



Environmental Planning Commission

**Agenda Number: 04
Project Number: 1010182
Case #: 14EPC-40053, 40055
November 13th, 2014**

Supplemental Staff Report to be read with the September 11th staff report.

Agent	Garcia Kraemer and Associates
Applicant	Hogares Inc.
Request	Zone Map Amendment Site Dev Plan for Building Permit
Legal Description	Lots 3 and 4 , block 2 Sandia Plaza Addition
Location	Griegos Rd, between 12 th street and Grande Ave.
Size	.35 acres
Existing Zoning	C-1
Proposed Zoning	SU-1 for R-T

Staff Recommendation

APPROVAL of 14EPC-40053 Zone Map Amendment based on the Findings beginning on page 4 and subject to the Conditions of Approval beginning on Page 10.

APPROVAL of 14EPC-40055 Site Development Plan for Building Permit based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 14

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

Summary of Analysis

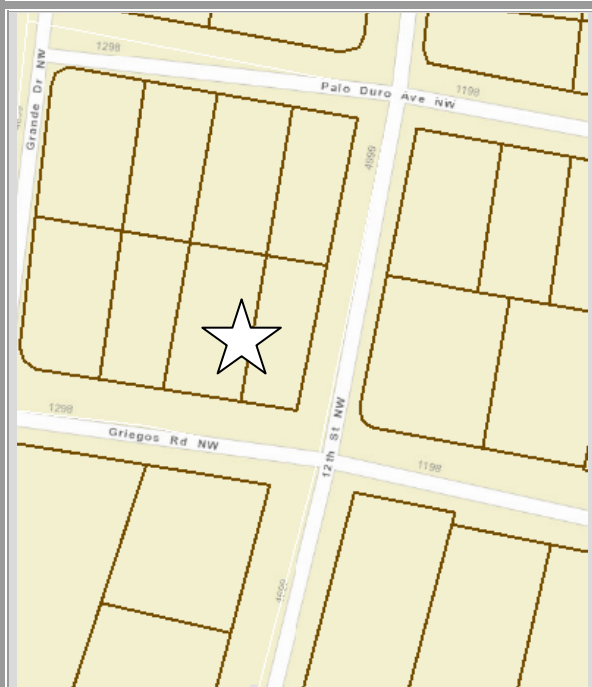
This is a two part request for a Zone Map Amendment and Site Development Plan for Building Permit for a .35 acre site. The site is vacant.

This request was continued from the September 11th, 2014 hearing to allow time to discuss the design and density of the project. Two facilitated meetings occurred during the continuance period. The applicant has revised the plans and now proposes 4 units instead of six. The new units are better articulated and have a one story stepped down portion. There is still neighborhood opposition to the height and design.

The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the North Valley Area plan and the Los Griegos Neighborhood Development Plan.

The applicant has justified the Zone Map Amendment per R-270-1980.

Staff is recommending approval with conditions for both requests.



CONTINUANCE

The EPC heard this case on September 11th, 2014. Members of neighborhood expressed opposition to the request as it was presented, 6 townhomes on the .35 acre lot. The concerns were primarily about the design and density of the project.

The EPC voted to continue the request to allow time for the applicant and the neighborhood to meet and discuss these issues.

FINDINGS for continuance from the September 11th Hearing:

1. The EPC approved a 60 day continuance to allow a facilitated meeting and any subsequent necessary meetings to address the density and design of the proposed project.
2. At the November 13th EPC hearing the testimony will address the discussion that took place at the facilitated meeting and any subsequent meetings concerning density and design. The issues discussed at the September 11th hearing will not be readdressed on November 13th.

The applicant met with interested parties in a facilitated meeting on October 26th. The applicant discussed the proposed changes, but did not have drawings yet. Some attendees remained opposed to the height and said they would prefer two or three one story homes.

A third meeting occurred on November 3rd. The applicant presented drawings showing the new design. The applicant showed a revised the design with four units and included a one story portion on the units. There is still neighborhood opposition to the height and design.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes 4 townhomes, in an attached block. The townhomes are contingent upon the approval 14 EPC 40053, heard concurrently with this request.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, North Valley Area Plan and the Los Griegos Neighborhood Development Plan

Site Plan Layout / Configuration

The applicant proposes 4 attached townhomes. Two two-bedroom homes approximately 1,188 square feet and two three bedroom units approximately 1473 square feet all in one group. The parking and front entrances face 12th street.

