



**Environmental
Planning
Commission**

Agenda Number: 9
Project Numbers: 1006600/1002124
Case #: 07EPC 40023/40037
September 20, 2007

Supplemental Staff Report

Agent	Garrett Smith Ltd.
Applicant	New Life Homes, Inc.
Request(s)	Amendment to Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lots 111B and 111C, Town of Atrisco Grant, Unit 6
Location	Delia Rd. SW between 69 th St. and Bataan Dr.
Size	Approximately 3.18 acres
Existing Zoning	SU-1 for PRD 20 DU/A
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 07EPC 40023, based on the findings on pages 11-12, and subject to the conditions of approval on pages 13-14.

APPROVAL of 07EPC 40037, based on the findings on pages 11-12, and subject to the conditions of approval on pages 13-14.

Staff Planner
Anna DiMambro, Planner

Summary of Analysis

This is a two-part request for a site development plan for building permit for Lot 111C and an amendment to a site development plan for subdivision for Lots 111B and 111C, Town of Atrisco Grant, Unit 6. The site is zoned SU-1 for PRD 20 DU/A, and the applicant is proposing to construct a 48-unit multi-family residential development on Lot 111C. This is a permissive use under the current zoning.

Project 1006600, case 07EPC 40023 was originally heard at the August 16, 2007 EPC hearing, but was deferred by the Commission so that it would be heard concurrently with the necessary amendment to the governing site development plan for subdivision. The applicant has submitted project 1002124, case 07EPC 40037 to fulfill this requirement. There was neighborhood opposition to the original site development plan for building permit request. Staff has received no additional neighborhood comments since the August EPC hearing. Staff’s recommendation for both projects is for approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed project 1006600 from 7/9/2007 to 7/20/2007 and project 1002124 from 8/6/2007 to 8/17/2007. Agency comments were used in the preparation of this report and begin on page x of this supplemental report and page 15 of the original report.

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>	SU-1 for PRD 20 DU/A	Established Urban; West Side Strategic Plan; West Route 66 Sector Plan	Vacant
<i>North</i>	SU-1 for PRD 20 DU/A; R-2	Same	Vacant, Multi-family residential
<i>South</i>	SU-1 for PRD 20 DU/A; R-1	Same	Single-family residential, multi-family residential
<i>East</i>	R-1	Same	Single-family residential
<i>West</i>	SU-1 for PRD 20 DU/A	Same	Multi-family residential

Background, History and Context

This is a request for a site development plan for building permit for Lot 111C, Town of Atrisco Grant, Unit 6, an approximately 2.43 acre site located on Delia Road SW between 69th Street and Bataan Drive SW. The site is zoned SU-1 for PRD 20 DU/A, and the applicant is proposing to construct a 48-unit multi-family residential development on the site. This is a permissive use under the current zoning. The subject site is bordered by single-family homes to the east and the south, and multi-family homes to the west. To the north the subject site is mainly bordered by vacant land, as well as a small multi-family residential development.

The subject site was originally zoned R-1 but was changed to SU-1 for PRD 20DU/A with the adoption of the West Route 66 Sector Development Plan in 1987. In 2002, the same applicant submitted and received EPC approval for a site development plan for building permit for Tract 111A (01128-01751). An appeal was filed based upon the neighborhood’s desire not to bring additional low-income housing into the area (AC-02-11). The appeal was denied and the development has been constructed.

In 2003, the same applicant submitted a site development plan for building permit for Lot 111B for a similar development (03EPC 00692). This development was approved by the EPC, but was again appealed by the neighborhood (AC-03-20), this time on the basis of a condition allowing the applicant to construct some of the required parking at a later date. This parking was not shown on the site plan. The case was remanded back to the EPC, but because the applicant was agreeable, the parking was added to the site plan via an administrative amendment. As a condition of approval for the site development plan for building permit, the applicant was required to submit a site development plan for subdivision in order to meet the requirements for

SU-1 for PRD zones. The applicant met this condition. The site development plan for subdivision that was approved applies to the subject site of the current request, which is not compliant with the maximum building height specified on the site development plan for subdivision. The applicant has applied for an amendment to the site development plan for subdivision to be heard by the EPC in September 2007. For financial reasons, the applicant wishes to have the site development plan for building permit request heard in August. Staff has recommended a condition of approval that the site development plan for subdivision be amended to reflect the building heights proposed for the current development.

In 2005 the subject site was included in an amendment to the West Side Strategic Plan as part of a newly designated Neighborhood Activity Center (Enactment No. R-2005-136).

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 Coors Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156'.

