



**Environmental
Planning
Commission**

**Agenda Number: 5
Project Number: 1006864
Case #: 13EPC-40143
November 14, 2013**

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Pulte Group
Requests	Site Development Plan for Subdivision-Tract N-2-A and N-2-G (Portion)
Legal Description	Tract N-2-A and N-2-G (Portion)
Location	Watershed @ Estrella Subdivision, west of Tierra Pintada Blvd. and south and east of the Petroglyph National Monument
Size	Approximately 59.2 acres
Existing Zoning	SU-2 for PDA
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 13EPC 40143, Site Development Plan for Subdivision, based on the Findings beginning on Page 32, and subject to the Conditions of Approval beginning on Page 38.

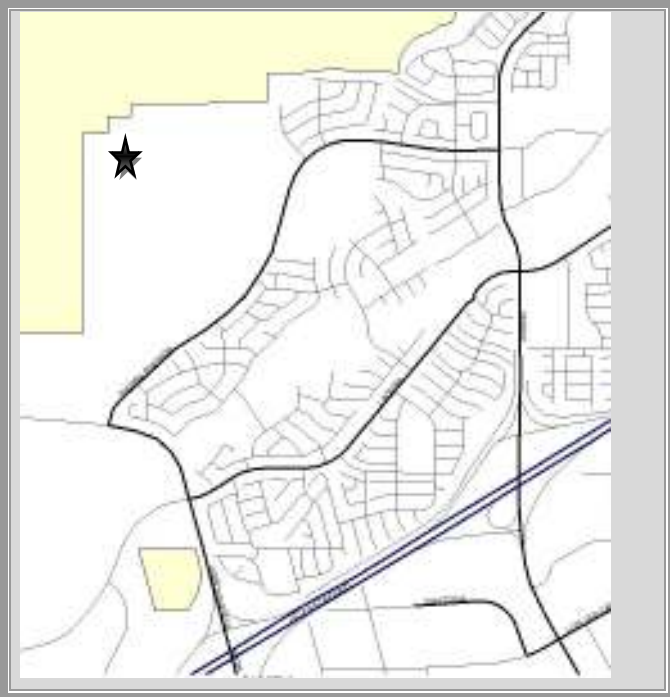
**Staff Planner
Chris Glore, Planner**

Summary of Analysis

This request is for a Site Development Plan for Subdivision of Tract N-2-A and N-2-G (Portion), Del Webb @ Mirehaven Subdivision, west of Tierra Pintada Blvd. and south and east of the Petroglyph National Monument. The West Side Strategic Plan, Northwest Mesa Escarpment Plan, Facility Plan for Arroyos, Trails & Bikeways Facility Plan, and the Westland Master and Sector Plans apply.

Adjacent residents, the Tres Volcanes Neighborhood Association and the Westside Coalition of Neighborhood Associations were notified. The proposed site grading remains a concern of several reviewing agencies of the City.

The request will generally further a preponderance of applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, Northwest Mesa Escarpment Plan, Facility Plan for Arroyos, Trails & Bikeways Facility Plan, and the Westland Master and Sector Plans.



City Departments and other interested agencies reviewed this application from 09/30/2013 to 10/11/2013
Agency comments used in the preparation of this report begin on Page 42.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2 for PDA (Planned Development Area)	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Vacant
North	County A-1	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan	Petroglyph National Monument
South	SU-2 for PDA SU-2 for R-LT	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Vacant – Watershed SPS Single Family Residential – Stormcloud Subdivision
East	SU-2 for PDA	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Vacant – Watershed SPS Single Family Residential – Stormcloud Subdivision
West	County A-1	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Petroglyph National Monument

II. INTRODUCTION

Proposal

This is a request for a Site Development Plan for Subdivision for Tract N-2-A and a portion of Tract N-2-G is a 59.2-acre portion of the previously-approved Watershed Site Development Plan for Subdivision (SPS) located west of Tierra Pintada Blvd. and south and east of the Petroglyph National Monument, the “subject site”. The 59.2-acre site is described as Tract N-2-A and N-2-

G (Portion) Del Webb @ Mirehaven Subdivision, , referred to herein as SPS N2A. The subject site is zoned SU-2 for PDA (Planned Development Area) and located west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument. The SPS N2A proposes 214 lots for single-family detached residential units, and 13 open space tracts ranging in size from 0.01 acre to 2.13 acres.

The subject site under SPS N2A will be developed in three phases:

- The first phase is proposed to include 38.1 acres with 135 residential lots, and approximately 6.6 acres of private open space and common areas encompassing Private Open Space Tracts A – L and W at the subdivision entrance.
- The second phase is proposed to include 5.7 acres in 24 residential lots and approximately 0.3-acre private open space and landscaped common areas in Private Open Space Tracts M - O.
- The third phase is proposed for 15.4 acres and 55 residential lots and approximately 2.0-acres of private open space and landscaped common areas in Private Open Space Tracts P – V.

This SPS N2A request is for approximately 40% of the total age-restricted and gated Del Webb community within the approved Watershed SPS.

The SPS N2A is requesting EPC approval for overall building height of 19 feet, four feet higher than the 15 feet allowed by right, for 38 of the total of 50 lots within the 350 ft. Impact Area of the Northwest Mesa Escarpment Plan. In addition, six lots within the Impact Area are requested for a lot-specific maximum height increase to between 15 feet and 19 feet above existing grade. Outside of the Impact Area, maximum height limits will be 26 ft.

The subject site is located within the area designated Developing Urban by the Comprehensive Plan. The site is not located within a designated Comprehensive Plan Activity Center, but is close to the designated (developing) Westland Community Activity Center to the northwest of the I-40/98th St. interchange. The SPS N2A site is also within the Northwest Mesa Escarpment Plan and subject to the Facility Plan for Arroyos and the Trails & Bikeways Facility Plan.

Context

The Petroglyph National Monument lies to the north and west of the subject site. Tierra Pintada Blvd. NW runs northeast-southwest approximately 1,150 feet east of the site's eastern boundary. East of Tierra Pintada Blvd. NW is the Stormcloud subdivision, which consists of single-family detached residential subdivisions. To the south are two future development sites, Tracts N-2-B and N-2-C of the Watershed @ Estrella SPS and the future Albuquerque Public Schools (APS) educational campus. The Mirehaven Arroyo is the northern boundary of the SPS N2A site.

The subject site lies within the Developing Urban Area of the Comprehensive Plan. Additional applicable Plans are the Westside Strategic Plan (WSSP), the Facility Plan for Arroyos (FPA), the Trails and Bikeways Facilities Plan, the Northwest Mesa Escarpment Plan (NWMEP), the Westland Master Plan (WMP) and the Western Albuquerque Land Holdings Sector Development Plan, formerly called the Westland Sector Development Plan (WSP).

A portion of the subject site is within the Impact and View areas of the NWMEP, and subject to the Impact and View area development regulations. The Mirehaven Arroyo, defined as an Urban Recreational Arroyo, is regulated by the FPA.

EPC Role

The requested approval of the proposed Site Development Plan for Building Permit is required to be heard by the Environmental Planning Commission (EPC), as a condition of approval of the Watershed @ Estrella Site Development Plan for Subdivision (SPS) (13EPC-40115).

Because the applicant is not asking for a change in zoning, this 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 City Council.

History/Background

In 2006, SunCal proposed a Site Plan for Subdivision (SPS) for Tracts M, N and P, known as the Watershed and Inspiration Subdivisions (Project #1006864, 07EPC-40065), for approximately 500 acres. The 2006 SPS provided detailed design standards for a residential community of approximately 1,500 homes of varying lot sizes, plus community amenities. The SPS was initially scheduled to be heard by the EPC in conjunction with the WSP amendment and a zone map amendment (Project No. 1000570) in November 2007. Several deferrals occurred as the applicant revised the request.

In December 2008, the EPC approved the 2006 SPS request. However, SunCal went bankrupt, and the property was acquired by a brokerage firm and subsequently sold off. Western Albuquerque Land Holdings, LLC acquired the land and initiated development proposals that were not based upon the previously-approved SPS. Rather, a new SPS request was submitted to the City for review.

On July 11, 2013, the EPC approved the SPS for approximately 285 acres comprising Tract M and Tract N of the Watershed Subdivision (Project No. 1006864, 13EPC-40115). The approved SPS provided design standards for Tracts N-2 and M of the Watershed subdivision, zoned SU-2 for PDA (Planned Development Area) and located north of 98th St./Arroyo Vista Blvd. NW, west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument. The approved SPS subdivides the property into six tracts (Tracts N-2-A - E and Tract M) designated for single-family residential lots. Tract F is the site of a proposed "private community center and social lawn/park" for the gated communities and Tract N-2-G (a segment of the Mirehaven Arroyo) is designated as private open space. Tracts N-2-A – C, N-2-G and N-2-M are designated for residential development abutting the Petroglyph National Monument.

Transportation System

The Mid-Region Council of Governments (MRCOG) produces the Long Range Roadway System (LRRS) map, which identifies the functional classifications of roadways. The March 2010 version designates 98th St. NW/Arroyo Vista Blvd. as an urban minor arterial as it goes north from Interstate 40. At the intersection with Ladera Dr., Arroyo Vista Blvd. becomes an urban collector continuing north and Ladera Dr. continues as an urban minor arterial. Tierra

Pintada Blvd. NW is currently designated an urban collector, though this would likely change in the future (see below).

The Comprehensive Plan designates Unser Blvd., which is about a mile east of the subject site, as an Express Corridor. The Westland Master Plan shows Unser Blvd. as two types of roadways depending on which segment: principal arterial and minor arterial (Plan p. 84). The right-of-way widths are 180 feet and 152 feet, respectively.

Trails/Bikeways: A bicycle lane is shown (see AGIS map viewer) along 98th St. NW/Arroyo Vista Blvd. until it reaches the intersection with Tierra Pintada Blvd. NW, where the bicycle lane turns eastward and continues along Tierra Pintada Blvd. NW. A multiple-use trail is also shown on 98th St. NW/Arroyo Vista Blvd. between Ladera Dr. and Tierra Pintada Blvd. NW. The trail and the bicycle lane continue eastward along Ladera Dr. A multi-use trail also runs along Unser Blvd., east of the subject site. There are multiple trails in the Petroglyph National Monument.

Transit: The subject site is not served by Transit. The closest bus line runs along Unser Blvd., approximately one mile east. Route 94-Unser Blvd. Commuter runs twice a day during the work week with a stops at Ladera Dr. Route 92- Taylor Ranch Express also stops at Ladera Rd. and has a similar schedule.

Traffic Impact Study (TIS)

A new TIS was not required for this request, and was not required for the Watershed SPS approval in July 2013. The “Watershed and Inspiration Subdivision TIS” completed in October 2007 included the subject site. A trip generation comparison was done for the SPS approved in July 2013 to assess the difference between traffic volumes generated by the 2007 Watershed subdivision and the 2013 Watershed at Estrella subdivision. The original Watershed SPS proposed up to 1,094 dwelling units generating an estimated 24-hour traffic volume of 8,118 trips. The 2103 SPS was approved for a maximum 950 dwelling units, projected to result in 2,280 fewer 24 hour vehicle trips, a 28% reduction. The difference is because of 144 fewer dwelling units and that more than half of the 950 dwelling units would be senior (active adult) housing, with fewer daily vehicle trips per dwelling unit.

Public Facilities/Community Services

Schools: Currently, Painted Sky Elementary School, Jimmy Carter Middle School and West Mesa High School serve the area. However, in the future the Albuquerque Public Schools (APS) Education Campus, south of the subject site, will serve the area.

Police: The Westside Area Command provides police coverage.

Fire: Fire station 14, at 517 98th St. SW, is located about two miles from the subject site.

Please refer to the Public Facilities Map (see attachment).

III. ANALYSIS - ALBUQUERQUE COMPREHENSIVE ZONING CODE

Definitions (§14-16-1-5)

SETBACK. The shortest distance between a structure and a lot line or future street line.

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

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

Zoning Designation

The subject site is zoned SU-2 for Planned Development Area (PDA), a zone established by the City approval of the Westland Master Plan in 2000. The SU-2 for PDA zone "provides suitable sites for a mix of residential uses which are special because of the relationship of this property to Petroglyph National Monument."

This zone, as established by this Plan, is so defined: "provides suitable sites for a mix of residential uses which are special because of the relationship of this property to the Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)" (WMP, p. 44). Permissive uses for "PDA" are those uses allowed permissively in the RT Zone. The RT Zone permissive uses are uses permissive in the R-1 Zone, with a few exceptions including more than one house per lot is allowed.

Building height up to 40 feet is allowed, except within the View and Impact areas of the NWMEP. The minimum lot size is 3,200 square feet per dwelling unit, and the minimum lot width is 32 feet. Setbacks are defined by an approved site plan. Off-street parking is regulated by the City Zoning Code.

Analysis:

What distinguishes the SU-2 for PDA zone from other zones is that it is a unique zone for the Westland Master Plan, and is intended to provide for "a mix of residential uses" and that the uses are "*special because of the relationship of this property to Petroglyph National Monument.*" The approved SPS set maximum residential densities for each of Tracts N-2-A - E and Tract M within a fairly narrow range of 3.5 to 4.1 dwelling units per acre, all of which will be single family detached.

The relationship to the Petroglyph National Monument is addressed by the proposed design at the development perimeter, and maximum building height within a designated Impact Area. The 'perimeter zone' will be a landscaped area abutting the length of the shared boundary with the Monument, including a 10-foot wide walking trail surfaced with stabilized crusher fines, and a six-foot tall 'view fence'. The width of the perimeter zone varies, but falls below 50 feet in only one area, at the far northwest corner of the development. The perimeter trail zone lies entirely within the confines of the gated community, and will be exclusively for residents. The perimeter area treatment was addressed during review of the Watershed SPS, and found by the EPC to be adequate for the subject property's relationship to the Monument.

