

GM
S-80-28
S - SC - SC-6

APPLICATION FOR: Subdivision

PL Map No.: G-10
4-10

Annexation AX- 80-18

Hearing Date: 6-19-80

Zone Map Change Z- 80-87

Vacation V- SB-80-4

1. APPLICANT INFORMATION (Sections 1 thru 4 to be Completed by the Applicant)

Applicant: Westland Development Co. Phone: 831 9500

Mailing Address: 401 Cors Blvd. N.W. Suite 201 87105

Agent: Be Johnson / TRINITY ENTERPRISES Phone: 831 2012

Mailing Address: 401 N. Cors N.W. Suit 202 292 7666

Applicant's Interest in the Property: LEASE

Signature: *[Signature]* Date 4-02-80

2. REASON FOR REQUEST: (Please Use a Separate Sheet) ON ZONE CHANGE APPLICATIONS, YOUR REASON FOR REQUEST SHOULD ADDRESS ITSELF TO THE POLICIES FOR ZONING MAP CHANGES ATTACHED TO THIS APPLICATION.

3. PROJECT DETAILS:

Zoning Present	Zoning Proposed	Development	Land Area	Dwelling Units			Estimated Date(s) of Construction Start	Estimated Date(s) of Construction Finish
			Acres or Sq.Ft.	No. of Owner Units	No. of Rental Units	Per Acre		
<u>A-1</u>	<u>R-D</u>							

4. LOCATION OF REQUEST:

Legal Description (Use Extra Sheet If Necessary)

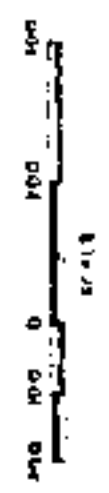
Lot(s): See attached. Block: _____ Plat: _____

Street Address (No. If Any): _____

Between (Streets): _____ and _____

DEFERRED FROM 6/19/80 -

SD-80-4
 S-80-28
 AX-80-18
 Z-80-87



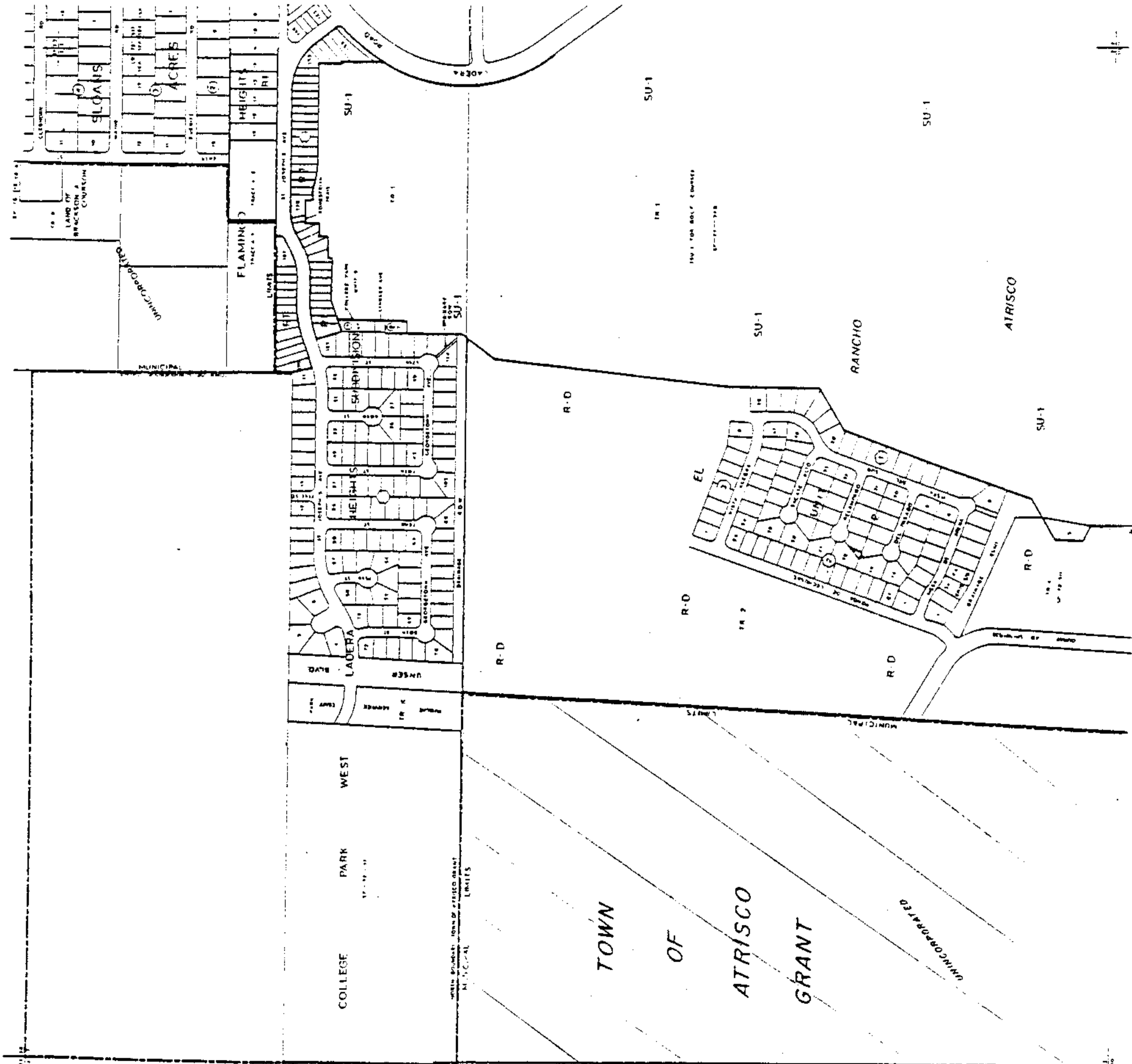
LEGAL DESCRIPTION
 1. 20. 00
 2. 10. 00
 3. 10. 00
 SEC 10

MAP NUMBER
 1-010-039

MAP ADJUSTED THROUGH
 JANUARY 1977

II-10-Z





SCALE 1" = 100'

ZONE DESIGNATION	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK
R-D	5,000	10
SU-1	5,000	10
EL	5,000	10

DATE OF ATRISCO GRANT
JANUARY 1978

DATE OF ATRISCO GRANT
JANUARY 1978

G-10-Z
ATRISCO PLANNING DEPARTMENT

CITY of ALBUQUERQUE
SIXTH COUNCIL

COUNCIL BILL NO. R-242 ENACTMENT NO. _____

SPONSORED BY: *Patrick J. Baca*

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RESOLUTION

ADOPTING THE EL RANCHO ATRISCO SECTOR DEVELOPMENT PLAN, PHASE II.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Council recognizes the need for Sector Development Plans to guide the City, County, and other agencies and individuals to ensure orderly development and effective utilization of resources; and

WHEREAS, a Sector Development Plan is required to show land use in Developing Urban Areas of the Comprehensive Plan; and

WHEREAS, the El Rancho Atrisco areas as shown on the attached maps contains major public facilities and utilities, unique physical characteristics, and needs a plan to assure coherent development; and

WHEREAS, A Sector Development Plan has been prepared to guide future development and establish development standards for the plan area; and

WHEREAS, the adoption of the El Rancho Atrisco Sector Development Plan, Phase II, will lead to the implementation of the Albuquerque/Bernalillo County Comprehensive Plan and the Northwest Mesa Area Plan; and

WHEREAS, the Environmental Planning Commission in its advisory role on all matters related to planning, zoning, and environmental

Unchanged Material - New
[Bracketed Material] - Deletion

Underscored Material - New
~~[Bracketed Material] - Deletion~~

1 protection has approved and recommended the adoption of the El Rancho
2 Atrisco Sector Development, Plan Phase, II at a public hearing July
3 26, 1984.

4 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
5 ALBUQUERQUE:

6 Section 1. The El Rancho Atrisco Sector Development Plan,
7 Phase II, attached hereto, is hereby adopted as a rank three plan,
8 consistent with and leading to the implementation of both the
9 Albuquerque/Bernalillo County Comprehensive Plan and the Northwest
10 Mesa Area Plan.

11 Section 2. All development activites within the plan area,
12 including those of the public and private sectors, shall be guided by
13 the Sector Development Plan.

14 Section 3. The land use plan attached hereto, is hereby
15 adopted as a constituent part of the City Zoning Code for properties
16 within the City of Albuquerque at the time of adoption of the El
17 Rancho Atrisco Sector Development Plan, Phase II, and will serve as a
18 guide for future zoning within the plan area.

19 Section 4. The major street network attached hereto, is
20 hereby recommended by adoption by the Urban Transportation Planning
21 Policy Board as an amendment to the Long Range Major Street Plan.

