home park.

EPC Role

The Environmental Planning Commission (EPC) has decision-making authority for the zone change because the site is less than one block, pursuant to §14-16-4-1(C)(10) of the Zoning Code. The EPC is the approval body for site development plans that are required by the SU-1 Special Use Zone, §14-16-2-22. The request is a quasi-judicial matter.

Context

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP) and the West Route 66 Sector Development Plan (WR66 SDP). The site is currently developed as a gated mobile home park, with 1.4 acres

of undeveloped land shown as a “temporary drainage pond.” The subject site is adjacent to Volcano Rd. just east of 98th Street, and north of Central Ave.

To the north of the subject site is a single family residential subdivision. Beyond that is an extensive amount of land that is undeveloped and zoned *SU-1 for IP* and *SU-1 for IP Uses and C-2 Permissive Uses with Exceptions*. To the south of Volcano Rd. is an RV Park and outdoor storage of trailers on property zoned for Industrial Park. Adjacent property to the east is developed with Single Family Residential uses, including four other mobile home parks on the north side of Volcano Rd. Property adjacent to the west is developed as single family residential, and appears to be used for livestock-related uses as well. There are commercial uses and services along 98th Street and Central Avenue.

History

This site was annexed as part of a larger 26-acre parcel and given SU-1 for Mobile Home zoning in 1985 (AX-85-1 I/Z-85-52), with a maximum density of 7.5 du/ac.

In September 2002, a 186-lot mobile home park was approved for the subject site through a Site Development Plan for Subdivision and Building Permit. The site plan included a common area with an office, swimming pool, basketball court, and play ground. The Site Development Plan also identifies 9 future mobile home lots approved at the site of the “temporary ponding area,” which is currently proposed as Tract A-2 of the subject site. Two subsequent administrative amendments slightly modified the layout of the amenities. A 1.4-acre tract of land (proposed Tract A-2) is undeveloped land that was previously required as a detention pond. Upgrades to the area drainage system mean that it is no longer required for drainage.

The subject site is within the planning area of the West Route 66 Sector Development Plan (WR66 SDP), which stretches along Central Avenue from the Rio Grande to Interstate 40. The West Route 66 Plan was originally adopted by the City Council in October 1987. The subject site is located within Segment Two of the plan area (see Segment Two Figure). Upon adoption of the plan, much of the plan area was annexed into the City of Albuquerque municipal limits and rezoned. The subject site and adjacent acreage was zoned SU-1 for Mobile Home Park, which was consistent with its zoning prior to plan adoption. The SU-1 designation is “to ensure a site design that will address all the surrounding zoning and land uses, ingress and egress to the property, good internal circulation, and good site layout” (p. 65, WR66 SDP).

The subject site is also within the planning area of the West Side Strategic Plan (WSSP), first adopted by the City of Albuquerque in 1997 and by Bernalillo County in 1998. The Plan area is bounded by the Sandoval County line to the north, the Rio Puerco Escarpment to the west, a line south of Gun Club Road (the Atrisco Grant line) to the south, and the Rio Grande to the east for areas north of Central Avenue, and Coors Boulevard to the east for areas south of Central (see West Side Strategic Plan Boundary Map). The subject site is located within the Atrisco Park Community area, a triangular shaped area within the City of Albuquerque’s municipal limits, bounded by I-40, Central Avenue, and Coors Boulevard (see Atrisco Park Figure).

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 Volcano Rd. as a local street; Central Ave. as a Principal arterial, with a right-of-way of 156'; and 98th Ave. as a Minor Urban Arterial, with a right-of-way of 86'. The WR66 SDP identifies 90th Street, adjacent to the site, as a "collector level road" with a right-of-way of 68'.

Corridor Designation. The Comprehensive Plan designates Central Ave. as an Enhanced Transit Corridor, which is a roadway "designed or redesigned to improve transit and pedestrian opportunities for residents, businesses and other users nearby."

Trails/Bikeways. 90th Street is a proposed bicycle route. Central and 98th Street are proposed to have bicycle lanes.

Transit. In the vicinity, Central Ave. is served by ABQ Ride Routes 198 and 54.

Public Facilities/Community Services

Four parks, two schools, and a fire station are located within a one-mile radius of the subject site. For more specific information, see the Public Facilities Map.

III. ANALYSIS – Zone Map Amendment

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned SU-1 for Mobile Home Park. The applicant requests *SU-1 for Mobile Home Park and Storage* for a 1.4 acre portion of undeveloped land within the West Ridge Subdivision, proposed Tract A-2. The proposed zoning will allow storage uses, in addition to the mobile home use that is currently allowed. The Site Development Plan for Subdivision must be amended to reflect the new use. The SU-1 zone is suitable 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."