A portion of the subject site, 50 lots out of 214 total lots proposed, fall completely or partially within the 350-foot Impact Zone of the West Mesa Escarpment Plan (WMEP). Per the WMEP, the Design Overlay Zone development standards include several restrictions on development to reduce impacts to the Monument from abutting private property development, as follows.

- 9-1 On-site open (space) areas to be designed to connect with adjacent open space and be visually integrated into the open space system.

The Mirehaven Arroyo open space will abut the Monument at the western edge of the SPS N2A development, and in using native plant species will integrate visually into the Monument open space when the installed plants have matured. The Mirehaven Arroyo will be altered within the SPS N2A development and will result in a visual change between the two sides of the Monument boundary.

- 9-2 Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required. Platting of lots adjacent to the Conservation Area shall configure the perimeter facing the open space to avoid a strictly linear corridor appearance.

The development standard is intended is to avoid abrupt changes at the edge of the open space, and the proposed perimeter open space and view fencing as well as single-loaded street platting for most of the closest lots within the SPS N2A appear to meet the intent of the standard.

- 9-3 Height of walls and fences shall not exceed 6'0". Color of finish materials shall match the Approved Color List (Appendix E).
- 9-4 Access to open space trails shall be provided with guidance from the Conceptual Trails Map 11 (page 87), and subsequent arroyo corridor plans, upon review by the City Planner.
- 9-5 Native or naturalized vegetation adjacent to the open space is required. Plant species shall be selected from the Plant Species List (Appendix D).

These standards were addressed with the approved SPS, and the proposed SPS N2A appears to be consistent with these standards.

- 12-1 Structure height (as defined in the Zoning Code) shall not exceed 15 feet. Up to four feet additional height for non-residential structures may be allowed by seeking a variance.

- 12-2 Applications to allow exceptions to the 15' height limit will be reviewed as site plan submittals on a case-by-case basis by the EPC. No exception will be allowed unless the applicant demonstrates that the impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15 foot height limit were met.

As only residential structures are proposed, 12-1 does not apply to the SPS N2A. The applicant is requesting four additional feet in height for structures on 38 out of 50 lots within the NWMEP Impact Area. A lot-specific height increase exception is requested for six additional lots where maximum building height is proposed to fall between 15 feet and 19 feet above natural grade. The SPS N2A offers the following justification for the request:

1. The escarpment face is significant distance from the property line and is approximately 40 feet in elevation higher than the property.
2. The property slopes down from west to east at an approximate 5 percent slope.
3. The majority of the development adjacent to the Monument boundary is a single loaded street to provide for views into the Monument and to the escarpment face.
4. A majority of the lots are behind the first row of lots nearest to the Monument boundary and will not have any impact on views to the Monument.
5. In addition to the single-loaded street, the Mirehaven Arroyo, and streets I, Del Web Boulevard and J provide east west view corridors through the project to and from the Monument.

Six lots within the Impact Area are proposed to retain a 15-foot building height limit owing to raising ground elevations above natural grade for engineering constraints.

The proposed SPS N2A does not provide dwelling elevations or floor plans. However, the approved Watershed SPS provided illustrative building elevations including one of the housing types with an optional accessory building, as either a third garage bay or "casita". The R-T zone allows more than one house per lot permissively although "accessory dwelling unit" is not a specific permissive use; the R-T zone conditional uses are also the R-1 zone conditional uses, and 'accessory living quarters' is a conditional use in the R-1 zone. Because the approved Watershed @ Estrella SPS identified the 'casita' as an option to homebuyers, a conditional use permit will not be required for the casita as accessory living quarters within the proposed SPS N2A development.

Process:

The approval process established by the Westland Master Plan is that a site plan and landscape plan shall be approved by the City Planning Director for each new building addition, residential development area, planned development area, or major use of open space on any site in the SU-2 for PDA zone. The Planning Director review of site development plans must include the following considerations:

- Site plans for property in the area zoned SU-2 for PDA zone shall meet the intent of the design guidelines section of the Westland Master Plan; and
- Specific sign regulations for each development shall be established in the site development plan. The general principals guiding signage within the SU-2 for PDA zone should follow C-1 sign controls, or as determined by an approved site development plan.

The approved Watershed SPS specifies review process regulations for individual residential development areas. The EPC approval of the SPS requires EPC review of the first Site Development Plan for a tract adjacent to the Petroglyph National Monument, and subsequent SPS reviews administratively prior to review by the DRB unless otherwise directed by the EPC.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached SPS N2A for conformance with applicable goals and policies in the Albuquerque / Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos, the Northwest Mesa Escarpment Plan, and Westland Sector Development Plan and Westland Master Plan.

IV. ANALYSIS-APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

B. LAND USE

Open Space Goal:

Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request furthers the Open Space Goal. The site plan includes perimeter open space abutting the Monument boundary and one large open space area within the Mirehaven Arroyo. A trail system will connect these areas. Landscaping will be largely native plant species including many from the WMP Design Guidelines Plant List.

Policy II.B.1f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link to other areas within the Open Space network.

The request furthers Policy II.B.1f. Multi-use trails are proposed along the Mirehaven Arroyo. Treatment of the arroyo will preserve natural features where grading is not required, and will preserve views into the Monument from the trails within the Arroyo.

Policy II.B.5d: 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 request does not further Policy II.B.5d. The homogeneous density of the proposed development reflects that of existing residential developments in the surrounding area, and in that regard may be considered to further existing neighborhood values. The subject site includes areas of hilly terrain, and cut-and-fill grading for SPS N2A development will significantly alter natural environmental conditions. The proposed development will impact scenic views from the National Monument, a significant public resource. The SPS N2A proposes development within the NNWMEP Impact Area consisting predominantly of single-story residences along a single-loaded street opposite the National Monument boundary; however, six residential lots will 'back-up' to the Monument boundary. These lots have generated City Staff concerns regarding erosion during severe storm events and visual impacts on the Monument. The six lots will be separated from the Monument boundary with a landscaped perimeter zone, exceeding 65 feet in width at all points adjacent to the six lots, and a diversion channel to take stormwater runoff from the boundary area into the Mirehaven Arroyo. These lots exhibit a depth of approximately 125 feet, measured from the street, and the rear yards will be visible from the Monument boundary. The landscaped perimeter zone will mitigate the impact on scenic resources to the extent the plantings mature and screen the development from views inside the Monument.

The SPS N2A sheet 6 and sheet 11 illustrate Monument edge and Arroyo edge treatment via five cross sections. The sections show that grading for the homesites closest to the Monument boundary will lower the existing grade by five to 15 feet such that the overall height of the new single-story residences on those lots will not exceed 19 feet above existing (natural) grade. Adjacent to the Arroyo, existing grade will be altered by five feet or more of fill. The SPS N2A is requesting EPC approval for overall building height of 19 feet, four feet higher than allowed by right, for 38 lots within the 350 ft. Impact Area. In addition, six lots are requested for a specific maximum height increase between 15 feet and 19 feet above existing grade. Outside of the Impact Area, maximum height limits will be 26 ft., the same height limit as the R-1 and R-LT zones.

Policy II.B.5e: 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 request furthers Policy II.B.5e. Urban infrastructure and services exist in the area, serving the existing Stormcloud subdivision east of Tierra Pintada Blvd. A water serviceability statement was issued by ABCWUA in 2012 and a development agreement exists for all development within the Albuquerque Land Holdings Sector Plan. A water availability statement for this site will be required before construction begins.

Policy II.B.5f: Clustering of homes to provide larger shared open space areas and housing oriented towards pedestrian or bikeways is encouraged.

The request partially furthers Policy II.B.5f. The SPS N2A proposes two 'perimeter open space' tracts, along the western and southern edges of the development, with on-site trails connecting into the broader trail system throughout the gated parts of the Del Webb @ Mirehaven development. A larger open space tract along the northern edge will be the Mirehaven Arroyo open space. Smaller open-space tracts, some with trails, are also located through the proposed development. However, while internal multi-use trails and open space areas are proposed, the development will be gated, so access to the trails and open space including the Arroyo will be available only to the residents of the Del Webb developments. The proposed lot layout does not address the concept of cluster development.

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The request does not further Policy II.B.5g. The proposed SPS N2A cross-sections for development closest to the Monument boundary and the Arroyo show extensive grading of existing topography to comply with the building height limitations of the NWMEP Impact Zone. Per the process provided for in the NWMEP the SPS N2A is requesting EPC approval for overall building height of 19 feet, four feet higher than allowed by right, for 38 lots within the 350 ft. Impact Area, and lot-specific maximum building height between 15 feet and 19 feet for six lots. Thus while considerable site grading will occur, it is an important element of the SPS N2A to lower building profiles within the Impact Zone and thus reduce impacts on scenic resources within the Monument.

As discussed under Policy II.B.5d above, grading for the homesites closest to the Monument boundary will lower the existing grade by five to 15 feet such that the overall height of the new single-story residences on those lots will not exceed 19 feet above existing (natural) grade. Adjacent to the Arroyo, existing grade will be altered by five feet or more of fill. This is significant alteration of the existing topography. Comments were received from the City Land Development Coordinator that the proposed subdivision is not in accord with all of the goals and policies of the Comprehensive Plan, and that the issue will be raised at the DRB hearing on the proposed subdivision.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The request does not conflict with Policy II.B.5k. The subject site does not propose residential development adjacent to an arterial street; however access to Tierra Pintada Blvd., the closest arterial street, will be required with the proposed development. All proposed internal streets are indicated as local streets. Traffic generation from the Watershed development as a whole will impact the arterial street network. This issue was addressed with a TIS update provided with the approved SPS.

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

The request partially furthers Policy II.B.5m. Residences, walls surrounding private rear yards, and the streets within the WMP Impact Area and the larger development will alter views from the Monument. Views from the Monument will be impacted the most by residential building profiles that will exceed 15 feet even with grading cuts to lower lot elevations within the Impact Zone. The base of the Escarpment is approximately 40 feet higher in elevation than the highest point in the development, at the northwest corner. Site design will include perimeter open space areas along the border with the Monument, to partially mitigate impacts to unique views from the Monument. The building elevations of the proposed residences, provided with the approved SPS, indicate southwestern, territorial or Spanish exterior design and materials showing design and materials appropriate for this location.

C. ENVIRONMENTAL PROTECTION & HERITAGE CONSERVATION

Air Quality Policies

Policy II.C.1b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/ transportation system that promotes the efficient placement of housing, employment, and services.

The request partially furthers Policy II.C.1b. The proposed development is auto-centric, a common characteristic of most newer single-family residential developments on the west side of Albuquerque. Commercial services generally are not available within walking distance for most people (1/2 mile is typically considered walkable distance). The design of the proposed development would make driving the only viable option for most residents to travel the two-plus miles to the nearest existing commercial services. However, the Westland Master Plan Land Use/Zoning Plan includes commercial and service uses eventually developed near the I-40 / 98th Street interchange and, with the comprehensive trail system proposed for the Watershed developments, will in time bring services to within approximately one mile of the SPS N2A residents.

Developed Landscape Policies

Policy II.C.8d: Landscaping shall be encouraged within public and private right-of-ways to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8d. The SPS N2A landscape plans detail landscaping in common areas and individual front yards, all incorporating plantings from the Westland Master Plan design guidelines or the Water Utility Authority xeriscaping plant list. The plant materials listed in the WMP identify many species which are native vegetation. The Mirehaven Arroyo will be partially re-built within the development, and outside of the re-built arroyo floor will utilize plantings from the same sources as other common areas. The SPS N2A request does not specifically address landscaping to control dust and erosion on this site; however dust control is covered by City ordinance.

Policy II.C.8e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

The request partially furthers Policy II.C.8e. Proposed alteration of existing topography for the development will alter the landscape. To some visitors to the Monument, development adjacent to it is not harmonious. However, any development of a relatively large land area that has never been developed, in close proximity to a sensitive scenic area such as the Monument, will represent a considerable change to the scenic qualities of the site and surrounding area. The proposed grading and height standards in the SPS N2A for lots within 350 feet of the National Monument will be required to comply with the Impact Zone of the NWMEP through a process of justification of height limits increase on 38 lots. The proposed building design and materials for the development, included with the approved SPS but not duplicated for SPS N2A, is representative of modern interpretations of Southwestern, Territorial and Spanish architecture. As discussed above, landscaped common areas will border the Monument, using native plantings.

Noise Goal

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

The request furthers the Noise Goal. The request would locate 214 single family on the subject site. The proposed development does not proposed any uses that would produce noise beyond the usual residential level. None of the homes within the subject site will be close enough to the APS stadium to make a land use/noise conflict likely. Since the stadium is for large, regional events and loudspeakers are involved, prospective homebuyers need to be made aware of the potential for noise that may be irritating to some residents. The City has no jurisdiction over APS, so the noise is not controllable by any City ordinance.

D. COMMUNITY RESOURCE MANAGEMENT

Water Management Goal and Policies

The Goal is efficient water management and use.

Overall, the request furthers the intent of the Water Management Goal. Preservation of the Mirehaven Arroyo and use of mostly xeric plant materials (as identified in the WMP) within open space tracts and individual home front yards will contribute to efficient water management. A note on the SPS N2A grading plan states that ‘water harvesting techniques will be implemented where possible.’

Policy II.D.2a: Measures shall be adopted to discourage wasteful water uses, such as extensive landscape-water runoff to uncultivated areas.

The request generally furthers Policy II.D.2a. Most of the designated plants are xeric, and plant spacing will be based on xeric principles. While specific details are not provided in the SPS N2A, a grading plan note states that ‘water harvesting techniques will be implemented where possible.’