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PLANNING DIVISION ADDITIONAL COMMENTS TO THE CITY COUNCIL:

The original Sector Plan, submitted by Westland Corporation, was heard by the EPC in 1980. Because the Plan showed property zoned other than R-D, City Council approval was required (SEC.44.C.3). Inadvertently, the Plan was not carried forward to City Council. Although the Plan was included in the material submitted to the City Council at the time the annexation and zoning was established, the Plan was not formally transmitted, thus, no official action was taken on it.

An Amendment to the Plan was submitted by Skip Buchannan. Staff determined that when this request was sent to the EPC, the Commission should: 1) take action on the proposed amendment, 2) reaffirm their positive recommendation on the entire Plan, as it would be sent to city Council for formal approval, and 3) determine whether to let stand the previous EPC recommendation allowing development in the south half of Rinconada Canyon contrary to City Policy and original staff recommendations.

The EPC approved the amendment, reaffirmed their positive recommendation of the entire plan, and noted the discrepancy concerning Rinconada Canyon, but took no action to resolve it.

Westland Corporation has objected to their being a party to the legal ad for the amendment and has filed an official protest, which is included herein. As their Plan should have full approval prior to amendment, it seems expeditious to receive the entire plan and send it to City Council simultaneous with the proposed amendment.

RECOMMENDATION:

1. The Planning Division recommends approval of the Sector Plan as recommended by the EPC, but recommends that the City Council approve the south half of Rinconada Canyon shown as Open Space.


Jack Leaman
City/County Planner

cc: Laurelwood Joint Venture and Westland Development Company, Inc.,
400 Coors Boulevard, N.W.; 87105
Denney-Gross and Associates, Inc., 2400 Comanche, N.E.; 87107

OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, Albuquerque, New Mexico 87103

DATE: July 27, 1984

NOTIFICATION OF DECISION

File: SD-80-4-1
Location: Tract A, El Rancho
Atrisco, Phase 4, between Ouray
Road, N.W. and 98th Street, N.W.
and between the escarpment and
El Rancho Atrisco Unit 8, con-
taining approximately 130.0873
gross acres. (G&H-9&10)

Laurelwood Joint Venture
and Westland Development Company, Inc.
401 Coors Boulevard, N.W.
Albuquerque, New Mexico 87105

On July 26, 1984, the Environmental Planning Commission took the following action on your above-referenced case.

Findings:

1. The change in area and densities of the parcel west of Unser Boulevard and north of Ninety-Eighth Street is an appropriate diversification of housing types.
2. The additional dwelling units do not exceed overall density limits established in the Comprehensive Plan.
3. The plan shall be amended to:
 - accurately document open space and park requirements and specify how and when these requirements would be met;
 - show local access to the property between the escarpment and the Ladera Arroyo;
 - consolidate all required Sector Plan information; and
 - provide noise attenuation for residential property along Unser Boulevard and Ninety-Eighth Street.
4. The 106-acre area west of Unser Boulevard within Rinconada Canyon has been designated as Open Space/Regional Park in the Major Open Space component of the Comprehensive Plan and Section 3 of the Northwest Mesa Area Plan. It was mentioned in the Environmental Planning Commission review of this Sector Plan on September 18, 1980, that Rinconada Canyon should remain open space.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY August 10, 1984 IN THE MANNER DESCRIBED BELOW. A NONREFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City Plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

OFFICIAL NOTIFICATION OF DECISION

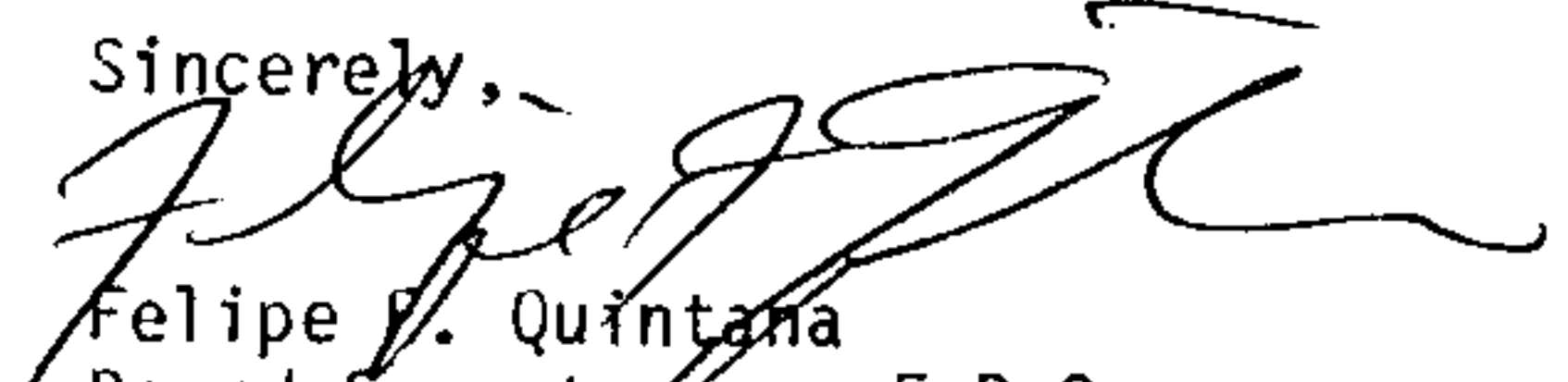
CASE: SD-80-4-1

July 27, 1984

Page 2

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Felipe P. Quintana
Board Secretary -- E.P.C.

cc: Denney Gross and Associates, Incorporated, 2400 Comanche, N.E.; 87107
Steve Fairfield, Buchanan Group Limited, 401 Coors Boulevard, N.W.
Bernard P. Metzgar, Post Office Box 987; 87103
Al Candelaria, Westland Development Company
401 Coors Boulevard, N.W.; 87105

ENVIRONMENTAL PLANNING COMMISSION ACTION TAKEN JULY 26, 1984: Commission members present: Chairman Sutton, Commissioner Boehning, Commissioner Gubbels, Commissioner Hernandez, Commissioner Jewell, Commissioner Sanchez, Commissioner Wolfe.

SD-80-4-1 Denney-Gross and Associates, Incorporated, agent for the Buchanan Group, Limited, requests Sector Development Plan Approval for Tracts 4-7, Plat of El Rancho Atrisco, Phase II, Parcels 391-395, Town of Atrisco Grant; portions of the NW/4, NW/4, Section 10, the S/2 of Section 4 and the N2 of Section 9, all in T10N, R2E; located east of the Volcanic Escarpment, north of the Ladera Drainage Channel, and at the intersections of Ouray Road, Unser Boulevard, and Ninety-Eighth Street, N.W., containing approximately 385 acres. (G/H-9/10)

Staff Comments:

Charles Johnston, Planner, Planning Division, Municipal Development Department

1. The Sector Development Plan was approved by the Commission in 1980. Because the Commission modified the plan to include zones other than R-D, City Council approval was necessary. However, the Sector Development Plan was not transmitted to the City Council for adoption. The Buchanan Group requested a small expansion of the plan and changes in land use for approximately one third of the plan area. The R-D zoning for this land is not to be changed, only the land use designation. The Commission's recommendation had included Rinconada Canyon as open space.
2. The staff report and Commission concerns in 1980 indicated that the south half of Rinconada Canyon should be open space. However, the Commission in 1980 did not change the original proposal for residential development in this area. Staff reaffirms its recommendation that the south half of Rinconada can be left in open space.
3. Staff's recommendation is approval, with Findings/Conditions, including approval of the proposed amendment, reaffirmation of the Sector Development Plan, designation of Rinconada Canyon as open space, and adoption of the sector plan by the City Council. (See report.)

Commission Comments and Concerns:

1. The fact that the Commission overlooked Rinconada Canyon in its Findings does not automatically indicate that it is developable land. The Commission's discussion at the time this was reviewed clearly indicated that it should be open space.

The Comprehensive Plan does not indicate that this particular canyon should not be open space.

In addition, the Commission does not at this time, nor did it at the time the Sector Development Plan was reviewed, have authority to adopt the sector plan. The Commission's role is advisory in these matters.

Persons Speaking on Behalf of the Request:

Skip Buchanan, agent, 2400 Comanche, N.E., 87107; Steve Fairfield, Buchanan Group Limited, 401 Coors Boulevard, N.W.; Al Candelaria, Westland Development Company, 401 Coors Boulevard, N.W., 87105;

Skip Buchanan

1. Explained that the request before the Commission is expansion of the sector plan to include the property south of arroyo and not included in the originally approved Sector Development Plan, as well as changes in land use.
2. The addition to the plan, plus the area with changed uses, totals 131 gross acres or 116 net acres. The inclusion of the entire Sector Development Plan was made by the Planning Division.

