



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1010143
Case Numbers: 14EPC-40038/40039/40040
August 14, 2014**

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 14.

APPROVAL of 14EPC-40039, based on the Findings beginning on Page 17, and subject to the Conditions of Approval beginning on Page 18.

APPROVAL of 14EPC-40040, based on the Findings beginning on Page 19, and subject to the Conditions of Approval beginning on Page 21.

Staff Planner

Catalina Lehner-AICP, Senior Planner

Summary of Analysis

This three-part proposal is for a zone change and associated site development plans for subdivision and for building permit. The subject site is vacant.

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 North Valley Area Plan and the Los Griegos Neighborhood Development Plan apply. The request has been adequately justified pursuant to R270-1980 and generally fulfills the intent of the few policies that apply. Staff did not find any significant conflicts.

A facilitated meeting was offered, but declined. The Greater Gardner NA is generally supportive. Neighbors near the subject site, however, are opposed and cite density, homes becoming rentals, inadequate justification pursuant to R-270-1980, etc.

Staff recommends approval of the zone change and conditional approval of the site development plans.



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

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	R-1 Residential	Established Urban North Valley Area Plan Los Griegos Neighborhood Development Plan	Vacant, sheep
North	R-1 Residential	Established Urban North Valley Area Plan Los Griegos Neighborhood Development Plan	Single-family homes
South	R-1 Residential	Established Urban North Valley Area Plan Los Griegos Neighborhood Development Plan	Single-family homes, vacant lot
East	R-1 Residential	Established Urban North Valley Area Plan Los Griegos Neighborhood Development Plan	Single-family homes, Harwood Lateral
West	R-1 Residential, SU-1 for Craft Shop & Gallery Showroom and Real Estate Office	Established Urban North Valley Area Plan Los Griegos Neighborhood Development Plan	Beauty salon, barber shop and office

II. INTRODUCTION

Proposal

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, approximately 0.8 acre (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 a residential project consisting of seven small single-family homes, a guest house and two parking areas. Since the request is for an SU-1 zone, an associated site development plan is required.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case because the EPC is required to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

Context

The subject site is on the southern side of Griegos Rd. NW, at the end of 8th St. (a cul-de-sac), between 9th St. and an irrigation ditch (the Harwood Lateral). A herd of sheep (about 6) occupies the subject site. To the north, across Griegos Rd. NW, and to the north, south, and east are single-family homes. Further east is the Harwood Lateral. To the west is a commercial building that houses a beauty

salon, barber shop and office. Southwest of the subject site is a group home and an apartment complex.

The subject site is not located in a designated Activity Center or Metropolitan Redevelopment Area. Nor is it in a Village Center Area as designated in the North Valley Area Plan (NVAP).

History

The subject site is located within the boundaries of the Los Griegos Neighborhood Development Plan (LGNDP), approximately in the middle. The western portion of the Plan area, near Rio Grande Blvd., is a historic settlement area dating back to the 1700s and is semi-rural. The eastern portion is a mixture of single-family homes and commercial uses along arterials such as 4th St.

It's likely that the subject site received its R-1 zoning upon annexation. Staff could not find any information to obtain the annexation date. The LGNDP, adopted in 1987, did not establish zoning. Though difficult to read, the map on p. 8 seems to show the subject site as zoned R-1.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Near the subject site, Griegos Rd. is a Rural Major Collector. 8th and 9th Streets are local streets.

Transit

The subject site is served by Transit, though not directly. Albuquerque Ride Route #10-Fourth Street, runs along 4th St. and is about a quarter-mile away and has weekday, evening and weekend service. Route #13-Comanche Commuter, turns down Second St. and heads downtown before reaching the subject site. It has limited hours.

Public Facilities/Community Services

The Valley Area Command provides police coverage. Fire Station 6, at Griegos Rd. and 6th St., is nearby. Please refer to the Public Facilities Map for more information (attachment).

III. ZONING

Existing Zoning

The subject site is zoned R-1 Residential (see Zoning Code §14-16-2-6). The R-1 zone provides suitable sites for houses and uses incidental thereto in the Established and Central Urban areas. Permissive uses are "house, one per lot" and incidental uses such as accessory structures, family day care and home occupations. The Los Griegos Neighborhood Development (LGNDP) applies. The use of SU-2 zoning is available to sector plans, but is not used in the LGNDP.