The proposed commercial use must be consistent with the design guidelines that are proposed for Tract A-2 in the Site Plan for Subdivision amendment. The Zoning Code General Regulations also apply, including Off-Street Parking, Landscaping, General Building and Site Design Regulations, and General Height and Design Regulations for Walls. The WR66 Design Overlay Zone regulations, Section V, and Subdivision and Public Right-of-Way, Section VI, regulations apply to the subject site. The WR66 SDP does not establish zoning regulations for SU-1 zoning, therefore, the proposed SU-1 zoning allows the EPC to determine height, setbacks, and off-street parking.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and

the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; *Applicant's justification is in italics*; **staff's analysis is in bold italics**

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zoning of SU-1 for Mobile Home and Self-Storage will not adversely affect the health, safety, morals and general welfare of the City or area residents. The subject site is located in a developed area largely comprised of higher density residential, mobile homes, and industrial uses, which contain a variety of zoning designations, the same or similar to what is proposed for this site. The uses proposed in the development of the property will utilize the existing public infrastructure, facilities and services, roadways and parks.

The applicant provided a justification as to how the request contributes to the health, safety, and welfare of the city. The justification explains that the requested use is similar to the uses available on surrounding properties, and that the use will not negatively impact existing infrastructure and services. Staff disagrees that the surrounding zoning designations are the same as what is proposed for this site, because the requested zone is unique in blending residential and commercial uses on one property. Staff is not clear why the applicant requests both residential and C-2 uses on Tract A-2. However, Staff agrees that the requested zone and the proposed use are similar to permissive uses on adjacent properties.

The proposed SU-1 zone allows extensive review by City departments, agencies and residents, which minimizes any adverse effects from future development on public facilities, services and roadways and ensures that the design contributes positively to the neighborhood. This is consistent with the health, safety, morals and general 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.

The subject site is a developed mobile home park. The existing land uses surrounding the subject site are R-LT to the north, SU-1 for Camping Facility to the south, and SU-1 for Mobile Home uses to the east. We are requesting that the zoning for the proposed subject site be changed to SU-1 for Mobile Home and Self-Storage Uses. This request will stabilize the land use and zoning

by allowing the reclaimed temporary pond area to be developed with a complimentary and compatible use for the existing mobile home development and the surrounding community.

The applicant discusses surrounding zoning, and indicates that the proposed use is complimentary and compatible. Elsewhere, the application indicates that the proposed use will “accommodate orderly storage of property, thus improving the overall appearance and enjoyment of the community.” Staff agrees that the proposed land use will likely benefit the residents of the adjacent mobile home parks, as well as the larger community. In this way it is complimentary. It is compatible because the proposed use is site plan controlled, which can ensure that light, noise, or traffic pollution impacts to adjacent residents are mitigated. Because the use is both complimentary and compatible, the proposal is not likely to be destabilizing to the neighborhood.

- 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.

The proposed change of zoning is not in conflict, significant or otherwise, with adopted elements of the Comprehensive Plan or other City master plans and amendments. The proposed change furthers the intent of Comprehensive Plan policies by providing a variety of urban land uses in an area where such uses are appropriate. While the existing zoning over the reclaimed pond area would allow additional mobile home sites, the resulting layout would be inefficient and leave little room for much needed storage.

Staff agrees that the request is not in conflict with adopted elements of the Comprehensive Plan, West Side Strategic Plan (WSSP), or the West Route 66 Sector Development Plan (WR66) as discussed below.

Rank I Plan - Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing 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:

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 project, due to its location and current use, has no negative impact on existing neighborhood values as the surrounding uses are compatible. The added Self-Storage use, which is proposed over the 1.38-acre area of the reclaimed pond, is of a size and intensity which blends with existing development, natural and environmental conditions and carrying capacities [...]. The proposed zone change, to SU-1 for Mobile Home and Self-Storage, is more advantageous to

the community as it allows the property to be zoned for uses that would contribute to the goal of an increased variety in urban land uses. We feel these uses would be beneficial to this area and would not create problems with the neighboring businesses. The project is in compliance with [applicable plans].

Any development proposed with this zone change would not directly impact the existing neighborhood to the north of the site. A solid perimeter wall and the low-intensity nature of the use will minimize noise or light pollutions. Drainage for the site will be to a smaller detention pond within the reclaimed pond area connected to the public storm drain within Volcano Road. These flows do no impact any of the neighboring properties.

There will be minimal if no traffic impacts to the existing road network as a result of the zone change. The subject site will maintain the existing access to Volcano Road via 92nd Street; access to the Self-Storage facility would be from 92nd Street which is internal to the existing mobile home park. The existing zoning allows for the reclaimed area to be developed with additional mobile home units, whereas the Self-Storage would result in a significant reduction of traffic volume.

Staff generally agrees with the applicant's justification regarding neighborhood values, and environmental resources. However, Staff is unclear how a commercial business would result in a significant reduction of traffic volumes, as compared to 9 additional mobile home residences. No Traffic Study or trip generation information was provided with the request.

Staff agrees that the proposed development will be appropriately buffered to protect existing residential uses, and is generally of a low-intensity nature. There are no known impacts to environmental, social or cultural resources. There is no known opposition to this request. The request is consistent with 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 site is developed and contiguous to previously developed parcels, existing streets, with water, sanitary sewer and storm drain facilities already in place. Also, as the proposed Self-Storage development will require Site Development Plan approval by the EPC, compliance with the City of Albuquerque Zoning Code and applicable regulations will ensure the integrity of existing development with required landscape buffers to ensure an aesthetically pleasing built environment.