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

Public Facilities/Community Services

The subject site is located within one mile of the Alamosa Multi-Service Center, a library, an elementary school, an undeveloped city park, and two developed city parks. A landfill and its associated buffer are also located within a one-mile radius of the site.

Bus routes are available on Coors and on Central. There is an existing bike lane on Coors, and a bike lane is proposed for Central. Coors is an Express Corridor, and Central is an Enhanced Transit Corridor.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

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

Albuquerque Comprehensive Zoning Code

Zoning for the subject site is SU-1 for PRD 20 DU/A. The West Route 66 Sector Development Plan established this zoning, and the Zoning Code provides regulations associated with the zoning category. This proposal is in compliance with all regulations for SU-1 for PRD zones and with most general regulations of the Zoning Code. The SU-1 zone allows the EPC some discretion in applying general zoning regulations.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan areas 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:

Developing and Established Urban Areas

Policy d: 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, recreational concern.

The location, intensity, and design of the proposed development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic and other resources. This request furthers this policy.

Policy e: 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 can be ensured.

This request furthers this policy by proposing new growth on vacant land contiguous to existing urban facilities and services. The integrity of existing neighborhoods can be ensured through site plan review.

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

This proposal furthers this policy by clustering homes on a pedestrian way and facing a shared common space area.

Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

A major feature of this site is a steep 14' slope from north to south at the north edge of the site. The applicant proposes to cut into the slope and construct a retaining wall. This is contrary to this policy.

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

This request furthers this policy through the innovative site design proposed. The proposed design takes cues from ancient “housing developments” constructed in the region and uses topography to its benefit. Pedestrianism is also an important aspect of this site plan. The proposed building design is appropriate to the Plan area.

Housing

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

This request furthers this policy by proposing to increase the supply of affordable housing.

Policy d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

This request partially furthers this policy because it proposes decent housing that will be available to people with physical and developmental handicaps. However, there is already a concentration of this type of housing in the area. This policy indicates a preference for decent accessible housing to be distributed throughout the city. Staff does not have the appropriate data at this time to analyze the current distribution of housing targeted toward this population.

Policy e: Encourage efficiencies in the public development review process and reduce unnecessary construction costs, but balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protection of quality of life.

Approval of this request would further this policy via efficiency in the public development review process. This efficiency can help reduce construction costs to provide less costly housing, and the site and building designs proposed will not lower quality of life for neighboring residents.

Water Conservation/Green Principles

The applicant's project description letter includes a lengthy "Sustainable Design" section. The applicant will seek certification under the LEED for Homes green building rating system, and units are designed with passive solar concepts in mind. Water harvesting is proposed via three cisterns and an acequia system that will direct water through planting areas. Also, porous paving is proposed for parking areas. Several other green principles are outlined in the applicant's letter.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and revised in 2005. The West Side Strategic Plan identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the West Central Community. This Community includes the largely established neighborhoods and businesses existing on both sides of Central Avenue between Coors Boulevard and the River. The north end of the West Central Community is the I-40 corridor, and the southern terminus is the intersection of Old Coors and Coors Boulevards. This community encompasses 1,100 acres. Specific boundaries are shown on page 64 in the Plan. An applicable policy for the West Central Community is:

Policy 3.30 (page 66): West Central Avenue is a linear Activity “corridor” for this Community and a full range of mixed land uses should be supported along both sides of this corridor. Nodes should be emphasized at Central and Coors (Community Center in scale) and Atrisco Plaza (neighborhood center in scale).

Since this policy was written, an additional neighborhood center has been added at Central and Coors, which includes the subject site. Higher density housing is appropriate in an activity center, and this proposal will further this policy by contributing to a full range of land uses.

The WSSP also lists some planning policies, goals and objectives that are pertinent to this request:

Objective 2: Provide the opportunity for creative and innovative solutions to housing, utility, and transportation problems. Improve upon methodologies employed elsewhere in the region in order to eliminate repetition of previous (sic) mistakes. Provide incentives for “good” development, not just deterrents for “bad” development, through design requirements specifically geared toward the West Side environment.

The applicant has proposed a creative and innovative housing development for the West Side. This moderate density project is located close to the services offered at the Alamosa Multi-Service Center and is also conveniently located for access to transit. This request furthers this objective.

Policy 4.6 (page 164): The following Design Guideline sections shall become policies with the adoption of this Plan: Visual Assets; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. Design Standards based on these and other applicable policies of the Plan shall be developed as follow-up work. These policies were considered too critical to wait for additional planning efforts in the future.

Staff has analyzed the Design Guidelines as part of the “Analysis of Site Development Plan for Building Permit” section below.

