



Environmental Planning Commission

***Agenda Number: 02
Project Number: 1003478
Case #: 14EPC-40067 and 68
December 11th, 2014***

Supplemental Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Curb Inc
<i>Request</i>	Zone Map amendment Site Development Plan for Subdivision
<i>Legal Description</i>	Tract 8, Avalon Subdivision Unit 5
<i>Location</i>	90 th street between Bluewater Road NW and Los Volcanes Road NW
<i>Size</i>	9.9 acres
<i>Existing Zoning</i>	SU-1 for I-P Uses
<i>Proposed Zoning</i>	SU-1 for R-2 Uses

Staff Recommendation

APPROVAL of 14 EPC 40068 Zone Map amendment based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 17.

APPROVAL/ of 14 EPC 40067 Site Plan for Subdivision based on the Findings beginning on Page 18 , and subject to the Conditions of Approval beginning on Page 21.

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

Summary of Analysis

This is a request for a change from the SU-1 for I-P uses zone to the SU-1 for R-2 zones. The applicant has justified the change by pointing out changed conditions in the form of the realignment of Daytona Road, a market for quality rental housing based on changing demographics and that the zone will allow development that can act as buffer between more intense uses and less intense uses.

The applicant is requesting delegation to the DRB for approval of future Site Development Plans for Building Permit.

The requests were continued from the November 13th hearing to allow time for meeting with Albuquerque Public School and a facilitated meeting with the neighborhood.

Staff and the applicant met with Albuquerque Public Schools and APS is still concern about the impact of this project on school capacity

A facilitated meet occurred on November 25th. Neighbors were opposed to apartments on the site and had concerns about traffic, school capacity, property values and crime.

Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 09/29/14 to 10/10/14

Continuance

This case was continued from the November 13th EPC hearing to allow the applicant and staff to meet with Albuquerque Public Schools regarding the school capacity issue and to allow time for a facilitated meeting with surrounding neighborhoods.

City staff and the applicant meet with representatives of Albuquerque Public Schools (APS) on November 19th. The representatives affirmed the previous comments regarding the heavy overcrowding at Painted Sky Elementary School and said that additional classrooms are also needed at Jimmy Carter Middle School. The representatives also stated that the school would not be built before 2017. Staff sent additional questions to APS in order to try to understand the possible time line for construction and possible capacity of the new school. The answers are attached to this report.

A facilitated meet occurred on November 25th. Neighbors were opposed to apartments on the site and had concerns about traffic, school capacity, property values and crime. Staff received additional signatures to the petition that the neighbors presented at the last hearing. Staff received additional e-mails in opposition to the request. These items are also included in the staff report.

The applicant submitted an analysis of the property values for Ventana Ranch per 2008 which showed an increase in values. The applicant has an apartment development in Ventana Ranch and submitted the information to counter the idea that apartments will devalue the area. The applicant also cited two recent about the market for additional apartment in the Albuquerque area.

This is a request for a change from the SU-1 for I-P uses zone to the SU-1 for R-2 zones. The applicant has justified the change by pointing out changed conditions in the form of the realignment of Daytona Road, a market for quality rental housing based on changing demographics and that the zone will allow development that can act as buffer between more intense uses and less intense uses. Multifamily development generally uses less water than single family development.

This request will allow development that may contribute to overcrowding at the elementary school level. Also, this request will remove land zoned for job producing uses from the pool of this land on the west side. This may be offset by the annexation of property in 2011 with commercial and industrial zoning.

This request furthers several policies of the Comprehensive Plan and the Westside Strategic Plan, especially those regarding housing, new growth and transit access. This request may be in conflict with the WSSP plan policy regarding school capacity and employment centers. The applicant is asking for delegation of the Site Development Plan for Building Permit to the DRB.

Staff is recommending approval with conditions.