Policy II.D.2b: 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 request furthers Policy II.D.2b. Water management is especially important in this area because of the limited water supply. Many of the proposed plants are low-water users. The request refers to use of water harvesting where possible. The Mirehaven Arroyo will be maintained in a partially natural state with stabilized banks (and fill added), and drop structures and a partially-concrete bottom primarily for flood control.

Transportation and Transit Goal

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The request partially furthers the Transportation and Transit Goal. The provision of a trail network within the development will encourage walking and bicycling, but with gates the integration of the trails into a community network of trails is limited. In time, the WMP-identified commercial and service development area will provide goods and services in closer proximity to the development than exists currently. As development occurs, ABQ Ride may institute transit service in the vicinity. Roadway capacity is sufficient in the area.

Open Space Goal & Policy

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request furthers the Open Space Goal. The request includes perimeter open space of varying widths abutting the Monument boundary and one large open space area (Mirehaven Arroyo). Use of the Mirehaven Arroyo open space available to residents of the Del Webb development.

Policy II.B.1f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network.

The request furthers Policy II.B.1f. Multi-use trails are proposed along the Mirehaven Arroyo and overall the planned treatment of the arroyo is intended to protect natural features, and views from the Arroyo into the Monument open space.

Housing Goal

The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

The request partially furthers the Housing Goal. The proposed development represents more quality housing built on the Westside. However there is no indication that any of the housing units will be intended to be affordable in the context of the Goal. Though affordable housing is required in the WMP area, neither the Watershed SPS nor this SPS N2A address it.

B) WEST SIDE STRATEGIC PLAN (WSSP) (Rank II)

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended several times since then, in 2002, 2005, 2008, 2009 and 2011. The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the WSSP.

The first amendments, in 2002, included changes to policies and activity center boundaries. A relevant amendment occurred in 2008, when the WSSP was amended to move the Westland Town Center close to Interstate 40 (Enactment R02008-075). The *Southwest Albuquerque Strategic Action Plan (SWASAP)* became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side. The subject site is located in the Westland North community, one of the largest in the Plan area.

Community Concept Policies

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The request furthers WSSP Policy 1.1. The subject site is located within the Westland North Community but is not within a designated activity center. Density for the proposed residential project would be 3.6 du/acre, which is moderately low and therefore appropriate outside of designated activity centers.

Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the National Monument. The EPC will decide whether to grant the building height increase requests, and whether to approve the proposed grading plan, based upon impacts to the Monument. The WSSP states that the City shall minimize negative impacts, which in this case include impacts to natural resources and scenic resources, and access to a public resource.

Policy 4.6.a: Design subdivisions to provide an efficient circulation pattern for transit service.

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

The request partially furthers WSSP Policies 4.6.a and b. The proposed pedestrian circulation of trails will provide connectivity to adjacent tracts within the Del Webb development, however connection to future transit service along Tierra Pintada could only be accessed by one point to and from the development, and passing through non-gated streets within Tract N-2-E. Most of the future residents of the development will be over ½ mile from Transit service.

Policy 4.6.c: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

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

The request does not further WSSP Policies 4.6.c and e. All residential lots will be within a gated development. The SPS N2A indicates only one location of external opening for pedestrians and vehicles through the perimeter walls, at the main entrance into the development. This will also restrict access to transit service for residents.

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The request partially furthers WSSP Policy 4.10. The proposed development is auto-centric; however, a comprehensive system of sidewalks and trails will be developed within the subdivision to enable residents to utilize bicycle and pedestrian travel for short distances. All of the proposed trails will begin and end within private property, except where the trails pass through gates at the entrance to the Del Webb development.

C) FACILITY PLAN FOR ARROYOS (Rank II)

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos (p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. An arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75).

The Mirehaven Arroyo runs west-east across the northern portion of the subject site. The FPA classifies the Mirehaven Arroyo as an Urban Recreational Arroyo. Such arroyos are located in urbanized or developing areas. The FPA contains general policies for all arroyos and specific policies for Urban Recreational Arroyos.

Urban Recreational Arroyos Policies

Policy 1: The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas.

The request furthers Policy 1. The area around the channel of the Mirehaven Arroyo will be developed with recreational amenities provided for residents of the Del Webb development. The landscape treatment within the arroyo 'zone' will leave the arroyo banks with generally native plantings.

Policy 2: A minimum fifteen foot easement on one side of the drainage channel is recommended to allow for trail development.

The request furthers Policy 2. A proposed trail is shown along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 30 feet in width between residential lot boundaries and the arroyo channel improvements zone. The Arroyo is within a separate tract (Tract N-2-G) from the development tract, and it is unknown if the intent is to deed or dedicate the Arroyo land to AMAFCA.

Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics, the distance between the access points crossing the channel, and the identification of potential pedestrian desire-lines during the park design process.

The request furthers Policy 4. One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow residents to access future development on the north side of the arroyo. Access to the arroyo will be restricted to Del Webb residents. Proposed crossings of the Mirehaven Arroyo may be within the jurisdiction of AMAFCA, if AMAFCA retains jurisdiction over the arroyo.

D) TRAILS & BIKEWAYS FACILITY PLAN (Rank II)

The Trails & Bikeways Facility Plan (TBFP) was adopted in July 1993, and an amendment was made to the Bikeways Master Plan in November of 1996. The TBFP identifies two different types of trails, Primary Trail and Secondary Trail, with distinct policies and recommendations that apply to each type. The trails identified within the Watershed SPS site are defined by the TBFP as secondary trails.

Goal 2: Accommodate the following users in the trail system recognizing that not all can be accommodated on every trail: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged.

The request partially furthers Goal 2. The intent of the trail system is to "lessen the need for vehicular use." The proposed trails design indicates that pedestrians, runners, and bicyclists would be accommodated within the trail system. However, a standard indicating that the trails would use Barrier-Free Design to accommodate physically challenged individuals has not been included in SPS N2A.

Goal 3: Develop strategies to mitigate between trail user types.

Goal 4: Develop a safe trail system.

The request partially furthers Goals 3 and 4. Trail construction will meet required standards; however potential conflicts between trail user types are not addressed and the SPS N2A does not indicate whether equestrians would be accommodated. Striped centerlines and trail etiquette signage are strategies that could help minimize potential conflicts and help ensure a safe trail system.

Goal 5: Facilitate commuter cycling.

The request partially furthers Goal 5. Though the internal trails would accommodate bicycle travel, commuter cycling would not be encouraged unless connections are provided to existing bicycle facilities outside the subdivision. The gated subdivision and expanses of perimeter walls would limit access points and reduce the amount of network connectivity in the area.

Goal 6: Provide amenities for the trail system.

Proposed trail signage will be consistent with the approved SPS. The SPS N2A request does not address pedestrian or trail amenities such as benches, shade structures and trash receptacles. Identification of trail furnishings will be required for review of building permits.

E) NORTHWEST MESA ESCARPMENT PLAN (Rank III)

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa of Albuquerque. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs.

The NWMEP contains a design overlay zone and is utilized as a tool to help preserve the Escarpment area. There are four distinct areas within the design overlay zone:

- The Escarpment Face
- The Impact Area
- The Conservation Area
- The View Area

The subject site contains lands in the Impact Area and in the View Area. Policies in the NWMEP include general regulations that apply in multiple areas, and specific View Area regulations and Impact Area regulations. Staff notes that policies are defined in the NWMEP as ‘regulations’ that must be complied with.

Regulations for the Entire Design Overlay Zone (p. 50)

Note: Though listed as “policies” in the text of the NWMEP, the “Regulations for the Entire Design Overlay Zone” are considered regulations and treated as mandatory.

Policy 7: For property within the City of Albuquerque and Bernalillo County, a design overlay zone is established which covers the Conservation Area, the Impact Area and the View Area as shown on Map 10. All development within the Design Overlay Zone shall comply with the design regulations of this chapter. Variances other than those specifically allowed constitute plan amendments and must follow the standard plan amendment procedure. A request for amendment to the Plan may be processed simultaneously with a request for site plan approval. Site plan approval by either the City or County Planning Commission shall be conditional on Plan amendment approval by the City Council.

The request partially complies with Policy 7. The SPS N2A request includes a maximum height of four feet above the 15 foot maximum to 19 feet allowable height for 38 of 50 lots, and a maximum height between 15 feet and 19 feet for six lots, within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases. However, as discussed below, the request does not fully comply with other policies regulating development adjacent to open space.

Policy 9: Development at the edge of public or private open space shall be designed to complement and enhance the open space.

The request partially complies with Policy 9. The SPS N2A for the proposed development demonstrates how development at the edge of the National Monument and Arroyo open space will be designed to minimize visual intrusion by new structures on open space qualities through grading, landscaping and building design. The proposed designs of perimeter fencing and monument edge treatments address visual integration within this unique context. However, there are concerns from City staff as to the proposal for significant changes to the existing topography adjacent to the National Monument, and the effects on the qualities of that open space.

Policy 9.1: On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required. In mixed-use developments, lower densities and less intense uses shall border the open space and higher densities and more intense uses shall be placed away from the open space. Site plans shall allow for shifting excessive density to a part of the premises outside of the Conservation Area boundary, whenever flexible.

The request partially complies with Policy 9.1. In three locations along the Mirehaven Arroyo, on-site open space is connected to adjacent open space in the Arroyo. However, the open space system within the residential development is somewhat fragmented and its component parts do not connect with each other. Therefore, overall, the open space areas within the development do not connect sufficiently to create usable corridors for people and wildlife.

Policy 9.2: Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required. Platting of lots adjacent to the Conservation Area shall configure the perimeter facing the open space

in order to avoid a strictly linear corridor appearance. Recommended fence materials include brick, stone, wood, stucco, over concrete block, or textured concrete masonry units.

The request partially complies with Policy 9.2. The proposed building setbacks do not provide for varied perimeter setbacks of fencing facing the Monument and the Mirehaven Arroyo, however fences abutting the Monument are required to be the open, view fence design and where abutting the Arroyo are required to be the partially open, view design.

Policy 9.3: Height of the walls and fences shall not exceed 6'0". Color of finish materials shall match Approved Color List (Appendix E).

The request complies with Policy 9.3. The maximum fence/wall height is 6 feet, and proposed wall and/or fence colors will be required to match colors utilized for buildings.

Policy 9.5: Native or naturalized vegetation adjacent to the open space is required. Plant species shall be selected from the Plant Species List (Appendix D).

The request complies with Policy 9.5. The proposed landscape standards specify that native or naturalized vegetation would be provided adjacent to open space. A plant palette is provided and a note stating that plant materials shall be chosen from the WMP guidelines or the Water Authority xeriscaping plant list.

Policy 11: Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated.

The request partially complies with Policy 11. The proposed SPS N2A design standards for grading refer to the design standards of the NWMEP and WMP and the approved Watershed SPS as the design standards for the proposed site grading. However, considerable alteration of existing topography is planned.

Conservation and Impact Area Regulations

Policy 11.2: Prior to beginning construction, the property owner shall construct a temporary barricade at the site boundary adjacent to the Escarpment Face to protect it from heavy equipment. Alternatively, the property owner or contractor may elect to keep construction activities to a minimum of 20 feet from the Escarpment Face or survey boundary. Photographs of the site in its original condition shall be submitted with the application for building permit, subdivision and/or site development plan.

The request complies with Policy 11.2. The subject site is located mostly in the View Area, with 50 lots in the Impact Area. However, the base of the Escarpment Face is more than 1,400 ft. from the subject site and will not be impacted by construction activities. The applicant has included photos of the site in its original condition with this request.

Policy 11.7: For any construction within the Conservation and Impact Areas, the following applies in the selection of alignment and in site design:

- a. Grading plans shall demonstrate that cut and fill has been kept to a minimum unless the excavation reduces the profile of construction in a way that materially improves the site plan. Generally, the overall topography of the site is not to be substantially altered.

The request partially complies with Policy 11.7. A portion of the subject site lies within the Impact Area and is therefore subject to Impact Area regulations. The proposed grading plan details the request for additional building height, from 15 feet to 19 feet, for 38 of the 50 residences within the Impact Area, and lot-specific height allowance over 15 feet for six additional residences, in order to minimize impact to views from the Monument. Along most of the boundary with the Monument, proposed grade will be considerably altered compared to the existing topography. In the site areas at the northwest corner of the subject site and along a portion of the Mirehaven Arroyo, areas of 10 ft. to 15 ft. cuts and fills will be created by proposed grading. Maximum graded slopes will be 5:1, or 20%, far greater than any existing slope within the subject site.

Policy 11.8: Areas which are damaged or altered shall be restored through replacement of boulders to approximate the original location, angle and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in Appendix D is required within 90 days of project completion. A variance may be granted if the type of vegetation or time of the year make re-vegetation within 90 days impossible. A warranty bond shall be required for three years after final planting to ensure successful re-vegetation.

The request partially complies with Policy 11.8. A portion of the subject site lies within the Impact Area and is therefore subject to Impact Area regulations. The proposed grading plan does not indicate that re-vegetation will be undertaken to stabilize slopes and disturbed areas, however this will be a requirement of the City for approval of the subdivision building permits.

Policy 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment.

The request partially complies with Policy 12. Proposed structures in the Impact Area will comply with the NWMEP height restrictions if the EPC grants approval of the height increase requests for up to 19 feet on 38 lots and site-specific height increase on six additional lots, per the NWMEP process. When considering the height increase requests, the EPC must consider whether the additional height will be better aesthetically than strict adherence to the 15-foot height limit. The base of the Escarpment is approximately 40 feet above the high point of the SPS N2A grading plan; however new structures will alter existing views of the Escarpment Area from locations within the Monument.