ENVIRONMENTAL PLANNING COMMISSION ACTION TAKEN JULY 26, 1984: (Continued)

Commission Comments/Concerns and Responses by Staff and Mr. Buchanan:

1. Staff's report indicates that the Air Pollution Control Division recommends appropriate buffers or off-sets along Unser Boulevard be incorporated in the Sector Development Plan. Does the submittal include appropriate buffers or off-sets?

-- Response was in the negative. The Sector Plan indicates such techniques are appropriate concepts but will be specifically addressed at the time of Site Development Plan review before the Development Review Board.

Mr. Buchanan

- Concurred with staff's recommendation and will comply with comments made by the Air Pollution Control Division.
2. If the applicant had not requested amendment to the Sector Plan, and based on the history and testimony presented thus far, it seems like applicant could build in the Rinconada Canyon. However, City's testimony indicates we cannot approve the amendment because the Commission does not have the authority to do so.
 3. In reviewing the City's review process, it appears that the proposed development is encroaching on designated open space. Staff does not have the authority to amend the Open Space component of the Comprehensive Plan. If the amendment is recommended for approval by the Commission and adopted by the City Council, the request would then go to the Development Review Board for sign-off on the plan and plat. However, the plan would indicate the Council's and/or Commission's findings and conditions.

Steve Fairfield

1. Although the Sector Plan encompasses 385 acres, the applicant controls only 131 acres, none of which is in Rinconada Canyon. None of the area for review and approval by the Commission is in or part of the Rinconada Canyon.

Commission Comments and Concerns:

1. Adoption of a Sector Development Plan by the City Council is required. This process has not been completed.
2. Had the sector plan been transmitted to the Council, the issue of Rinconada Canyon would have been raised.
3. Although the issue of Rinconada Canyon does not specifically pertain to this case, it can be heard in conjunction with this proposal.
4. The Commission is very concerned that building permits may have already been issued in the area and the open space requirements have not been specifically identified in the sector plan.

Al Candelaria

1. The sector plan was submitted before the Commission in 1980 and was approved for an area encompassing approximately 385 acres. Although there was lengthy discussion on the issue of Rinconada Canyon, no final decisions were made. However, there was discussion that no development was to take place in Rinconada Canyon.
2. Regarding the question of City Council approval of Sector Development Plans, the ordinances indicate that the Commission has full authority to approve sector plans when it is R-D zoning, but not when SU-2 and SU-3 zoning is involved.
3. The areas which were designated on the sector plan for special use and designated with respective densities were submitted to the Council for annexation, approved and adopted by the Council.

ENVIRONMENTAL PLANNING COMMISSION ACTION TAKEN JULY 26, 1984: (Continued)

4. Applicants feel they have fully complied with City ordinances.
5. The application before the Commission is to add acreage to an area already in the sector plan and increase the densities in one portion of the overall plan. Westland did not apply for review of the whole sector plan nor did Westland authorize anyone to do so.

Commission Comments and Concerns:

1. Despite the fact that the sector plan indicates that Rinconada Canyon can be developed, it may be halted at the Council level and the Rinconada Canyon is not at issue this evening.

Interested Party

Cliff Anderson, Chairman/Open Space Advisory Board

1. Noted a resolution passed by the Open Space Advisory Board indicates that the Rinconada Canyon is designated as open space as well as the volcanic escarpment in the Northwest Mesa Area Plan. Property adjacent to the escarpment area is also designated as open space area. The land is designated as high priority on the open space list of the Open Space Task Board and Open Space Advisory Board. Strongly urged the Commission to take this fact under consideration in its deliberations.

Commission Comments and Concerns and Responses by Staff:

1. Mr. Anderson's comments may not be germane in that the portion which is desired to be designated as open space is not a part of this request; however, it could become part of the City's open space if the City purchased it.
2. What is the status of the detached open space for this particular parcel?
 - The Commission is to determine if it is part of the sector plan and how the Commission desires to address it.
3. Is the City accepting the floodway as open space?
 - The City is not accepting the floodway as open space at this time. Reiterated comments that only Council can adopt this request and that the whole sector plan area must be included. This request would affect the overall areas, therefore, it is appropriately submitted for review by the Commission.

Skip Buchanan

- AMAFCA's comments may be satisfied by dedication of 150 feet until the exact design of the floodway is made. Present plans are to leave the channel relatively open or as is. If we dedicate the 150 feet there will be some excess of property that does not meet that criteria.
4. Can the Commission act on the request as proposed?
 - Staff recommends approval of the request, to include the amendments listed in the Findings.
 - The Planning Commission can act on all the recommendations by staff, including action on those properties not owned by Mr. Buchanan. The City can sponsor those changes and the Planning Commission has the authority to act on them per the Zoning Code.

Steve Fairfield

1. Although the Rinconada Canyon was included in the original Sector Development Plan, action by the Commission on this request will not affect the proposed site. Therefore, approval of the amendment should be granted.

ENVIRONMENTAL PLANNING COMMISSION ACTION TAKEN JULY 26, 1984: (Continued)

2. Approval of the amendment should not be delayed because of staff's anticipation of a change for the Rinconada Canyon area. Therefore, and until that becomes an issue, the request before the Commission should be approved.
3. To create an issue over property for which applicant has no control places the applicant in a tenuous position.
4. The proposal addresses open space requirements for the amendment, therefore, approval of the request is warranted.
5. Rinconada Canyon is not addressed since the applicant has no control over that property.

Additional Staff Comments:

1. The action requested by the Commission is to approve the amendment to the sector plan with the findings/conditions in the staff report, reaffirm approval of the sector plan to the City Council, and as part of recommended approval of the sector plan that Rinconada Canyon be included and designated as open space.

Commission Comments/Concerns and Responses by Mr. Rex Funk:

1. Is Rinconada Canyon shown in its entirety as major open space on the Comprehensive Plan or is any part of it so designated?

Rex Funk

-- It is shown in its entirety as open space.

Commission Comments and Concerns in Favor of Addressing Only the Issue of the Request by the Applicant:

1. It seems totally inappropriate to tie this proposal to the Rinconada Canyon issue. If there is a procedural problem with the original sector development plan, it should be addressed as a separate issue and resolved at a separate time.
2. A delay in action on the request by the Buchanan Group because of a perceived problem with the original sector plan for El Rancho Atrisco Phase II, may create court litigation by both parties involved -- the Buchanan Group and Westland Development.
3. The proposal before the Commission is by the Buchanan Group. They do not own all the property in the sector plan. The Commission should act on their proposal as submitted.
4. It seems inappropriate for the Commission to base its decision on land owned by someone else.
5. It seems appropriate for the the Commission to only act on the request before the Commission. If the request is remanded by the Council, the Council can then more clearly define the direction they wish the Commission to take in this matter.

Commission Comments and Concerns in Favor of Addressing the Issues and Addressing the Entire Sector Development Plan as Recommended by Staff:

1. Staff's recommendations to include Finding 4 might obviate a remand from the Council on the technicality that the sector plan has not been adopted by them. Thus, inclusion per staff's recommendation may better benefit the applicant.
2. Although it is unfortunate that the issue of Rinconada Canyon has not been raised before, it seems appropriate to address this issue at this time.
3. Although the Commission sympathizes with Westland Development, the Commission did not have the authority to omit Rinconada Canyon from the Sector Development Plan and its designation as open space because it was designated as open space on the Comprehensive Plan.

ENVIRONMENTAL PLANNING COMMISSION ACTION TAKEN JULY 26, 1984: (Continued)

The Commission took the following action.

Findings:

1. The change in area and densities of the parcel west of Unser Boulevard and north of Ninety-Eighth Street is an appropriate diversification of housing types.
2. The additional dwelling units do not exceed overall density limits established in the Comprehensive Plan.
3. The plan shall be amended to:
 - accurately document open space and park requirements and specify how and when these requirements would be met;
 - show local access to the property between the escarpment and the Ladera Arroyo;
 - consolidate all required sector plan information; and
 - provide noise attenuation for residential property along Unser Boulevard and Ninety-Eighth Street.
4. The 106-acre area west of Unser Boulevard within Rinconada Canyon has been designated as Open Space/Regional Park in the Major Open Space component of the Comprehensive Plan and Section 3 of the Northwest Mesa Area Plan. It was mentioned in the Environmental Planning Commission review of this Sector Plan on September 18, 1980, that Rinconada Canyon should remain open space.

THEREFORE, BE IT RESOLVED THAT SD-80-4-1 be recommended for approval by the City Council, based on and subject to the above Findings.

MOVED BY COMMISSIONER WOLFE
SECONDED BY COMMISSIONER GUBBELS

The Motion Carried 5-2. (Commissioners Hernandez and Sanchez voted "No".)