FINDINGS -14 EPC-40068 December, 2014 -Zone Map Amendment

1. This is a request for a Zone Map Amendment from SU-1 for I-P uses to SU-1 for R-2 for Tract 8, Avalon Subdivision Unit 5 located on 90th street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres
2. The applicant would like to change the current zoning to allow the development of apartments on the site.
3. The subject was annexed into the City in 2001 and the SU-1 for I-P Uses zoning was established as part of the annexation process.
4. The 2014 realignment of Daytona road was designed to route heavy truck traffic away from the residential areas; this realignment of Daytona road removed the truck access from the site.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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 zone contains design standards that will create quality development and help integrate future development into the area. The proposed zone will allow the development of residential uses near existing residential uses. The proposed zone may allow development that adds to overcrowding in the area elementary school. Policy II.B.5.d is partially furthered.

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 has access to existing services and infrastructure. The proposed zone will allow development can act as buffer between the existing residential development and the allowed industrial development; thus preserving the integrity of the area. Policy II.B.5.e is furthered.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed zone will allow the development of higher density housing, up to 30 dwelling units per acre, in an area with excellent access to the major street network and will provide a buffer between the existing single family development to the south and east and the industrial and commercial development that is allowed the north and west. Policy II.B.5.h is furthered.

Transportation and Transit

Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is .6 miles from Central Avenue, the City's most heavily used transit corridor. There is an existing park and ride lot at the northwest corner of Unser and Central that has access to 5 separate bus routes. Policy II.D.4c is furthered.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The Site Development Plan for Subdivision contains design standards that will require the development of sidewalks connecting to the public sidewalks adjacent to the site.

Housing

Policy II.D.5a The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposed zoning will allow the development of multi-family housing, this housing product is often more affordable than a single family house. The product allowed under the proposed zoning will fill a need in the Albuquerque market for quality rental housing. Policy II.D.5.a is furthered.

7. The subject site is within the boundaries of the Westside Strategic Plan. The following policies are applicable to the request:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making.

The proposed zone will allow the development of housing that can act as a buffer from more intense uses and preserve the residential character of the existing neighborhoods. The

additional household may also help to support commercial uses in the area, increasing the choices available for area residents. Plan Objective 4 is furthered.

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development is outside of the boundaries of the master planned Atrisco Business Park. The request would remove a portion of land from the existing stock of land zoned for uses that will create jobs; however the additional households may support commercial development along Central Avenue and in the Central/Unser area. Policy 1.6 is not furthered.

WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

The Planning Department is considering school capacity. The request could result in about 300 new households. The apartments would be open to people with children and those without children. There is capacity at West Mesa High School, the Jimmy Carter middle school is slightly over capacity and Painted Sky Elementary is well over capacity. The proposed use could contribute the overcrowding. APS plans to build a new west side K-8(kindergarten through 8th grade) school in 2017 to reduce overcrowding.

Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed zone would allow the construction of new higher density residential development. Policy 3.33 is furthered.

Additional Plan intent discussion-Page 50.

More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors.

The proposed zoning will allow the development of higher density housing near transit facilities (bus lines and a park and ride lot) and jobs. The proposed zone allows a density of up to 30 dwelling units per acre.

8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

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

The request is consistent with the health, safety, morals and general welfare of the City because it will create a buffer between a less intense and more intense use, allow the development of a

needed housing product on the west side and provide an additional housing opportunity. The allowed uses are compatible with the surrounding uses.

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 proposed zone has an SU-1 designation; this will require a public hearing at the DRB or EPC for any major development. The design standards give adjacent property owners some security in knowing what will be developed on the site. The current zone offers a very broad set of uses, some of which are not compatible with single family residential use.

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. Policy Analysis summarized:

The request furthers several goals and policies of the Comprehensive Plan, especially those relating to housing, transit and new growth. The applicant cites Comprehensive Policies II.B.5d, II.B.5e, II.B.5h, II.B.5l, II.B.5m and WSSP policy 3.33, and Plan objective 4.

Staff believes that policy II.B.5l, quality and innovation in design does not apply because without a Site Development Plan for Building Permit it is difficult to fully judge this.

WSSP policy 1.6 is not furthered by this request.