Policy 12.2: Application to allow exceptions to the 15' height limit will be reviewed as site plan submittals on a case by case basis by the Environmental Planning Commission. No exception will be allowed unless the applicant demonstrates that the impact of the proposed development on views to and from the escarpment as described in the plan (see Appendices C and N) will be the same as, or less than, the impact if the 15 foot height limit. Heights shall in no case exceed 19' from natural grade. Submittals shall at a minimum include:

- a. site plans, site elevations and site sections showing the location of the major public views (generally taken from the site perimeter or nearest public road to the east, south and north, and the escarpment to the west)

- b. the relationship between slopes, building heights, setbacks, the height of the escarpment, and views as noted in “a” above.

The request partially complies with Policy 12.2. The applicant has provided all of the required information for an EPC review of the requested exceptions to the 15 foot height limit. The EPC will consider the height increase requests for up to 19 feet on 38 lots and site-specific height increases on six additional lots. Criteria for this review include whether the additional height will result in better building design and therefore be better aesthetically than a strict adherence to the 15-foot height limit.

Views of the Escarpment from within the Monument will be impacted by the proposed development. Site grading will include cuts and fills of up to 10-15 feet depth, in order to lower the profile of new residences built within the Impact Area. Six lots will be raised in elevation for engineering constraints, and structures on those lots will not exceed 15 feet in height above grade. The base of the Escarpment is approximately 40 feet above the high point of the SPS N2A grading plan; however new structures will alter existing views of the Escarpment Area across the site, from locations within the Monument west and north of the proposed development.

Policy 12.3: The exterior surfaces of structures must be Approved Colors (Appendix E). Mechanical devices and vents on roofs are subject to this regulation. Trip material on façades constituting less than 20% of the façade’s opaque surface may be any color.

The request partially complies with Policy 12.3. Proposed structures in the Impact Area are limited to a neutral, earth-toned palette. The SPS design standards do not specify that the mechanical devices and roof vents must also be approved colors.

Policy 12.4: Glass on any façade shall not be reflective or mirror glass, this is, glass having greater than 15% average daylight exterior reflectance as published by the manufacturer.

The request complies with Policy 12.4. Proposed structures in the Impact Area are required to use clear, non-reflective glass per the approved SPS.

Policy 12.5: No exposed roof-mounted heating or air-conditioning equipment shall be permitted. Roof mounted heating and air conditioning equipment shall be fully screened from views, both from the ground and from the escarpment. Screening materials shall be of Approved Colors (Appendix E).

The request complies with Policy 12.5. Proposed structures in the Impact Area will be required to comply with policy against unscreened rooftop mechanicals. Screening of roof-mounted equipment with colors that are the same as the primary building colors will be required.

Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

The request partially complies with Policy 13. Proposed structures in the Impact Area will comply with the NWMEP height restrictions, subject to EPC approval of height increase requests per the NWMEP process. However, the request involves considerable grading cuts and fills to accommodate building profiles within the NWMEP height limits and thus does not demonstrate that the development overall will have minimum visual impact. A views section

included in the SPS N2A provides photographs of existing conditions along the Monument boundary, however illustrations modeling the impact from grading and construction on those specific views are not provided.

Policy 13.2.a: Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document.

The request complies with Policy 13.2.a. The SPS N2A landscape plan, for perimeter common areas and individual front yards, specifies that plants shall be chosen from the WMP Design Guidelines, or from the Water Utility Authority Xeriscaping Plant List. Therefore plantings will appear to be natural to the location.

Policy 13.3.a: Free-standing signs other than street signs, traffic signs or informational signs shall be limited to 6 square feet of sign area—except in areas zoned C-2, where free-standing signs shall be limited to monument signs 75 square feet in sign area—and be of a uniform material, style, and color to be determined by the Planning Department.

The request complies with Policy 13.3.a. Free-standing ‘facilities signs’ are limited to monument signs six square feet in area.

Policy 13.4.a: Site lighting- Height of luminaries shall not exceed 20’0”.

The request complies with Policy 13.4.a. An SPS design standard indicates that the maximum height of street lights shall be 20 feet.

Policy 13.4.b: Site lighting- Light fixtures shall be of a type that throws light downward and have baffles, hoods, or diffusers so that any light point source is not directly visible from a distance greater than 1000 feet.

The request complies with Policy 13.4.b. The lighting section of the approved SPS states that lights shall be shielded and shall meet all state and local requirements.

Regulations for Road, Utility, and Drainage Corridors within the Conservation and Impact Area

Policy 15: Public access and public facilities shall be compatible with the sensitive nature of the escarpment. Public access shall be at points which are least sensitive to use, whenever possible. Utilities and roads shall be limited to areas which are least sensitive to disturbance. Areas to be avoided, if at all possible, are Pierdras Marcadas Canyon, the point where the middle branch of the San Antonio crosses the escarpment, the Marsh Peninsula, Riconada Canyon, the escarpment South of Riconada Canyon and the Petroglyph Park.

The request complies with Policy 15. The Monument boundaries are avoided by roads and utilities. There is no public access to the Monument from the development.

Policy 15.3: Street lighting- Height of luminaries shall not exceed 28’0”.

The request complies with Policy 15.3. The approved SPS standards state that the maximum height of street lights shall be 20 feet.

Policy 15.3.b: Street lighting- Light fixtures shall be of a type that projects light downward and have baffles, hoods or diffusers so that any light point source is not directly visible from a distance greater than 100 feet.

The request complies with Policy 15.3.b. The lighting language of the approved SPS refers to light shielding. A design standard indicates that generally “placement of fixtures and standards shall conform to state and local safety and illumination standards.”

Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8’. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

The request partially complies with Policy 15.7. Grading of development areas closest to the Monument will include cuts up to 15 feet, according to the grading plan, which will minimize visual impact of development form on the Monument. The grading plan also notes that 85% of the area within the Impact Area will be ‘cut below natural grade’. Graded slopes up to 5:1 will be created. Thus in some areas grading and filling will be considerable; however the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining walls will be utilized in some locations, with wall heights a maximum of four feet.

Policy 15.8: Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment.

The request complies with Policy 15.8. Street cross-sections are not provided with the SPS N2A. However, there are landscape standards that describe or regulate the type and extent of ground cover and landscaping in the common areas, including those open space tracts where roadway cuts will be located.

Policy 19: Drainage facilities’ design shall be sensitive to the character of the existing escarpment. Arroyo corridor and drainage management plans are the appropriate planning level for specific channel treatment recommendations for arroyos identified in the “Facility Plan for Arroyos”.

The request generally complies with Policy 19. The Mirehaven Arroyo is designated as an Urban Recreational Arroyo. The proposed treatment for this arroyo demonstrates dedicated open space with trails along both sides of the arroyo. The specific channel treatment to be implemented in this area has been identified, and includes landscaping and alterations to the arroyo bottom to improve drainage.

View Area Regulations

Policy 20: The predominant colors used on structures within the view area shall blend with the natural colors of the mesa.

The request complies with Policy 20. Per the approved SPS design standards proposed colors for buildings in the View Area would be warm, desert earth tones and accents would be earth tones.

Policy 20.2: Single family residential structures built in the View Area must be built with roofs that are Approved Colors.

The request partially complies with Policy 20.2. Proposed colors for building materials are limited to warm, desert earth tone colors per the approved SPS. However, there is no list of exterior colors to compare to the NWMEP list of approved colors.

Policy 21.1: The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

The request complies with Policy 21.1. The proposed SPS N2A will limit building height to a maximum of 19 feet on 38 of 50 lots within the NWMEP Impact area, and to between 15 and 19 feet on an additional six lots, and to a maximum 26 feet outside of the Impact area. Within the Impact Area height over 15 feet above natural grade must be approved by the EPC.

E) WESTLAND SECTOR PLAN (RANK III)

The Westland Sector Plan (WSP) was adopted in 1999 (Enactment No. 63-1999) and was amended in 2008 in conjunction with amendments to the Westland Master Plan (WMP), and also amended in 2012. With the 2012 amendments, the WSP became known as the Western Albuquerque Land Holdings (WAHL) Sector Plan and became Appendix A of the WMP.

The WSP establishes City zoning categories for approximately 1,700 acres and refers to the Westland Master Plan (WMP) for design guidelines and allowed uses. The WSP does not contain any goals or policies. However, the land use and process portions of the WSP are relevant to the current request.

The WSP land use map specifies the subject site's future land use as "Residential- 4 DU/ac average". The Mirehaven Arroyo is designated as "Open space/trails/drainage corridors". The proposed SPS N2A complies with these specifications. The WSP includes a statement that the SU-2 PDA zone, including the subject site, requires an overall site development plan for subdivision and that future site development plans for building permit are delegated to the DRB. The sector plan states that phasing shall adhere to the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan. The proposed SPS N2A also complies with these requirements.

F) WESTLAND MASTER PLAN (RANK III)

The City adopted the Westland Master Plan (WMP) in 1998 to provide guidance for more detailed planning, zoning and platting actions within the designated plan boundaries. The WMP was amended in 2008 in conjunction with amendments to the Westland Sector Plan, and also amended in 2012. The Plan encompasses approximately the area between the Petroglyph National Monument and Interstate 40, and between Unser Boulevard and a boundary line to the west of Paseo del Volcan. The WMP contains information regarding the area's physical characteristics and addresses land use, zoning, transportation and the development vision for the area.

In order to determine if the current request will further, partially further, or not further the WMP, Staff identified the sub-categories used in the Master Plan (Land Use, Residential, Open Space, etc.) and discusses findings as to whether or not the request is consistent with the intent and the purpose of the respective sub-categories.

Westland Master Plan Sub-Categories

Land Uses (p. 37)

The intent is to provide a mixed-use community for the Westland Plan Area where maximum opportunities for living, working, shopping, and playing will be offered.

Residential (p. 27 & p. 40)

The intent is to accommodate a broad socioeconomic range of future residents. Residential areas will provide opportunities for entry level housing. Large areas for future residential neighborhood development have been designated at a variety of densities. Each of these areas will incorporate a range of product types and densities, in addition to small-scale neighborhood commercial centers, schools, parks, churches, etc.

The SPS N2A request does not further the abovementioned intent of the WMP. The WMP sub-categories cover large areas and the SPS N2A request is a specific development piece within a larger development. The specific housing product proposed will not likely provide opportunities for entry level housing and will not be oriented to a broad socioeconomic range of residents. It will be oriented toward retirees of middle income and higher.

In the event that this portion of the Master Plan area does not develop as a residential resort with associated recreational uses, the development of high-density apartment units within the SU-2 PDA zone shall be prohibited...A maximum density of 5.0 single-family units per acre will be allowed if the residential resort does not develop.

This request furthers the above-mentioned intent of the WMP. The subject site will not develop as part of the Residential Resort originally envisioned and will not have clustered development around open space. The proposed density is 3.6 single-family units per acre.

Affordable Housing (p. 41)

The intent is that twenty percent of the housing units developed within the Master Plan area shall be affordable based on federally-established affordability criteria.

The SPS N2A request by itself does not further the abovementioned intent of the WMP. Due to relatively low density and a homogeneous product type, it is unlikely that the future homes would be considered affordable. Eventually, affordable housing will have to be accommodated within the Watershed Plan area.

Westland Master Plan Design Guidelines (p. 75 – 99)

The WMP recognizes the importance of design guidelines that promote and foster a sense of cohesiveness within the community (while remaining consistent with affordable housing efforts City-wide). The desired design features common to the community such as grading, landscape, signage, lighting, walls and architecture are expressed.

Staff has reviewed the WMP Design Guidelines to determine how they are addressed or do not apply to the current request. Below, Staff discusses the standards that are addressed by the proposed project.

A. Site Design (p. 75): A primary focus in site design is creation of a pedestrian-oriented community.

3. Residential (p. 78): Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement.

As discussed previously, the proposed SPS N2A provides a fairly complete system of pedestrian trails and sidewalks within the development; however, the gated design of the subdivision overall impedes connections with adjacent developments and with the public street network. Only one point of pedestrian egress and ingress will be provided for connection to other neighborhoods outside the walls, at the main gate entrance for this development.

B. Views (p. 79): The Westland properties offer spectacular views of the Sandias, the Rio Grande Bosque, and the Volcanic Escarpment. Significant visual features should be retained enhanced through the methods described. Buildings with flat roofs are encouraged.

The SPS N2A proposes maximum height limits of 19 feet on 38 lots, and maximum height of between 15 feet and 19 feet on six lots within the Impact Zone, which is a 350-foot-wide zone around Petroglyph National Monument boundaries. The residential models to be built were identified by illustrative drawings in the approved SPS, and exhibited more than half with flat roofs. However, this will not be a requirement.

D. Lighting, 1. Street Lighting (pp. 81-82): The maximum height of street light fixtures shall be 30 feet. Lighting should be pedestrian oriented in districts with high pedestrian movement.

The proposed SPS N2A street lighting fixture height of 20 ft. meets these design guidelines.

E. Landscape and Streetscape (pp. 82-83). The key to creating a truly livable and high quality environment will be the development of an overall landscape master plan. Major arterials shall be landscaped with native species. Special attention shall be given to landscaping the major entries to the Westland Community.

1.B. One street tree per lot is required in all residential subdivisions. Street trees shall be planed within 12 feet of the curb.

The proposed SPS N2A meets these design guidelines as demonstrated by the landscape plan.

- F. Architectural Styles: The goal is to provide a framework for high-quality design. Exterior building materials shall be contextual in nature.
4. Walls (p. 87-88): Walls shall be an integrated part of site and building design. A wall's style, materials and color shall be consistent with building architecture and address landscaping between the sidewalk and walls as a standard. Masonry and stucco are the recommended primary building materials for walls in residential areas.