Policy 4.18: Housing within the price range of citizens with low-to-moderate incomes is desirable on the West Side, and in other parts of the metropolitan area....

This request furthers this policy by providing housing that will be within the price range of citizens with low-to-moderate incomes on the West Side.

West Route 66 Sector Development Plan (Rank 3)

The West Route 66 Sector Development Plan was first adopted in 1987, and revised in 2001. The Plan generally encompasses 6.63 miles of West Central Avenue from the Rio Grande to West Central’s intersection with I-40; specific boundaries are shown on Figure 1 in the Plan. It

sets forth goals and policies regarding land use and zoning and also includes a design overlay zone.

Zoning Categories – Segment One, A: Residential

1.a, Policy (page 59): SU-1 for Planned Residential Development (PRD) at 20 dwelling units per acre for Lots 110 and 111 Unit 6, Town of Atrisco Grant....

1.b, Justification: This property is bounded on the west by the Coors Boulevard North/South Connection, on the north by O-1 zoning, and on the east and south by single-family residential development. This property has some access limitations onto Coors, however, it is within one block of Gonzales Road where a median opening to Coors Boulevard will exist. One corner of this block is already zoned and developed with R-2 uses. There are no non-residential uses south of Churchill Road, which is the northern boundary of this property. The adjacent higher density residential zoning addresses this property's adjacency to Coors Boulevard, and at the same time maintains the residential character of the surrounding area.

The subject site is zoned SU-1 for PRD 20 DU/A as established by the West Route 66 Sector Development Plan. The uses proposed by the applicant are in accordance with the current zoning and its justification.

Design Overlay Zone

The West Route 66 Sector Development Plan contains design standards. Staff has analyzed this proposal against the design standards. This analysis is contained below in the "Analysis of Site Development Plan for Building Permit" section of the staff report.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The proposed development is compatible with surrounding development. Two very similar New Life Homes developments exist adjacent to the subject site, and the surrounding neighborhood contains both one- and two-story homes as well as multi-family residential developments. The applicant is proposing to construct 48 units on this site. This development and the other two New Life Homes developments were not proposed as a single phased project, but rather three distinct projects.

Building and parking orientation in this development are noteworthy. Parking is scattered throughout the site in small modules, giving circulation priority to pedestrians. The buildings on the west end of the site are triplexes and are similar to the triplexes existing on the adjacent lots. On the east side of the subject site are two semi-circular rows of apartments. The south, interior row is a set of single-story apartments while the north, outer row are two-story apartments. These semicircles face into a common area containing a playground, turf areas, and a community garden. A community building is located in the northeast corner of the site. Three new dumpsters are proposed for the subject site – one on 69th, one on Gwin, and one on Delia.

Buildings A and B are the tallest buildings at 21'4". The community building is 17'4", and the triplex buildings are 15'4". These heights are consistent with Zoning Code regulations, but are not in conformance with the governing site development plan for subdivision, which stipulates a maximum height of 16'. Setbacks for the SU-1 for PRD zone are not regulated by the Zoning Code, but rather by the governing site development plan for subdivision. Floor area ratio as indicated on the submittal is also out of compliance with the site plan for subdivision. The applicant will need to amend the site plan for subdivision's stipulations for floor area ratio, height, street side yard setback, and distance between buildings in order to bring the proposed development into conformance. Staff has recommended a condition of approval requiring the applicant to amend the site development plan for subdivision through the EPC process.

Walls/Fences

A retaining wall is proposed for the north edge of the site. The subject site will be on the lower side of the wall. It is unclear to staff what materials are proposed for the wall. The Design Overlay Zone in the West Route 66 Sector Development Plan requires that retaining walls not be higher than 4' (page 84). Any grade changes higher than 4' must be accommodated by terracing at a 3:1 slope. The applicant must ensure that this requirement is met.

A 5' high wrought iron fence is proposed for the perimeter of the site, including above the retaining wall, with pedestrian and vehicular gates at various locations. The West Side Strategic Plan states, "gated communities are strongly discouraged on the West Side. They suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and complicate provision of emergency services. Gated communities also do not support the overall urban form recommended by this Plan." For this reason, staff recommends that the fence be removed from the plans except where it is necessary for safety, such as at the top of the north retaining wall and around the playground.