Staff agrees that the requested development is consistent with this policy because it is in an area served by existing facilities and infrastructure. The requested use, which is first allowed permissively in the C-2 zone, is more intense than the surrounding single family uses that are adjacent on the north side of Volcano. However, the use is less intense than the uses allowed in the IP zones on the south side of Volcano. The integrity of existing neighborhoods will be ensured because the requested zoning is site plan controlled, and the EPC will review the Site Development Plan for Building Permit. The request is consistent with Policy II.B.5.e.

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.

The proposed change furthers this policy by allowing for added employment options for both the existing mobile home residential development and for the proposed Self-Storage component of the project. The use of landscape buffering and setbacks as required by the Zoning Code will minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments.

Staff is unclear how the zone change request will result in new employment options for the existing mobile home residential development. Staff agrees that the proposed commercial use will result in a nominal increase in employment opportunities in the area. More significantly, the request will provide a new service to area residents. Staff agrees that the request will be developed consistently with city plans and regulations, and as demonstrated in the accompanying SPSD Design Guidelines, which are designed to minimize adverse impacts of development on residential environments. The request is consistent with Policy II.B.5.i.

Rank II Plan – West Side Strategic Plan

The West Side Strategic Plan, a Rank II Plan, was first adopted by the City of Albuquerque in 1997 and by Bernalillo County in 1998. The Plan provides a framework of strategic policies to manage future growth and development on Albuquerque's West Side. The Plan area is bounded by the Sandoval County line to the north, the Rio Puerco Escarpment to the west, a line south of Gun Club Road (the Atrisco Grant line) to the south, and the Rio Grande to the east for areas north of Central Avenue, and Coors Boulevard to the east for areas south of Central (see West Side Strategic Plan Boundary Map).

The Plan is based on a Community Concept that identifies seven communities in the Plan and establishes a community-based urban form which defines areas for low-intensity development, open spaces, and compact village and community commercial nodes. The subject site is located within the Atrisco Park Community area, a triangular shaped area within the City of Albuquerque's municipal limits, bounded by I-40, Central Avenue, and Coors Boulevard (see Atrisco Park Boundary Map). This community contains approximately 1,700 acres of land, including the Atrisco Business Park and West Mesa High School. Coors Boulevard connects the Ladera, West Central, Atrisco Park, and the Bridge/Westgate in this area, serving as a vital thoroughfare in the area as well as providing a variety of commercial services.

WSSP Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in [the Atrisco Park] Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be initiated.

The proposed zone change furthers this policy by allowing residential and non-residential uses to occur in the community.

Staff agrees that the request will allow both residential and commercial uses to be developed in the Atrisco Park Community. The request is generally consistent with WSSP Policy 3.33.

WSSP Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and Central Avenue intersection, should be encouraged.

The proposed zone change furthers this policy by enabling Self-Storage to be offered as a commercial service to the community.

Although the request is not located in the vicinity of Coors Blvd. and Central Ave., Staff agrees that the request is generally consistent with WSSP Policy 3.38.

Rank III Plan – West Route 66 Sector Development Plan

The subject site is within the planning area of the West Route 66 Sector Development Plan (WR66 SDP), which stretches along Central Avenue from the Rio Grande to Interstate 40. The West Route 66 Plan was originally adopted in October 1987. The purpose of the plan is “to enhance the negative community image of West Central Avenue and instill community confidence in this area as a developable segment of the City” (p. i). Upon adoption of the plan, much of the plan area was annexed into the City of Albuquerque municipal limits and rezoned. The subject site and adjacent acreage maintained its SU-1 for Mobile Home Park zoning.

The plan area is divided into three Segments. Segment One includes the area from the Rio Grande to North Coors Boulevard; Segment Two includes the area from North Coors Boulevard to 106th Street; Segment Three includes the area from 106th Street to Interstate 40. The subject site is located in Segment Two, which currently contains a combination of commercial, industrial, and residential development, including existing mobile home developments. Segment Two is also characterized by numerous 5-acre lots.

Justification statements in the plan regarding the placement of SU-1 for Mobile Home Park zoning are as follows: “The property west of Coors has been zoned for this use since 1973. Higher density development is appropriate for this location adjacent to Coors Boulevard and will provide a buffer to the single-family residential property to the west” (p. 65). The zoning has been given the SU-1 designation to ensure a site design that will address all the surrounding zoning and land uses, ingress and egress to the property, good internal circulation, and good site layout” (p. 65). A Design Overlay Zone has been established in the West Route 66 plan area that addresses issues including architectural, site, and landscape design. As 90th Street is a collector-level road, the plan requires a landscape setback and buffer along the street. A setback sizing chart in the plan document reveals a setback requirement of 13 feet for this site (page 83).

Although the applicant did not cite relevant policies from the adopted WR66 SDP, Staff finds the request generally consistent with the plan intent.

The City is currently in the process of updating the WR66 SDP. The new plan establishes land use and development regulations, and recommends capital improvement projects to improve the appearance and multi-modal function of West Central, a principal arterial and designated transit corridor, and to support significant community assets along this 5-mile stretch of Route 66.