Staff believes that policies II.B.4c and II.B.4g, regarding Transit and Transportation, and policy II.B.5a regarding housing are furthered by this request.

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 realignment of Daytona was meant to move heavy truck traffic away from the existing residential neighborhoods, while still allowing the development of uses that require truck access. The new alignment cuts off the subject site from this access. Staff agrees that this is a changed condition. A commercial zone on the site could have the same potential conflict with the residential area that the existing zone has. The zoning on the more recently annexed sites allows a more limited range of uses in order to protect the residential use. This zone change would be in line with the intent to protect the existing residential uses.

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 allowed uses in the proposed zone are not harmful to the adjacent properties and will provide a transition from the less intense residential use to the more intense industrial uses allowed to the west.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The site is privately owned, all future development and infrastructure will be funded by the developer.

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 request is justified because it furthers several goals and policies of the applicable plans; the cost of land is not part of the justification.

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

The location in itself is not justification; however the reroute of Daytona does constitute a changed condition. The request is justified because it furthers several goals and policies of the applicable plans.

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 proposed zone could result in development that will act as a transition from the more intense industrially zoned properties to the less intense single family development.

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.

The zone could be considered a strip zone, but a justified strip zone because it could function as a transition between the higher intensity industrial zoning and lower intensity residential zoning.

9. Albuquerque Public Schools is opposed to the request because of concerns regarding overcrowding. There is excess capacity at West Mesa High School by 241 students, Jimmy Carter Middle School is over capacity by 42 students and Painted Sky Elementary is over capacity by 507 students. APS plans to build a new Kindergarten through 8th grade school in 2017, provided that funding is available.
10. A Site Development Plan for Subdivision with design standards (14 EPC-40067) is heard concurrently with the request.
11. The affected neighborhood associations were offered a facilitated meeting. They declined. The Avalon Neighborhood has met with the applicant outside of the facilitated meeting process. The applicant added additional design standards to address neighborhood concerns.
12. The Avalon Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods (SWAN) and the Westside Coalition of Neighborhoods were all notified of this request by certified mail. Property owners within 100 feet of the site were notified by regular first class mail.
13. This case was continued from the November 13th EPC hearing to allow the applicant and staff to meet with Albuquerque Public Schools regarding the school capacity issue and to allow time for a facilitated meeting with surrounding neighborhoods.
14. City staff and the applicant meet with representatives of Albuquerque Public Schools on November 19th. The representatives affirmed the previous comments regarding the heavy overcrowding at Painted Sky Elementary School and said that additional classrooms are also needed at Jimmy Carter Middle School.
15. A facilitated meet occurred on November 25th. Neighbors were opposed to apartments on the site and had concerns about traffic, school capacity, property values and crime.

RECOMMENDATION - 14 EPC-40068 December 11th, 2014

APPROVAL of 14 EPC-40068 a request for Zone Map Amendment from SU-1 for I-P uses to SU-1 for R-2 uses for Tract 8, Avalon Subdivision Unit 5 located on 90th street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14 EPC-40068 December 11th, 2014 -ZONE MAP AMENDMENT

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

FINDINGS - 14EPC-40067, December 11th, 2014 - Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for Tract 8, Avalon Subdivision Unit 5 located on 90th street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres
2. The subject was annexed into the City in 2001 2001 and the SU-1 for I-P Uses zoning was established as part of the annexation process.
3. A request for a zone map amendment to change the zoning from SU-1 for I-P uses to SU-1 for R-2 Uses (14EPC- 40068) is heard concurrently with this request.
4. The 2014 realignment of Daytona road was designed to route heavy truck traffic away from the residential areas; this realignment of Daytona road removed the truck access from the site.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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 zone contains design standards that will create quality development and help integrate future development into the area. The proposed zone will allow the development of residential uses near existing residential uses. The proposed zone may allow development that adds to overcrowding in the area elementary school. Policy II.B.5.d is partially furthered.