CITY OF ALBUQUERQUE
 MUNICIPAL DEVELOPMENT DEPARTMENT
 PLANNING DIVISION

ENVIRONMENTAL PLANNING COMMISSION
 July 26, 1984
 SD-80-4-1

SD-80-4-1 Denney-Gross and Associates, Incorporated, agent for the Buchanan Group, Limited, requests Sector Development Plan Approval for Tracts 4-7, Plat of El Rancho Atrisco, Phase II; Parcels 391-395, Town of Atrisco Grant; portions of the NW/4, NW/4, Section 10, the S/2 of Section 4 and the N/2 of Section 9, all in T10N, R2E; located east of the Volcanic Escarpment, north of the Ladera Drainage Channel, and at the intersections of Ouray Road, Unser Boulevard, and Ninety-Eighth Street, N.W., containing approximately 385 acres. (G/H-9/10)

COMMENTS FROM OTHER DEPARTMENTS:

MICHAEL CONNOLLY/Air Pollution Control Division

"There could be some concern about the closeness of the housing adjacent to 98th Street and also Unser Boulevard since the traffic counts in a few years could be doubled. Appropriate buffers or offsets should be incorporated in the Sector Development Plan to alleviate the potential for high levels of air pollution."

LEONARD GREENSPAN/Albuquerque Public Schools

"No adverse comments."

DAN SABO/AMAFCA

"On Sheet 6 of 11 -- Drainage Plan. AMAFCA requests that the Ladera Arroyo easement west of Unser Boulevard more closely align with the constructed channel east of Unser. The detailed drainage plan should address channel improvements required for the main channel."

FRED AGUIRRE/GREG OLSON/City Engineering

"An approved Conceptual Grading and Drainage Plan is required prior to Sector Development Plan approval."

STEELE NOWAK/Council of Governments

"The Long Range Major Street Plan designates Unser Boulevard as a Principal Arterial, 98th Street as a Minor Arterial, and Ouray Road as a Collector. The amendment to the sector plan proposes a right-of-way width of 156 feet for Unser Boulevard and a right-of-way width of 106 feet for 98th Street; in addition, a right-of-way width of 68 feet for Ouray Road should be reserved."

DAMACIO SALAZAR/Environmental Health

"No adverse comments."

PATRICK GEISLER/Fire Department

"All development proposals within the jurisdiction of the City of Albuquerque must comply with Fire Code Ordinance 30-1983, must provide the required fire flow and fire hydrant distribution and must provide sufficient access for firefighting equipment."

MARY LOU HAYWOOD/Neighborhood Coordination

"No neighborhood association."

JANET SAIERS/Parks and Recreation

"In accordance with Ordinance 7-1976, as amended, the developer is required to dedicate land or pay cash-in-lieu of land, plus pay a development fee at building permit time.

The Sector Plan shows a 5+/- park site. We could not accept a park site with an arroyo traversing it. We may be interested in the portion on the north side of the arroyo with the well site. However, before a final determination is made, we would request an on-site inspection of the property.

The Open Space Division of the Parks and Recreation Department will address the open space requirements."

PAT EVERTSEN/Police Planning

"No adverse comment."

AL VALDEZ/Real Estate Officer

"No adverse comment."

EVE ASTORJA/Refuse Removal Division

"Residential bag -- curb service."

BOB FOSNAUGH/Traffic Engineer

"See previous comments. Trip generation table and roadway classification on Sheet 5 are not clear. Need additional information.

Traffic Engineer recommends a street crossing the Ladera Arroyo to tie the two residential areas together.

COMMENTS FROM OTHER DEPARTMENTS (CONTINUED):

JIM MILTON/Transportation

Median cuts on Unser will only be at one-half mile intersections. Developer should improve 98th, Unser, and Ouray in conjunction with project. No residential access will be allowed to Unser and 98th."

"Comments will be transmitted under separate cover."

JOE DAVID MONTANO/Planning
and Programming-Transportation

"The appropriate portions of Unser Boulevard, 98th Street, and Ouray Road must be improved in conjunction with the development of this site.

Residential frontage is prohibited on major streets such as Unser and 98th. Thus, the internal streets should be the only access to these lots.

Unser Boulevard has a median control policy of median openings on half-mile spacing. This must be observed in this sector area. Formal traffic forecasts from the Council of Governments should be requested to insure adequacy of proposed facilities."

LEORA JAEGER/Transit

"Page 8 of the amendment to one sector plan discusses transit services. There is insufficient detail given to comment on the transit comments. What provisions are made for bus traffic to serve the residential areas? What 'bus stop-parking area' is anticipated for the area? Where is a bus stop proposed in the commercial area? Transit staff would like to meet with the developer to discuss these details. Unser is a likely candidate for bus service. Additional access points from the development to Unser Boulevard would facilitate potential transit users."

RON ERSTGAARD/Water Resources

"Water service to the entire area must be provided from Zone 2W facilities. If the areas located above the zone 2W/3W boundary are to be developed, special service considerations will need to be addressed. A water and sanitary sewer service availability statement is required prior to Site Development Plan or Plat approvals."

BOB ROMERJ/Zoning Enforcement Officer

"No comment."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 7/26/84:

The applicant is requesting approval of an amendment to the El Rancho Atrisco, Phase 2, Sector Development Plan. The original plan was approved by the Environmental Planning Commission in September 1980, and established:

1. Seventy-six acres of open space, zoned RD, in the Rinconada Canyon.
2. 30 acres of residential uses (1-5 dwelling units to the acre) zoned R-D, also in Rinconada Canyon.
3. 120 acres of residential uses (6-to-9 dwelling units to the acre) zoned SU-1, north of Ouray and east of Unser.
4. 12 acres of commercial uses, zoned SU-1, south of Ouray and east of Unser.
5. 26 acres of IP uses, zoned SU-1, south of Ouray.
6. 7 acres of IP uses, zoned SU-1, east of Unser.
7. 73 acres of residential uses (1-5 dwelling units to the acre) zoned RD, north of the Ladera Arroyo and west of Unser Boulevard.

The applicant wishes to amend the plan in regard to Item 7. The proposal is to expand this area by 19 acres, to include the area between the Ladera Arroyo and Ninety-Eighth Street to the west, providing a variety of densities that would have a range of 6.3-to-9.8 dwelling units to the acre for the amended area. In addition, staff wishes to amend the plan in regard to Item 2. This area should be zoned R-D and designated as open space per the Comprehensive Plan.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ENVIRONMENTAL PLANNING COMMISSION
July 26, 1984
SD-80-4-1

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 7/26/84 (CONTINUED):

Area Characteristics and Zoning History

On the west and north are the Volcanic Escarpment and Rinconada Canyon, in the County and vacant. Most of this area has been acquired as open space per the Comprehensive Plan. To the north and east are lands in the City zoned R-1 and R-D and mostly vacant, with scattered single-family, detached development. To the south are electric switching stations and the Ladera Channel. Beyond the Ladera Channel to the southeast is El Rancho Atrisco, Phase III, zoned SU-1 for light-industrial and vacant. To the southwest is vacant land in the County.

Applicable Plans and Policies

The previous sector plan was approved by the Environmental Planning Commission in September 1980. Because it included parcels zoned other than R-D, the City Council adoption of the Plan was required. However, the City Council review was inadvertently omitted. The Plan is now before the Environmental Planning Commission for amendment. Once approved by the Commission, the plan will then be transmitted to the City Council for review and adoption. The property is located in the Developing Urban Area of the Comprehensive Plan.

Analysis

The proposed amendment to the area north of Ninety-Eighth Street and west of Unser Boulevard is generally acceptable. With the amendment, the maximum overall density for the Sector Plan will be 5.5 dwelling units to the acre, which is below the six dwelling units to the acre maximum set for the Developing Urban Area.

The proposal provides a variety of densities: 1-5, 6-10, 11-15, and 15-20 dwelling units to the acre. Such variety in housing type is encouraged by the Comprehensive Plan. However, four issues should be addressed.

First, the open space proposals should be included on the Plan map itself and should address the entire sector plan area. The open space statements in the supplemental text assume all development will be single-family, detached; clearly unlikely, based on established and proposed densities. Also, the applicant proposes to meet the open space requirements in the Ladera Arroyo. Such open space is acceptable only if outside the floodway that would be required to carry the projected flows.

Second, local access should be provided west of this Sector Plan to the area between the escarpment and the Ladera Arroyo.

Third, the Plan should contain provisions to insure adequate noise attenuation for residential property along Unser and 98th Street.

Fourth, all necessary Sector Plan information should be consolidated onto as few maps and pages as possible. Only information required by the definition of a Sector Plan need be provided, preferably such information should be shown on one map.