The applicant discussed the zone change request in relation to the proposed WR66 SDP, which has not been adopted yet. The justification letter indicated the request was consistent

with the proposed WR66-EPR zone, in that it proposes “compact mixed use development by allowing a land use which is closely integrated with and supported by the very uses promoted by the Zone.”

The proposed WR66 SDP will apply to this site if it is adopted prior to approval of a Site Development Plan for Building Permit. The proposed plan maintains the existing zoning entitlements for SU-1 sites.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The installation of downstream storm drain facilities has caused a changed neighborhood condition which will allow the pond area to be reclaimed. The proposed zone change, to SU-1 for Mobile Home and Self-Storage, is more advantageous to the community as it allows the property to continue to be used as a mobile home neighborhood with the addition of an onsite Self-Storage facility as an amenity available to the immediate residents and the surrounding community. We feel these uses would be beneficial to this area as it would satisfy a community need for a secure facility in which to accommodate the orderly storage of property, thus facilitating compliance with the existing special use permit and improving the overall appearance and enjoyment of the community. The project is in compliance with the Albuquerque/Bernalillo County Comprehensive Plan as described below. This project shall comply with the City of Albuquerque Zoning Code and the West Route 66 Sector Development Plan. Where there is conflict between the regulations and these design standards the more restrictive shall apply.

Staff does not agree that the area drainage improvements are a changed neighborhood condition, because the original site plan included a phased development plan for additional mobile home lots when the ponding area was no longer needed.

Staff agrees that the proposed zoning will be more advantageous to the community, because it provides additional services in appropriate locations and is contiguous to existing urban facilities and services, where the integrity of existing neighborhoods can be ensured. Staff further adds that the requested zone is site development plan controlled, so the community has the opportunity to provide input and have assurances about the site design.

- 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 use, as well as more intensive uses, are already allowed on some of the surrounding property zoned SU-2 for Industrial Park. The proposed Self-Storage use would not

be harmful to the adjacent property, the neighborhood, or the community and instead would provide a needed service with minimal negative impacts.

The applicant has adequately demonstrated that the permissive uses requested – Mobile Homes and Self-Storage – will not be harmful to adjacent property, the neighborhood, or the community. The new use requested, self-storage, is generally considered a less intense use than adjacent industrial park uses, so it is compatible with land use in the general area.

Regarding the proposed uses, there is the potential for mid-sized delivery trucks to access the site. The additional traffic routed into the subdivision may have negative impacts on the existing neighborhood, especially in light of the fact that there is only one entrance/exit for the entire development. Transportation Services has indicated that the proposed use will have approximately the same or fewer trips generated compared to 9 mobile home dwellings. Staff finds that the zone change would not provide additional harm to adjacent property, the neighborhood, or the community as compared to the current zoning.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

No major or un-programmed capital expenditures by the City are required, as roadways and utility infrastructure is already in place.

Staff agrees. The request will not result in unprogrammed capital expenditures for the City. The subject site has access to existing infrastructure.

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

The cost of land or other economic considerations are not the primary determining factors for a change of zone in this case.

Staff agrees. The cost of land or other economic considerations are not the determining factor for this request. The determining factor is that the proposed use is not permissive under the current zoning and that it is not in significant conflict with adopted plans and policies.

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

The site is not located on a major street.

Staff agrees. The subject site is not located on a collector or major street; and the applicant is not using the location of the subject site as the justification for the zone amendment request.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The zone change request would not result in a spot zone, as the proposed self-storage use which would be added to the existing zoning designation is allowed on surrounding properties. This notwithstanding, the change will facilitate the realization of the Comprehensive Plan and the West Side Strategic Plan as described below, as well as the W66-EPR zone proposed by the Sector Development Plan over the subject site area, which aims to provide opportunities for clustered multi-story office buildings, multi-family residential communities, and compact mixed use development by allowing a land use which is closely integrated with and supported by the very uses promoted by the Zone. It will allow for added flexibility of design and planning for the intended uses within the zone.

Staff finds that the request will create a spot zone. The applicant explains that the uses are consistent with permissive uses in adjacent zones and that the request facilitates the realization of adopted City plans.

Although the request will create a spot zone, it can be justified because it furthers a preponderance of applicable goals and policies in the Comprehensive Plan and the WSSP. Staff notes that the SU-1 zoning is generally considered a justifiable spot zone. The development intensity and character of the site are consistent with what is allowed on abutting properties. Staff agrees that the requested zone will provide additional services that are integrated with existing residential uses, which is consistent with neighborhood values. In this way, the zone change will facilitate realization of applicable city plans and policies.

- 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 would not result in a strip zone.

Staff agrees. The size and shape of Tract A-2 would not result in a strip zone.

IV. ANALYSIS – AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

The applicant requests an amendment to the Site Development Plan for Subdivision to further divide the subject site into two new parcels, Tract A-1 and A-2. The purpose of the subdivision is to allow a 14.-acre portion of the site to be rezoned with SU-1 for Mobile Home and Storage (Tract A-2). The site development plan also provides Design Standards for Tract A-2. The applicant is not requesting delegation of Site Development Plan for Building Permit to the DRB, so future development will return to the EPC for review and approval.