Proposed Zoning

The applicant proposes SU-1 for PRD (Planned Residential Development) zoning. The SU-1 zone (see Zoning Code §14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. An associated site development plan is required pursuant to §14-16-2-22(A)(1). PRD is a special use

listed under §14-16-2-22(B)(5). The idea of a PRD, which is site plan controlled, is to make the development more compatible with adjacent properties, neighborhoods, open spaces, etc., than if it were developed using standard (ex. R-1) zoning.

IV. ANALYSIS -ADOPTED ORDINANCES, PLANS, AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The goal of the Established Urban Area 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 policies include:

Land Use Policies-Developing & Established Urban

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

The 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. Policy II.B.5a-full range of urban land uses, is partially furthered.

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- new development/neighborhood values/environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing, established single-family home neighborhood with larger lots than those proposed. The New Mexico style design and innovative features (ex. water harvesting, open space in the middle) would respect carrying capacities, and scenic and social resources. A neighborhood association is in support, though some nearby neighbors have expressed concern.

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 proposal furtheres Policy II.B5e- new growth/urban facilities/neighborhood integrity.

Policy II.B.5f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

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. The proposal partially furthers Policy II.B.5f- clustering of homes.

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

The site 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 home would be a sort of New Mexican style that would be appropriate to the Plan area (Los Griegos). The proposal furthers Policy II.B.5l-new development/design quality/appropriateness.

Community Resource Management Policies-

Housing Policy 2.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 small 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.

B) NORTH VALLEY AREA PLAN (NVAP) (RANK II)

The North Valley Area Plan was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The subject site is not in a Village Center Area. The following policies apply to the request:

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.

C) THE LOS GRIEGOS NEIGHBORHOOD DEVELOPMENT PLAN (LGNDP) (RANK III)

The Los Griegos Neighborhood Development Plan (LGNDP), a Rank II sector plan, was adopted in 1987 (Enactment No.74-1987). The LGNDP generally encompasses properties between the Alameda drain on the west, properties north of Griegos Rd. on the north (north to Delamar Ave. in some parts). The southern boundary is generally the properties south of Van Cleave Rd. for the western portion and San Clemente St. for the eastern portion. The eastern Plan boundary varies widely; it's 5th St. in some places but extends to the railroad tracks in a smaller portion of the area. Specific boundaries are shown on p. 4 of the Plan.

The LGNDP discusses area characteristics and sets forth a program to improve the area (1987-88 timeframe). The LGNDP was amended in 1992 (Enactment 9-92, SD-76-10-3/Z-91-30) to include a Design Overlay Zone (DOZ) for the portion of the Plan area along Griegos Rd., from Rio Grande Blvd. to Grande Dr. This action established a wall overlay zone with setback and landscaping requirements.

The LGNDP contains five long-term objectives and three short-term objectives to meet the overall goal of improving the area. Those discussed herein apply to the proposal. The subject site is not within the boundaries of the DOZ.

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 subject site is in the eastern part of the Plan area. This is a desired location for the proposed development of homes and lots that are smaller than those found in the western part of the Plan area. The proposal furthers Long-Term Objective 4.

Conclusion: *Though few Goals and policies in the Comprehensive Plan, the NVAP and the LGNDP apply, Staff concludes that overall the proposal furthers a preponderance of them.*

V. SECTOR DEVELOPMENT PLAN MAP AMENDMENT

RESOLUTION 270-1980 (POLICIES FOR ZONE MAP AMENDMENTS)

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 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 land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification & Analysis

The zone change justification letter analyzed here, dated July 23, 2014, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-1 Residential. The

requested zoning is “SU-1 for PRD (Planned Residential Development)”. The reason for the request is to allow development of seven single-family homes and a guest house.

The applicant believes that the proposed zone map amendment (zone change) conforms to R270-1980 as elaborated in the July 23 justification letter. Staff analysis is in **bold text**. The citation in quotes is from R270-1980.

1A. “A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City.”