The second major issue concerns Rinconada Canyon. The 1980 staff report indicated that development, as proposed in the canyon, was contrary to the Comprehensive Plan. The Major Open Space component of the Comprehensive Plan shows this area as a public easement or right, the same designation as the volcanic escarpment. In addition, the Northwest Mesa Plan states that Rinconada Canyon should be obtained and developed as a Regional Park. The concerns of the Environmental Planning Commission's minutes of the 1980 meeting include statements that Rinconada Canyon is important ecologically and as open space. However, the findings of the Commission omit any reference to the issue. Because the Comprehensive Plan clearly indicates this area as open space, the Sector Plan should propose no development west of Unser Boulevard.

FINDINGS:

1. The change in area and densities of the parcel west of Unser Boulevard and north of Ninety-Eighth Street is an appropriate diversification of housing types.
2. The additional dwelling units do not exceed overall density limits established in the Comprehensive Plan.
3. The plan should be amended to:
 - accurately document open space and park requirements and specify how and when these requirements would be met;
 - show local access to property between the escarpment and Ladera Arroyo;
 - consolidate all required Sector Plan information; and
 - provide noise attenuation for residential property along Unser Boulevard and 98th Street.
4. The 106-acre area west of Unser Boulevard within Rinconada Canyon should be designated as Open Space/Regional Park, as indicated in the Major Open Space component of the Comprehensive Plan and Section 3 of the Northwest Mesa Area Plan.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM NUMBER 2

ENVIRONMENTAL PLANNING COMMISSION
July 26, 1984
SD-80-4-1

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 7/26/84 (CONTINUED):

RECOMMENDATIONS: APPROVAL OF SD-80-4-1, SUBJECT TO FINDINGS 1-4.

Charles Johnston
Planner

CJ/ffq

cc: Laurelwood Joint Venture and Westland Development Company, Incorporated, 400 Coors Boulevard, N.W.; 87105
Denney-Gross and Associates, Incorporated, 2400 Comanche, N.E.; 87107

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

— PROTEST —

~~APPLICATION FOR APPEAL~~

Albuquerque/Bernalillo County Planning Division - 400 Marquette, N.W.

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Additional information may be obtained from the Planning Division (505) 766-7422.


APPEALING THE DECISION OF:

XXX Environmental Planning Commission
Zoning Hearing Examiner
Development Review Board
Other _____

CASE TYPE AND NUMBER

Zone Map Amendment: Z- _____
Subdivision: S- _____
Vacation: V- _____
Special Exception: ZA- _____
Other: File SD-80-4-1, Amendment 1
El Rancho Atrisco, Phase 2
Sector Development Plan

APPELLANT INFORMATION

- a. Applicant: Westland Development Co., Inc. Telephone: 831-9600
Mailing Address: 401 Coors Boulevard N.W.
Albuquerque, New Mexico Zip Code: 87105
Applicant's Proprietary Interest in the Property: owner
- b. Agent (if any): Bernard P. Metzgar, Attorney at Law Telephone: 247-0100
Mailing Address Post Office Box 987
Albuquerque, New Mexico Zip Code: 87103
- c. Signature of applicant/agent:  Date: 08-10-84

REASON FOR APPEAL

(see attachment)

PLANNING DIVISION INTERNAL USE ONLY

Application and Fee Received by: Cynthia Bonny Date: Aug. 10, 1984
Fee Paid: Dollars \$ 40.00 Method of Payment: ck CREDIT: _____

TREASURER VALIDATION

Distribution: Secretary-Orig./Case File
Applicant/Agent
Treasurer

G-H
MAP NO. 9510
HEARING DATE: _____

CASE NUMBER: SD-80-4-1

~~AC-84-20-~~

ATTACHMENT TO APPLICATION FOR
APPEAL-WESTLAND DEVELOPMENT CO., INC.

Albuquerque/Bernalillo County Planning Division
400 Marquette, N.W.

File SD-80-4-1

Background:

Westland Development Co., Inc. was the original owner of all of the property within the El Rancho Atrisco, Phase 2, Sector Development Plan. The Environmental Planning Commission approved said Sector Plan at its meeting of September 18, 1980, and gave official notice of approval on September 26, 1980.

The Sector Plan that was approved established the following:

1. Seventy-six (76) acres designated Rinconada park, zoned R-D, in Rinconada Canyon.
2. Thirty (30) acres of residential uses (1-5 dwelling units to the acre) zoned R-D, also in Rinconada Canyon.
3. One hundred twenty (120) acres of residential uses (6-to-9 dwelling units to the acre) zoned SU-1, north of Ouray and east of Unser.
4. Twelve (12) acres of commercial uses, zoned SU-1, south of Ouray and east of Unser.
5. Twenty-six (26) acres of IP uses, zoned SU-1 south of Ouray.
6. Seven (7) acres of IP uses, zoned SU-1, east of Unser.
7. Seventy-three (73) acres of residential uses (1-5 dwelling units to the acre) zoned R-D, north of the Ladera Arroyo and west of Unser Boulevard.

Subsequent to the approval of the Sector Plan, Westland annexed approximately one-half of the area up to Unser Boulevard.

Westland also sold to Tri-Mac approximately one hundred (100) acres north of Ouray and east of Unser.

Tri-Mac thereafter submitted a site development plan and subdivision plat which were approved by the City in December 1980.

On December 29, 1983, Westland sold certain property to H.W. "Skip" Buchanan, a portion of which was located within the Sector Plan.

SD-80-4-1:

Mr. H.W. "Skip" Buchanan is the applicant of SD-80-4-1 which requests changes to Item 7 referred to above. City staff has said that:

"The proposal is to expand this area by nineteen (19) acres, to include the area between the Ladera Arroyo and Ninety-Eighth Street to the west (sic) providing a variety of densities that would have a range of 6.3-to-9.8 dwelling units to the acre for the amended area. In addition, staff wishes to amend the plan in regard to Item 2. This area should be zoned R-D and designated as open space per the Comprehensive Plan." (See Planning Division Comments to the Environmental Planning Commission, July 26, 1984, a copy of which is attached hereto as Exhibit "A").

By letter dated July 18, 1984 from Bernard P. Metzgar of Lamb, Metzgar and Lines, P.A., Attorneys at Law, Westland advised the Environmental Planning Commission that it did not oppose the Buchanan proposal so long as Westland's remaining land in Phase 2 was not changed from the original approved plan and so long as its densities were not in any way affected by the increased densities requested by Mr. Buchanan. (Copy of letter attached hereto as Exhibit "B").

Environmental Planning Commission Decision:

By official notification of decision dated July 27, 1984, Westland was informed of the Environmental Planning Commission's findings, a copy of which is attached hereto as Exhibit "C".

Westland hereby appeals for the following reasons:

1. Westland Development Co., Inc. is shown as an applicant of SD-80-4-1, along with Laurelwood Joint Venture. Westland understands that the City Planning Division inserted

Westland's name as an additional applicant. This action was done unilaterally without consulting Westland and without obtaining its consent. Denney-Gross & Associates, Inc. signed as agent for Westland on the application but Denney-Gross also did not have authority. (Denney-Gross was the agent for Laurelwood Joint Venture). Denney-Gross, prior to the Environmental Planning Commission meeting of July 26, 1984, notified Chuck Johnston of City Planning that they were not agents for Westland on this application and requested that Westland's name be withdrawn from SD-80-4-1. Without Westland as an applicant, neither the City nor Environmental Planning Commission has the authority to unilaterally amend an approved plan affecting Westland's property.

2. The notice of Public Hearing by Environmental Planning Commission on SD-80-4-1 stated that it was a request for Sector Development Plan approval for Tract A, El Rancho Atrisco, Phase 4, located between Ouray Rd., N.W. and 98th St., N.W. and between the escarpment and El Rancho Atrisco Unit 8, containing approximately 130.0873 gross acres. This area does not include any land presently owned by Westland and thus is not proper notice of a hearing on an amendment to the El Rancho Atrisco, Phase 2, Sector Development Plan. In addition, the Environmental Planning Commission had no authority to make any findings in regard to Westland's remaining land in Phase 2 of its approved Sector Development Plan.

3. After the approval by the Environmental Planning Commission in September 1980 of the El Rancho Atrisco, Phase 2, Sector Development Plan, Westland proceeded to plan the development of this area in accordance with the uses allowed by the Comprehensive Zoning Code. By the comments of the Planning Division set forth above and shown on Exhibit "A" and Finding number 4 of the Environmental Planning Commission, it appears that the Environmental Planning Commission is attempting to change the thirty (30)

acres of residential uses zoned R-D to R-D open space. This change is down-zoning the property which prohibits the uses allowed in the Zoning Code.

4. In the letter to the Environmental Planning Commission dated July 18, 1984 from Bernard P. Metzgar (see Exhibit "B") Westland stated that it did not oppose the Buchanan request for increased densities so long as the densities on Westland's remaining land was not affected. The Environmental Planning Commission failed to address this issue in its findings.


Bernard P. Metzgar
Attorney at Law
Agent for Westland Development Co., Inc.

