



Environmental Planning Commission

Agenda Number: 2
Project Number: 1006520
Case #s: 13EPC-40157
February 13, 2014

Staff Report

Agent	FBT Architects
Applicant	Twilight Homes of New Mexico
Requests	Site Dev. Plan for Subdivision Amendment
Legal Description	Tract A and Tract B-1 Hope Plaza Subdivision
Location	8700 Alameda Blvd. NE, between Barstow St. and Ventura St.
Size	Approximately 6.43 acres
Existing Zoning	SU-1 for O-1 and RT
Proposed Zoning	No change requested

Staff Recommendation

APPROVAL of Case 13EPC-40157 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 14.

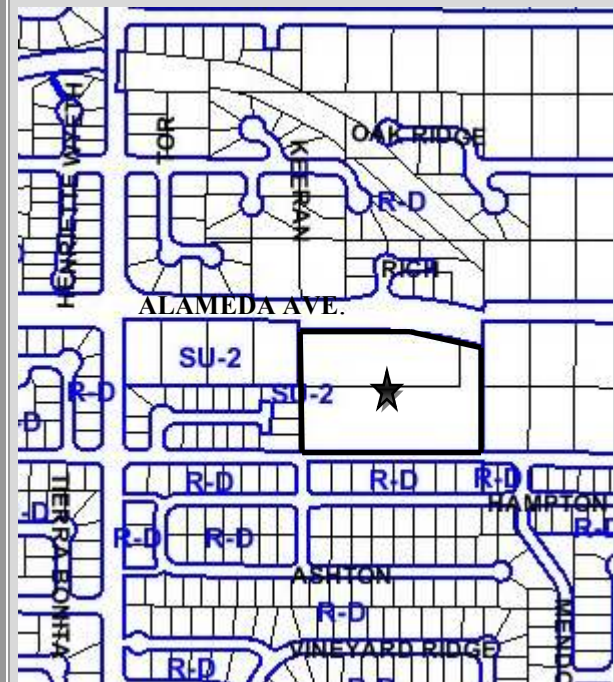
Staff Planner
Chris Glore, Planner

Summary of Analysis

This request is a Site Dev. Plan for Subdivision Amendment for Tract A and Tract B-1 Hope Plaza Subdivision. The subject site is within the boundaries of the La Cueva Sector Development Plan and the Vineyard Sector Development Plan and is zoned SU-2 O-1 and RT. The applicant proposes to create six new lots in the southwest corner of the property, for single-family residential development.

Adjacent residents, the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations were notified. A facilitated meeting was held on February 3, 2014. There are concerns regarding traffic circulation and impacts on views.

The request generally furthers a preponderance of applicable policies of the Comprehensive Plan and the Vineyard Sector Development Plan. Staff recommends approval, subject to conditions.



City Departments and other interested agencies reviewed this application from 12/30/2013 to 1/10/2014.
Agency comments used in the preparation of this report begin on Page 16.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2 O-1 and R-T	Developing Urban Area; Vineyard Estates Sector Plan; La Cueva Sector Plan	Office, Church, Vacant
<i>North</i>	SU-2 for C-1 Uses R-D	Developing Urban Area; La Cueva Sector Plan	Vacant Single Family Residential
<i>South</i>	SU-1 for C-1 Uses RT	Developing Urban Area; Vineyard Estates Sector Plan; La Cueva Sector Plan	Single Family Residential
<i>East</i>	SU-1	Developing Urban Area; La Cueva Sector Plan	Vacant
<i>West</i>	SU-1 for C-1 Uses	Developing Urban Area; Vineyard Estates Sector Plan; La Cueva Sector Plan	Vacant

II. INTRODUCTION

Proposal

This request is for a Site Development Plan for Subdivision (SPS) Amendment for Tract A and Tract B-1, Hope Plaza Subdivision (the “subject site”). The subject site contains approximately 6.43-acres of land and is located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St. The subject site is within the boundaries of the Rank III LaCueva Sector Development Plan (LCSDP) and Vineyard Sector Development Plan (VSDP).

The site is currently zoned SU-2 for O-1 and RT. The SPS site currently consists of two lots. A SPS and Site Development Plan for Building Permit (SPBP) with building size (footprint) and uses, height limits, building architecture, landscaping, and parking requirements was approved in October 2007 for the Hope Plaza development. Two office buildings and the main church building were subsequently constructed on the property.