Applicant (summarized): The intent of the Zoning Code is to secure the health, safety and welfare of the City. The request would allow for site plan controlled housing that would be governed by a home owners’ association. Water, sewer and public transportation are available nearby. The request will eliminate blight by developing a vacant lot. Schools will not be negatively affected. Section 1.C discusses several policies that the request furthers and demonstrates that the health, safety, morals and general welfare are assured.

Staff: Consistency with the City’s health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section 1.C. Also, the proposed zone change to an SU-1 designation is limited to specified uses and dependent upon the associated site development plan. The other arguments are not necessary to respond to Section 1.A. The response is sufficient.

1B. “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.”

Applicant (summarized): Stability is maintained primarily because the use of the property for single-family dwellings on individual lots will not change. Though the lots would be smaller and there would be common area, this type of development would be in harmony with the neighborhood and would be beneficial to it because it will be governed by a site development plan, unlike a standard R-1 zone.

Staff: Staff also points out that, due to the amount of common open space, the FAR for the project overall is low and comparable to that of nearby single-family homes. Though the site layout is different, it’s unlikely to destabilize land use and zoning in the area. The applicant can demonstrate that the proposed zone change is justifiable. The response to Section 1.B is sufficient.

1C: “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.”

Applicant (summarized): Under the proposed zone map amendment, the property will continue to be used in a way that is consistent with adopted elements of the Comprehensive Plan, the Sector Plan and the MRA Plan.

Relevant Citations: Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a, II.B.5d, II.B.5e. Policies II.B.5f and II.B.5l should have been cited but weren't. NVAP Zoning and Land Use Policy 2 and Housing Policy 1; LGNDP Goal 4.

Non-applicable citations: Comprehensive Plan-Land Use Policies II.B.5m, II.B.5o and II.B.5p and Economic Development Policy 2.C.6f. NVAP Housing Policy 1.c and 2.a (re: rezoning land not presently zoned residential); LGNDP Goal 3 (re: existing houses and the Housing Code).

For the area and sector plans, the applicant did not quote the policies in their entirety. The whole policy must be read- not just certain parts. The NVAP aims to protect affordable housing and land presently zoned for housing.

Staff finds the policy citations sufficient overall. The applicant states that several policies in the Comprehensive Plan, the NVAP and the LGNDP support the request, and that the request does not significantly conflict with any adopted elements of these.

Staff does not consider the proposal to be redevelopment or rehabilitation, so Policies II.B.5o and II.B.5p do not apply. The proposal is for new development, which means that II.B.5l applies since it refers to design quality and new development. Policy II.B.5m does not apply because there is no unique vista involved.

The test under Section 1C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Overall, Staff finds no significant conflict and that general consistency with goals and policies of applicable Plans can be demonstrated. The response to Section 1.C is sufficient.

1D. "The applicant must demonstrate that the existing zoning is in appropriate 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 (1) and (2) above do not apply."

Applicant (summarized): Applicant believes that 3 applies. It has been demonstrated that all relevant goals and policies of the Comprehensive Plan, the NVAP and the LGNDP are furthered by this request. The current zoning doesn't allow the type of development proposed. The neighborhood supports the request.

Staff: The response refers to a different use category being more advantageous to the community (3). Staff finds that the applicant has adequately demonstrated, by the policy-based

discussion in Section 1C, that the proposed zoning would be more advantageous to the community than the current zoning. The response to Section 1.D is sufficient.

1E. "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."

Applicant (summarized): All allowed uses as approved by the EPC will be appropriate for the area and will be controlled by a site plan. Therefore, there will not be any approved uses that harmful to adjacent property, the neighborhood or the community.

Staff: Staff agrees, and further points out that the permissive uses in the proposed zone would all be shown on the associated site development plan since the request is for SU-1 zoning. No other uses would be allowed. The response to Section 1.E is sufficient.

1F. "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."

Applicant (summarized): The proposed zone change requires no capital expenditures by the City to be developed.

Staff: The request would not require major or unprogrammed capital expenditures by the City. The response to Section 1.F is sufficient.

1G. "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

Applicant: This request has been shown to further specific City policies regarding economic development, but applicant asks for no specific consideration regarding any economic issue.