The approved SPS design guidelines meets these design goals.

- H. Grading (p. 89): Grading for new roads shall run with existing contours.

As discussed previously, the proposed SPS N2A only partially meets this design guideline. As shown in the SPS N2A Conceptual Grading and Drainage Plan, streets closer to the Monument boundary are less consistent with the existing topography than streets further from the boundaries. This is a result of the overall large-scale alteration of the topography of the site from planned grading.

- I. Drainage (p. 89). Arroyos in this area present an opportunity for their designated use as scenic corridors. Arroyos and other natural drainageways should be preserved in their natural state, whenever possible.

As presented in the landscape plan the proposed SPS N2A meets these design guidelines. The proposed Arroyo treatment maximizes existing conditions while making improvements to slow the velocity of stormwater runoff and thereby reduce erosion.

Conclusion of Analysis

Staff finds that the proposed SPS N2A furthers or partially furthers a preponderance of applicable goals and policies of Albuquerque / Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos, the Northwest Mesa Escarpment Plan, and Westland Sector Development Plan and Westland Master Plan. However, the request does not further Comprehensive Plan policies II.B.5d and II.B.5g because of the extensive alteration of the existing topography and the resulting impacts on the existing visual qualities of the Petroglyph National Monument open space. However, it is important to note that the alteration of existing topography includes cuts of the natural grade of up to 15 feet, to reduce the profile of the new residences within the NWMEP Impact Area and thereby reduce the impact on views toward the Escarpment.

The request does not further WSSP Policies 4.6.c and e. All residential lots will be within a gated development. The SPS N2A indicates only one location of external opening for pedestrians and vehicles through the perimeter walls, at the main entrance into the development. This will also restrict access to transit service for residents.

In addition, the request does not further the intent of the WMP regarding residential development and affordable housing. The specific housing product proposed will not likely provide opportunities for entry level housing and will not be oriented to a broad socioeconomic range of residents, but will be oriented toward retirees of middle income and higher.

V. ANALYSIS- SITE PLAN LAYOUT / CONFIGURATION

The proposed project will be a single family detached residential use. An approved SPS contains design standards which are discussed in more detail below for the proposed SPS N2A. The standards relate to density and lot area, parking, utilities and screening, signage, walls and fences, sidewalks and trails, private parks and common areas, streets and streetscapes, and two unique abutting features, the Petroglyph National Monument and the Mirehaven Arroyo.

Density and Lot Area

The proposal is for 214 residential lots on 59.2 acres, yielding an overall gross density of 3.61 dwelling units per acre. Minimum building setbacks will be as provided in the approved SPS. Standards for residential lot area are a minimum width of 55 feet and a minimum depth of 120 feet, with the SPBP request.

Parking

Required parking for lots within the development was addressed by the approved SPS, and is based upon a required number of off-street spaces per bedrooms within each dwelling unit.

Utilities and Screening

The SPS N2A includes a conceptual utilities plan; however, design standards for screening of utility infrastructure are with the approved SPS and must be complied with.

Signage

Proposed signage elevations consist of an entry identification sign, encompassing wall-mounted metal with pin-mounted individual letters, with an overall sign area of 132 square. Trail signs of six square feet in area will be located along the trails within the Mirehaven Arroyo open space. All signage must be consistent with the signage standards of the approved SPS.

Walls and Fences

The proposed perimeter walls will meet one of the two perimeter wall design standards from the approved SPS; either a six-foot view fence of iron materials or a combination 6-foot fence with three feet of view fencing atop a three-foot high masonry wall. Interior walls and perimeter walls not abutting either the Monument or the Arroyo will be six-foot high masonry. These wall standards were approved with the SPS.

Public Outdoor Space

A feature of the proposed site layout is 24 tracts for private open space, available only to residents of the development. The largest is a portion of Tract N-2-G, surrounding the Mirehaven Arroyo. Multi-purpose trails will be developed on the north and south sides of the Arroyo. A perimeter open

space area with multi-purpose trail will essentially parallel the boundaries between this site and the National Monument.

Zoning Code §14-16-3-8, Detached Open Space regulations, provides open space requirements for residential development in the “Developing” or “Semi-Urban” areas designated by the Comprehensive Plan. Within the R-T Zone, referred to under the SU-2 for PDA Zone governing the site, the open space requirement is a minimum of 750 sq. ft. per house, provided on-site. The proposed development will meet the requirements by private yard area for each house.

Vehicular Access and Circulation

The development will be accessed via one gated entrance on the “Roadway A” frontage, and an internal connection to the future Tract N-2-B to the south. The City Engineer has provided application review comments expressing concern about the limits of work with the three phases proposed. Clarification as to the timing of construction of access roads to connect this development to Tierra Pintada Blvd. has been requested. The proposed development ultimately includes 214 dwelling units which require two access points per DPM standards.

Pedestrian and Bicycle Access and Circulation, Transit Access

A system of multi-purpose trails internal to the development is proposed throughout the SPS N2A development. All of the trails will be at least eight feet in width and surfaced with stabilized crusher fines. As additional development phases occur, the perimeter area trail and the Mirehaven Arroyo trails will connect to the later developments. However, the trails will not connect outside the walled development areas, except through gates. Transit service does not yet extend to this area, although it likely will in the future.

Landscaping

The landscape standards under the Landscape Concept of the approved SPS require adherence to the landscaping standards of Zoning Code §14-16-3-10. Per the landscaping standards, at least 15% of net lot area is to be landscaped. For the SPS N2A site, that requirement equates to approximately 16,892 sq. ft. of area to be landscaped, and 22,164 sq. ft. of the property (23%) is identified as landscaped area. Live vegetative cover is proposed to be approximately 80% of the required landscape area, more than the 75% minimum required by the Zoning Code standards. Thus the SPS N2A landscape plan meets the landscape requirements under the Zoning Code §14-16-3-10(G).

Grading, Drainage, Utility Plans

Existing utilities are present in Tierra Pintada Blvd., including water and sewer, and will be used for the proposed development connections. A Final drainage report has not been provided, and will be required for the proposed SPS N2A prior to DRB review.

VI. CULTURAL RESOURCES/ARCHAEOLOGY

This area of the West Mesa, including the subject site, is known to contain archaeological resources (see “A Preliminary Evaluation of the Cultural Resources within the Westland Sector Plan in Bernalillo County, New Mexico. Location information is not provided”). In 1995,

Westland conducted a preliminary archaeological investigation on a small number of randomly selected locations in the Westland Master Plan (WMP) area (WMP, p. 34).

The New Mexico State Office of Historic Preservation (or SHPO) deals with cultural resource surveys. The City's Archaeological Ordinance also applies. A cultural resource survey was conducted for WAHL by Marron & Associates (January 2013) for Tract M, part of the now-approved SPS. Six archaeological sites were found, one of which is eligible for listing on the National Register of Historic Places.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Transportation Planning provided comments expressing concern regarding when the access to connect this development to Tierra Pintada Blvd. will be provided and the incomplete streets built in Phase I requiring an emergency turn-around / hammer-head at the temporary dead-ends.

Hydrology Staff expressed concerns regarding residential lots being subdivided from a larger tract, where an approved drainage report and an approved grading plan are typically in place prior to subdivision approval. In this instance, drainage reports and grading plans have not been approved.

The DRB Chair expressed concern regarding the proposed grading over the site and the apparent inconsistency between the amount of grading cuts and fills and the Comprehensive Plan policies, noting a regulation of the Subdivision Ordinance requiring consistency with the Comprehensive Plan.

Parks and Recreation and Open Space staff expressed concerns with the proposed grading, particularly with the relatively steep slopes to be created near the Monument boundary, and recent storm-related erosion and sediment damage along many developed areas of the National Monument boundary. Concerns are that over-steepened slopes will cause erosion and steeper slopes will require larger detention ponds, unlike similar ponds that have failed in the Stormcloud subdivision.

A recommendation was made by Hydrology and Parks and Recreation and Open Space that the six lots backing to the Monument, 106 – 107 and 202 – 205, be removed from the subdivision in order to improve drainage and reduce grading impacts.

Neighborhood/Public

Representatives from the Tres Volcanes Neighborhood Association and the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified. A facilitated meeting was neither requested nor provided. There is no known opposition to the request from these notifications.

VIII. CONCLUSION

This request is for a Site Development Plan for Subdivision for Tract N-2-A and a portion of Tract N-2-G, Watershed Subdivision, west of Tierra Pintada Blvd. and south and east of the Petroglyph National Monument. The subject site is approximately 59.2 acres of land currently zoned SU-2 PDA.

The request generally furthers or partially furthers a preponderance of applicable goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos, the Northwest Mesa Escarpment Plan, and Westland Sector Development Plan and Westland Master Plan. The request is not consistent with two policies of the Comprehensive Plan, two policies of the West Side Strategic Plan, and three intent statements from the Westland Sector Plan. The request is consistent with the SU-2 PDA Zone and the City of Albuquerque Zoning Code and Subdivision Code. Approval of the current request would generally meet the conditions of approval tied to the approved SPS.

The DRB Chair has several concerns regarding the request. The first is the proposed development phasing, and access to the development. Recommendations to address the concerns include adjusting the boundaries of Phase 1, or expanding the boundaries to include all of proposed Del Webb Blvd., and development beyond Phase I will require secondary access to Tierra Pintada Blvd. The second concern is consistency with the City Subdivision Ordinance. As noted in the Land Development Coordinator's comments, review of the proposed subdivision layout and grading appears to be inconsistent with certain Comprehensive Plan policies, particularly Policies II.B.5d and II.B.5g.

Parks and Open Space staff also have concerns regarding the proposal. These concerns consist of the proposed alteration to existing topography and steep cuts near the Monument boundary, and the six lots backing up to the National Monument.

The proposed grading for the homesites closest to the Monument boundary will lower the existing grade by five to 15 feet such that the overall height of the new single-story residences on those lots will not exceed 19 feet above existing (natural) grade. Adjacent to the Arroyo, existing grade will be altered by five feet or more of fill. The request is for overall building height of between 15 feet and 19 feet, for 44 of 50 lots within the NWMEP Impact Area. This request for exception to the 15 ft. height limit is before the EPC with this SPS N2A request. Development of any single-family residential subdivision for production home lots will require extensive topographic alteration of the subject site, including significant grading cuts, to reduce the profile of dwelling units within the NWMEP Impact Area. Staff therefore recommends approval of the height exception requests as part of the proposed SPS N2A.

Staff recommends approval of the Site Development Plan for Subdivision for Tract N-2-A and a portion of Tract N-2-G, Del Webb @ Mirehaven Subdivision, subject to conditions.

FINDINGS - 13EPC-40143 – November 14, 2013- Site Development Plan for Subdivision for Tracts N-2-A and N-2-G (portion)

1. This request is for a site development plan for subdivision for Tracts N-2-A and N-2-G (portion), Watershed at Estrella subdivision, an approximately 59.2 acre area located north and west of Tierra Pintada Boulevard NW, and east of the Petroglyph National Monument (the “subject site”).
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for “a mix of residential uses” that are “special because of the relationship of this property to Petroglyph National Monument.”
3. The proposed development consists of approximately 214 residential units with pocket parks and common space in the Mirehaven Arroyo. All of the residential units would be for an “active adult,” gated subdivision.
4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). Part of the site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to applicable design regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request includes a height increase for residential structures, from a maximum of 15 feet to a maximum of 19 feet above natural grade, for 38 lots within the Northwest Mesa Escarpment Plan Impact Area. A site-specific height increase exception is requested for six additional lots. In the case of the six lots, maximum building height requested is between 15 feet and 19 feet above natural grade. The applicant has demonstrated that the impact of the proposed development on views to and from the escarpment as described in the NWMEP will be the same as, or less than, the impact if the 15 foot height limit were met. Heights shall in no case exceed 19 feet from natural grade.

7. The request generally **further**s or is **consistent with** the following Comprehensive Plan goals and policies:

Open Space Goal and Policy II.B.1f: regarding a multi-purpose network of open areas and trail corridors:

The request includes perimeter open space of varying dimensions and one significant open space area (Mirehaven Arroyo) for residents. Multi-use trails are proposed along both sides of the Mirehaven Arroyo and throughout the private development area.

Policy II.B.5e - New growth contiguous to urban facilities and services. Policy II.B.5k- Land adjacent to arterial streets.

Urban infrastructure and services exist, serving the Stormcloud subdivision east of Tierra Pintada Blvd. A water serviceability statement was issued by ABCWUA and a development agreement exists. Traffic generation from the Watershed development was addressed with a TIS update for the approved SPS.

Noise Goal: Prevent land use/noise conflicts. None of the homes will be located so as to make a land use/noise conflict likely, and will not produce noise beyond the usual residential level.

Policy II.C.8d: - Landscaping to control water erosion and dust, and create a pleasing environment. Water Management Goal - efficient water management and use. Policy II.D.2a - Discourage wasteful water uses. Policy II.D.2b - Maximum absorption of precipitation through retention of natural arroyos and runoff conservation.

Many of the proposed plants are low-water users. The landscape plans incorporate plantings from the Westland Master Plan or the Water Utility Authority xeriscaping plant list. The Mirehaven Arroyo will be maintained in a partially natural state, and utilize mostly xeric plant materials. The SPS landscape plan commits to water harvesting techniques where possible.

8. The request **partially further**s the following Comprehensive Plan goals and policies:

Transportation and Transit Goal - Develop corridors, both streets and adjacent land uses that provide a balanced circulation system. Policy II.C.1b - Adverse effects on air quality shall be reduced through a balanced land use/ transportation system.

