



**Environmental
Planning
Commission**

**Agenda Number: 8
Project Number: 1010143
Case Numbers: 14EPC-40038/40039/40040
September 11, 2014**

Supplemental Staff Report
(to be read in conjunction with the original Staff report)

Agent	DAC Enterprises, Inc.
Applicant	Anthony Anella, Architect
Requests	<ol style="list-style-type: none"> 1. Zone Map Amendment (zone change) 2. Site Development Plan for Subdivision 3. Site Development Plan for Building Permit
Legal Description	Tract B, Lands of Ella G. Rossiter
Location	on Griegos Rd. NW, between 8 th St. NW and 9th St. NW
Size	Approximately 0.8 acre
Existing Zoning	R-1 Residential
Proposed Zoning	SU-1 for PRD (Planned Residential Development)

Staff Recommendation

APPROVAL of 14EPC-40038, based on the Findings beginning on Page 5.

APPROVAL of 14EPC-40039, based on the Findings beginning on Page 8, and subject to the Conditions of Approval on Page 8.

APPROVAL of 14EPC-40040, based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 10.

**Staff Planner
Catalina Lehner-AICP, Senior Planner**

Summary of Analysis

This three-part proposal was continued for 30 days at the August 14 EPC hearing to allow time to hold a facilitated meeting. This occurred on August 26, 2014.

The applicant requests a zone change from R-1 to SU-1 for PRD to develop 7 small, single-family homes, a guest house and 2 parking areas.

The previously-offered facilitated meeting was declined. The Greater Gardner NA is generally supportive, though neighbors nearer the subject site are opposed due mostly to density and traffic. Other concerns: the parking lot facing Griegos Rd., refuse enclosure, homes becoming rentals, guest house usage, and potential to establish a precedent.

Staff found that the zone change was adequately justified pursuant to R270-1980 and that there is no “significant conflict” with the few policies that apply. Staff recommends approval of the proposal subject to conditions.



City Departments and other interested agencies reviewed this application from 06/30/14 to 07/11/14. Agency comments used in preparation of the original Staff report begin on Page 24.

I. OVERVIEW

Continuance

This proposal was heard on August 14, 2014. The Environmental Planning Commission (EPC) voted to continue the hearing for 30 days to allow time for a facilitated meeting to occur. Though the original opportunity for a facilitated meeting was declined, neighbors residing closer to the subject site had concerns. The concerns were expressed in written comments (see attachments) and at the August public hearing.

Proposal & Status Update

This three-part proposal is for a zone map amendment (zone change), a site development plan for subdivision and a site development plan for building permit for Tract B, Lands of Ella G. Rossiter, an approximately 0.8 acre site known locally as the “sheep site” (the “subject site”).

The applicant proposes to change the subject site’s zoning from R-1 (Residential) to SU-1 for PRD (Planned Residential Development) in order to develop seven small single-family homes, a guest house and two parking areas.

Area Characteristics, EPC Role, Context, History & Background, Transportation System, and Public Facilities/Community Services:

» Please see p. 1-2 of the original Staff report (see attachment).

Zoning & Definition (§14-16-1-5)

» Please see p. 2-3 of the original Staff report (see attachment) and note the following, supplemental information:

PARKING LOT. An area or structure used for temporary parking of automobiles and pickup-size trucks, providing four or more parking spaces, not within the public right-of-way, none of which are required off-street parking.

A parking lot is the parking spaces required pursuant to the General Parking Regulations, §14-16-3-1. Therefore, the parking lot regulations of the O-1 zone do not apply.

Note

Because a zone change is included, the regulations pertaining to the zone requested apply and are analyzed as part of the proposal. It is standard, established practice to not apply requirements of the zone proposed to be changed to the site development plans associated with the new, changed zone. Doing so could lead to the illogical result of satisfying requirements of a zone that no longer exists on a given property.

II. ANALYSIS- Adopted Ordinances, Plans & Policies

» Please see p. 3-5 of the original Staff report (see attachment).