Staff: Economic considerations are a factor, but the applicant is not raising them as the determining factor for the request. The response to Section 1.G is sufficient.

1H. "Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning."

Applicant: Applicant is not requesting an apartment, office or other commercial zoning.

Staff: Staff agrees that the request is not for apartment, office or commercial zoning and further points out that Griegos Rd., as it passes the subject site, is classified as a Rural Major Collector. The response to Section 1.H is sufficient.

1I. "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only 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 (summarized): There is an SU-1 zoned lot to the west of this property. Further, applicant believes that this request has clearly been demonstrated to facilitate realization of the Comprehensive Plan.

Staff: The SU-1 zone creates a spot zone by definition; however, it is required to be a justifiable spot zone according to reason 1) or reason 2). The applicant has demonstrated in the response to Section 1.C that the proposed zone change would facilitate realization of the Comprehensive Plan. The other Plans should have been referred to and a reason (1 or 2) cited specifically. However, the response to Section 1.I is sufficient overall.

1J: “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 applicable 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 (summarized): This request does not meet the definition of a strip zone. The property to the west is zoned SU-1. Applicant believes that the request furthers realization of the Comprehensive Plan.

Staff: Staff agrees that the request would not result in a strip zone. The subject site does not constitute a “strip of land along a street”. Again, the other Plans should have been referred to and a reason (1 or 2) cited specifically. However, the response to Section 1.J is sufficient.

Staff Conclusion

Staff finds that the applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section 1C demonstrates how the request furthers applicable Goals and policies in the Comprehensive Plan, the NVAP and the LGNDP, and that there is no “significant conflict” with these (Section 1C). Though few policies apply, those that do are sufficiently furthered and conflicts are not significant on the whole. For these reasons, Staff recommends approval of the zone map amendment (zone change) request.

VI. SITE DEVELOPMENT PLAN FOR SUBDIVISION

The proposed Site Development Plan for Subdivision would create nine lots on the subject site. Lots 1-7 would be for single-family homes. Lot 8, on the site's southern side, would be a parking area and location of the guest house. Lot 9, on the site's northern side, would be a parking area.

Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

“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.”

The proposed site development plan for subdivision (sps) complies with this definition. Pedestrian and vehicular access, internal circulation, building height and setbacks are satisfactorily addressed. The sps should be the first sheet in the set. Rather than use FAR (Floor Area Ratio), which is typically for non-residential development, DU/ac (Dwelling Units/acre) should be used.

VII. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A site development plan is required for a zone change to an SU-1 Zone pursuant to §14-16-2-22-(A)(1).

Zoning Code §14-16-3-11 states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” Staff has reviewed the proposed site development plan for building permit (spbp).

Site Plan Layout / Configuration

The subject site is vacant and located on the south side of Griegos Rd. NW, approximately between 9th St. and 8th St. (a cul-de-sac). The proposed site development plan for building permit (spbp) shows two parking areas, one in the front and one in the back, and the homes arranged around open space in the middle that is to be planted with apple trees (hence, “El Manzanal”- the apple orchard) as the name for the project.

Vehicular Access, Circulation & Parking

Access & Circulation: The subject site is accessed from Griegos Rd. NW via an existing driveway, and from a proposed curb cut on the 8th St. NW cul-de-sac. Vehicles cannot circulate around the site, but can park in either the northern or southern lots.

Parking: Because the requested zoning is SU-1, off-street parking is decided by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. Zoning Code §14-16-3-1, Off Street Parking Regulations, was used to calculate parking. 8 dwelling units are proposed. The parking rate is 1.5 spaces (minimum) per bath= 12 spaces. 14 parking spaces, including 2 HC spaces, are proposed.

One handicap space and one motorcycle space are required according to §14-16-3-1, the General Parking Regulations. The motorcycle space needs to be moved to be visible from the entrance to a building [§14-16-3-1(C)(2)]. A bike rack is provided near the northern entrance. Individual bicycle

parking is shown on the side wall of each lot. A detail is needed for the HC parking sign and the MC parking sign.