The proposed development is auto-centric. The Westland Master Plan Land Use/Zoning Plan includes commercial and service uses eventually developed near the I-40 / 98th Street interchange, closer to the development. The provision of a trail network will encourage walking and bicycling, but walls and gates will limit integration into a network of trails.

Housing Goal - Increase the supply of affordable housing. Policy II.B.5f - Clustering of homes is encouraged.

The proposed development represents more quality housing on the Westside, however none of the housing units will be affordable in the context of the Goal. The lot layout does not address cluster development.

Policy II.B.5m - Design improves the quality of the visual environment. Policy II.C.8e - Development design and materials in harmony with the landscape.

Views from the Monument will be impacted by significant alteration of existing topography and residential building profiles that will exceed 15 feet even with grading cuts to lower lot elevations. The base of the Escarpment is approximately 40 feet higher in elevation than the highest point in the development after grading. Site design will include perimeter open space areas along the border with the Monument, to partially mitigate impacts to views from the Monument. Planned building materials and colors will be consistent with newer high-quality single family residential development on the West Side.

9. The request complies with the design requirements of the NWMEP regarding building design and colors, landscaping, walls, and lighting.
10. The request generally **further**s or is consistent with the following **Rank II** West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA) and **Rank III** Northwest Mesa Escarpment Plan (NWMEP) Goals and Policies:

FPA Policy 2 - A minimum fifteen foot easement on one side to allow for trail development. FPA Policy 4 - The location of crossings shall be determined by channel characteristics, the distance between crossings, and pedestrian desire-lines.

A proposed trail will be along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 30 feet in width. One street crossing of the Arroyo is proposed. Arroyo access will be restricted to residents.

NWMEP Policy 15: Public access and facilities shall be compatible with the Escarpment. Utilities and roads shall be limited to areas which are least sensitive. NWMEP Policy 15.8 - Where the road surface cannot be at grade with adjacent contours, the exposed embankment must be stabilized.

The Monument boundaries are generally avoided by proposed roads and utilities. There is no public access to the Monument from the development.

NWMEP Policy 19 - Drainage facilities' design shall be sensitive to the escarpment. Arroyo corridor and drainage management plans are appropriate for specific channel treatment recommendations. FPA Policy 1: Encourage the development of parks adjacent to designated Urban Recreational Arroyos.

The Mirehaven Arroyo is a designated Urban Recreational Arroyo. The request demonstrates dedicated open space with trails along both sides of the arroyo. The specific

channel treatment includes landscaping and alterations to the arroyo bottom to improve drainage within the arroyo.

11. The request **partially furthers** the following **Rank II** West Side Strategic Plan (WSSP), Facility Plan for Arroyos (FPA), Trails & Bikeways Facility Plan (TBFP), and **Rank III** Northwest Mesa Escarpment Plan (NWMEP) Goals and Policies:

WSSP Policy 3.81 - Minimize negative impacts upon the National Monument. NWMEP Policy 7 - Design overlay zone covers the Conservation Area, the Impact Area and the View Area, all development shall comply. NWMEP Policy 21.1 - The height of structures within the View Area shall comply with the requirements of the Zoning Code, except that no structure shall exceed 40'0" in height.

The approved SPS limits building height to between 15 feet and 19 feet on 44 lots within the NWMEP Impact Area and to 26 feet outside of the Impact Area. Within the Impact Area height over 15 feet above natural grade must be approved by the EPC with site plan review under the process laid out within the NWMEP. The EPC will make decisions regarding the effect on the National Monument.

WSSP Policy 4.6.a - Design subdivisions to provide an efficient pattern for transit. WSSP Policy 4.6.b - Design subdivisions to provide safe, attractive and efficient patterns for pedestrians. WSSP Policy 4.10 - Promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation. TBFP Goal 2 - Accommodate users in the trail system: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged. TBFP Goal 3 - Develop strategies to mitigate between trail user types. TBFP Goal 4 - Develop a safe trail system. TBFP Goal 5 - Facilitate commuter cycling.

The proposed development is auto-centric; however, a comprehensive system of sidewalks and trails will be developed within the subdivision. The design indicates that pedestrians, runners, and bicyclists would be accommodated but does not address potential conflicts between trail user types and whether equestrians would be accommodated. The trails will provide connectivity to adjacent Del Webb development tracts, however connection to future transit service and commuter cycling along Tierra Pintada could only be accessed from one point.

TBFP Goal 6 - Provide amenities for the trail system. Trail signage is consistent with the approved SPS. Pedestrian or trail amenities such as benches, shade structures and trash receptacles are not identified.

NWMEP Policy 9 - Development at the edge of open space shall complement and enhance the open space. NWMEP Policy 9.1 - On-site open areas shall connect with adjacent open space. Orientation of on-site open areas to the larger open space system is required.

Proposed development at the edge of the National Monument and Arroyo open space will minimize visual profiles of structures through grading, landscaping and building design. In three locations along the Mirehaven Arroyo, on-site open space is connected to open space within the Arroyo. However, the open space system within the development is fragmented and does not connect sufficiently to create usable corridors for people and wildlife.

NWMEP Policy 9.2 - For visual privacy walls may be constructed. Varied setbacks and landscaping are required. Platting adjacent to the Conservation Area shall avoid a linear corridor appearance. The proposed building setbacks do not provide for varied perimeter setbacks of fencing, however fences abutting the Monument are required to be the open, view fence design and where abutting the Arroyo are required to be the partially open, view design.

NWMEP Policy 11.7: For construction within the Conservation and Impact Areas grading plans shall demonstrate that cut and fill has been kept to a minimum unless the excavation reduces the profile of construction and improves the site plan. The overall topography is not to be substantially altered. NWMEP Policy 12 - Structures shall not block views of the Escarpment or visually contrast with the natural environment. NWMEP Policy 12.2 - Exceptions to the 15' height limit will be reviewed on a case-by-case basis. The impact on views to and from the escarpment will be the same or less than if the 15' height limit were met. Heights shall not exceed 19' from natural grade. NWMEP Policy 13 - Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact. NWMEP Policy 15.7 - Natural contours shall be taken into account in roads and utilities. Grading and filling shall be kept to a minimum. Retaining walls will be necessary in some cases, but designs shall minimize their height and insure they blend visually and meet the design overlay zone.

Views of the Escarpment from within the Monument will be impacted by the proposed development. Site grading will include cuts and fills of up to 10-15 feet depth, in order to lower the profile of new residences built within the Impact Area. The grading plan notes that 85% of the Impact Area will be 'cut below natural grade'. Graded slopes up to 5:1 will be created. Even with substantial grading the structure profiles will alter views of the Escarpment Area from some viewpoints within the Monument. The base of the Escarpment is approximately 40 feet above the high point of the SPS N2A grading plan; however new structures will alter existing views of the Escarpment Area across the site, from locations within the Monument west and north of the proposed development. The applicant has provided all of the required information for an EPC review of the requested exceptions to the 15 foot height limit. Criteria for this review include whether the additional height will result in better building design and therefore be better aesthetically than a strict adherence to the 15-foot height limit.

NWMEP Policy 11 - Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated. NWMEP Policy 11.8 - Areas which are damaged or altered shall be restored. Revegetation to original cover with appropriate plants is

required. A portion of the subject site is subject to Impact Area regulations. The grading plan does not indicate that re-vegetation will be undertaken, however this will be a requirement of building permit approval.

12. The request **further**s the following Westland Master Plan (WMP) statement of intent:

If this portion of the Master Plan does not develop as a residential resort, high-density apartment units shall be prohibited...A maximum density of 5.0 single-family units per acre will be allowed. The subject site will not develop as part of the Residential Resort and will not have high density residential. The proposed density is 3.6 single-family units per acre.

13. The request **complies** with the following WMP design guidelines:

D. Lighting: The maximum height of street light fixtures shall be 30 feet. Lighting should be pedestrian oriented. The proposed SPS N2A street lighting fixture height of 20 ft. meets these design guidelines. Lighting of sidewalks and trails is not addressed.

E. Landscape and Streetscape. The key to livable and high quality will be an overall landscape master plan. I.B. One street tree per lot is required. Street trees shall be within 12 feet of the curb. The proposed SPS N2A meets these design guidelines as demonstrated by the landscape plan.

F. Architectural Styles: Provide for high-quality design. Exterior materials shall be predominantly contextual. 4. Walls: Walls shall be integrated. A wall's style, materials and color shall be consistent with building architecture. Masonry and stucco are recommended materials. The approved SPS design guidelines meets these design guidelines.

I. Drainage: Arroyos present an opportunity for use as scenic corridors. Arroyos and other natural drainageways should be preserved in their natural state. The proposed SPS N2A meets these design guidelines. The Arroyo treatment maximizes existing conditions while making improvements to slow the velocity of stormwater runoff.

14. The request **partially complies** with the following WMP design guidelines:

A. Site Design: A primary focus is a pedestrian-oriented community. 3. Residential: Pedestrian connections between neighborhoods should be planned. The proposed SPS N2A provides a fairly complete system of pedestrian trails and sidewalks within the development; however, the gated design impedes connections with adjacent developments and with the public street network.

B. Views: Significant visual features should be retained. Buildings with flat roofs are encouraged. The development will impact views from the Monument and from the Escarpment. The residential models were identified by illustrative drawings in the approved SPS, and exhibited more than half with flat roofs. However, this will not be a requirement.

H. Grading: Grading for new roads shall run with existing contours. As shown in the SPS N2A Conceptual Grading and Drainage Plan, streets closer to the Monument boundary are

less consistent with the existing topography than streets further from the boundaries. This is a result of the overall large-scale alteration of the topography of the site. However, the grading cuts are necessary to reduce the profile of buildings within a production home subdivision.

15. The applicant is working toward addressing comments from Transportation Development and Hydrology Development, which are addressed in the Conditions of Approval.
16. This SPS approval includes a maximum building height of nineteen feet above natural grade for Lots 92 - 96, 98 - 107, 112 - 115, and 177 - 206; a maximum building height above natural grade of 16.3 feet for Lot 173; a maximum building height above natural grade of 17.3 feet for Lot 174; a maximum building height above natural grade of 17.6 feet above natural grade for Lot 108; a maximum building height above natural grade of 17.7 feet for Lot 97; a maximum building height above natural grade of 18.2 feet for Lot 175; and a maximum building height above natural grade of 18.8 feet for Lot 176. Lots 109 - 111, and 170 - 172 shall be limited to maximum building height of 15 feet above natural grade.
17. The approved Watershed @ Estrella SPS identified the 'casita' as an option available to homebuyers, and the 'casita' will therefore be allowed as accessory living quarters within the proposed development.
18. If future subdivisions abutting the National Monument require amendments to the 15-foot height limit within the NWMEP Impact Area, the requests will have to be integrated into a Site Plan for Subdivision request to the EPC.

RECOMMENDATION - 13EPC-40143 – November 14, 2013- Site Development Plan for Subdivision Tract N-2-A and N-2-G (portion)

APPROVAL of 13EPC-40143, a request for Site Development Plan for Subdivision Tract N-2-A and N-2-G (portion), Watershed subdivision, approximately 52 acres, located north of 98th Street/Arroyo Vista Boulevard NW, west of Tierra Pintada Boulevard, and south and east of the Petroglyph National Monument, zoned SU-2 for PDA, based on the preceding Findings and subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL - 13EPC-40143 – November 14, 2013, 2013- Site Development Plan for Subdivision Tract N-2-A and N-2-G (portion)

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 may be required by the Development Review Board (DRB).
 4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.
 5. The SPSD shall comply with the Single Access Criteria per the DPM, Chapter 23 Sec. 5.E. The proposed development includes 214 dwelling units which shall require 2 access points per DPM standards or a variance. This condition shall be addressed at DRB.
 6. The temporary road design and barricades required between build phases to meet DPM criteria shall be addressed at DRB.
 7. The Developer shall provide Hydrology with a Drainage Report and Grading Plan for review and approval **OR** shall address the following conditions to the Conceptual Grading and Drainage Plan:
 - Provide a grading plan with a scale no smaller than 1"=40'.
 - Provide a Drainage Master Plan to Hydrology that shows the extents of the offsite basins.
 - Show approximate (to the nearest 1%) street slopes on Plan.
 - Show sections, including existing and proposed grades that extend into the undisturbed area, at the following locations: at the southern end of Street B, at the end of the street east of lot 135, through lot 127, through lot 117 and at the end of the western-most street.
 - Identify drainage flows and provide engineered documentation.
 - Design standards provided in the text, cross sections, diagrams and plans shall be consistent and in agreement.
 8. All of the site specific water and wastewater infrastructure required for the development must be coordinated through the ABCWUA. A site specific request for availability should be made when local street network is finalized in order to determine actual line sizing
 9. If the maximum height increase request is approved by the EPC, the approved SPS shall be amended to reflect the maximum building height allowable, prior to DRB review of any plat for the SPS N2A area. The SPS Amendment may be approved by the Planning Director.

10. The applicant shall submit the report of analysis of the operation and mitigation necessary to return traffic operations to that of the No-Build condition at the Ladera and Unser intersection to the City prior to DRB review of any plat for the SPS N2A area.
11. There shall be no rear yard walls bordering on the National Monument boundary.
12. The buffer area between the single-loaded street and the Monument boundary shall be used for construction of a separately located recreational trail and drainage structures as needed.
13. Show illustrative locations of the HOA owned and maintained Private Pocket Parks on Sheet 1 and Sheet 3.
14. Add scales to other illustrative sections for clarification.
15. Show the channel continuing to the Mirehaven Arroyo on Sheet 6 "Monument Edge Treatment.
16. Identify and label or include in Legend the miscellaneous solid and dashed lines along the western edge.
17. All future Tracts of the Watershed subdivision bordering on the boundary of Petroglyph National Monument shall be submitted to EPC for review and approval if site plans for development within the Impact Area request exceptions to the 15' height limit, and EPC approval would be required.
18. The proposed subdivision will be subject to review by the DRB for conformance with City Code Article 14, Subdivision Regulations §14-14-2-2 and §14-14-2-3.