As documented in the requested SPS Amendment, the applicant proposes to create six new lots in the southwest corner of the property, for single-family residential development subject to the SPS Amendment design regulations. The residential lots would be in place of a previously approved church-related facility.

EPC Role

The requested approval of the SPS Amendment is required to be heard by the EPC, per the La Cueva Sector Development Plan. Because the applicant is not asking for a change in zoning, the request is not required to be forwarded to the City Council, unless the EPC decision is appealed. If

the EPC decision is appealed, it will go to the Land Use Hearing Officer (LUHO) for recommendation to the City Council.

History

Prior requests

On May 6, 1991, the City Council adopted an ordinance annexing approximately 52.2 acres (AX-90-12) and amending the zone map from O-1 to R-D (Z-90-87) for an area including the subject site.

On July 19, 2007, the EPC approved a Site Development Plan for Subdivision (Project No. 1006520 Case No. 07EPC-40001) for division of the property into three lots, and construction of a church, healing center (hospice), administrative offices for the church, and two 'non-church' buildings. The EPC also approved a Site Development Plan for Building Permit (Project No. 1006520 Case No. 07EPC-40002). In addition to the main church structure, two office buildings of approximately 21,868 sq. ft. each have been built adjacent to the Alameda Blvd. frontage. The healing center (hospice) and administrative office building were not constructed.

On January 18, 2012, an Administrative Amendment was approved to amend the SPS to remove lot lines and create two larger lots within the subject site (Project No. 1006520).

In August 2013, the EPC approved a zone map amendment from "RD 5 DU per acre" to "SU-1 for RD 5 DU per acre and school playground" for the abutting property to the east (Project No. 1009750 13EPC-40122). The zone change allows a school playground to be built for the students attending a charter school within an office building on the subject site.

Current request

The proposed SPS Amendment would remove the building footprint and associated parking area for the church Healing Center on the approved SPS and would also reduce the size of the administration building footprint from 7,000 sq. ft. to 5,700 sq. ft. In this same location the SPS Amendment would provide for six single family residential lots, and related subdivision design standards. Detailed design for the residential development would be via a SPBP Amendment request.

Context

The subject site is located in the far northeast of Albuquerque, in an area where most of the land to the west and south of the subject site has been assembled and platted into residential subdivisions, including the Carrington Subdivision adjacent to and south of the subject site, and the Tierra Morena Subdivision adjacent to the west. Large vacant tracts of land and large-lot residential uses are north and east.

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 (LRRS) map designates Alameda Blvd. east of I-25 as an Urban Collector.

Comprehensive Plan Corridor Designation. Alameda Blvd. west of Wyoming Blvd. is an Enhanced Transit Corridor, which is “designed or redesigned to improve transit and pedestrian opportunities for residents, businesses and other users nearby.”

Trails/Bikeways. Barstow St. is a designated ‘bicycle lane’ route under the Existing Bike Facilities map. Alameda Blvd. is a designated future bicycle trail under the Long Range Bikeway System map.

Transit. ABQ Ride Route 2 provides peak-period weekday service past the subject site, traveling east-west on Alameda Blvd. and traveling in a loop around La Cueva High School two blocks west of the subject site. Route 31 runs north-south along Wyoming Blvd., and also travels in a loop around La Cueva High School.

Public Facilities/Community Services

The area is well served with public facilities and services. There are seven developed City parks within a one-mile radius. Three APS schools and a fire station are located within one mile. For more specific information, see the Public Facilities Map.

III. ANALYSIS

This is a request for SPS Amendment for Tract A and Tract B-1, Hope Plaza Subdivision (the “subject site”). The subject site contains approximately 6.43 acres of land and is located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St. The site portion where land use and design standards would be amended consists of approximately 0.78 acre in the southwest corner of the property.

§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 SPS Amendment for conformance with applicable goals and policies of the Comprehensive Plan and the VSDP.

A) APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan’s goals and policies serve as a means to evaluate development proposals such as this.

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Developing Urban Area goal is “to create a quality urban environment 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 Developing Urban Area is subject to policies of Comprehensive Plan Section II.B.5.