III. SECTOR DEVELOPMENT PLAN MAP AMENDMENT (zone change)

» Please see p. 5-9 of the original Staff report (see attachment).

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The proposed site development plan for subdivision (sps) would create nine lots: Lots 1-7 for single-family homes; Lot 8 for a parking area and guest house; and Lot 9 for a parking area. The proposed sps complies with the Zoning Code definition of a site development plan for subdivision §14-16-1-5 (see attachment).

V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

» Please refer to p. 13-17 of the original Staff report (see attachment) for a discussion of Site Plan Layout/Configuration, Vehicle Access, Circulation & Parking, Pedestrian & Bicycle, Transit Access, Walls/Fences, Lighting & Security, Landscaping, Grading & Drainage Plan, Utility Plan, Architecture & Design, Signage and Open Space.

Staff received a revised site development plan set (version 3, or v.3) on August 27, 2014 (see attachment). This supplemental report reviews only the changes made since v.2

Parking

The motorcycle parking space has been moved to a more visible location [ref: §14-16-3-1(C)(2)].

Walls/Fences

A wall detail, which shows compliance with Zoning Code §14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining walls, was provided. The refuse enclosure gate is now proposed to be made of rusted wire. Colors for the wall and refuse enclosure need to be specified. Several choices are given.

Landscaping

Variety in the landscaping palette has increased: juniper and cinquefoil were removed. Spirea, Muhly Grass and Honeysuckle were added.

A one foot planter strip for vines is now included. The vines are intended to help screen the wall. Staff suggests adding Trumpet Vine and removing Boston Ivy (see also attachment- Facilitated Meeting Report).

Elevations

Staff suggests adding common-name colors for the El Rey stucco.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

» Please refer to p. 13-17 of the original Staff report (see attachment).

Neighborhood/Public

The affected neighborhood organizations are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered earlier in the process. GGNA representatives indicated that they generally support the proposal.

However, neighbors in the vicinity of the subject site are opposed. They expressed concern regarding the density of the proposed development compared to existing residential densities, a parking lot facing Griegos Rd. NW, the potential for the homes to become rentals, maintenance of the apple trees, and inadequate justification pursuant to R270-1980 (see attachments to original Staff report).

Facilitated Meeting & Concerns Update

After the case was continued, a facilitated meeting was held on August 26, 2014 (see attachment). About a dozen residents attended. The primary concern was density. Many requested that the homes proposed be reduced to 6 so a zone change would not be needed. The applicant stated that this was not negotiable and that they came to talk about design issues.

Additional neighborhood concerns (besides those listed above, herein) include screening of the parking lot facing Griegos Rd., screening of the refuse enclosure, graffiti, length of guest house stay, and potential to set a precedent for other such zone changes in the area.

Some attendees requested that Homeowner's Association HOA covenants, which will govern the property, require that the guest house be occupied no more than 2 weeks at a time and that homes be rented for a maximum of a year at a time, with owner reoccupation after that. They do not want the guest house to become a rental or a residence. The applicant agreed to include these items in the covenants. Staff notes that this is a private agreement, and that the EPC may not be able to specify these items as conditions of approval. Staff defers to Legal Staff on this matter.

Suggestions from neighbors include using Trumpet Vine and/or honeysuckle for screening the wall (instead of Boston Ivy), individualizing the homes with different color palettes, corbels, etc., and changing the part of the project fronting Griegos Rd. The applicant is willing to meet to discuss design ideas if neighbors can reach consensus. As of this writing, it appears that a follow-up meeting did not occur.

Staff received additional letters from neighbors (see attachments).

VII. CONCLUSION

This three-part proposal for a zone map amendment (zone change) and associated site development plans for subdivision and building permit, was continued for 30 days at the August 14, 2014 EPC hearing to allow time for a facilitated meeting to occur.