The buildings will not exceed 26 feet in height and are proposed to be approximately 24 feet in height.

The previous plan showed a north side setback of 7 feet and a south side setback of 17 feet. The current proposal shows a north side setback of 12 feet and south side back of 21 feet. The increased setbacks push the building away from the residential development to the north and offer the residents more privacy to the south.

Public Outdoor Space

The development will have yards for each unit; this meets the requirements of the R-T zone. The EPC has discretion over open space and could approve a different standard, pursuant to the SU-1 zone.

Vehicular Access, Circulation and Parking (note: the access and circulation are not changed from the previous request.)

Each unit has 3 parking spaces, a combination of garage space and outdoor parking. Access will be from 12th street via a 22 foot existing curb cut, on to an asphalt drive between the parking spaces and the street.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is an existing sidewalk along 12th street.

Walls/Fences

The applicant proposes an undulating wall along Griegos, the wall ranges in height from 6 feet to 3 feet, the lower portion is near the corner of 12th and Griegos so it does not interfere with clear sight distance. The wall will be between six and 11 feet from the sidewalk. The Los Griegos Neighborhood Development Plan requires that walls along Griegos be setback one foot for each foot in height and that they have “lateral relief every 25 feet to break the sense of barricade and monotony for pedestrians.” The wall complies with the Los Griegos Neighborhood Development Plan Design Overlay regulations for walls.

Lighting and Security

Wall mounted motion sensitive lights are proposed at the entryways to each unit.

Landscaping (note: the landscaping plan has not changed from the previous submittal)

The applicant proposes a mix of low and medium water uses trees and shrubs. Street trees will be provided along Griegos road. . This meets the requirements of the zoning code and the Los Griegos Neighborhood Development Plan Design Overlay zone. The applicant may need to substitute the Arizona Sycamore for a shorter tree, based on comments from PNM

The landscape plan shows a tree in each backyard and landscaped entry areas in front the shared entry to each group of units.

Grading, Drainage, Utility Plans

The site is flat. Storm runoff will be accommodated in the existing facilities along 12th. There are also depressed landscaping areas in front of the development.

Architecture

The townhouse units will be two-stories high in the center (approximately 24 feet in height.) and taper down one story on the north and south sides. The finish will be earth tone stucco, El Rey Buckskin and El Rey Santa Fe Brown; the stucco will alternate on each building. The roofs will

be pitched. All units have windows on the upper and lower stories and sliding doors to the backyard/patio area. All units have individual entrances and garages. The one story portion on the building adds articulation and change in color and material to break up the north and south facades, these facades were predominantly blank in the previous version.

The new design looks more like a duplex when viewed from 12th street (as shown in the color renderings).

Signage

No signage is proposed.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There are no major conditions or concerns.

V. CONCLUSION

The applicant has altered the design and density of the project in compliance with the directives of the continuance. Staff believes that the applicant has made a sincere effort to address the issues raised at the EPC hearing and at the subsequent facilitated meetings.

The density has been reduced by 1/3, from 6 units to 4 units. The design now has much more articulation, change in color and general design elements than the previous version.

Staff is recommending approval with minor conditions.

FINDINGS – 14 EPC 40053 September 11th, 2014 Zone Map Amendment

1. This is a request for a Zone Map Amendment from R-T to SU-1 for R-T Permissive Uses, 4 DU MAX for lots 3 and 4 of the Sandia Plaza Addition, located and 12th street and Griegos Road and containing approximately .35 acres.
2. The site is currently vacant, except for an on premise sign. The sign will be removed if the applicant request to change the zoning and develop the site with 4 townhome units is approved.
3. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Los Griegos Neighborhood Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the Central Urban Area of the Comprehensive Plan. The request in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Land Use

1. 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, or recreational concern.
2. ***The proposal partially furthers Policy II.B.5d. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood. There are houses and office/commercial along Griegos near the site. The project will have “southwestern” style similar to many houses in the area. The density will be greater than that of the development to the north and west, but similar to the multi-family development to the south of the site along 12th street. The SU-1 zone guarantees that this development and future development will be reviewed by the community.***
3. 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 and can be ensured.
The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furthers Policy II.B.5e.