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 has access to existing services and infrastructure. The proposed zone will allow development can act as buffer between the existing residential development and the allowed industrial development; thus preserving the integrity of the area. Policy II.B.5.e is furthered.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The proposed zone will allow the development of higher density housing, up to 30 dwelling units per acre, in an area with excellent access to the major street network and will provide a buffer between the existing single family development to the south and east and the industrial and commercial development that is allowed the north and west. Policy II.B.5.h is furthered.

Transportation and Transit

Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is .6 miles from Central Avenue, the City's most heavily used transit corridor. There is an existing park and ride lot at the northwest corner of Unser and Central that has access to 5 separate bus routes. Policy II.D.5c is furthered.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The Site Development Plan for Subdivision contains design standards that will require the development of sidewalks connecting to the public sidewalks adjacent to the site.

Housing

Policy II.D.5a The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposed zoning will allow the development of multi-family housing, this housing product is often more affordable than a single family house. The product allowed under the proposed zoning will fill a need in the Albuquerque market for quality rental housing. Policy II.D.5.a is furthered.

The subject site is within the boundaries of the Westside Strategic Plan. The following policies are applicable to the request:

7. Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making.

The proposed zone will allow the development of housing that can act as a buffer from more intense uses and preserve the residential character of the existing neighborhoods. The additional household may also help to support commercial uses in the area, increasing the choices available for area residents. Plan Objective 4 is furthered.

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development is outside of the boundaries of the master planned Atrisco Business Park. The request would remove a portion of land from the existing stock of land zoned for uses that will create jobs; however the additional households may support commercial development along Central Avenue and in the Central/Unser area. Policy 1.6 is not furthered.

WSSP Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

The Planning Department is considering school capacity. The request could result in about 300 new households. The apartments would be open to people with children and those without children. There is capacity at West Mesa High School, the Jimmy Carter middle school is

slightly over capacity and Painted Sky Elementary is well over capacity. The proposed use could contribute the overcrowding. APS plans to build a new west side K-8(kindergarten through 8th grade) school in 2017 to reduce overcrowding.

Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed zone would allow the construction of new higher density residential development. Policy 3.33 is furthered.

Additional Plan Intent Discussion-Page 50.

More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors.

The proposed zoning will allow the development of higher density housing near transit facilities (bus lines and a park and ride lot) and jobs. The proposed zone allows a density of up to 30 dwelling units per acre.

8. The applicant would like approval of future development delegated the Development Review Board (DRB). The DRB hearings are open to the public.
9. The affected neighborhood associations were offered a facilitated meeting. They declined. The Avalon Neighborhood has met with the applicant outside of the facilitated meeting process. The applicant added additional design standards to address neighborhood concerns.
10. The Avalon Neighborhood Association, South Valley Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods (SWAN) and the Westside Coalition of Neighborhoods were all notified of this request by certified mail. Property owners within 100 feet of the site were notified by regular first class mail.
11. This case was continued from the November 13th EPC hearing to allow the applicant and staff to meet with Albuquerque Public Schools regarding the school capacity issue and to allow time for a facilitated meeting with surrounding neighborhoods.
12. City staff and the applicant meet with representatives of Albuquerque Public Schools on November 19th. The representatives affirmed the previous comments regarding the heavy overcrowding at Painted Sky Elementary School and said that additional classrooms are also needed at Jimmy Carter Middle School.
13. A facilitated meet occurred on November 25th. Neighbors were opposed to apartments on the site and had concerns about traffic, school capacity, property values and crime.

RECOMMENDATION – 14 EPC-40067- December 11th, 2014

APPROVAL of 14EPC-40067, a request for Site Development Plan for Subdivision, for Tract 8, Avalon Subdivision Unit 5 located on 90th street between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.9 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14 EPC-40067- December 11th, 2014-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. 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).
4. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
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. The applicant shall coordinate with the Hydrology Department at the building permit stage in order to determine the placement of the proposed pond, per the 2013 Amole-Hubbell Drainage Master Plan Update.

***Maggie Gould
Planner***

Notice of Decision cc list:

Consensus Planning	302 8th street NW	ABQ NM	87102
Curb INC	5160 San Francisco NE	ABQ NM	87109