The applicant proposes to change the subject site's zoning from R-1 Residential to SU-1 for PRD (Planned Residential Development) to develop seven small, single-family homes with a guest house and two parking areas.

The North Valley Area Plan (NVAP) and the Los Griegos Neighborhood Development Plan (LGNDP) apply. The proposal has been adequately justified pursuant to R270-1980 and, overall, generally furthers a preponderance of relevant Comprehensive Plan, NVAP and LGNDP policies. Staff did not find any significant conflicts (Section 1C). Minor conditions of approval are needed for clarification.

A facilitated meeting was held during the continuance period. The Greater Gardner NA generally supports the proposal. Neighbors near the subject site, however, continue to be opposed. They cite density, the parking lot along Griegos Rd., homes becoming rentals, inadequate justification pursuant to R270-1980, etc. In the absence of a regulatory reason for denial, and not finding any significant conflicts related to the proposed zone change, Staff recommends approval of the zone map amendment and conditional approval of the associated site development plans.

FINDINGS - 14EPC-40038, September 11, 2014- Zone Map Amendment (zone change)

1. The subject request is for a zone map amendment (zone change) for Tract B, Lands of Ella G. Rossiter, an approximately 0.8 acre site located on Griegos Rd. NW, between 8th Street NW and 9th Street NW. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan (NVAP) and the Los Griegos Neighborhood Development Plan (LGNDP).
2. The zone map amendment request is for a change from R-1 Residential to “SU-1 for PRD (Planned Residential Development)” in order to develop a residential project consisting of seven small, single-family homes, a guest house and two landscaped parking areas.
3. The subject request is accompanied by a site development plan for subdivision (14EPC-40039) and a site development plan for building permit (14EPC-40040). Pursuant to §14-16-2-22, the SU-1 zone, a site development plan is required with a zone change to an SU-1 Zone.
4. Because the subject site is not greater than a block in size, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan (NVAP), the Los Griegos Neighborhood Development Plan (LGNDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject request furthers Comprehensive Plan Policy II.B.5l-new development/design quality/appropriateness. The site design, which features common area internal to the site and the homes facing it, can be considered innovative since it isn’t done often here. The homes would be a New Mexican style that would be appropriate to the Plan area (Los Griegos).
7. The subject request partially furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The proposal would result in a single-family home development that is not typically suburban and would add to variety. However, there is already a full range of urban land uses in the area, including single-family homes, multi-family residential and some commercial uses.
 - B. Policy II.B.5d- new development/neighborhood values/ environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing neighborhood with larger lots than those proposed. The New Mexican style design and innovative features would respect carrying capacities, and scenic and social resources. A neighborhood association is in support, though some nearby neighbors have expressed concern.

- C. Policy II.B5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities, the use of which would not disrupt neighborhood integrity in this location.
 - D. Policy II.B.5f- clustering of homes. Though not clustered, the homes would be arranged around a shared open area and oriented toward a trail that leads to Griegos Rd., where there is an existing bike lane.
 - E. Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the small size of the homes and lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.
8. Zoning & Land Use Policy 2 of the North Valley Area Plan (NVAP) is generally furthered. The zone change, to another residential zoning designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be generally consistent.
9. The proposal furthers Long-Term Objective 4 of the Los Griegos Neighborhood Development Plan (LGNDP). The subject site is in the eastern portion of the Plan area. This is a desired location for the proposed development of homes and lots that are smaller, and at a relatively higher density, than those found in the western portion of the Plan area.
10. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:
- A. Section 1A: The proposed zoning is limited to uses that will not harm the adjacent property or community and has been demonstrated to be consistent with applicable policies in the Comprehensive Plan, the North Valley Area Plan (NVAP) and the Los Griegos Neighborhood Development Plan (LGNDP). Therefore, the proposed sector development plan amendment is consistent with the health, safety, morals and general welfare of the City.
 - B. Section 1B: The uses allowed by the proposed zoning would be unlikely to adversely affect stability of land use and zoning and, as the applicant demonstrated, are justified pursuant to R270-1980.
 - C. Section 1C: There is no “significant conflict” with an adopted element of the Comprehensive Plan, the NVAP or the LGNDP. Providing housing, along streets and within walking distance of public transportation, on vacant land contiguous to existing infrastructure, is generally considered desirable and is consistent with Comprehensive Plan policies. The proposed zoning furthers the LGNDP objective to enhance the area as primarily residential, and supports the concept of having relatively higher densities in the eastern portion of the Plan area and relatively lower densities in the western portion of the Plan area. Therefore, the test under Section 1C is met.