B. Developed Landscape

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

The requests allow the development of several landscaped area in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

C. Community Resource Management Policies-

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

The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the smaller size of the homes and small lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

5. The request is consistent with goals and policies in the North Valley Area Plan:

Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP,pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently underutilized commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production. The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

6. The request is consistent with objectives of the Los Griegos Sector Development Plan:

Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is vacant. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with commercial use to achieve the same result, it is not likely that this will occur due to an excess of commercial space city wide. The request furthers objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as

a neighborhood commercial center, this has not materialized. This objective is partially furthered.

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

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

The applicant states that the request will allow the development of housing that will meet the standards of the zoning code, provide a needed housing product, improve the area and be controlled by a site plan.

Staff agrees that proposed use will not be injurious to the health, safety, morals and general welfare of the City.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The applicant states the request will allow more housing opportunities and stabilize the residential nature of the area.

Staff agrees that the request will add to housing opportunities in the area and that the housing use is in character with area. Additionally there is similar zoning to the south of the subject site.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The request is not in significant conflict with the applicable goals and policies and, in fact, clearly facilitates these goals and policies.

Relevant Citations: *Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a, II.B.5d, II.B.5e, II.B.5o, housing policy II.D.5a., NVAP Land Use Policies 2 and 2g, LGNDP Long-term Objective 3, Long-term objective 4,*

Non-applicable citations: *Policies II.B.5f, the development has housing that arranged around a central area, but is not clustered to provide common open space.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:

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

4. *The Applicant states that 2 and 3 are justification for the request (see policy analysis in section C) the applicant also states that the commercial properties near the site have been vacant for a long time and that there is no demand for the site for commercial development. Staff sees this as a changed condition and believes that 2 could also apply.*

Refer to policy analysis for additional information regarding policy

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The applicant states the uses on the site will be purely residential and will have no harmful impacts to the existing residential uses in the area.

Staff agrees that the residential use is compatible with the existing residential use, but that the density of the project may be greater than nearby residential uses.

Staff's Response

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

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

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

Staff agrees that the request should not require a major expenditure on the part of the City.

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

The applicant states that cost is not the determining factor in this request and that the request will further policies of the applicable plans and provide a new street scape for the area.

Staff agrees that many policies of the applicable plans are furthered by this request.

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

The applicant states that the request is not for apartment or commercial zoning.

Staff agrees that the request is not for commercial zoning and that the request is justified because it furthers goals and policies of the applicable plans.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant states that the request will not constitute a spot zone.

The SU-1 zone is generally considered a “justified spot zone”. The request will clearly facilitate goals and policies of the Comprehensive Plan, North Valley Area Plan and Los Griegos Neighborhood Development Plan.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant states that the request will be consistent with the surrounding neighborhood and will not constitute a strip zone.

Staff agrees that this will not be a strip zone. The site is two small parcels, not a strip.

8. A Site Development Plan for Building Permit to fulfill the requirements of the SU-1 zone is heard concurrently with this case (14EPC-40055).
9. The site is not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property
10. The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th. Participant expressed concerns regarding the density and design of the project, including the height, possibility for extra traffic and impact on the character of the neighborhood.
11. Prior to the September 11th, 2014 hearing staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings

away from the street, higher walls and the lack of variation in the townhomes. Staff also received additional comments via e-mail from area residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.

12. This request was heard at the September 11th, 2014 EPC hearing and continued for 60 days to allow time for the applicant and concerned parties to discuss the design and density of the project in a facilitated meeting. A meeting occurred on October 26th and an additional meeting occurred on November 3rd. The applicant revised the design and density of the project. There is still neighborhood opposition to the height of the proposed buildings and design.

RECOMMENDATION - 14 EPC 40053 September 11th,

APPROVAL of 14 EPC 40053, a request for a Zone Map Amendment from C-1 to SU-1 for R-T Permissive Uses 4 DU Max for lots 3 and 4 of the Sandia Plaza Addition, based on the preceding Findings and subject to the following Conditions.