TIS: A Traffic Impact Study (TIS) was not required.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access is possible from both the northern (Griegos) and southern (8th St. NW) entrances. Both entrances appear to be gated; this needs to be labeled on the site plan and a note added. Access for bicyclists and transit users is from Griegos Rd., which has a bicycle lane and transit service available a couple of blocks to the east. Albuquerque Ride Route #10-North Fourth St., runs along the 4th St. An internal pedestrian pathway connects the site from west to east, and each dwelling has a pathway connecting to the main pathway.

Walls/Fences

There is an existing CMU wall on the subject site's northern side and a chain link fence, covered with a wooden fence, on its southern side. The subject site is proposed to be surrounded by a 5.75 foot tall CMU wall, except for the parking areas. There are gated entrances to the area with the dwellings.

Zoning Code §14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining walls, contains design regulations. These apply because the proposed wall exceeds 4 feet in height and faces a street on the western and eastern sides of the site. The proposed wall is unarticulated CMU of an unspecified color. At a minimum, the wall is required to incorporate at least one feature to break up the massing [(B)(2)(a)] and one feature regarding façade design [(B)(2)(b)]. Staff suggests specifying a combination of two colors, and adding vertical pilasters and a combination of smooth and split-face CMU, with a design that fits the project theme.

Refuse Enclosure: A dumpster and recycle bins are shown near the site's SW corner, in the north parking lot. The color of the CMU block for the enclosure needs to be specified.

Lighting and Security

Three parking lot lights are proposed. A light pole detail, indicating finish, height and color, is needed. For sites smaller than five acres, maximum light pole height is 20 feet. One of the light poles conflicts with proposed trees, and needs to be moved (northern parking area). If building mounted lighting is proposed, it needs to be shown. It appears that there is no security lighting.

Comments from the Police Department recommend placing similar bollard lights along the sidewalks leading to each unit, and that all mounted light fixtures should be prominent adjacent to each building entrance.

Landscaping

The project's distinguishing feature is the proposed "manzanal", or apple orchard, in the common area in the center of the site. Both dwarf and standard sized apple trees are proposed. Landscaping for the parking areas would consist of Mexican Redbud as a street tree, and juniper, cotoneaster and cinquefoil as shrubs. Staff suggests considering plants with a more New Mexican theme, such

as maybe Chamisa or Big Sage. The Complete How-To Guide to Xeriscaping offers many more options.

The private residential lots are proposed to be covered with wood bark mulch. Individual owners will do their own landscaping. However, a note indicates that front yards will be landscaped with this project. If so, these plants need to be shown and included on the palette. A community garden area is proposed.

Drip irrigation is proposed. The number of emitters should be specified. Each lot would have a rain barrel (cistern) for water collection; however, this is supplemental water, mainly for the apple trees, and should be noted on the site plan as such to ensure the trees survive.

Grading & Drainage Plan

The subject site is flat. The elevation is 4974 feet across the site from east to west, as indicated by 2 foot contours on either side of the site. The grading & drainage plan shows that most of the subject site would have an elevation of 4972 feet, which indicates that some grading would take place.

The proposed walls between each lot would have openings to allow for drainage. Each lot would have a ponding area. A new drainage ordinance, which requires on-site collection of some run-off water, became effective on May 12, 2014. The proposed cisterns and ponding areas would help with compliance.

Utility Plan

A new water line and a new sanitary sewer line are proposed to connect to existing utilities along Griegos Rd. Typically, a fire hydrant is shown on the utility plan.

Architecture & Design

The proposed homes (and guest house) are designed in a Northern New Mexico style, as indicated by features such as wood trim, wood posts, clad wood windows and metal roofs. The main building material is stucco, in a variety of El Rey brand colors. Since this is an SU-1 site plan, the more specific the colors, the better. Staff suggests making a table of color options for each feature for clarity. Note that the directional labeling on the elevations corresponds to the units on the site's eastern side.

Signage

A project sign "El Manzanal" is proposed to be attached to the wall facing Griegos Rd. It would be about 5 sf and consist of rust-colored steel letters. No other signage is proposed, except for addresses.

Open Space

Pursuant to the SU-1 zone, §14-16-2-22(E), open space is as decided by the EPC. Important to the project concept is the common space in the middle, where apple trees are proposed. Open space

calculations should be provided. It's unclear where the front yards end and the common space begins.