Analysis of Policy Consistency

Comprehensive Plan

Note: Comprehensive Plan Policy text is in regular font; *staff's analysis is in bold italics.*

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

The proposed SPS Amendment would allow infill development of residential uses on a vacant portion of a larger site which already contains a mix of office and institutional (church) uses, within a developing area of the City. The proposed residential development would incrementally contribute to moving the City toward the goal of 5 dwelling units per acre. Staff finds the request furthers Policy II.B.5.a.

Policy II.B.5.d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The location and intensity of the development would respect neighborhood values, natural environmental conditions, scenic resources and recreational concerns. The area is characterized by low- to moderate-density single family residential development. The residential development allowable with the SPS Amendment would be consistent in use, although at a higher density, with surrounding neighborhoods. The SPS Amendment design standards do not include architecture, and therefore the scale of new homes and the development's visual impacts regarding building design cannot be ascertained. Staff finds the request partially furthers Policy II.B.5d.

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 subject site has existing office and church uses, and an area of vacant land that is adjacent to existing urban facilities, infrastructure, and services. The proposed single family residential development would be in-fill development on a vacant site within an area of existing single family residential subdivisions and large-lot residential uses, and would be a use consistent with surrounding development. The SPS Amendment would not compromise the integrity of existing neighborhoods. Staff finds the request furthers Policy II.B.5e.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The site is surrounded by residential subdivisions. The proposed SPS Amendment does not provide design standards for residential building elevations. Future residential development would require a SPBP Amendment indicating exterior façade materials and roof design. Staff finds the request partially furthers Policy II.B.5.l.

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

Development at this site would improve the visual quality of the vacant portion of property, which is within a larger SPS site. A future SPBP Amendment would be necessary for building architecture, lighting, and landscaping at the subject site. Staff finds the request partially furthers policy II.B.5.m.

Policy II.D.2.b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

The SPS Amendment would result in a slight decrease in the amount of impervious surface area on the property, owing to the individual yards within each of six residential lots instead of previously approved church buildings and paved parking. Staff finds the request furthers Policy II.D.2.b.

Policy II.D.4.c: 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.

Alameda Blvd. is an Enhanced Transit Corridor designated by the Comprehensive Plan. Adding six dwelling units to the larger SPS site, which fronts an Enhanced Transit Corridor, would not destabilize adjacent neighborhoods as it would be the same land use as those neighborhoods, and would potentially add to transit ridership. Staff finds the request furthers Policy II.D.4c.

Vineyard Sector Development Plan (Rank III)

The Vineyard Sector Development Plan (VSDP) was adopted in September 1987, and amended in May 1991, August 1992, April 1994 and June 1994 with annexations and expanded Plan boundaries. The latest amendment, in September 2000, rezoned certain lots within the Sector Plan area from RO-1 to R-D. The VSDP refers to the La Cueva Sector Development Plan for development design regulations.

The VSDP sets forth the intent that development within the Sector Plan be guided by certain Comprehensive Plan policies, listed within the Sector Plan. These policies, where applicable to the current request, are listed below. The policies were not amended in the VSDP concurrent to the 2003 update of the Comprehensive Plan, and remain a part of the VSDP.

Note: Sector Development Plan policy text is in regular font; *staff's analysis is in bold italics.*

Policy 2.d: In developing urban areas, cluster housing to provide a variety of housing types and large shared open space.

The subject site vicinity to the south and west is essentially built-out as to residential subdivision development. North and east are one-acre lots for single family residential construction. The request would allow six single-family residences to be constructed on relatively small lots with one zero side setback, representing an infill development, but not a cluster development. There would not be any area of shared open space for the residents. Staff finds the request partially furthers Policy 2.d.

Policy 2.m: Quality architectural design shall be encouraged in all new development.

The SPS Amendment would not specifically regulate single-family residential building architecture, lighting, and landscaping at the subject site. Site development would require an amendment to the SPBP design standards for the proposed residences. Staff finds the request partially furthers Policy 2.m.

Policy 4.b: The developing areas shall generally have a more open character than established areas and shall have increased amounts of usable open space.

The request would allow six single-family residences to be constructed on relatively small lots, as an infill development. The existing approved SPS does not include open space requirements. However, the proposed SPS Amendment would require consistency with the R-T Zone including the open space requirement of a minimum of 750 sq. ft. per house (§14-16-2-9.C). Staff finds the request furthers Policy 4.b.