D. Section 1D: A different use category is more advantageous to the community, as articulated in the Comprehensive Plan and other applicable Plans because the request would further a preponderance of applicable policies. The policy-based discussion in the response to Section 1C demonstrates that the proposed zoning category would be more advantageous to the community as a whole than the current zoning.

E. Section 1E: The proposed use would not harm the community, neighborhood or adjacent property. This is because the requested SU-1 zoning is narrowly defined and tied to its associated site development plans. The zoning would only allow the use as shown and specified on the associated site development plans, and as qualified by any notes thereon.

Uses not shown on the associated site development plans would be prohibited. Uses that could be considered harmful in the subject site's setting, including non-residential uses and higher density residential uses such as a 28DU/ac subdivision in the LGSDP area, would be prohibited.

F. Section 1F: The proposed zone change requires no major and unprogrammed capital expenditures by the City. The subject site is located in an area where existing infrastructure is available.

G. Section 1G: The cost of land or other economic considerations pertaining to the applicant are a factor in the zone change request, but they are not the determining factor.

H. Section 1H: The request is not for apartment, office or other commercial zoning, and location on a collector or major street is not being used, in itself, as sufficient justification for the request.

I. Section 1I: The requested SU-1 zoning is a justifiable spot zone because it has been demonstrated that the request will clearly facilitate realization of a preponderance of applicable policies in the Comprehensive Plan, the NVAP and the LGNDP, particularly regarding full range of land uses, new growth contiguous to existing services, quality of design, and provision of housing. Furthermore, the request would not result in a significant conflict with applicable goals and policies (see response to Section 1C).

J. Section 1J: The request does not pertain to a strip of land along a street and is not for a commercial zoning designation. Therefore, the request would not result in strip commercial zoning- often called a "strip zone".

11. The applicant has adequately justified the sector development plan map amendment (zone change) pursuant to R270-1980. The response to Section 1C provides a policy-based explanation of how the request generally furthers a preponderance of applicable policies in the Comprehensive Plan, the NVAP and the LGNDP, and that there is no significant conflict with these. The response also supports the reasoning that a different zoning category would be more advantageous to the community overall, as articulated in these Plans (Section 1D). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.

12. The affected neighborhood organizations, recognized pursuant to O-92, the Neighborhood Recognition Ordinance, are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered in July, but was declined. The GGNA generally support the proposal. Some neighbors in the vicinity of the subject site, however, expressed concern about the density of the proposed development compared to existing residential density nearby.
13. During the continuance period, a facilitated meeting was held on August 26, 2014. Neighbors in the vicinity of the subject site continued to oppose the proposal. They expressed concern about screening of the parking lot facing Griegos Rd., screening of the refuse enclosure, that the homes (and guest house) would become rentals, and that the guest house would be used as a residence.

RECOMMENDATION - 14EPC-40038, September 11, 2014

APPROVAL of 14EPC-40038, a zone map amendment (zone change) from R-1 Residential to SU-1 for PRD (Planned Residential Development), for Tract B, Lands of Ella G. Rossiter, an approximately 0.8 acre site located on Griegos Rd. NW, between 8th Street NW and 9th Street NW, based on the preceding Findings.