***Chris Glore
Planner***

Notice of Decision cc list:

Thomas Borst
1908 Selway Pl. NW
Albuquerque NM 87120

Aurthur Retburg
9732 Summer Shower Pl. NW
Albuquerque NM 87120

Candelaria Patterson

7608 Elderwood NW
Albuquerque NM 87120

Harry Hendrickson
10592 Rio del Sol Ct. NW
Albuquerque NM 87114

Attachments

1. Additional staff info
 - a. Existing Zoning
 - b. Notice of Decision 13EPC-40115, July 11, 2013
2. Application
 - a. Cover Page
 - b. TIS form
 - c. Archaeological Compliance
 - d. Authorization letter
 - e. Request letter
3. Neighborhood info/input
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
4. Site Plan reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- Reviewed- The revised height/slope analysis that has been submitted to exceed the 15 foot maximum height limit to allow SFD units to be up to 19 feet in height within the Impact area meets the Site plan criteria as outlined in appendix N of the Northwest Mesa Escarpment plan for exceptions to Policy # 12-2. The sections and diagrams provided on sheets 10 and 11 of the revised Site Development plan submittal clearly address the requirements for exceptions to the 15 foot maximum height limit for SFDs within the Impact area of the Sector Development plan..

Office of Neighborhood Coordination

Tres Volcanes NA (R)

Westside Coalition of NA's

Long Range Planning

- No comments received.

Metropolitan Redevelopment Agency

- The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff has no comments on this application.

CITY ENGINEER

Land Development Coordination

- The 'Typical Lot Detail' on Sheet 2 should diagrammatically show the 20 ft front setback for garages to be consistent with the narrative 'Setbacks' Design Criteria.
- The Phase 1 boundary should include the adjacent proposed OS Tracts M and N along proposed Street C entrance; sidewalks will be constructed with the street, so adjacent landscaping should also be included to provide a finished street section. Proposed OS Tract I is not practical given the needed driveway interruptions for proposed Lots 19-24; an alternative location could be along the south side of proposed Street D to connect/ extend to proposed OS Tract H.
- The proposed Phase 1 appears to greatly exceed the Maximum Cul-de-sac length and Single Access Criteria of the DPM – refer to comments from Transportation Development. Phase 1 should end with proposed Street F, or it should be expanded to include all of proposed Del Webb Blvd which would be consistent with the improvements shown on the Conceptual Grading and Drainage Plan Sheet 7. Further development beyond Phase I should require the

noted secondary access to the south (Future Roadway B) to extend to public right of way (Tierra Pintada Blvd).

- The proposed grading plan presents significant ‘cutting’ of existing topography which is evident in CROSS SECTION A-A on Sheet 2 and SECTION 3-A on Sheet 6; conversely, it should be noted that SECTION 4 on Sheet 6 shows a very ‘flat’ new grade which is significantly different from the proposed contours shown on Sheet 7. Review of the proposed layout and grading per the Subdivision Ordinance raises several concerns which would argue for alternatives which would better comply with the ordinance.
- The proposed grading plan presents significant ‘cutting’ of existing topography which is evident in CROSS SECTION A-A on Sheet 2 and SECTION 3-A on Sheet 6; conversely, it should be noted that SECTION 4 on Sheet 6 shows a very ‘flat’ new grade which is significantly different from the proposed contours shown on Sheet 7. Review of the proposed layout and grading per the Subdivision Ordinance raises several concerns which would argue for alternatives which would better comply with the ordinance:

ARTICLE 14: SUBDIVISION REGULATIONS

PART 2: **FUNDAMENTAL CONSIDERATIONS**

14-14-2-1 GENERAL APPROPRIATENESS.

Land may be subdivided only in accordance with procedures established by this article. The Development Review Board shall approve the subdivision of land when it determines that the land is suitable for subdivision for the purposes proposed, the subdivision complies with this article, and that the subdivision is not contrary to the best interests of the public health, safety, and general welfare.

14-14-2-2 CONFORMANCE WITH PLANNING AND ZONING.

(A) *Planning.* **The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Albuquerque/Bernalillo County Comprehensive Plan and any other adopted plan,** including but not limited to the Long Range Major Street Plan and other facility plans. No plat shall be approved if it contains elements clearly and significantly inconsistent with the adopted plans.

14-14-2-3 LAND SUITABILITY.

(A) No land shall be subdivided which is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health, safety, or general welfare, **unless such unsuitable conditions are corrected or mitigated to the satisfaction of the city. In determining suitability the city shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority.** The Development Review Board shall state any decision regarding unsuitability in writing and afford the subdivider an

opportunity to present data regarding such unsuitability. Thereafter, the Development Review Board may affirm, modify or withdraw its determination regarding such unsuitability.

(B) Land to be subdivided must have or be provided with adequate infrastructure improvements as specified in Part 4 of this article. Demonstrated capability, agreements, and assurances to provide nonprogrammed facilities through private funding will be satisfactory as provided in Part 5 of this article. Programmed facilities are those included in an adopted Capital Improvements Budget with funds authorized.

(C) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public or private infrastructure, and privately provided utilities shall all be weighed in considering proposed subdivisions. They are not all necessarily required.

(D) The following types of problems will require an engineering analysis to demonstrate that such hazards have been or will be eliminated or sufficiently ameliorated:

- (1) Special drainage or flood hazard conditions;
- (2) Difficult topography;
- (3) Soil conditions which are unusually limiting; and
- (4) Other physical hazards to life, health, or property.

COMPREHENSIVE PLAN POLICIES

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.

Techniques include design criteria in the development review process for building siting and design; implementation through the subdivision and development review process; and shaping and managing development by subdivision and re-subdivision.

Policy II.B.5.f

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

Techniques include implementation through the zoning and subdivision processes, and identifying incentives (e.g. density bonuses).

Policy II.B.5.g

Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate. Techniques include implementation through the Subdivision Ordinance.

Transportation Development

- The proposed development includes 214 dwelling units which shall require 2 access points per DPM standards or a variance. This condition can be addressed at DRB.
- The temporary road design and barricades required between build phases to meet DPM criteria shall be addressed at DRB.
- Applicant's written request states current site plan includes extensive private open space and trail network adjacent to the National Monument and Mirehaven Arroyo; however the Site Plans do not coincide with this statement. Site Plan Sheets 1, 2 & 3 of 9 are not consistent in the inclusion of landscaping and trail work, clarify limits of work proposed.
- Per the ONOD 7/11/13 for Project #1006864 Site Dev. Plan for Subdivision, Condition #11.A, "... future... illustration, plan, diagram or cross-section contained in the design standards shall be identified as either illustrative (conceptual) or as a standard (regulatory). Should the same condition apply to the current Site Development Plan for Subdivision?

Hydrology Development

- **The following comments are applicable to Sheet 7 of 9.**
 1. The southern edge of this plan proposes steep slopes adjacent to proposed streets and lots. Should lots 112 through 135 and lots 17 and 18 be higher? The Conceptual Grading and Drainage plan shall show sections, including existing and proposed grades that extend into the undisturbed area, at the following locations: at the southern end of Street B, at the end of the street east of lot 135, through lot 127, through lot 117 and at the end of the western-most street.
 2. A tie slope is proposed from the hill to the back of lots 112 through 124. This reminds Hydrology of the recent sediment problems entering resident's properties at the base of the escarpment this past month. Will the area behind lots 112 through 120 drain through OS Tract E? If so, there should be an engineered solution.
 3. It appears this plan shows proposed and existing contours, however, they are difficult to read in places. The applicant shall provide a grading plan with a scale no smaller than 1"=40'.
 4. Offsite basins and therefore offsite drainage affecting this site cannot be verified on this conceptual plan. A Drainage Master Plan shall be submitted to Hydrology that shows the extents of the offsite basins.
 5. It is not clear that General Note 4.d. is in agreement with Monument Edge Treatment Section 4.
 6. A small lined swale leading to a storm drain is proposed along the western edge of the development. Who and how will this swale be maintained? In general HOA's are not responsible for maintaining storm drains. Hydrology proposes that if a channel is built, the stormwater and sediment remain in an open channel and that it does not transition into a storm drain.

-
7. Perhaps not proposing lots 106, 107, 202, 203, 204 and 205 would accommodate the offsite drainage as well as allow for a solution that is not as maintenance intensive.
 8. The plan shall show approximate (to the nearest 1%) street slopes.
- **The following comments are applicable to Sheet 6 of 9.**
 9. The Tract A and V Drainage Treatment section is not in agreement with other sections shown on the same sheet. Should this section be removed?
 10. Should the drainage swale be placed adjacent to the 10 foot community trail so that maintenance is possible?
 11. The Conceptual Grading and Drainage Plan shows the diversion swale along the entire western edge, but it is not shown in Monument Edge Treatment Section 1 and 2.
 12. Hydrology does not have any engineering justification for the 3 foot by 3 foot lined swale.
 13. It may be beneficial to add the word “Illustrative” in front of all of the Monument Edge Sections to allow flexibility for the design at a later date.
 - **The following comments are applicable to Sheet 2 of 9.**
 14. Del Webb Blvd should be built to the western extent with Phase 1. As can be seen on the Conceptual Grading and Drainage Plan, the western portion of Phase 1 drains into Phase 3. Hydrology proposes Phase 1 include all of OS Tract V and Del Webb Blvd.
 15. OS Tract E appears to have too steep of a cross slope for a trail. Perhaps the section previously requested would aid in this determination.
 16. The plan is to build the Mirehaven Arroyo improvements with the development of Tract N-2-E. Should the note “Future Channel Improvements” be amended?
 17. Is the phasing plan representative of future Preliminary Plat applications to the DRB?

RECOMMENDED CONDITIONS FROM CITY ENGINEER:

- *Conditions of approval for the proposed Site Development Plan shall include:*
 1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 2. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.
 3. The SPSD shall comply with the Single Access Criteria per the DPM, Chapter 23 Sec. 5.E. The proposed development includes 214 dwelling units which shall require 2 access points per DPM standards or a variance. This condition can be addressed at DRB.
 4. The temporary road design and barricades required between build phases to meet DPM criteria can be addressed at DRB.

5. The Developer shall provide Hydrology with a Drainage Report and Grading Plan for review and approval **OR** shall address the following conditions to the Conceptual Grading and Drainage Plan:
- Provide a grading plan with a scale no smaller than 1"=40'.
 - Provide a Drainage Master Plan to Hydrology that shows the extents of the offsite basins.
 - Show approximate (to the nearest 1%) street slopes on Plan.
 - Show sections, including existing and proposed grades that extend into the undisturbed area, at the following locations: at the southern end of Street B, at the end of the street east of lot 135, through lot 127, through lot 117 and at the end of the western-most street.
 - Identify drainage flows and provide engineered documentation.
 - Design standards provided in the text, cross sections, diagrams and plans shall be consistent and in agreement.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning:

- Per the Long Range Bicycle System map, Tierra Pintada Blvd is identified as having bike lanes. The Site Plan for Subdivision indicates a 30' pavement width along Tierra Pintada Blvd. but does not indicate if bicycle lanes are included. Both Roadway A and Roadway B include 6' bicycle lanes and an 8' sidewalk on the Site Plan for Subdivision.

Traffic Engineering Operations:

- No comments received.

Street Maintenance:

- No comments received.

WATER UTILITY AUTHORITY

Utility Services

- Project #1006864: All of the site specific water and wastewater infrastructure required for the development must be coordinated through the ABCWUA. A site specific request for availability should be made when local street network is finalized in order to determine actual line sizing.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design

- Please refer to Open Space division comments submitted separately but attached as well. Comments include color exhibits of recent conditions in Taylor Ranch adjacent to Petroglyph National Monument.
- Regarding Open Space Division Comments #1 - #6, the Parks and Recreation Department agrees with the comments and supports the proposed conditions of approval.

Open Space Division

1. The common boundary between the proposed Watershed N-2-A subdivision and Petroglyph National Monument is characterized by Bluepoint-Kokan soils. Cutting into or destabilizing slopes in Bluepoint-Kokan soils can cause erosion during large storm events. Steep cuts along the edge of the Petroglyph National Monument can cause head cutting up and into the Monument itself.

Recent erosion and sediment damage along many developed areas of the National Monument boundary demonstrate the need for careful planning and engineering to avoid similar results and property loss. Examples of recent erosion and flood damage onto single-loaded streets cut below existing grades are shown in the attached photographs (Figures 1 and 2). Examples of successful single-loaded street designs with minimal cuts into the existing topography are shown in the attached photos (Figures 9 and 10).

- Proposed Condition: The Monument boundary shall be entirely bordered by a single-loaded street. The road elevation of the single-loaded street shall be kept as close to existing grade as possible, in any case no lower than 5 feet below existing grade.
2. Erosion and sedimentation from steeply cut slopes on Bluepoint-Kokan soils along rear walls of private residences bordering on the National Monument boundary has been severe. In addition, the lack of constructed drainage facilities along rear walls has made maintenance extremely difficult. Examples of recent erosion and flood damage into rear yard walls cut below existing grade are shown in the attached photographs (Figures 3, 4, 5 and 6).
 - Proposed Condition: There shall be no rear yard walls bordering on the National Monument boundary.
 3. The buffer area between the single-loaded streets and the National Monument boundary is suitable for a transition from the natural environment to the built environment. However, over-steepened slopes will cause erosion and steeper slopes will require larger detention ponds. Similar ponds have failed in areas of Stormcloud, due east of the proposed Watershed subdivisions (see attached photos (Figures 7 and 8). Proposed cuts along the National Monument boundary will alter the existing natural topography from an average slope of 5% to steep slopes of 15% to 25%.
 - Proposed Conditions: The transition between the single-loaded street and the Monument boundary shall have no slopes exceeding 10%.

