



**Environmental
Planning
Commission**

Agenda Number: XX
Project Number: 1000032
Case #'s: 08EPC 40030/40031
April 17, 2008

Staff Report

Agent	Agent's Name
Applicant	Applicant's Name
Request(s)	Request (Line 1) Request (Line 2)
Legal Description	Legal description
Location	Location (Line 1) Location (Line 2)
Size	Approximately # acres
Existing Zoning	Current
Proposed Zoning	Proposed

Staff Recommendation

**APPROVAL DENIAL DEFERRAL of 00000
00000, based on the findings on page #, and
subject to the conditions of approval on page #.**

Staff Planner

Name, Title

Summary of Analysis

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from mm/dd/year to mm/dd/year.
Agency comments were used in the preparation of this report and begin on page #.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>			
<i>North</i>			
<i>South</i>			
<i>East</i>			
<i>West</i>			

Background

Purpose of request...

History

Previous zoning or platting actions affecting site

Zoning actions in the surrounding area that affect the request

Context

The area and its surroundings...

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.

The Long Range Roadway System designates () as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates () as a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates () as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates () as a Collector street, with a right-of-way of 68'.

The Long Range Roadway System designates () as a Major Local street, with a right-of-way of 56-60'.

Long Range Bicycle Plan...

Transit...

Comprehensive Plan Corridor Designation...

Public Facilities/Community Services

(text)

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

(analysis)

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

The subject site is located in the area designated (text) by the *Comprehensive Plan* with a Goal to “(text).” Applicable policies include:

Policy ?

(analysis)

Water Conservation/Green Principles

(analysis)

Example Sector Plan (Rank #)

The (name) Sector Plan was first adopted in 1981, and revised in (). The Plan generally encompasses properties between (); specific boundaries are shown on Figure () in the Plan. It sets forth goals and policies regarding land use (Goals x-x), (etc.)

(example) Land Use Goal 1a states that traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods. (p. no., (name) Sector Plan)

(analysis)

Resolution 54-1990 (Policies on Annexation to the City of Albuquerque)

This Resolution sets forth policies and requirements for annexation of territory to the City. Land to be annexed shall be generally contiguous to City boundaries, be accessible to service providers, and have provision for convenient street access to the City. The applicant must agree to timing of capital expenditures for any necessary major streets, water, sanitary sewer and other

facilities. Additionally, the *Comprehensive Plan* area designation of a subject site corresponds to specific policies that must be met for approval of an annexation request.

As per the Zoning Code, a zone map amendment for the subject site must be filed and processed concurrently with an annexation action. The Environmental Planning Commission is charged with forwarding recommendations for the requests to the City Council.

(analysis)

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

(analysis)

ANALYSIS OF SITE DEVELOPMENT PLAN FOR (SUBDIVISION) (BUILDING PERMIT)

Site Plan Layout / Configuration

compatibility with surrounding development
orientation of building(s), parking, dumpster, etc.
height, setbacks, open space, f.a.r.

Walls/Fences

(text)

Vehicular Access, Circulation and Parking

(text)

Pedestrian and Bicycle Access and Circulation, Transit Access

(text)

Lighting and Security

(text)

Landscaping

(text)

Public Outdoor Space

(text)

Grading, Drainage, Utility Plans

(text)

Architecture

(text)

Signage

(text)

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

(only significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report)

NEIGHBORHOOD/PUBLIC CONCERNS

(text)

CONCLUSIONS

(text)

FINDINGS - (CASE NO.) (DATE) (REQUEST)

1. These “findings” and “conditions” paragraphs have been formatted to allow a three-line spacing between each paragraph. Copy & paste the entire section for cases with multiple sets of findings and recommendations.
2. (text)
3. (text) (continue as needed)

RECOMMENDATION - (CASE NO.)(DATE)

APPROVAL DENIAL DEFERRAL of #####, a (request description), for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - (CASE NO.)(DATE)(REQUEST)

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. (text) (continue as needed)