§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 of the Comprehensive Plan, (and other applicable Plans).

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

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 proposed development will be appropriately buffered to protect existing residential uses, and is generally of a low-intensity nature. There are no known impacts to environmental, social or cultural resources and there is no known opposition to this request. The request is consistent with 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 site is developed and contiguous to previously developed parcels, existing streets, with water, sanitary sewer and storm drain facilities already in place. Also, as the proposed Self-Storage development will require Site Development Plan approval by the EPC, compliance with the City of Albuquerque Zoning Code and applicable regulations will ensure the integrity of existing development with required landscape buffers to ensure an aesthetically pleasing built environment.

The proposed development is consistent with this policy because it is in an area served by existing facilities and infrastructure. The integrity of existing neighborhoods will be ensured

through an EPC reviewed Site Development Plan for Building Permit, which must be consistent with the SPSD and WR66 SDP Design regulations.

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.

The request will provide a new service to area residents. The request will be developed consistently with city plans and regulations, which are designed to minimize adverse impacts of development on residential environments. The request is consistent with Policy II.B.5.i.

West Side Strategic Plan (Rank II)

See Description of WSSP, Rank II Plan, on Page 7 of this staff report.

WSSP Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in [the Atrisco Park] Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be initiated.

The proposed zone change furthers this policy by allowing residential and non-residential uses to occur in the community.

Staff agrees that the request will allow both residential and commercial uses to be developed in the Atrisco Park Community. The request is generally consistent with WSSP Policy 3.33.

WSSP Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Boulevard and Central Avenue intersection, should be encouraged.

The proposed zone change furthers this policy by enabling Self-Storage to be offered as a commercial service to the community.

Although the request is not located in the vicinity of Coors Blvd. and Central Ave., Staff agrees that the request is generally consistent with WSSP Policy 3.38.

West Route 66 Sector Development Plan (Rank III)

See Description of WR66 SDP, Rank III Plan, on Page 8 of this staff report.

The proposed WR66 SDP will apply to this site if it is adopted prior to approval of a Site Development Plan for Building Permit. The proposed plan maintains the existing zoning entitlements for SU-1 sites.

SITE PLAN ANALYSIS

Site Plan Layout / Configuration

The amendment to the existing approved Site Development Plan for Subdivision removes 9 future mobile home lots and replaces the use with a future commercial storage use. Building

height is restricted to 26 feet, which is consistent with the adjacent R-1 uses. The site plan proposes a minimum 15 foot setback, and maximum 0.5 F.A.R.

The site plan proposes minimal design standards relating to signage, landscaping, and lighting. The proposed process is for the future Site Development Plan for Building Permit to return to the EPC for review and approval. Staff recommends a note that indicates that the site development plan for building permit shall be consistent with the West Route 66 Design Overlay Zone regulations.

Vehicular, Pedestrian, and Bicycle Access and Circulation

Access to the site is provided from East Ridge Street and South Ridge Street, local streets created through the original subdivision. East Ridge Street is accessed from Volcano Road. The site has existing road and sidewalk improvements.

The subdivision currently has only one entrance / exit for 177 residences and the proposed self-storage unit. There is one emergency egress to Volcano Rd., but it does not meet the minimum standards required by the Development Process Manual (DPM) for a single access point. The DPM would limit this subdivision to a maximum of 150 dwelling units. Transportation Services has indicated that the proposed land use will not cause traffic problems.

Walls/Fences

The existing subdivision perimeter wall is not consistent with the approved Site Development Plan for Subdivision. The project file Z-97-72 includes a letter from the applicant to the EPC describing modifications to the original submittal. The second, approved site plan shows CMU Block walls that are tan with a design made with smooth-face and fluted CMU blocks. The existing wall is standard grey smooth-face blocks. Interior to the site are chain link fences.

Both fence designs are not consistent with the West Route 66 Design Overlay Zone. Page 82, Architectural Design includes #2, "Uncolored standard 8-inch by 16-inch CMU block are not allowed," and #5, "The design of walls, fencing, trash enclosures and similar accessory site elements must be compatible with the architecture of the main buildings, and walls must have the same or complimentary finish...Chain link fencing is not allowed in the front yard setback area or in areas adjacent to residential, office or neighborhood commercial areas."

Staff recommends the existing perimeter wall be stuccoed, and internal chain link fencing shall be planted with fast growing vines, to be in compliance with the current WR66 Design Overlay Zone regulations or the original approved Site Development Plan.

Lighting and Security

The site plan limits light height to 16 feet, which is consistent with the general lighting regulations for sites that are within 100 feet of a residential zone.

Landscaping

As mentioned in the Wall section above, the existing site is deficient in relation to the approved Site Development Plan for Subdivision. It appears that the streetscape and individual lot

landscaping has not been well maintained and has died-off over time. Staff recommends the streetscape landscaping should be improved so that it is consistent with the site plan.

Grading, Drainage, Utility Plans

The request seeks to modify an existing temporary drainage pond to commercial uses. City Hydrology commented that the Site Plan for Subdivision should show the Zone “A” flood zone and drainage easement that is on the latest Preliminary Plat and could add a note that the flood zone and the drainage easement will be adjusted prior to obtaining a building permit.