Policy 5.a: Compatible mixing of residential, commercial, light industrial, and educational activities on an area-wide basis shall be encouraged where desirable and appropriate to lessen the need for travel.

The proposed SPS Amendment would result in a mix of office, institutional (church) and residential land uses in proximity. There are no identified adverse impacts resulting from the mix of uses. Transit service is available along Alameda Ave. and Wyoming Blvd. in the site vicinity, and future residents could take advantage of the available transit. Staff finds the request furthers Policy 5.a.

La Cueva Sector Development Plan (Rank III)

The La Cueva Sector Development Plan (LCSDP) was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. The LCSDP was intended to provide a mix of uses more suitable for a developing urban area, and rezoning accomplished this. Enactment 65-2000 adopted Exhibit 15, a map of the LCSDP area that shows the subject site as part of an area within the Vineyard Sector Development Plan (VSDP) and accordingly zoned SU-2 O-1/R-T (VSDP Sheet 7.6). The SU-2 zoned properties in the VSDP are subject to the same design standards as all SU-2 zoned properties in the LCSDP.

The VSDP refers to the La Cueva Sector Development Plan for development standards. The LCSDP established permissive and conditional uses and design regulations for individual zones such as SU-2 O-1 and SU-2 R-T. In addition, the LCSDP established design regulations for all SU-2 zoned properties, including the following applicable to the current requests. The design standards fall under categories of Regulations that are mandatory, and Guidelines that are recommended.

Note: Sector Development Plan regulation and guideline text is in regular font; *staff's analysis is in bold italics.*

Regulation 3R-5: The internal pedestrian circulation system is intended to provide clear, logical pathways within and between properties. The site plan shall demonstrate that a development will not impair access to adjoining properties or to major public facilities such as parks and schools.

The proposed SPS Amendment proposes a sidewalk connecting the office and church developments within Hope Plaza to Signal Ave. Four-foot sidewalks would be provided along both sides of the stub street within the residential subdivision. Staff finds the request is consistent with Regulation 3R-5.

Regulation 7R-1: All new subdivisions shall incorporate CPTED (Crime Prevention Through Environmental Design) principles into the design of new homes.

The SPS Amendment does not provide sufficient design detail to determine compliance with CPTED principles. Another opportunity for review by City staff would be provided with a SPBP Amendment. At this time, staff finds the request is neither consistent nor inconsistent with Regulation 7R-1.

Guideline 7G-1: De-emphasize garages, and orient porches, doors, and windows to the street.

Elevations for the proposed residences were not submitted with the SPS Amendment request. Elevations would be reviewed by City staff with a subsequent SPBP Amendment. The relatively small lots, at approximately 4,070 sq. ft. to 4,730 sq. ft., could preclude a home design with a side-loaded garage. Staff finds the request is neither consistent nor inconsistent with Guideline 7G-1.

Regulation 9R-1: Predominant exterior building materials must be of high quality. These materials include tinted/textured stucco. Smooth-faced concrete block, tilt-up concrete panels or pre-fabricated steel panels are prohibited as the predominant exterior building materials.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited.

Regulation 9R-3: Dark-colored roofs contribute to higher HVAC cost and should be prohibited. Roof colors must be low reflecting, subtle, neutral or earth tone colors. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials. The use of high-intensity colors, metallic colors, black or fluorescent colors is prohibited. No plastic, vinyl, or back-lit panels, facias or canopies are allowed.

Elevations for the proposed residences were not submitted with the SPS Amendment request. The City staff would review elevation details with a subsequent SPBP Amendment. The submitted elevations would be expected to show exterior facades, wall colors and trim colors, and roof design complimentary to the surrounding area. Staff finds the request is neither consistent nor inconsistent with Regulations 9R-1, 9R-2, 9R-3 and 9R-4.

10R-1: Walls shall be designed to complement the architectural character of the subdivision or neighboring architecture by incorporating the architectural features and motifs used on adjacent homes or buildings.

10R-2: Materials such as stucco over concrete masonry units, curved interlock block, split face block, slump block, stabilized adobe, brick, tubular wrought iron, see-through masonry blocks, landscaping or a combination of those materials shall be used for perimeter walls.

10R-3: Long expanses of unbroken walls are prohibited. Walls shall be indented, offset or in serpentine form to avoid “tunnel” effect.