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Additional information may be obtained from the Planning Division (505) 766-7422.

APPLICATION FOR:

- ZONE MAP AMENDMENT
- DEVELOPMENT PLAN REVIEW
 - Site Development Plan
 - Industrial Park Plan
 - Shopping Center Plan
- ANNEXATION
- SECTOR DEVELOPMENT PLAN
 - Conceptual Review
 - Planning Commission Review
 - Final Plan

* LAURELWOOD JOINT VENTURE
 2400 COMANCHE, N.E.
 ALBUQUERQUE, N.M. 87107
 PH. 884-0696

1. APPLICANT INFORMATION LAURELWOOD JOINT VENTURE*

a. Applicant: AND WESTLAND DEVELOPMENT CO., INC. Telephone: _____
 Mailing Address: 401 COORS BLVD. N.W.
ALBUQUERQUE, N.M. Zip Code: 87105
 Applicant's Proprietary Interest in the Property: OWNERS

b. Agent (if any): DENNEY-GROSS & ASSOC., INC. Telephone: 884-0696
 Mailing Address: 2400 COMANCHE, N.E.
ALBUQUERQUE, N.M. Zip Code: 87107

c. Signature of applicant/agent: [Signature] Date: 5-4-84

2. LOCATION OF REQUEST

a. Street Address (if any): NA

b. Legal Description of the Property:

(1) Lot(s)/Tract(s): _____

(2) Block: _____

(3) Subdivision-Addition Name/MRGC Map: LAURELWOOD II EL RANCHO ATRISCO-PHASE II (G)

c. Location of Property by Streets: BETWEEN CURRY RD NW (AS CENTERLINE IS SHOWN ON ANNUAL ZONING PLAN OF EL RANCHO ATRISCO PHASE II) AND 95TH ST NW. (WHERE 95TH ST INTERSECTS UNSER BLVD) & BETWEEN THE REARRANGEMENT AND EL RANCHO ATRISCO UNIT B

d. Uniform Property Code: _____

3. PROJECT DETAILS

a. Present Zoning: A-1 Proposed: RD, SU-1 FER INDUSTRIAL & COMM

b. Number of Lots Existing: _____ Proposed: _____

c. Number of Dwelling Units Existing: _____ Proposed: 2842

d. Total Land Area Covered by Request: 6.655 Acres 131,000 Sq. Feet: NET 116 acres

4. JUSTIFICATION (Reason) FOR REQUEST On a separate sheet describe why the current zoning is inappropriate and/or the proposed zoning more desirable for the community.

5. DESCRIPTION OF REQUEST On a separate sheet describe the proposed development.

6. ATTACHMENTS

Zone Map Amendment or Development Plan Review	30 copies
Zone Map Amendment and Annexation	40 copies
Sector Development Plan	

PLANNING DIVISION INTERNAL USE ONLY

Cross-references: _____ No. Signs Issued: _____

Application and Fee Received by: Chuck Date: 4 May 84

Fee Paid: Dollars \$ 160 Method of Payment: CREDIT

TREASURER VALIDATION W/pd. 4 AM 4 May
SD-80-4-1

Distribution: Secretary-Orig./Case File
 Applicant/Agent
 Treasurer

MAP NO. G & H 9, H-10
 HEARING DATE: 21 June 84
 CASE NUMBER: _____

BUCHANAN GROUP LTD.

SKIP BUCHANAN
PRESIDENT

July 26, 1984

Mr. Chuck Johnston
Municipal Development Department
Planning Division
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: SD-80-4-1

Dear Mr. Johnston:

In accordance with your request, we make the following comments on some of your findings in connection with subject item. Only finding 3 affects our proposed development. Therefore, our comments are limited to that item and its sub-items.

Item 3A specifies that we should document open space requirements and specify how those requirements can be met. Open space requirements are calculated as follows:

100% for 11+ acres of 1-5 DU	=	0	acres required
75% for 42+ acres of 6-10 DU	=	10.50	acres required
50% for 21+ acres of 11-5 DU	=	10.50	acres required
25% for 5+ acres of 16-20 DU	=	<u>3.75</u>	acres required
Total Required		24.75	

We will satisfy 3.4 acres with a 50' wide foot trail at the base of the escarpment and 3 to 5 acres with the floodway of the Ladera Arroyo (depending on final engineering design), leaving approximately 16.71 to 18.71 acres to be met by the cash-in-lieu option in effect at the time building permits are requested.

As to finding 3B, we enclose herewith twelve (12) copies of sheet 5 showing that access will be provided to the area between the escarpment and the Ladera Arroyo.

Finding 3C specifies that we should consolidate all sector plan information. We are not exactly sure what this means, since we believe that it has been consolidated and has been presented in the proper manner.

Mr. Chuck Johnst
City of Albuquerque
July 26, 1984
SD-80-4-1
Page -2-

Finding 3D. We agree, that given the traffic volumes which are likely to occur in the future along 98th Street and more particularly Unser Boulevard, that some noise attenuation may be necessary. We propose to provide such attenuation based on Council of Government forecasted traffic counts for these two streets by constructing solid masonry walls, earthen berms, landscaping, or some combination of all three of these methods of attenuation.

We trust that this is the information that you require. However, if additional data is required, we will be pleased to submit it.

Very truly yours,



Skip Buchanan

SB/cbk

Enclosures

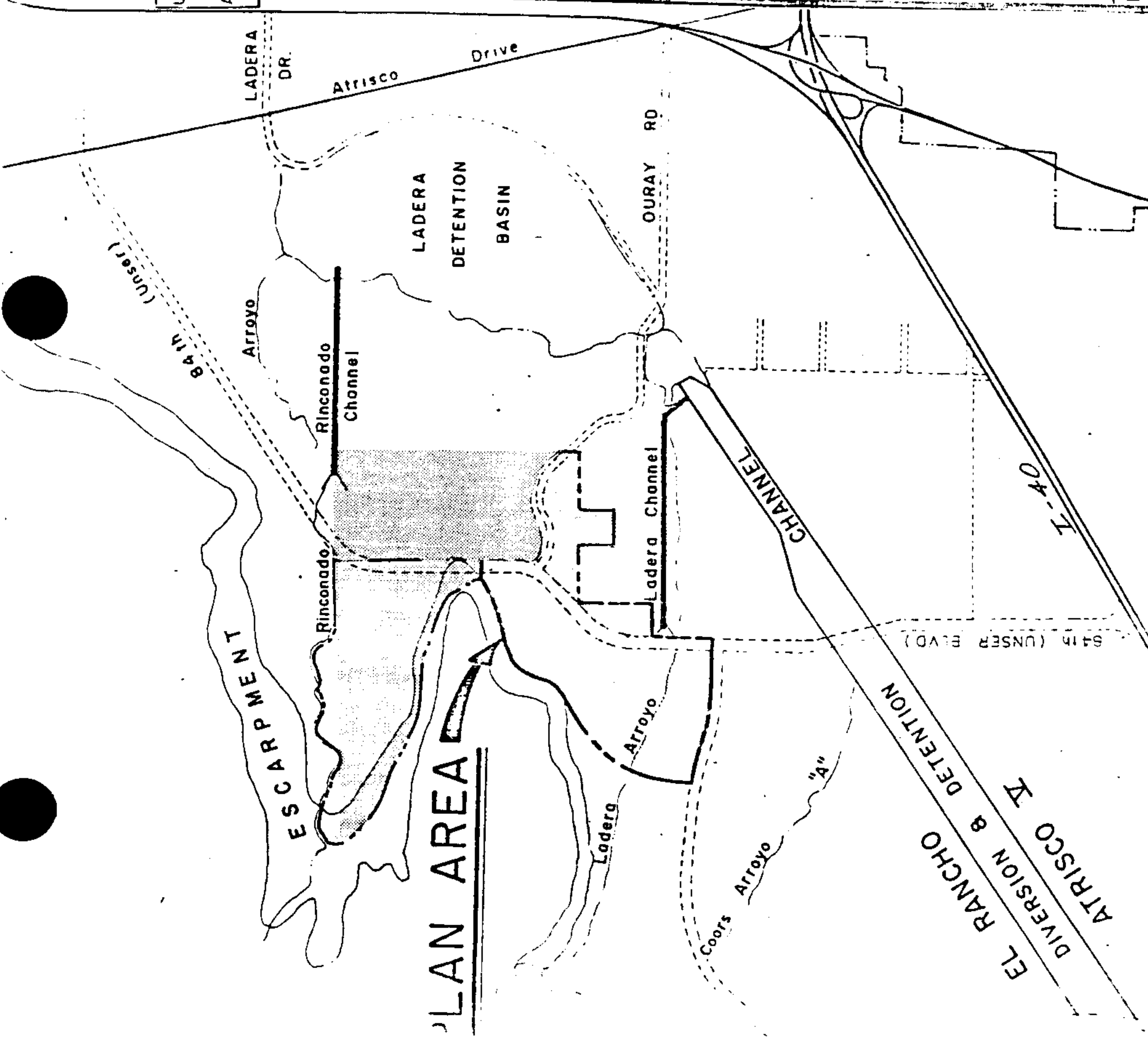
CITY OF ALBUQUERQUE

MUNICIPAL DEVELOPMENT DEPARTMENT

PLANNING DIVISION



SD-80-4-1 - The Environmental Planning Commission recommends approval of a request for a Sector Development Plan Approval for Tracts 4-7, Plat of El Rancho Atrisco, Phase II; Parcels 391-395, Town of Atrisco Grant; portions of the NW/4, NW/4, Section 10, the S/2 of Section 4 and the N/2 of Section 9, all in T10N, R2E; located east of the Volcanic Escarpment, north of the Ladera Drainage Channel, and the intersections of Ouray Road, Unser Boulevard, and Ninety-Eighth Street, N.W., containing approximately 385 acres. (G/H-9/10) Original request submitted by Denney-Gross and Associates, Incorporated, agent for the Buchanan Group, Limited.