Architecture

No architectural design standards are provided. The architecture will be evaluated as part of the Site Development Plan for Building Permit submittal.

Signage

The design standards incorporate the City’s Zoning Code Signage Regulations by reference. They also prohibit backlit and plastic signage.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

APS commented that additional residential uses would impact the school system; no new residences are proposed. The request will actually eliminate 9 future mobile home lots.

The full text of the agency comments begins on page 23 of this staff report.

Neighborhood/Public

The Avalon N.A., South Valley Coalition of NA’s, the South West Alliance of Neighbors, and West Side Coalition of NA’s were notified by the applicant. Property owners within 100-feet of the site were notified by the City. A facilitated meeting was neither offered nor requested. No comments or phone calls have been received, and there is no known opposition to the request.

V. CONCLUSION

This is a request for approval of site development plans for subdivision and zone map amendment for Tract A, West Ridge Mobile Home Park. The site is located near 90th Street NW between Volcano Rd NW and Bluewater Rd NW.

Zoning on the site is currently SU- 1 for Mobile Home Park, and the site has an existing 177-lot mobile home park. A 1.4 acre portion remains undeveloped, and is no longer needed for a drainage pond. The applicant requests a subdivision of this parcel and a zone change to SU-1 for Mobile Home Park and Storage. The applicant proposes to develop a self-storage facility on the 1.4 acre portion of vacant land.

The site is within the planning area for the West Route 66 Sector Development Plan and the West Side Strategic Plan. The request is consistent with policies in the Comprehensive Plan which call for compatibility of new development with existing residential areas and will utilize

vacant land and existing City services. The request is also consistent with the West Route 66 Plan zoning for the site and is consistent with policies in the West Side Strategic Plan calling for both residential and non-residential development in the Atrisco Park Community planning area.

The applicant will return to the EPC with a Site Development Plan for Building Permit, which will ensure that the site design adequately buffers the existing residential development from the proposed development.

Staff recommends approval of both requests, subject to conditions.

FINDINGS – 12EPC-40046 – September 13, 2012 – Sector Plan Map Amendment

1. This is a request for Sector Plan Map Amendment for proposed Tract A-2, West Ridge Mobile Home Park, located on Volcano Rd., and containing approximately 1.4 acres.
2. The request is from *SU-1 for Mobile Home Park* to *SU-1 for Mobile Home Park and Storage*. The applicant proposes to develop a self-storage facility on a 1.4-acre portion of vacant land.
3. This request for Sector Plan Map Amendment is accompanied by a request for an amendment to the Site Development Plan for Subdivision (12EPC-40052). The Site Plan amendment proposes Design Guidelines. The applicant proposes for the Site Development Plan for Building Permit to return to the EPC for approval.
4. The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP) and the West Route 66 Sector Development Plan (WR66 SDP). The proposal must comply with the Design Regulations in the WR66 SDP and the Site Plan for Subdivision, as well as the General Regulations in the Zoning Code.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 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 request furthers the following ***Comprehensive Plan*** policies for Developing Urban Areas:
 - a. This request furthers Policy II.B.5.d. Neighborhood values have been expressed through the WSSP and WR66 SDP, and the proposed zoning will not diminish the goals and intent of either Plan. The proposed development will be appropriately buffered to protect existing residential uses, and is generally of a low-intensity nature.
 - b. This request furthers Policy II.B.5.e because it will not negatively impact the integrity of the existing infrastructure or the neighborhoods. The integrity of existing neighborhoods will be ensured because the requested zoning is site plan controlled, and the EPC will review the Site Development Plan for Building Permit.
 - c. The request furthers Policy II.B.5.i by providing site plan control to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.
7. The request furthers the following ***West Side Strategic Plan*** goals and policies:

- a. The proposed zoning meets the intent of WSSP Policy 3.33 by allowing both residential and commercial uses to be developed in the Atrisco Park Community.
 - b. The proposed zoning meets the intent of WSSP Policy 3.38 by allowing expansion of commercial services and public services in the area.
8. The purpose of the ***West Route 66 Sector Development Plan*** is to specify land use, zoning, and design standards for future development. The WR66 SDP Design and Development Standards apply to the subject site and will ensure a development that is compatible with the adjacent single-family residential neighborhoods.
9. The applicant has adequately justified the sector plan map amendment request pursuant to ***Resolution 270-1980***:
- a. Section 1A: The applicant justified the requested use as similar to the uses available on surrounding properties, and that the use will not negatively impact existing infrastructure and services. The proposed SU-1 zone allows extensive review by City departments, agencies and residents, which minimizes any adverse effects from future development on public facilities, services and roadways and ensures that the design contributes positively to the neighborhood. This is consistent with the health, safety, morals and general welfare of the City.
 - b. Section 1B: The Planning Department considers that the applicant has provided an acceptable justification for the change and has demonstrated that the requested zone will not destabilize land use and zoning in the area because it is complimentary and compatible with the zoning of surrounding properties.
 - c. Section 1C: The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan and the WSSP that are furthered by this request. There is no “significant conflict” with these adopted Plans.
 - d. Section 1D: The applicant has adequately justified the change based on the proposed use being more advantageous to the community, as demonstrated by the consistency with plans and policies analyzed in Section C. Further, the project shall comply with the Zoning Code and the West Route 66 Sector Development Plan requirements.
 - e. Section 1E: The permissive uses allowed under the proposed zone are similar to those available in adjacent zones and will not increase harm to adjacent property, the neighborhood, or the community as compared to the current zone. Because the site is small, 1.4 acres, and governed by a site development plan and the WR66 SDP design regulations, future development will be compatible with the surrounding community.
 - f. Section 1F: The proposed zone change requires no major or unprogrammed capital expenditures by the City.
 - g. Section 1G: The cost of land or other economic considerations are not the determining factor for this request. The applicant has demonstrated that the proposed