Elevations for the proposed perimeter walls were not submitted with the SPS Amendment request, but would be required with a subsequent SPBP Amendment. Staff finds the request is neither consistent nor inconsistent with Regulations 10R-1, 10R-2, and 10R-3.

B) ALBUQUERQUE COMPREHENSIVE ZONING CODE

Existing zoning for the subject site is SU-2 O-1 (Office and Institution Zone) and R-T (Residential Zone), regulated by Zoning Code standards and standards of the La Cueva Sector Development Plan.

Definitions

The City Zoning Code defines the SU-2 Zone:

SU-2 Special Neighborhood Zone (§14-16-2-23). This zone allows a mixture of uses controlled by a Sector Development Plan, which specifies new development, and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

SU-2 O-1/R-T Zone.

The SU-2 O-1/R-T Zone was promoted by the VSDP for properties within the Plan area along Alameda Blvd. and Signal Ave. east of Barstow St., except a smaller area adjacent to the Alameda/Barstow intersection zoned SU-2/C-1. The SU-2 O-1 Zone and SU-2 R-T Zone uses and development standards, including the following, are applicable to the subject site:

- Uses: VSDP and Zoning Code standards for O-1 Zone and R-T Zones (§14-16-2-9 and §14-16-2-15).
- Lot Size: Zoning Code standards (§14-16-2-9) – minimum area 3,600 sq. ft. and minimum width 36 ft.
- Height: La Cueva Sector Development Plan - maximum building height 36 feet.
- Setback: Zoning Code standards (§14-16-2-9) - Minimum front setback of 15 feet is required, with a minimum of 20 feet for driveway depth. Minimum rear yard setback of 15 ft. is required. Side setbacks not required for interior lot lines, except a minimum of 10 ft. is required between residences.
- Landscaping: Not specifically required for single-family residential lots; would be addressed by SPBP Amendment.
- Parking: Zoning Code standards (§14-16-3-1) – minimum one space per bath.
- Open Space: Zoning Code standards (§14-16-2-9) – minimum 750 sq. ft. per house.

The proposed SPS Amendment would meet all of the applicable SU-2 O-1 Zone and SU-2 R-T Zone standards as well as all other applicable Zoning Code standards.

C) SITE PLAN LAYOUT / CONFIGURATION

Lot Size. The size of Tract B-1 would change, becoming smaller by approximately 0.78 acre to 3.06 acres, with Lots 1 – 6 subtracted from Tract B. The size of Tract A, approximately 2.59 acres, would be unchanged.

Setbacks. Per the SPS Amendment the minimum building front setback proposed is 15 feet from front property lines to front façade. Rear setbacks are proposed to be a minimum of 15 ft., and side setbacks governed by a minimum of 10 ft. between buildings.

Vehicular and Pedestrian Access

Vehicular access to each lot would be a stub street connecting to Signal Ave. via a full movement intersection. The applicant is requesting deviations to the stub-street standards for maximum length and maximum number of accessing lots.

Design Standards

The proposed SPS does not include architectural and landscaping design standards, which are often provided with a SPS request, referring to the Zoning Code for the following:

- Building placement, orientation and setbacks
- Parking quantity
- Landscaping

Site design areas that are often addressed by a SPS but not addressed with this request:

- Design of walls
- Screening/buffering techniques
- Architectural theme or style
- Building scale, massing, materials, colors and articulation standards

There are building and wall design standards required by the La Cueva Sector Development Plan, however this SPS Amendment does not address them. The absence of proposed development design standards places a greater burden on the City staff review of the subsequent SPBP Amendment to ensure appropriate and consistent design within the overall development.

Landscaping plan details are provided with the approved SPBP, and would not change with the SPS Amendment. However, a future SPBP Amendment would be required to document changes in the southwest corner of the site, where the SPS Amendment changes are proposed.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

All of the reviewing agency comments have been discussed herein and are addressed as revisions to the SPS Amendment request or as recommended conditions of approval.

Neighborhood/Public

Representatives from the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A Facilitated Meeting was held on February 3, 2014. At the meeting adjacent property owners expressed concern regarding view impacts and traffic to and from Signal Ave. from the charter school within an existing office building.

V. CONCLUSION

This request is for a Site Development Plan for Subdivision Amendment for Tract A and Tract B-1 Hope Plaza Subdivision located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St. The subject site is currently zoned SU-2 O-1 and R-T.