7-19-84

HEARING: 6-21-84 MAP: G-4 9-10

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

November 1, 1984

REF. NO. _____

TO: Thomas W. Hoover, City Council President
FROM: Harry E. Kinney, Mayor *Harry E. Kinney*
SUBJECT: SECTOR DEVELOPMENT PLAN TO BE INTRODUCED AT THE NOVEMBER 5, 1984,
CITY COUNCIL MEETING

The following Sector Development Plan is submitted herewith as a result of the Environmental Planning Commission's action taken on July 19, 1984, for introduction at the November 5, 1984, City Council Meeting.

SD-80-4-1 The Environmental Planning Commission recommends approval of a request for a Sector Development Plan Approval for Tracts 4-7, Plat of El Rancho Atrisco, Phase II; Parcels 391-395, Town of Atrisco Grant; portions of the NW/4, NW/4, Section 10, the S/2 of Section 4 and the N/2 of Section 9, all in T10N, R2E; located east of the Volcanic Escarpment, north of the Ladera Drainage Channel, and the intersections of Ouray Road, Unser Boulevard, and Ninety-Eighth Street, N.W., containing approximately 385 acres. (G/H-9/10) Original request submitted by Denney-Gross and Associates, Incorporated, agent for the Buchanan Group, Limited.

The attached ordinance and report is transmitted herewith for consideration and action by the City Council.

ah

Attachments

REVIEWED BY:

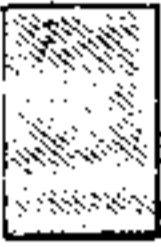
Carl P. Rodolph
Carl P. Rodolph, Director
Municipal Development Department

RECOMMENDED BY:

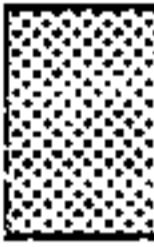
Frank A. Kleinhenz
Frank A. Kleinhenz
Chief Administrative Officer