-
- The buffer area between the single-loaded street and the Monument boundary shall be used for construction of a separately located recreational trail and drainage structures as needed.
4. The proposed site plan for building permit requests variance from the 15' height limit of the Northwest Mesa Escarpment Plan view area for 53 of 60 lots (90%) located in that view area. According to the Northwest Mesa Escarpment Plan, exceptions to the 15' height limit must be justified by the following standards:
 - a) Site plans, site elevations and site sections showing the location of major public views
 - b) The relationship between slopes, building heights, setbacks, the height of the escarpment, and views noted in a) above
 - c) Use of a combination of the techniques suggested in Appendix N including: A. height/slope B. view corridors C. height/slope/setback to minimize the impact on views to and from the escarpment.
 5. This site plan for building permit is for the parcel in the Watershed subdivisions with the least amount of topographic relief (Figure 12). The overall grading and drainage of all Watershed parcels cannot be evaluated as separate tracts. In order for other areas with more topographic relief to be well-planned for safety and to minimize hazards of erosion, each parcel adjacent to the National Monument should be submitted to the EPC for a site plan for building permit (see attached Figures 11, 13, and 14).
 6. Areas of disturbed soil within the buffer between single-loaded streets and the National Monument boundary shall be reseeded with West Mesa native seed mix and stabilized to prevent excessive wind erosion.
 7. Sheet 1 shows "Private Pocket Park (Built and Maintained by HOA –See Sheet 3 and a symbol in the Legend. The illustrative locations of these private parks were deleted from the Site Plan and do not appear labeled on Sheet 3 either.
 - Proposed Condition of Approval – Show illustrative locations of the HOA owned and maintained Private Pocket Parks on Sheet 1 and Sheet 3.
 8. Sheet 6 Sections were to be shown with appropriate scale. Only the Illustrative Section 3-A Proposed Drainage Treatment... has a scale shown and is confusing and not readily clear that the other Sections are not to that same scale. The scale is not shown as was requested for the other Sections 1-4.
 - Proposed Condition of Approval – Add scales to other illustrative sections for clarification.
 9. The Monument edge 5' by 3' drainage channel is correctly shown on Sheet 7 illustrating that the flows will be directed to the Mirehaven Arroyo. Sheet 6 incorrectly shows the channel terminating at the corner where the perimeter trail continues to the Mirehaven Arroyo.
 - Proposed Condition of Approval – Show the channel continuing to the Mirehaven Arroyo on Sheet 6 "Monument Edge Treatment.

-
10. Sheet 7 shows miscellaneous solid and dashed lines along the western edge near lots 112, 108, 98-105, 206, 201 and 200. These lines are not identified in the Legend nor labeled.
- Proposed Condition of Approval – Identify and label or include in Legend the miscellaneous solid and dashed lines along the western edge.
11. Sheet 2 of 11 “Building Heights” states that the Exception to the 15’ height limit within the Impact Area shall be... “Development within the 350 foot Impact Area of the Northwest Mesa Escarpment Plan shall be limited to a building height of 19’ in accordance with the Design Overlay Zone Policy 12-2 which allows exception to the 15 foot height limit on a case-by-case basis by the Environmental Planning Commission. See Sheet 7, Conceptual Grading and Drainage Plan for compliance with the Exception Requirements” and references Sheet 7 of 11 which states that “the detailed justification for this request is provided on Sheets 10 and 11.” Sheet 11 Table 1 “Escarpment Impact Area Building Heights” indicates that only 6 out of 51 lots area actually complying with the 15’ Height Limit within the Impact Area. Only 6 other lots are greater than 15’ but less than the 19’ maximum exception. Table 1 is the existing elevations of the proposed building pads but immediately assumes a 19’ height exception.
- Proposed Condition of Approval - Table 1 on Sheet 11 to be revised to begin with a column showing Lot # and **existing natural grade** elevation. Next column should show **pad elevation if adding 15’ limit to the natural grade elevation** of the lot. Next column should show **pad elevation of those lots requesting the exception to 19’ or those more than 15’ and less than 19’ above the existing natural grade**. This serves to better illustrate which lots are requesting the exception and to what elevation they propose to be when built.
 - Proposed Condition of Approval –Exceptions to the 15’ height limit of the Northwest Mesa Escarpment Plan shall be granted for no more than 50% of the lots in the Impact Area. Table 1 shall be restructured to include stated distinction in the notes between “existing grade” and “natural” grade and display the natural existing grade elevations prior to any approval of a height exception to 19’.
12. This submittal is for the parcel in the Watershed subdivisions with the least amount of topographic relief. In order for other areas with more topographic relief to be well planned for safety and to minimize hazards of erosion, each parcel should be submitted to the EPC for site plan for subdivision. The overall grading and drainage of all Watershed parcels cannot be evaluated as separate tracts. Furthermore, each exception to height for the Impact Zone area must be reviewed and approved by the EPC for each tract. Tract B, Tract C and Tract M each have areas to be developed within the Impact Area.
- Proposed Condition of Approval: All future Tracts of the Watershed subdivision bordering on the boundary of Petroglyph National Monument shall be submitted to EPC for review and approval as site plans for (further) subdivision. Future Tracts all have land proposed for development within the Impact Area that may request exceptions to the 15’ height limit, therefore, EPC approval would be required.

Watershed Subdivision Comments from OSD: Photo Exhibit



Figure 3. Example of failed rear yard walls at base of escarpment (Painted Pony Drive, Taylor Ranch)



Figure 4: Example of failed rear yard walls at base of escarpment (Painted Pony Drive, Taylor Ranch)

Watershed Subdivision Comments from OSD: Photo Exhibit

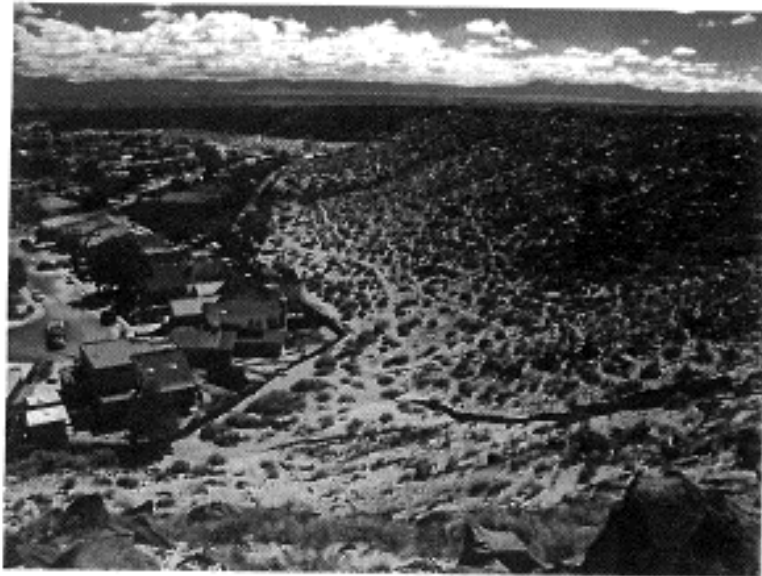


Figure 5: Example of failed rear yard walls at base of escarpment (Rockcross Court, Taylor Ranch)

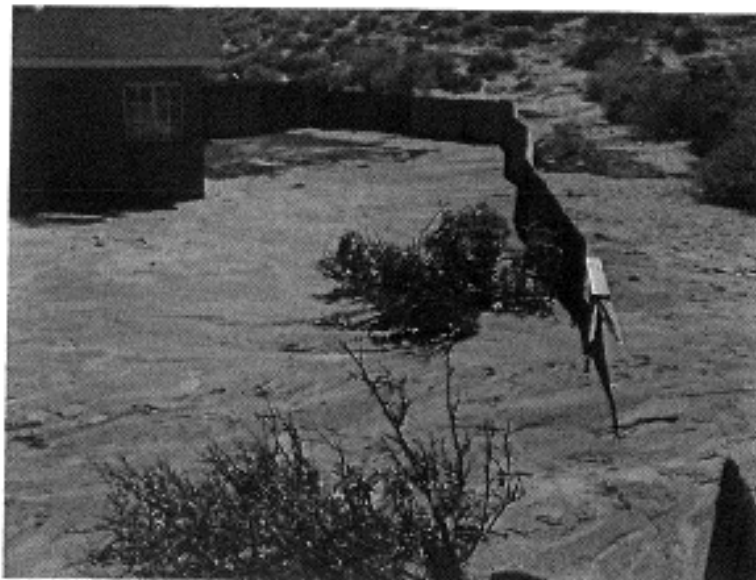


Figure 6: Example of sedimentation through rear yard fence, filling in former 4 foot deep cut within yard (Rockcross Court, Taylor Ranch)

Watershed Subdivision Comments from OSD: Photo Exhibit



Figure 7: Example of failed detention pond between roadway and Petroglyph National Monument fence ((Lava Bluff Drive east of Unser, Taylor Ranch)



Figure 8: Example of second failed detention pond between roadway and Petroglyph National Monument fence ((further west on Lava Bluff Drive, Taylor Ranch)

Watershed Subdivision Comments from OSD: Photo Exhibit

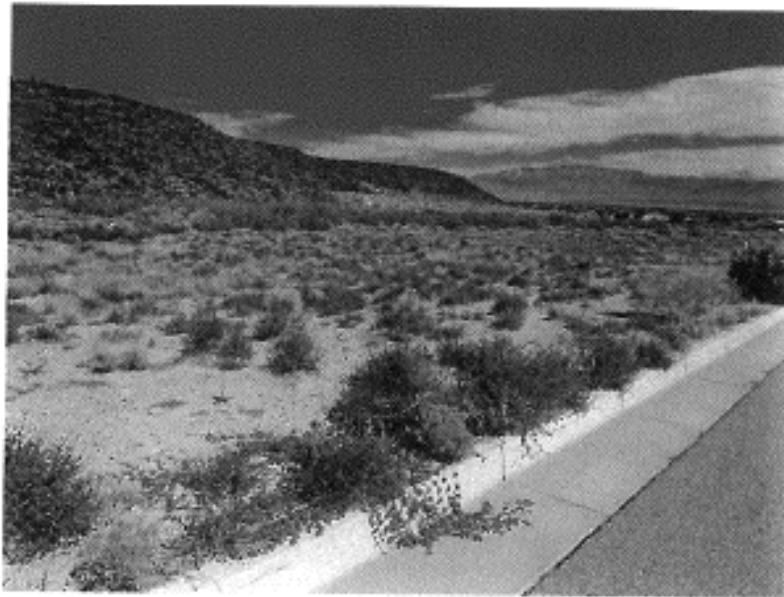


Figure 9: Example of successful single-loaded street design along south edge of Petroglyph National Monument (Rain Mesa Road, Taylor Ranch)



Figure 10: Example of successful single-loaded street design along south edge of Petroglyph National Monument (Rain Mesa Road, Taylor Ranch)

Watershed Subdivision Comments from OSD: Photo Exhibit



Figure 11: Recent down-cutting in Mirchaven Arroyo immediately northwest of proposed Watershed subdivision



Figure 12: View south along Petroglyph National Monument fence at boundary of proposed Watershed subdivision. Note relative flatness within Tract N-2-A (foreground) and very steep slopes of future Tract N-2-B (background)

Watershed Subdivision Comments from OSD: Photo Exhibit



Figure 13: View west along Petroglyph Natyional Monument boundary which forms the north edge of future Watershed Tract M. This is approximate location of public trail / feasibility study.



Figure 14: View north from side drainage of Mirehaven Arroyo towards Petroglyph National Monument boundary fence. Note existing 15% slopes and highly erodible soil.

City Forester– No comments received.

POLICE DEPARTMENT/Planning

- This project is in the Northwest Area Command.
 - Site Development Plan For Subdivision
 - No Crime Prevention or CPTED comments concerning the proposed project at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

- Approved as long as it complies with SWMD ordinance

FIRE DEPARTMENT/Planning

- No comments received.

TRANSIT DEPARTMENT

- Transit supports the intent of the Watershed Subdivision Plan to encourage the development of Watershed, which potentially facilitates transit access to the west side area. Transits comments are that due to the recent and ongoing construction to the West Side Sports Complex on the corner of Tierra Pintada Blvd NW and Arroyo Vista NW that could attract transit ridership, transit would potentially have a bus stop placed at the far side of Tierra Pintada Blvd NW at the intersection of Tierra Pintada Blvd NW and Arroyo Vista NW.
- Transit would also like to recommend that along the Watershed Subdivision development along the Tierra Pintada Blvd NW, that pedestrian access be spaced at 500 feet intervals. This would give adequate access to potential transit stops for the residents of the Watershed Subdivision who wish to use the transit service.

Project # 1006864 13EPC-40143 SITE DEVELOPMENT – SUBDIVISION. TRACTS N-2-A & PORTION OF N-2-G, WATERSHED SUBDIVISION ACONE SU-2 FOR PDA LOCATED BETWEEN ARROYO VISTA AND WEST CREEK. APPROX. 59.2 ACRES (H-8)	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

- Reviewed, no comment

ALBUQUERQUE PUBLIC SCHOOLS

- No comments received.

MID-REGION COUNCIL OF GOVERNMENTS

- No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

- No comments received.

STATE OF NEW MEXICO DEPARTMENT OF TRANSPORTATION

- No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- No comments received.