VIII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies reviewed this application from 6/30/14 to 7/11/14. Transportation Staff point out that dedication of a sidewalk access easement may be required at DRB. Hydrology Staff note that the cisterns need to be 10 feet in diameter (not 3 feet) to handle the anticipated runoff volume. The Police Department, Planning, commented that two of the pole lights (one in each lot) appear to be in conflict with proposed tree plantings and suggested additional bollard and security lighting. Agency comments begin on p. 24 of this report.

Neighborhood/Public

The affected neighborhood organizations are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered, but declined. A "No Meeting Report" was produced (see attachment). Representatives from the GGNA had met privately with the applicant and they support the proposal, as indicated by a letter (see attachment).

Some neighbors in the vicinity of the subject site, however, are opposed (see attachments). They are concerned about the density of the proposed development compared to other residential lots nearby, the potential for the homes to become rentals in the future, maintenance of the apple trees, and in adequate justification pursuant to R270-1980. As of this writing, Staff has not heard anything further.

IX. CONCLUSION

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 a vacant, approximately 0.8 acre site on Griegos Rd. NW, between 8th St. NW and 9th St. NW. 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 relevant Comprehensive Plan, NVAP and LGNDP policies. Staff did not find any significant conflicts (Section 1C). Minor conditions of approval are needed to clarify some items on the associated site development plans.

A facilitated meeting was offered, but declined. The Greater Gardner NA supports the proposal. Neighbors near the subject site, however, are opposed and cite density, homes becoming rentals, inadequate justification pursuant to R-270-1980, etc. Staff recommends approval of the zone map amendment and conditional approval of the associated site development plans for subdivision and building permit.

FINDINGS - 14EPC-40038, August 14, 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)” order 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 site development plan for subdivision (14EPC-40039) 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. Because the subject site is not greater than 10 acres, 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 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.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 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. The proposed zoning is tied to the site development plans and does not conflict with the LGNDP’s intent to enhancement the area as primarily residential, with lower density in the western part than in the eastern part of the Plan area.
 - D. Section 1D: A different use category is more advantageous to the community as articulated in the Comprehensive Plan and other applicable Plans. The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community overall than the current zoning.

- E. Section 1E: The proposed uses would not harm the community, neighborhood or adjacent property. The requested SU-1 zoning is narrowly defined and would only allow the uses as shown on the associated site development plans. Other uses that could be considered harmful in the subject site's setting would not be allowed.
 - F. Section 1F: The proposed zone change requires no capital expenditures by the City.
 - G. Section 1G: Economic considerations pertaining to the applicant are a factor in the zone change request, but the applicant is not raising them as 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 used as justification for this request.
 - I. Section 1I: The requested SU-1 zoning is a justifiable spot zone in this case because it has been demonstrated that the request will facilitate realization of applicable policies in the Comprehensive Plan, the NVAP and the LGNDP.
 - J. Section 1J: The request is not for a strip of land along a street, and therefore would not result in 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 applicable policies in the Comprehensive Plan, the NVAP and the LGNDP, and supports the reasoning that a different zoning category would be more advantageous to the community as articulated in these Plans (Section 1D). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.
12. The affected neighborhood organizations are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered, but declined. The GGNA met with the applicant and submitted a letter of support. Some neighbors in the vicinity of the subject site, however, are concerned about the density of the proposed development compared to existing residential density nearby.

RECOMMENDATION - 14EPC-40038, August 14, 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, August 14, 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 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.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).
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.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.
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 are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered, but declined. The GGNA met with the applicant and submitted a letter of support. Some neighbors in the vicinity of the subject site, however, are concerned about the density of the proposed development compared to existing residential density nearby.

RECOMMENDATION - 14EPC-40039, August 14, 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, August 14, 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. A calculation for DU/ac (dwelling units per acre) shall be provided (instead of FAR).
 4. CONDITIONS FROM THE CITY ENGINEER:
 - A. Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).
 - B. Show the cisterns as 10 foot diameter on the site plan.
-

FINDINGS -14EPC-40040, August 14, 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 Plan area (Los Griegos).
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 are the Greater Gardner Neighborhood Association (GGNA) and the North Valley Coalition. A facilitated meeting was offered, but declined. The GGNA met with the applicant and submitted a letter of support. Some neighbors in the vicinity of the subject site, however, are concerned about the density of the proposed development compared to existing residential density nearby.