Vehicular Access, Circulation and Parking

Five vehicular access points are proposed: one on 69th, one on Delia, one on Bataan, and two on Gwin. One of the access points on Gwin is existing and is currently being used by the New Life Homes 3 development. The applicant is proposing to extend that access through to a new parking area for residents of the proposed development. Gates are proposed for each access point. It is not clear whether the gates will be closed at all times or only at certain times. It is also unclear whether certain dwelling units are assigned to specific parking areas. Circulation through the site is minimal as each vehicular entrance leads directly to a parking area. Pedestrian circulation takes precedence over vehicular circulation in this proposal.

The applicant has calculated parking requirements using a 15% reduction for location near a transit route and for providing a transit shelter. The submittal as proposed shows a 6 parking spaces fewer than required, even with the 15% reduction. However, because the subject site is zoned SU-1, the EPC has discretion. The applicant has provided a letter justifying the reduced parking based upon the target population of the development. The landscaping plan shows an optional 6-space parking lot south of buildings I and J should the EPC desire the additional

parking. Motorcycle parking is not provided. However, the Zoning Code requirements for motorcycle parking apply only to non-residential development.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access to the subject site is via the existing sidewalk network. Delia Road is not yet constructed, but will be constructed with this development. A 6' sidewalk will be provided. Because of the site's topography, Delia Road will be higher than the subject site, and stairways will be provided for pedestrian access to that road. Adequate bicycle parking will be provided in four locations throughout the subject site.

The proposed pedestrian circulation through the subject site is adequate. A long walkway runs east to west through the center of the site, and several north/west walkways are also proposed. Pedestrian travel between buildings and through the site is logical and convenient. Because the development is gated, pedestrian access gates are provided at several locations. Staff recommends that benches be placed at convenient locations along the walkways and near the playground area. Staff also recommends that the development not be gated to provide better access into and out of the site and also to blend better into the neighborhood.

Lighting and Security

A lighting detail is provided indicating that light fixtures will sit atop 12' poles. The type of lighting proposed is not in compliance with the New Mexico Night Sky Protection Act because of the additional uplight.

Landscaping

Adequate landscaping is provided throughout the subject site. Some turf areas are proposed but are under the maximum amount of allowed turf areas. The applicant proposes to use Kentucky Bluegrass in the turf areas. Staff recommends that a lower water use turf be selected.

Public Outdoor Space

A large public outdoor space is provided south of the two semicircular buildings. The space includes a turf area, a sand box, and a play structure. It is unclear to staff what the concentric circles symbolize on the west side of the open space area. A community garden is also indicated on the plans and is east of the play area.

Grading, Drainage, Utility Plans

The applicant has submitted grading, drainage, and utility plans. A significant slope exists on the north side of the site. The applicant proposes to dig into the slope and construct a retaining wall with the subject site being on the lower side.

Architecture

The triplex buildings are very similar to those constructed with the New Life Homes II and III developments with a single story, gently sloping metal shed-roofed building finished with two shades of stucco: ivory and fawn. The roof and door are sage colored. The community building is finished in the same colors, but is flat-roofed. Its massing is broken up into several smaller

modules. The larger apartment buildings are also finished in the same colors and are flat-roofed like the community building. First floor apartments have outdoor patios with low walls. All units have exterior entrances. Alternating stucco colors help reduce the monotony. Staff recommends that additional articulation to include windows be added to the east elevation of Building D. East and west elevations of Building E should be provided in the submittal.

Signage

No signage is proposed for this development.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Alamosa Elementary School and West Mesa High School are over capacity. Truman Middle School is nearing capacity. This development may attract some parents with school-aged children.

The Advance Planning division has made several very positive comments regarding this proposal. See Agency Comments for details.

NEIGHBORHOOD/PUBLIC CONCERNS

There is neighborhood opposition to this request. The Alamosa Neighborhood Association is the affected neighborhood. A facilitated meeting was held on July 14, 2007. The Alamosa Neighborhood Association submitted a letter dated July 23, 2007 that made a few clarifications to the facilitated meeting report. Staff also received a phone call from Dana Lowrie clarifying that he is in fact the manager of New Life Homes II and III, not a security guard as indicated in the facilitated meeting report. The neighborhood's primary concerns stated at the facilitated meeting were drainage, crime, adequacy of parking, and density. Staff feels that these concerns have been adequately addressed. A hydrology plan will be required for sign-off before a building permit is issued for the site. The applicant has also added parking since the original submission, bringing the proposed number of parking spaces up to Zoning Code standards for the proposed use had it not been located in an SU-1 zone. The subject site is zoned for the density proposed, and staff finds that development of a currently vacant lot may help to reduce crime by adding more "eyes on the street" and eliminating a vacant lot that may now be an attractive nuisance.