(Planner's Name)
(Title)

cc: Uninvest /Coors Road LLC, 4800 N. Scottsdale Road, Suite 1400, Scottsdale, AZ 85251
Tierra West LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109
Suzanne Fetsco, La Luz Del Sol NA, 23 Wind NW, Albuquerque, NM 87120
Rhona Rosenberg, La Luz Del Sol NA, 42 Mill NW, Albuquerque, NM 87120
Patrick Gallagher, La Luz Landowners Assoc., 2520 Jefferson NE, Ste E, Albuquerque, NM 87110
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuquerque, NM 87120
Matthew Baca, Quaker Heights NA, 5125 Northern Trail NW, Albuquerque, NM 87120
W. Leon Cooley, Quaker Heights NA, 5008 Northern Trail NW, Albuquerque, NM 87120
Colin Semper, Encantado HOA, 5809 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Blane Wilson, Encantado HA, 5928 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Stag Horn Dr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: A note should be added to the Site Plan specifying that the proposed development shall comply with all regulations of the Coors Corridor Sector Development Plan. Provide landscaping calculations on landscape plan. Bicycle parking should be provided per 14-16-3-1 Off-Street Parking Regulations. (B)(1) Residential use- one bicycle space per two dwelling units

Office of Neighborhood Coordination

La Luz Landowners Assoc. (R), La Luz Del Sol NA (R), Quaker Heights NA (R), Taylor Ranch NA (R), Rancho Encantado HOA

3/18/08 – Recommended for facilitation – siw

Advanced Planning

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Site drives to be 30' in width with 25' curb return radii.
- Ensure 6' clear distance on sidewalks adjacent to parking.
- Provide cross access agreements.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the site plan. An approved conceptual drainage plan will be required prior to DRB signoff.
- A concurrent platting action will be required at DRB.

Transportation Planning (Department of Municipal Development):

Findings

- Coors Boulevard is a limited access, principal arterial with a minimum right-of-way of 156 feet as designated on Long Range Roadway System map.
- Coors Boulevard currently contains on-street bicycle lanes as designated on the Long Range Bikeway System map.
- The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 southbound travel lanes consistent with the Coors Corridor Plan.
- Western Trail is a minor arterial with a minimum right-of-way width of 86 feet as designated on Long Range Roadway System map.
- Western Trail is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
- The City Engineer may require up to six (6) additional feet of right-of-way on Western Trail to accommodate the designated bicycle lane.

Conditions

- Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- Modifications to Coors Boulevard will not adversely impact the existing bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan.
- Dedication of a minimum 43 feet of right-of-way from the centerline of Western Trail a minor arterial as designated on the Long Range Roadway System map.
- Dedication of an additional 6 feet of right-of-way along Western Trail as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the bicycle lane along Western Trail adjacent to the subject property, as designated on Long Range Bikeways System map.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT

and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Site drives to be 30' in width with 25' curb return radii.
- e. Ensure 6' clear distance on sidewalks adjacent to parking.
- f. Provide cross access agreements.
- g. Site plan shall comply and be designed per DPM Standards.
- h. A concurrent platting action will be required at DRB.
- i. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- j. Modifications to Coors Boulevard will not adversely impact the existing bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- k. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan.
- l. Dedication of a minimum 43 feet of right-of-way from the centerline of Western Trail a minor arterial as designated on the Long Range Roadway System map.
- m. Dedication of an additional 6 feet of right-of-way along Western Trail as required by the City Engineer to provide for on-street bicycle lanes.
- n. Construction of the bicycle lane along Western Trail adjacent to the subject property, as designated on Long Range Bikeways System map.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

Shawn McWeth Substation.

The review of the following case indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done or that other criminal activities may not occur.

Traffic Volume, Traffic control, burglaries, speeding violations, lighting issues, maintenance of landscaping, adequate security, alarm security, alarm response, need for neighborhood association.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, requires 24 - 30 yard roll off compactor for entire complex, call for details, 761-8142.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Coors Village, Tract 3, is located on Coors Blvd NW between Western Trails NW and Miline Rd NW. The owner of the above property requests approval of a Site Development Plan for Subdivision and Site Development Plan for Building Permit for a development that will consist of a Senior Independent Living Facility. Although this development is intended for a Senior Independent Living Facility, it will be accessed the School Facility Fee. The fees collected from this development will benefit the following schools; Chaparral Elementary School, John Adams Middle School, and West Mesa High School. Chaparral Elementary School and West Mesa High School are exceeding capacity, John Adams Middle School has excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
234	Chaparral	786	788	2
405	John Adams	860	1,154	294
570	West Mesa	2,749	2,632	-117

Atrisco Heritage Academy High School will open with a 9th grade academy in 2008, while the remainder of the school will open in 2009. Atrisco Heritage Academy High School will relieve overcrowding at West Mesa High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round

- Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is an overhead distribution line on the East side of the property. There is also an overhead extension into the south portion of the property. Any changes or realignment of the existing OH distribution lines will be at the customer's expense