The request furthers a preponderance of the applicable policies of the Albuquerque / Bernalillo County Comprehensive Plan and the Vineyard Sector Development Plan. The SPS Amendment request does not provide residential design standards and so partially furthers Comprehensive Plan policies Policy II.B.5d: *Development respects neighborhood values, environmental conditions and scenic resources*; Policy II.B.5.l: *Quality and innovation in design appropriate to the Plan area* and Policy II.B.5m: *Design improves the visual environment*. The request partially furthers Vineyard Sector Development Plan policies 2.m: *Quality architectural design shall be encouraged* and 2.d, *cluster housing and shared open space*; the request would allow six single-family residences on relatively small lots, representing an infill development, however, it would not be a cluster development and there would not be any area of shared open space.

Transportation Development staff noted deviations necessary to DPM standards as to Stub Streets (Ch. 23 Section.5.D.5), as necessary to the proposed SPS Amendment. Subsequent to the staff comments the applicant revised the proposed street and sidewalk design and some of the deviations to City standards are no longer necessary.

Based upon the limited scope of the proposed design standards with the SPS Amendment request, the consistency with the following La Cueva Sector Development Plan development standards cannot be determined:

- 7G-1: De-emphasize garages, and orient porches, doors, and windows to the street. .
- 9R-1: Predominant exterior building materials must be of high quality including tinted/textured stucco.
- 9R-2: Façade colors must be neutral or earth-tone colors.
- 9R-3: Roof colors must be neutral or earth tone colors. Pueblo-style flat roofs or pitched roofs with tiles preferred.
- 9R-4: Trim materials must blend with the predominant building materials.
- 10R-1: Walls designed to complement the architectural character of the subdivision or neighboring architecture.
- 10R-2: Materials such as stucco, split face block, stabilized adobe, brick, tubular wrought iron used for perimeter walls.
- 10R-3: Long expanses of unbroken walls prohibited.

A Facilitated Meeting was held and there is no known opposition to the SPS Amendment request. Staff recommends approval of the Site Development Plan for Subdivision Amendment, subject to conditions.

FINDINGS – 13EPC-40157 – February 13, 2014 – Site Development Plan for Subdivision Amendment

1. This is a request for an Amendment to a Site Development Plan for Subdivision for Tract A and Tract B-1, Hope Plaza Sub-division, located at 8700 Alameda Blvd. NE and containing approximately 6.43 acres.
2. The subject site is in the Developing Urban Areas of the Comprehensive Plan, the area of the Vineyard Sector Development Plan, and the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Vineyard Sector Development Plan, the La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The character of the surrounding area generally consists of single-family detached residences in developed subdivisions and on large lots.
5. The Site Development Plan for Subdivision Amendment furthers the following **Comprehensive Plan** policies:

Policy II.B.5.a: Full range of urban land uses. The request would allow infill development of residential uses within a developing area of the City.

Policy II.B.5e: Development where contiguous to urban facilities and services and integrity of neighborhoods can be ensured. The subject site is adjacent to urban facilities, infrastructure, and services. The proposed development would be consistent with surrounding development and would not compromise the integrity of existing neighborhoods.

Policy II.D.2b: Maximum absorption of precipitation encouraged. The request would result in a decrease in impervious surface area on the property.

Policy II.D.4c: Additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. Alameda Blvd. is an Enhanced Transit Corridor. Adding six dwelling units to the subject site would potentially add to transit ridership.

6. The Site Development Plan for Subdivision Amendment partially furthers the following **Comprehensive Plan** policies:

Policy II.B.5d: Development respects neighborhood values, environmental conditions and scenic resources. The area is characterized by low to moderate density residential development and the SPS proposes similar density. The design standards do not include architecture.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. A future SPBP Amendment would provide residential building design.

Policy II.B.5.m: Design improves the visual environment. The site is vacant. A SPBP Amendment would provide architecture and landscaping for the residences.

7. The Site Development Plan for Subdivision Amendment furthers the following Vineyard Sector Development Plan policies:

Policy 4.b: The developing areas shall have a more open character than established areas. The approved SPS does not include open space requirements. The residential development would require usable open space consistent with Zoning Code requirements.