zone change furthers a preponderance of relevant policies in the Comprehensive Plan and the WSSP.

- h. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.
 - i. Section 1I: SU-1 zoning is considered a justifiable “spot zone” because it would result in the realization of policies in applicable plans as demonstrated in this case.
 - j. Section 1J: The request does not create a strip zone.
10. Representatives from the Avalon NA, the South Valley Coalition of NA’s, the South West Alliance of Neighbors, the Westside Coalition of NA’s, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not requested and there is no known opposition to the request.

RECOMMENDATION – 12EPC-40046 – September 13, 2012 – Sector Plan Map Amendment

APPROVAL of 10EPC-40071, a request for Zone Map Amendment/Sector Development Plan Map Amendment, for Lots 10 and 11, Block 15, Perea Addition, based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL – 12EPC-40046 – September 13, 2012 – Sector Plan Map Amendment

- 1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
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FINDINGS – 12EPC-40052 – September 13, 2012 – Amendment to Site Development Plan for Subdivision

1. This is a request for an Amendment to a Site Development Plan for Subdivision for Tract A, West Ridge Mobile Home Park, located on Volcano Rd., and containing approximately 27.4 acres. The purpose of the SDPS amendment is to subdivide the site and to establish a new use for Tract A-2. The amendment also includes Design Guidelines.
2. A 1.4-acre portion adjacent to Volcano Rd. remains undeveloped, and is no longer needed for a drainage pond. The applicant proposes to develop a self-storage facility on the 1.4 acre portion of vacant land.
3. This request for an amendment to the Site Development Plan for Subdivision is accompanied by a Sector Plan Map Amendment request from SU-1 for Mobile Home Park to SU-1 for Mobile Home Park and Storage for a 1.4-acre portion of the site (12EPC-40046).
4. The applicant proposes for the Site Development Plan for Building Permit to return to the EPC for approval.
5. The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP) and the West Route 66 Sector Development Plan (WR66 SDP). The proposal must comply with the Design Regulations in the WR66 SDP and the Site Plan for Subdivision. The Zoning Code General Regulations also apply, including Off-Street Parking, Landscaping, General Building and Site Design Regulations, and General Height and Design Regulations for Walls. The WR66 Design Overlay Zone regulations, Section V, and Subdivision and Public Right-of-Way, Section VI, regulations apply to the subject site.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following ***Comprehensive Plan*** policies for Developing Urban Areas:
 - a. This request furthers Policy II.B.5.d. Neighborhood values have been expressed through the WSSP and WR66 SDP, and the proposed zoning will not diminish the goals and intent of either Plan. The proposed development will be appropriately buffered to protect existing residential uses, and is generally of a low-intensity nature.

- b. This request furthers Policy II.B.5.e because it will not negatively impact the integrity of the existing infrastructure or the neighborhoods. The integrity of existing neighborhoods will be ensured because the requested zoning is site plan controlled, and the EPC will review the Site Development Plan for Building Permit.
 - c. The request furthers Policy II.B.5.i by providing site plan control to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.
8. The request furthers the following *West Side Strategic Plan* goals and policies:
 - a. The proposed zoning meets the intent of WSSP Policy 3.33 by allowing both residential and commercial uses to be developed in the Atrisco Park Community.
 - b. The proposed zoning meets the intent of WSSP Policy 3.38 by allowing expansion of commercial services and public services in the area.
9. The purpose of the *West Route 66 Sector Development Plan* is to specify land use, zoning, and design standards for future development. The WR66 SDP Design Overlay Zone and Development Standards apply to the subject site and will ensure a development that is compatible with the adjacent single-family residential neighborhoods.
10. The request complies with most applicable WR66 SDP Design Overlay Zone regulations. However, there are some instances of non-compliance, including the use of uncolored CMU block for the perimeter wall and use of chain link fencing. The existing subdivision is also deficient in relation to the landscaping shown on the approved Site Development Plan. The conditions of approval address the inconsistencies.
11. Representatives from the Avalon NA, the South Valley Coalition of NA's, the South West Alliance of Neighbors, the Westside Coalition of NA's, and property-owners within 100-feet of the subject site were notified. A facilitated meeting not requested and there is no known opposition to the request.