RECOMMENDATION - 14EPC-40040, August 14, 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, August 14, 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:
 - A. At least one feature under (a)-Layout and (b)-Façade of the wall design regulations [§14-16-3-19(B)(2)] shall be added to the proposed wall(s) and the wall detail updated to reflect this.
 - B. The color(s) of the proposed wall shall be specified.
4. Parking:

The motorcycle space shall be moved to a location that is more visible from building entrances [§14-16-3-1(C)(2)].
5. Pedestrians and Bicyclists:
 - A. Label the gates and add a note to indicate that the development is gated.
 - B. Show the existing bicycle lane along Griegos Rd. NW.
 - C. Add bollard lighting along the individual pathways.
6. Landscaping:
 - A. Additional plants shall be added to the palette for the front yard landscaping.
 - B. The tree planting detail shall show the tree depressed slightly below grade.
 - C. Add a standard shrub planting detail.
 - D. Specify that harvested water is supplemental to the drip irrigation system, and specify the number of emitters.
7. Open Space/Common Area:
 - A. Indicate how much open space/common area is proposed.

B. Show the density calculation using DU/ac (rather than FAR).

8. Lighting:

- A. A parking lot light pole detail shall be provided.
- B. The parking lot light poles that conflict with trees shall be relocated.
- C. Building mounted lighting shall be shown on the elevations.

9. Signage:

- A. Provide a standard detail for the HC parking sign and the MC parking sign.
- B. Add a note that signage shall not be illuminated.

10. Utility Plan:

Any easements and a fire hydrant, if applicable, shall be shown.

11. Elevations:

- A. Add a table to indicate which colors options are available for which features.
- B. Specify the color of the refuse enclosure walls.

12. Minor & Other:

- A. Show striping for the parking spaces.
- B. Remove "or adobe" from the sign detail (sheet 6).
- C. Remove the internal floor plan from the grading and drainage plan and the utility plan.
- D. Indicate what the dashed, shaded lines are on the grading and drainage plan.
- E. "Or similar" shall be removed from the wall detail.
- F. Delete the repeated note on LS sheet 2.

13. CONDITIONS FROM THE CITY ENGINEER:

- 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. Please add the following note: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."

- C. Show the cisterns on the Preliminary grading and drainage plan as 10 foot diameter and state how the site will manage the first flush.
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***Catalina Lehner, AICP
Senior Planner***

Notice of Decision cc list

cc: Doug Crandall, DAC Enterprises, 9520 Macallan Rd. NE, Albuquerque, NM 87109
Robert Romero, DAC Enterprises, 1521 Edith Blvd. NE, Albuquerque, NM 87102
Kyle Silfer, North Valley Coalition & The Greater Gardner NA, 4465 Jupiter St. NW, Albuquerque, NM 87107
Antoinette Vigil, The Greater Gardner NA, 215 San Andres NW, Albuquerque, NM 87107
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque NM 87107
Michael Passi & Tey Diana Rebolledo, 701 Griegos Rd. NW, Albuquerque NM 87107
Yolanda Gradi & Paul Hass, 612 Griegos Rd. NW, Albuquerque NM 87107
Lori King & Charles Painter, 707 Griegos Rd. NW, Albuquerque NM 87107

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services- No comments received

Office of Neighborhood Coordination

The Greater Gardner NA (R), North Valley Coalition
7/7/14 – Recommended for Facilitation – siw
7/8/14 – Assigned to Philip Crump – th

Long Range Planning- No comments received

CITY ENGINEER

Transportation Development

14EPC-40038 Amendment to Zone Map- No objection to the request.

14EPC-40039 Amendment to Site Development – Subdivision

City Engineer/Transportation Development:

- It appears that the proposed sidewalk along Griegos is also within the property limits. Right of Way Dedication or a Sidewalk access easement may be required at DRB.
- More information will be required regarding the location of the property line along 8th Street. It appears that an access easement may be required.