Policy 5.a: Compatible mixing of residential, commercial, light industrial, and educational activities encouraged. The amendment would result in a mix of office, institutional (church) and residential land uses in proximity with no known adverse impacts.

8. The Site Development Plan for Subdivision Amendment partially furthers the following Vineyard Sector Development Plan policies:

Policy 2.d: Cluster housing to provide a variety of housing and large shared open space. The request would allow single-family residences representing an infill development, but would not be a cluster development and would not provide shared open space for the residents.

Policy 2.m: Quality architectural design shall be encouraged. The SPS Amendment would not regulate building architecture and landscaping, however a SPBP Amendment would include architectural design.

9. The Site Development Plan for Subdivision Amendment is consistent with the following La Cueva Sector Development Plan regulation:

3R-5: Internal pedestrian circulation provides logical pathways and will not impair access to adjoining properties. The request would provide a sidewalk into Hope Plaza from Signal Ave. and sidewalks on the residential street.

10. The EPC supports the necessary deviations to DPM standards as to Stub Streets (Ch. 23 Section.5.D.5), as necessary to the proposed Amendment.

RECOMMENDATION –13EPC-40157 – February 13, 2014 – Site Development Plan for Subdivision Amendment

APPROVAL of 13EPC-40157, a request for Site Development Plan for Subdivision Amendment for Tract A and Tract B-1, Hope Plaza Sub-division, located at 8700 Alameda Blvd. NE, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 13EPC-40157 – February 13, 2014 – Site Development Plan for Subdivision Amendment

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 site development plan, as required by the Development Review Board (DRB).
 4. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
 5. Prior to the review of any residential subdivision plat by the DRB a Site Development Plan for Building Permit Amendment shall have been approved by the EPC, and shall be consistent with a previously-approved Site Development Plan for Subdivision Amendment for the same property.
 6. Prior to or concurrent with the review of any residential subdivision plat by the DRB, the required deviations shall have been approved by the DRB including DPM standards as to Stub Streets (Ch. 23 Section.5.D.5).
 7. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 8. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
 9. Provide all recorded Easements and Cross-Access Agreements.
 10. A Replat approval of proposed lot lines through DRB is required prior or concurrently to the approval of amended SPS.
-

Chris Glore
Planner

Notice of Decision cc list:

H. William Fanning, FBT Architects, 6501 Americas Parkway NE Suite 300, Albuquerque NM 87110
Fred Arfman, Isaacson and Arfman, 128 Monroe St. NE, Albuquerque NM 87108
Jeff Petersen, 7800 Eagle Rock Ave. NE, Albuquerque NM 87122
Joe Yardumian, 7801 RC Gorman Ave. NE, Albuquerque NM 87122
Elizabeth Meek, 8831 Hampton Ave. NE, Albuquerque NM 87122
Tony Hiuffman, 9712 Sand Verbena Trail NE, Albuquerque NM 87122
Wim Kramer, 10220 Jaresh Pl. NE, Albuquerque NM 87109
Erica Vasquez, PO Box 92315, Albuquerque NM 87199

Attachments

1. Application:
 - a. Cover Page
 - b. TIS form
 - c. Authorization letter
 - d. Justification letter
2. Neighborhood info/input
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
 - c. Facilitated Meeting Report
 - d. Neighborhood comments/letter
3. Site Plan reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- Provide approved variances for all homes with proposed 18' front yard setbacks, per ZHE.

Office of Neighborhood Coordination

PROJECT #1006520

13EPC-40156 – AMENDING THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

13EPC-40157 – AMENDING THE SITE DEVELOPMENT PLAN FOR SUBDIVISION

FBT ARCHITECTS, AGENT FOR TWILIGHT HOMES OF NM requests the above action for all or a portion of Lot B-1, BLOCK 4, TRACT 3, HOPE PLAZA, UNIT 3 zoned SU-2/O-1 AND R-T located on Signal Avenue NE between Barstow Street NE and Ventura Street NE containing approximately .78 acres. Zone Map – C-20. Staff Planner – Chris Glore
Nor Este, Vineyard Estates, District 4 Coalition of NA's

1/9/14 – Recommended for Facilitation – siw

Long Range Planning

- The subject site is within the boundaries of the Vineyard SD, which refers to the La Cueva SDP for SU-2 design requirements. The proposed project is allowed under the current zoning, but will have to comply with the requirements of the sector plan and the approved site development plan for building permit.