FINDINGS -14EPC-40039, September 11, 2014-Site Development Plan for Subdivision

1. The subject request is for a site development plan for subdivision for Tract B, Lands of Ella G. Rossiter, an approximately 0.8 acre site located on Griegos Rd. NW, between 8th Street NW and 9th Street NW. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan (NVAP) and the Los Griegos Neighborhood Development Plan (LGNDP).
2. The site development plan for subdivision is requested in order to develop a residential project consisting of seven small, single-family homes, a guest house and two landscaped parking areas.
3. The subject request is accompanied by requests for a zone map amendment (14EPC-40038) and a site development plan for building permit (14EPC-40040). Pursuant to §14-16-2-22, a site development plan is required with a zone change to an SU-1 Zone.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan (NVAP), the Los Griegos Neighborhood Development Plan (LGNDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject request furthers Comprehensive Plan Policy II.B.51-new development/design quality/appropriateness. The site design, which features common area internal to the site and the

homes facing it, can be considered innovative since it's rarely done in the City. The homes would be a New Mexican style that would be appropriate to the LGNDP area.

6. The subject request partially furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The proposal would result in a single-family home development that is not typically suburban and would add to variety. However, there is already a full range of urban land uses in the area, including single-family homes, multi-family residential and some commercial uses.
 - B. Policy II.B.5d- new development/neighborhood values/ environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing neighborhood with larger lots than those proposed. The New Mexico style design and innovative features would respect carrying capacities, and scenic and social resources. A neighborhood association is in support, though some nearby neighbors have expressed concern.
 - C. Policy II.B.5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities, the use of which would not disrupt neighborhood integrity in this location.
 - D. Policy II.B.5f- clustering of homes. Though not clustered, the homes would be arranged around a shared open area and oriented toward a trail that leads to Griegos Rd., where there is an existing bike lane.
 - E. Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the small size of the homes and lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.
7. Zoning & Land Use Policy 2 of the North Valley Area Plan (NVAP) is generally furthered. The zone change, to another residential zoning designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be generally consistent.
8. The proposal furthers Long-Term Objective 4 of the Los Griegos Neighborhood Development Plan (LGNDP). The subject site is in the eastern portion of the Plan area. This is a desired location for the proposed development of homes and lots that are smaller, and at a higher density, than those found in the western portion of the Plan area.
9. Minor conditions of approval are needed for clarification.
10. The affected neighborhood organizations, recognized pursuant to O-92, the Neighborhood Recognition Ordinance, are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered in July, but was declined. The GGNA

generally support the proposal. Some neighbors in the vicinity of the subject site, however, expressed concern about the density of the proposed development compared to existing residential density nearby.

11. During the continuance period, a facilitated meeting was held on August 26, 2014. Neighbors in the vicinity of the subject site continued to oppose the proposal. They expressed concern about screening of the parking lot facing Griegos Rd., screening of the refuse enclosure, that the homes (and guest house) would become rentals, and that the guest house would be used as a residence.

RECOMMENDATION - 14EPC-40039, September 11, 2014

APPROVAL of 14EPC-40040, a Site Development Plan for Subdivision for Tract B, Lands of Ella G. Rossiter, zoned R-1 Residential, an approximately 0.8 acre site located on Griegos Rd. NW, between 8th Street NW and 9th Street NW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14EPC-40039, September 11, 2014–Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
3. The right-of-way for the 8th St. cul-de-sac shall be shown and labeled.
4. The FAR (Floor Area Ratio) calculation shall be removed.
5. **CONDITION FROM THE CITY ENGINEER:**
Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).

FINDINGS -14EPC-40040, September 11, 2014-Site Development Plan for Building Permit

1. The subject request is for a site development plan for building permit for Tract B, Lands of Ella G. Rossiter, an approximately 0.8 acre site located on Griegos Rd. NW, between 8th Street NW and 9th Street NW. The subject site is within the boundaries of the Established Urban Area of the

Comprehensive Plan. The North Valley Area Plan (NVAP) and the Los Griegos Neighborhood Development Plan (LGNDP).