Hydrology Development

The site proposes numerous LID features including gravel parking areas and cisterns for roof drains that will accommodate the first flush and meet flood control parameters. In addition, the State Engineer allows capture of rain water from rooftops.

- A quick calculation shows the cisterns will be approximately 150 cu. ft or 1200 gallons per house. This will result in an 8 to 10 foot diameter cistern and they are shown as 3 feet in diameter on the site plan.
- Show the cisterns as 10 foot diameter on the site plan.

New Mexico Department of Transportation (NMDOT):

The NMDOT has no objection to the zone map amendment.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

- Per the Long Range Roadway System map Griegos Road is listed as a Collector. Per the Long Range Bikeway Systems Map, Griegos is to contain on-street bicycle lane, which appear to already exist along the frontage of the subject request.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

14EPC-40040 Amendment to Site Development – Building Permit

City Engineer/Transportation Development

- Additional detail regarding curb lines and necessary ramps should be provided prior to DRB.

City Engineer/Hydrology Development

- The Preliminary grading and drainage plan does not appear to account for cisterns as shown on the Site Plan for Subdivision and does not state how it will manage the first flush.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

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

- A. Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).
- B. Show the cisterns as 10 foot diameter on the site plan.

Conditions of approval for the proposed Site Development – Building Permit shall include:

- 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. Please add the following note to the Site Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.”
- C. Show the cisterns on the Preliminary grading and drainage plan as 10 foot diameter on the plan and state how the site will manage the first flush.

WATER UTILITY AUTHORITY

Utility Services

No objections. Final layout of water meters should be modified in order to eliminate the radii in the multiple service lines.

ENVIRONMENTAL HEALTH DEPARTMENT- No comments received

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design- No comments received

Open Space Division

Open Space has no adverse comments

City Forester- No comments received

POLICE DEPARTMENT/Planning

This project is in the Valley Area Command. The two parking lots appear to be adequately illuminated with proposed pole lights. However, two of the pole lights (one in each lot) appear to be in conflict with proposed tree plantings. Recommend eliminating from the plans the trees nearest to both entrances into the parking lots.

Bollard light fixtures are proposed along the center walk-way. Recommend placing similar lights along the sidewalks leading to each single family unit. Wall mounted light fixtures should be prominent adjacent to each building entrance.

Recommend the installation of a video surveillance system, which would span the area of both parking lots and community space.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comments received

FIRE DEPARTMENT/Planning- No comments received

TRANSIT DEPARTMENT- No comments received

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY- No comments received

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1010143 14EPC-40038 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG) 14EPC-40039 SITE DEVELOPMENT- SUBDIVISION 14EPC-40040 SITE	Lands of Ella G Rossiter , Tract B, is located on Griegos Rd NW between 8 th St NW and 9 th St NW. The owner of the above property requests approval of a Zone Change from R-1 to SU-1/PRD, a Site Development Plan for Subdivision and for Building Permit to allow for the construction of 8 single family homes. This will impact La Luz Elementary School, Garfield Middle School, Valley High School. Currently, all three schools have excess capacity.
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DEVELOPMENT- BUILDG PRMT	Loc No	School	2013-14 40th Day	Capacity	Space Available
	282	La Luz ES	225	360	135
	410	Garfield MS	326	650	324
	560	Valley HS	1278	1690	412
<p>Residential Units: 8 Est. Elementary School Students: 3 Est. Middle School Students: 1 Est. High School Students: 1 Est. Total # of Students from Project: 4 *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district</p>					

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, the functional classification of Griegos Rd. is that of Urban Collector as per the Current Roadway Functional Classification System Map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT- No comments received

PUBLIC SERVICE COMPANY OF NEW MEXICO

- Existing overhead electric distribution facilities are located on the southern boundary of the subject property. Sheet SDPBP identifies a 20’ utility easement that bisects the property north-south. The applicant is responsible to abide by any conditions or terms of those easements.
- It is unclear what type of tree is identified along the property boundary fronting Griegos NW on SH1, Landscaping Plan. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with future electric distribution facilities noted the site boundary.
- 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.