CONDITIONS OF APPROVAL – 14 EPC 40053 September 11th, 2014 ZONE MAP AMENDMENT

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

FINDINGS – 14 EPC-40053 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan Building Permit for lots 3 and 4 of the Sandia Plaza Addition located on 12th street and Griegos Road and containing approximately .35 acres.
2. The site is currently vacant, except for an on premise sign. The sign will be removed if the applicant request to develop the site with 6 townhome units is approved.
3. The site is within the boundaries of the North Valley Area Plan and the Los Griegos Neighborhood Development Plan and within the Established Urban Area of the Comprehensive Plan.

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4. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Los Griegos Neighborhood Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

 5. The subject site is within the Central Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Land Use**
 1. 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, or recreational concern.
The proposal partially furthers Policy II.B.5d. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood. There are houses and office/commercial along Griegos near the site. The project will have “southwestern” style similar to many houses in the area. The density will be greater than that of the development to the north and west, but similar to the multi-family development to the south of the site along 12th street.
 2. Policy II.B5e: 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 and can be ensured.
The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furtheres policy II.B5e.

 - B. Developed Landscape**
 1. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.
The requests allow the development of several landscaped areas in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

 - C. Community Resource Management Policies-**
 2. Housing Policy II.D.5a: The supply of affordable housing shall be preserved and increased, and the opportunity to obtain standard housing for a reasonable proportion of income assured.
The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though these units will not be marketed as affordable housing according to Federal guidelines, the smaller size of the homes and small lots

would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

6. The request is consistent with goals and policies in the North Valley Area Plan:

Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a partially vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP,pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently underutilized commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production. The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

7. The request is consistent with objectives of the Los Griegos Sector Development Plan:
Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is vacant. Vacant lots detract from the overall character of an area and may contribute to blight. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with commercial use to achieve the same result, it is not likely that this will occur due to an excess of office and commercial space city wide and because of the small size of the site. The requests further objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable, but that is not defined. This objective is furthered.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as a neighborhood commercial center, this has not materialized. This objective is partially furthered.

8. This case is heard concurrently with a Zone Map Amendment (14EPC-40053).
9. The walls are consistent with the Los Griegos Design Overlay regulations for walls.
10. The properties are not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property

11. The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th.
12. Prior to the September 11th, 2014 hearing staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings away from the street, higher walls and the lack of variation in the townhomes. Staff also received additional comments via e-mail from area residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.
13. This request was heard at the September 11th, 2014 EPC hearing and continued for 60 days to allow time for the applicant and concerned parties to discuss the design and density of the project in a facilitated meeting. A meeting occurred on October 26th and an additional meeting occurred on November 3rd. There is still neighborhood opposition to the height of the proposed buildings and design.

RECOMMENDATION – 14 EPC 40055 - September 11th, 2014

APPROVAL of 14 EPC-40055, a request for Site Development Plan for Building Permit, for lots 3 and 4 of the Sandia Plaza Addition , based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14 EPC 40055 - September 11th, 2014, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The landscaping plan shall be updated as necessary before DRB signoff to include the PNM conditions and any adjustments necessary to accommodate the smaller building foot print.
4. The note on sheet 1 under design criteria regarding 24 units shall be removed.

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5. Stucco color and placement shall be as shown on the color renderings.

 6. Conditions of Approval based on recommendations from City Engineer, DMD and NMDOT
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Re-Plat and Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).

 7. Conditions of Approval based on recommendations from PNM
 - a. Existing three-phase overhead electric distribution lines are located on the south, west and north boundaries of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Sheet 3 indicates “electric line” in the legend but lines are not shown on the utility plan. These should be shown on the south, west and north sides of the property. “Power Pole” should be added to the legend and power pole symbol should be added at northwest corner of property.
 - c. Coordination with PNM will be necessary for this project regarding proposed tree species, tree height at maturity, tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along the south, west and north boundaries of the property. Street trees indicated on the Landscape Plan, Sheet 4, are not a compatible height with the existing overhead electric distribution utilities on the western and southern boundaries of the property. A shorter tree selection at mature height is recommended at this location. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 - d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.

 8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC
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***Maggie Gould
Planner***

Notice of Decision cc list:

Garcia Kramer and Associates
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