Metropolitan Redevelopment – no comments received.

CITY ENGINEER

Hydrology Development:

- There should be a maintenance easement on the adjoining lot where the building is on the lot line.

Transportation Development:

Amend Site Development – Subdivision

- Per DPM (Ch 23 Section.5.D.5), Stub streets have a maximum of 4 dwelling units and maximum length of 150 feet from centerline of intersecting street to end of stub street. A variance must be requested at DRB to permit these changes. The variance request must demonstrate exceptionality of the site or an inventive design.

- Per DPM (Ch 23 Section 2.B) Required pavement width for a connecting street = 28' and 47' ROW. A ROW width of 38 ' requires a variance request to DRB.
- Remove text: *Private Pedestrian Easement, 3'ADA Route, 32' Public Right-Of-Way, and 4' PCC Sidewalk* from the SPSP associated with the proposed stub street and replace with *Proposed COA ROW*. The logistics of this proposed COA ROW access belongs on the SPBP.
- Replat of proposed lot lines and ROW designation must be approved at DRB.
- Possible Design Modification: Vacate the private access easement and provide a new private access easement on the east side of proposed housing development. This adjustment would: consolidate the required sidewalks, provide a safer student drop off route for the existing school, connect the proposed housing to the west residential development, and provide a separation between the housing and the commercial development.

RECOMMENDED CONDITIONS FROM CITY ENGINEER:

Conditions of approval for the proposed Amended Site Development – Subdivision shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
3. The improvements proposed do not meet standard City of Albuquerque criteria. A number of variance requests will be required at DRB.
4. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
5. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
6. Provide all recorded Easements and Cross-Access Agreements.
7. A Replat approval of proposed lot lines through DRB is required prior or concurrently to the approval of amended SPSP.

DEPARTMENT OF MUNICIPAL DEVELOPMENT

Transportation Planning: - No comments received.

Traffic Engineering Operations: - No comments received.

Street Maintenance: -No comments received.

New Mexico Department of Transportation (NMDOT):

- The NMDOT has no objections to the site plan amendment.

WATER UTILITY AUTHORITY

Utility Services – No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design – No comments received.

Open Space Division – No comments received.

POLICE DEPARTMENT/Planning - No comments received

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division - No comments received.

FIRE DEPARTMENT/Planning - No comments received.

TRANSIT DEPARTMENT- No comments received.

Project # 1006520 13EPC-40156 AMEND SITE DEVELOPMENT PLAN - BUILDING PERMIT 13EPC-40157 AMEND SITE DEVELOPMENT PLAN – SUBDIVISION. LOT(S) B-1, BLOCK(S) 4, TRACT 3, JOPE PLAZA UNIT(S) 3 ZONED SU-2/0-1 & R-T LOCATED ON SIGNAL BETWEEN BARSTOW AND VENTURA. APPROX 0.78 ACRES (C-20)	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 – No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- Amendment to SDP for Hope Plaza, (C-20) Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project#1006520
13EPC-40156
AMEND SITE
DEVELOPMENT
PLAN-BLD PRMT
13EPC-40157
AMEND SITE
DEVELOPMENT
PLAN SUBDVN

Hope Plaza Unit 3, Lot B-1,Block 4, Tract 3, is located on Signal between Barstow and Ventura. The owner of the above property requests an Amendment to Site Development Plan for Building Permit and Amendment to Site Development Plan for Subdivision, to allow for the development on six single family homes. This will impact Dennis Chavez Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, Dennis Chavez Elementary School is exceeding capacity, Desert Ridge Middle School and La Cueva High School have excess capacity.

Loc No	School	2013-14 40th Day	2013-14 Capacity	Space Available
203	Dennis Chavez ES	617	617	0
430	Desert Ridge MS	1027	1085	58
525	La Cueva HS	1863	2000	137

Residential Units: 6

Est. Elementary School Students: 2

Est. Middle School Students: 1

Est. High School Students: 1

Est. Total # of Students from Project: 4

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)

	• Shift students to Schools with Capacity (short term solution) ○ Boundary Adjustments / Busing ○ Grade reconfiguration • Combination of above strategies All planned additions to existing educational facilities are contingent upon taxpayer approval.
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MID-REGION COUNCIL OF GOVERNMENTS – No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO – No comments received..