STUDY AREA

SECTOR PLAN
APPROX. 365.8 ACRES



ANNEXATION
APPROX. 146.77 ACRES

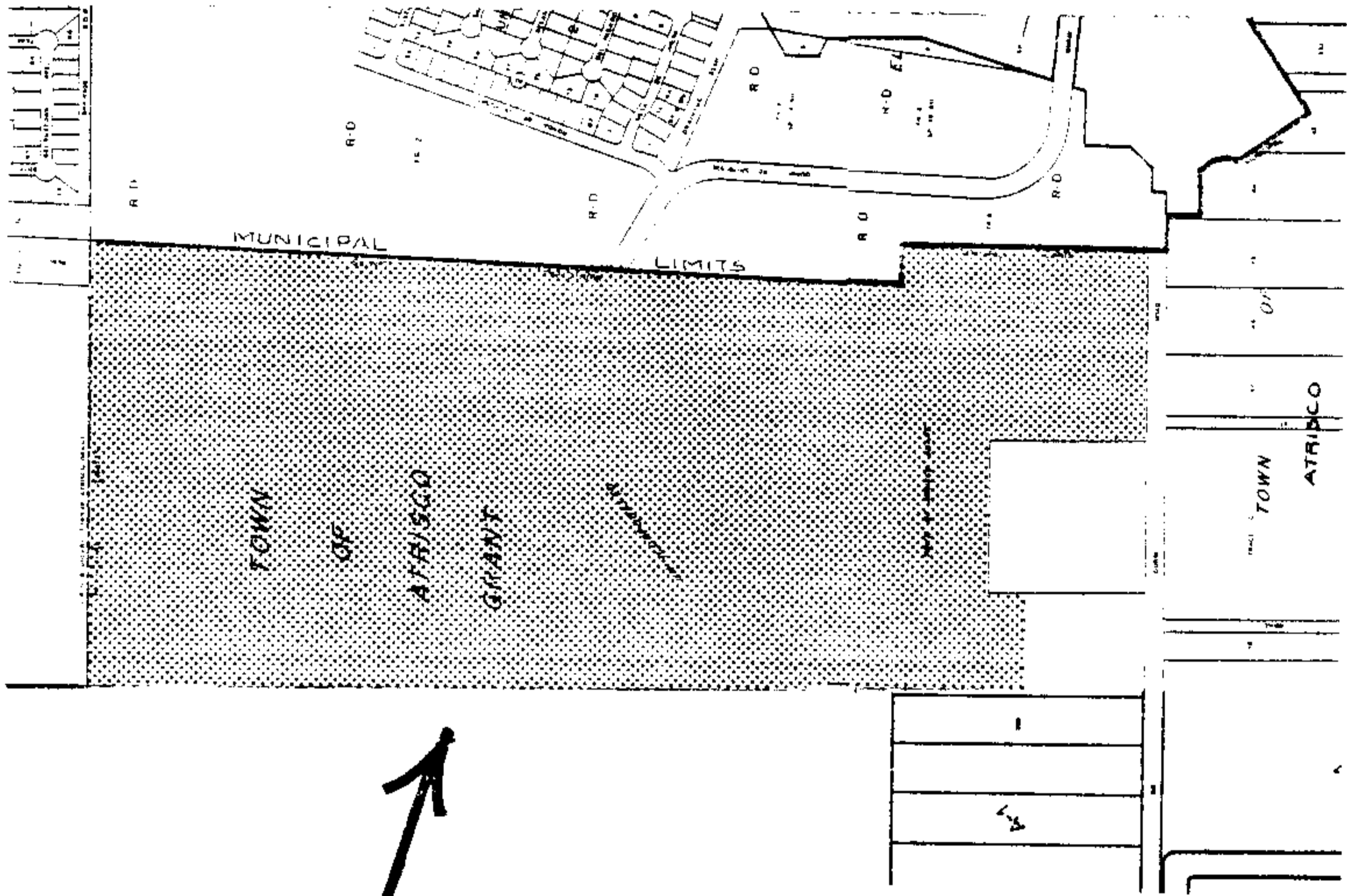


Albuquerque • Bernalillo County PLANNING DEPARTMENT

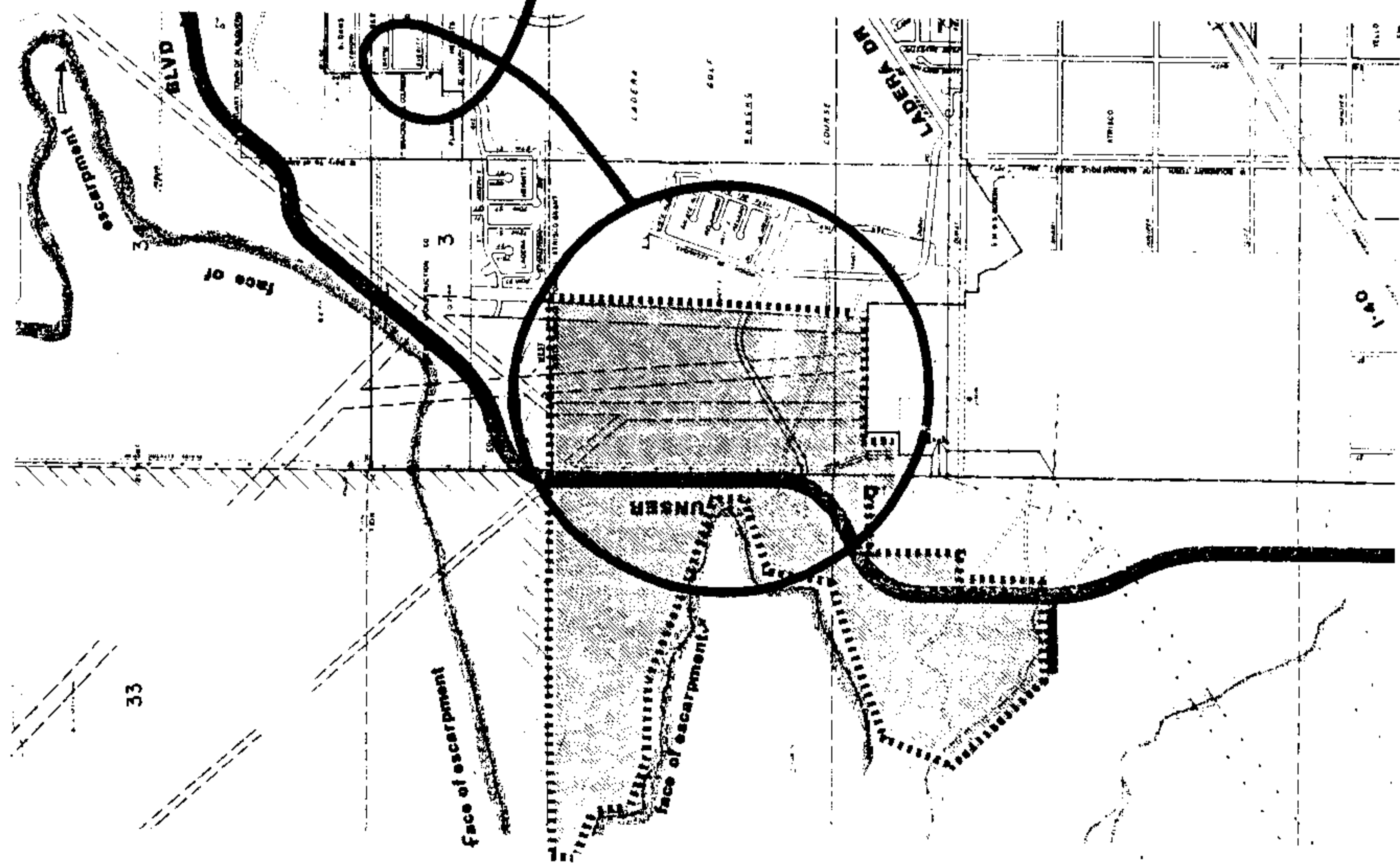
By	Date	Checked	Scale
SCA	10/10/87	cy	NONE
Plat:	Air Photo:		
Zoning:	Source: G/H-10		
Land Use:	MRGCD:		

Description: SECTOR PLAN APPROVAL,
SUBDIVISION APPROVAL, ANNEXATION OF
AND SIMULTANEOUS ESTABLISHMENT OF
R-D ZONING FOR TRACT OF LAND IN
SECTIONS 3, 4, 9 & 10, T10N, R2E TOWN
OF ATRISCO GRANT

Applicant or Agent:	BO JOHNSON	File Number	SD-80-4
CPC	Hearing: 9-18-80		S-80-28
CC			AX-80-18
BCC			Z-80-87



ANNEXATION



SECTOR PLAN

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

Westland Development Co
401 N. Coors Blvd, NW, Suite 201
Albuquerque, N.M. 87105

DATE: September 26, 1980

NOTIFICATION OF DECISION

File: SD-80-4, AX-80-18, Z-80-87, S-80-28

Location:

Sections 3 & 10, T1pN, R2E, Town of
Atrisco Grant, approx 146.77 acres
(G & H-10)

FINDINGS:

1. The area north of Ouray Boulevard should be zoned SU-1 for residential uses of 6-9 dwelling units, gross acreage, for lands east and west of the power lines.
2. The alignment of Unser Boulevard shall be negotiated with the City Traffic Engineering Department.
3. The applicant shall agree to dedication and annexation of the right of way of Unser Boulevard.
4. The area south of Ouray Boulevard and east of Unser be zoned SU-1 for IP and C-1 uses, with 12 acres being the maximum commercial allowed. Configuration for this area shall be worked out with staff.

BE IT RESOLVED that SE-80-4, AX-80-18, Z-80-87 be approved, subject to the Findings.

If you wish to appeal this decision, you must do so by October 3, 1980 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,


Evelyn Jeys,
Board Secretary

Letter of
Advice

cc: Bo Johnson/Trinity Enterprises,
401 Coors, N.W., Suite 202, 87105

AGENDA ITEM NO. 5
ENVIRONMENTAL PLANNING COMMISSION
September 18, 1980
SD-80-4, AX-80-18, Z-80-87, S-80-28

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AX-80-18 Bo Johnson/Trinity Enterprises, agent for Westland Development Co.
requests annexation and simultaneous establishment of R-D zoning
S-80-28 for a tract of land in Sections 3 & 10, T10N, R2E, within the Town of Atrisco Grant, located west of Ladera Golf Course and east of Rinconada Canyon, containing approximately 146.77 acres. (G & H-10)

COMMENTS FROM OTHER DEPARTMENTS:

APS "No adverse comment."
Transportation Department "We see no need for the reverse curve in Unser Blvd. north of Ouray. Unser Blvd. should parallel the P.N.M. easement on the east side from the Rinconada Channel to Ouray and should cross the P.N.M. easement south of Ouray. Dedication of rights-of-way for Unser and Ouray should be conditions of approval."

AMA/CA "No objection to annexation or zone change. There is no indication that drainage has been considered in the subdivision layout. Recommend subdivision not be approved until drainage report is submitted and approved."

Environmental Health "No adverse comment."
Gas Co. of NM "Approves."
Mountain Bell "No adverse comment."
DOG "Function classification of Unser Blvd. is currently under reappraisal. In all probability, Unser will be an arterial of major significance. Thus, alignment and right-of-way may be subject to change. Recommend deferral until next Area Plan is adopted."

Refuse Removal Division "The Albuquerque Refuse Service can provide service to any new residences or businesses within the city limits at virtually no additional cost to the city. Limitation-the only limitation placed on servicing areas is that development proceeds gradually outward from the existing city limits with no leap-frogging permitted. Service to any development would require moderate to major expenditures for equipment and manpower."

Parks & Recreation "In accordance with Ordinance 7-1976, as amended, the developer is required to pay a development fee at building permit time, plus dedicate land or cash-in-lieu of land."

Zoning Enforcement "Plat approved only. Do not accept building location at this time."
Fire Department "Albuquerque Fire Department provides city class fire protection providing that the following requirements are met: Development must comply with Fire Code Ordinance 50-1975; Provide required fire flow and hydrant distribution; provide sufficient access for fire equipment; and col-de-sacs - 40' radius minimum."

Real Estate Officer "No adverse comment."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 8-19-80:

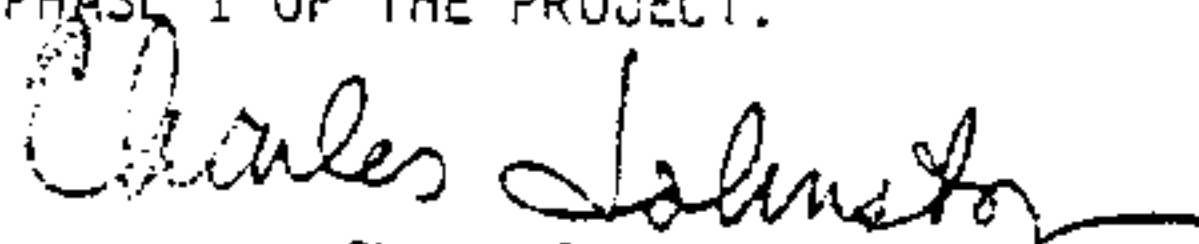
The applicant is requesting approval of annexation, zoning, and subdivision of 147 acres located west of the Ladera Golf Course and in the northeast corner of El Rancho Atrisco Area Plan.

The Area Plan was adopted on May 29, 1980, subject to the submittal of an addendum that addressed the concerns of the EPC regarding open space, drainage, and major traffic facilities, among other issues. Further, the plan was approved subject to the review of a Sector Development Plan for each of the 6 phases of development when annexation and zoning would be requested in each of these development areas.

Until the addendums to the Area Plan are approved, and a Sector Plan submitted for Phase 1, it is premature to consider this request.

RECOMMENDATION:

INDEFINITE DEFERRAL OF AX-80-18, Z-80-87, S-80-28 UNTIL THE APPROVAL OF THE ADDENDUMS TO EL RANCHO ATRISCO AREA PLAN AND THE SUBMITTAL OF A SECTOR DEVELOPMENT PLAN FOR PHASE 1 OF THE PROJECT.


Chuck Johnston
Planner

CJ:nb

cc: Westland Development Co., 401 N. Coors Blvd., NW, Suite 201, 87105
Bo Johnson/Trinity Enterprises, 401 N. Coors, NW, Suite 202, 87105