RECOMMENDATION – 12EPC-40052 – September 13, 2012 – Amendment to Site Development Plan for Subdivision

APPROVAL of 10EPC-40071, a request for Zone Map Amendment/Sector Development Plan Map Amendment, for Lots 10 and 11, Block 15, Perea Addition, based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL – 12EPC-40052 – September 13, 2012 – Amendment to Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A note shall be added to the Site Development Plan that indicates that the Site Development Plan for Building Permit shall be consistent with the West Route 66 Design Overlay Zone regulations.
4. The existing perimeter wall shall be stuccoed, and internal chain link fencing shall be planted with fast growing vines, to be in compliance with the currently adopted WR66 Design Overlay Zone regulations or the original approved Site Development Plan.
5. The streetscape landscaping shall be consistent with the approved Site Development Plan for Subdivision.
6. Conditions of approval for the proposed Amendment to Zone Map and Site Development Plan for Subdivision shall include:
 - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
 - b. All easements shall be shown and labeled on Site Plan.
 - c. There is currently an “A” flood zone at this location. A LOMR is on the infrastructure list for the platting action to allow a building to be built at this location. A building cannot be constructed until the LOMR has been approved.

- d. The Site Plan for Subdivision shall show the Zone “A” flood zone and drainage easement that is on the latest Preliminary Plat and could add a note that the flood zone and the drainage easement will be adjusted prior to obtaining a building permit.

 - e. A drainage report shall be submitted to Hydrology for DRB approval.
-

***K. Carrie Barkhurst
Planner***

Notice of Decision cc list:

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109
Western Security Real Estate, PO Box 65598, Albuquerque, NM 87109
Kelly Chappelle, 9135 Santa Catalina Ave NW, Albuquerque, NM 87121
Robert Wood, 9135 Anacapa NW, Albuquerque, NM 87121
Andres Lazlo, 3220 Grasshopper Dr. SW, Albuquerque, NM 87105
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105
Klarissa Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Gerald C. Worrall, 1039 Pinatubo Pl NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

The proposed use would require a zone change to allow self storage.

Office of Neighborhood Coordination

Avalon NA (R), South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN), Westside Coalition of NA's

Long Range Planning

Developing Urban; Westside Strategic Plan; West Route 66 Sector Development Plan

The existing SU-1 zoning provides a public process for projects on this site. The proposed zoning would add self-storage to the allowed uses. The proposed use should be compatible with the existing use and surrounding development.

The self-storage units will require EPC approval if the zoning is granted.

Page 82 of the existing West Route 66 SDP contains design standards that are applicable to all properties within the plan boundaries.

Page 4 references the Renaissance Center Plan, the subject site is not within the boundaries of that master plan. [revised in second site plan submittal]

Metropolitan Redevelopment

The subject development site is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

CITY ENGINEER

Transportation Development Services

Amendment to the Zone Map:

- Reviewed, no comment.

Site Development Plan for Subdivision:

- Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
- All easements need to be shown and labeled on Site Plan.

Hydrology

Amendment to the Zone Map:

- Hydrology has no objection to the Zone Map Amendment.

Site Development Plan for Subdivision:

- There is currently an “A” flood zone at this location. A LOMR is on the infrastructure list for the platting action to allow a building to be built at this location. A building cannot be constructed until the LOMR has been approved.
- The Site Plan for Subdivision should show the Zone “A” floodzone and drainage easement that is on the latest Preliminary Plat and could add a note that the flood zone and the drainage easement will be adjusted prior to obtaining a building permit.
- A drainage report should be submitted to Hydrology for DRB approval.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Traffic Engineering Operations

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

Street Maintenance

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

1. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
2. All easements need to be shown and labeled on Site Plan.
3. There is currently an “A” flood zone at this location. A LOMR is on the infrastructure list for the platting action to allow a building to be built at this location. A building cannot be constructed until the LOMR has been approved.
4. The Site Plan for Subdivision should show the Zone “A” flood zone and drainage easement that is on the latest Preliminary Plat and could add a note that the flood zone and the drainage easement will be adjusted prior to obtaining a building permit.
5. A drainage report should be submitted to Hydrology for DRB approval.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the Southwest Area Command. No Crime Prevention or CPTED comments concerning the proposed Amendment to Zone Map - Establishment of Zoning or Zone Change request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as they comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning

No Comments

TRANSIT DEPARTMENT

Project # 1000248 12EPC-40046 AMEND TO ZONE MAP (ESTB ZONING/ZONE CHG) 12EPC-40052 SITE DEVELOPMENT SUBDIVISION	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

West Ridge Mobile Home Park, Tract A, is located on Volcano between 98th St and 90th St. The owner of the above property requests an Amendment to the Zone Map to allow for a zone change

from SU-1 for MHP to SU-1 for MHP and Storage as well as approval of a Site Development Plan for Subdivision to allow for a self-storage facility for the existing mobile home park and the surrounding community. Although, APS does not oppose the proposed self storage, any residential development within this area will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary School is exceeding capacity, Jimmy Carter Middle School and West Mesa High School have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
275	Painted Sky ES	1038	1000	-38
445	Jimmy Carter MS	445	1196	751
570	West Mesa HS	1617	2000	383

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

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

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO staff has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Existing underground electric facilities are located within the southwest corner of the site and along the south and west edges of the property. As a condition of approval, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

As a condition of approval, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service at this site.