2. The site development plan for building permit is requested in to develop a residential project consisting of seven small, single-family homes, a guest house and two parking areas.
3. The subject request is accompanied by a zone map amendment (zone change) request (14EPC-40038) and a site development plan for subdivision (14EPC-40039). Pursuant to §14-16-2-22, a site development plan is required with a zone change to an SU-1 Zone.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan (NVAP), the Los Griegos Neighborhood Development Plan (LGNDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject request furthers Comprehensive Plan Policy II.B.5l-new development/design quality/appropriateness. The site design, which features common area internal to the site and the homes facing it, can be considered innovative since it isn't done often here. The homes would be a New Mexican style that would be appropriate to the LGNDP area.
6. The subject request partially furthers the following relevant Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The proposal would result in a single-family home development that is not typically suburban and would add to variety. However, there is already a full range of urban land uses in the area, including single-family homes, multi-family residential and some commercial uses.
 - B. Policy II.B.5d- new development/neighborhood values/ environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing neighborhood with larger lots than those proposed. The New Mexico style design and innovative features would respect carrying capacities, and scenic and social resources. A neighborhood association is in support, though some nearby neighbors have expressed concern.
 - C. Policy II.B.5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities, the use of which would not disrupt neighborhood integrity in this location.
 - D. Policy II.B.5f- clustering of homes. Though not clustered, the homes would be arranged around a shared open area and oriented toward a trail that leads to Griegos Rd., where there is an existing bike lane.
 - E. Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the small size of the

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

7. Zoning & Land Use Policy 2 of the North Valley Area Plan (NVAP) is generally furthered. The zone change, to another residential zoning designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be generally consistent.
8. The proposal furthers Long-Term Objective 4 of the Los Griegos Neighborhood Development Plan (LGNDP). The subject site is in the eastern portion of the Plan area. This is a desired location for the proposed development of homes and lots that are smaller, and at a higher density, than those found in the western portion of the Plan area.
9. Conditions of approval are needed to create compliance and for clarification.
10. The affected neighborhood organizations, recognized pursuant to O-92, the Neighborhood Recognition Ordinance, are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered in July, but was declined. The GGNA generally support the proposal. Some neighbors in the vicinity of the subject site, however, expressed concern about the density of the proposed development compared to existing residential density nearby.
11. During the continuance period, a facilitated meeting was held on August 26, 2014. Neighbors in the vicinity of the subject site continued to oppose the proposal. They expressed concern about screening of the parking lot facing Griegos Rd., screening of the refuse enclosure, that the homes (and guest house) would become rentals, and that the guest house would be used as a residence.

RECOMMENDATION - 14EPC-40040, September 11, 2014

APPROVAL of 14EPC-40040, a Site Development Plan for Building Permit for Tract B, Lands of Ella G. Rossiter, zoned R-1 Residential, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL -14EPC-40040, September 11, 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 final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
3. Walls/Fences:
The color(s) of the site wall and dumpster enclosure shall be specified.
4. Pedestrians and Bicyclists:
Bollard lighting shall be added to individual pathways that do not have bollard lighting (ex. Lot 5 and the guest house).
5. Landscaping:
 - A. The plants along Griegos Rd., shown on v.2 of the site development plan, shall be re-instated.
 - B. Trumpet Vine shall replace Boston Ivy (see Facilitated Meeting Report).
 - C. The name of the fifth landscape shrub shall be clarified.
6. Lighting:
The parking lot light poles that conflict with trees shall be relocated.
7. Grading & Drainage Plan:
The grading narrative and the Zone Atlas page shall be re-instated.
8. Elevations:
Specify common-name colors for the building walls.
9. Clarification:
 - A. Indicate what the dashed, shaded lines are on the grading and drainage plan.
 - B. A fire hydrant, if applicable, shall be shown on the utility plan.
10. CONDITION FROM THE CITY ENGINEER:

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).

***Catalina Lehner, AICP
Senior Planner***

Notice of Decision cc list

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