The Alamosa Neighborhood Association also submitted a letter dated July 13, 2007 requesting that this case be deferred until at least the September 2007 hearing to allow the neighborhood more time to prepare and present their concerns. All of the aforementioned communications are included in the staff report packet.

CONCLUSIONS

This is a request for a site development plan for building permit for Lot 111C, Town of Atrisco Grant, Unit 6, an approximately 2.43 acre site located on Delia Road SW between 69th Street and Bataan Drive SW. The site is zoned SU-1 for PRD 20 DU/A, and the applicant is proposing to construct a 48-unit multi-family residential development on the site. This is a permissive use under the current zoning. The subject site is bordered by single-family homes to the east and the south, and multi-family homes to the west. To the north the subject site is mainly bordered by vacant land, as well as a small multi-family residential development.

The submittal shows creativity and innovation in design and furthers several policies of the Comprehensive Plan, the West Side Strategic Plan, and the West Route 66 Sector Development Plan. It also conforms to most regulations of the Zoning Code and design regulations of the West Side Strategic Plan and the West Route 66 Sector Development Plan. The current submittal does not conform to all requirements of the governing site development plan for subdivision. It appears to staff that the intent of the site plan for subdivision was to divide Tracts 111-B and 111-C and to propose a use and regulations for Tract 111-B. However, the way that the notes are written on the site plan for subdivision requires Tract 111-C to also conform. The applicant would like to amend the site plan for subdivision to correspond to the development currently proposed, and would like this amendment to be a condition of approval for the site development plan for building permit. Because of the financing structure for this development, time is of the essence. The applicant has submitted an application to amend the governing site plan for subdivision at the September 2007 EPC hearing. Because Housing Policy e of the Comprehensive Plan encourages efficiency in the review process for affordable housing and because the applicant is proposing housing for a population with special needs, staff recommends that the amendment of the site plan for subdivision be a condition of approval of this request.

FINDINGS – 07EPC 40023, August 16, 2007 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lot 111C, Town of Atrisco Grant, Unit 6, an approximately 2.43 acre site located on Delia Road SW between 69th Street and Bataan Drive SW. The site is zoned SU-1 for PRD 20 DU/A, and the applicant is proposing to construct a 48-unit multi-family residential development – a permissive use under the current zoning.
2. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The location, intensity, and design of the proposed development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic and other resources (II.B.5.d).
 - b. The applicant is proposing new growth on vacant land contiguous to existing urban facilities and services. The integrity of existing neighborhoods can be ensured through the site plan review process (II.B.5.e).
 - c. The submittal shows homes clustered around a pedestrian way and facing a community area (II.B.5.f).
 - d. The proposed site design is innovative and is appropriate to the Plan area (II.B.5.l).
3. This request is in conflict with policy II.B.5.g for Developing and Established Urban Areas because the applicant proposes to cut into a steep slope and construct a retaining wall rather than designing the development to conform to topographical features.
4. This request furthers the following Comprehensive Plan policies for Housing:
 - a. The applicant proposes to increase the supply of affordable housing (II.D.5.a).
 - b. Approval of this request would encourage efficiency in the development review process and reduce unnecessary construction costs while balancing short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protection of quality of life (II.D.5.e).
5. This request partially furthers Comprehensive Plan policy II.D.5.d for Housing because it proposes decent housing available to people with physical and developmental handicaps and low-to-moderate income people. However, this policy encourages a wide distribution of this type of housing, while the Alamosa neighborhood already has a concentration of this type of housing.

6. The applicant is proposing several water conservation methods and green principles for this development.
7. This request furthers the following objectives and policies of the West Side Strategic Plan:
 - a. The applicant has proposed a creative and innovative housing development for the West Side. This moderate density project is located close to the services offered at the Alamosa Multi-Service Center and is also conveniently located for access to transit (Objective 2).
 - b. The subject site is located within a designated Neighborhood Activity Center. The use proposed for this development is part of a full range of land uses appropriate in a Neighborhood Activity Center (Policy 3.30).
 - c. The proposed development will provide housing within the price range of citizens with low-to-moderate incomes on the West Side (Policy 4.18).
8. This request is in accordance with the zoning and land use proposed for the site by the West Route 66 Sector Development Plan.
9. This request conforms to most regulations of the Zoning Code, the West Side Strategic Plan, and the West Route 66 Sector Development Plan. This request does not conform to height, floor area ratio, and setback regulations of the governing site development plan for subdivision.
10. The applicant is requesting to provide 6 parking spaces fewer than normally required. The Environmental Planning Commission is allowed the discretion to grant this request. The applicant has adequately justified the parking shortage.
11. There is neighborhood opposition to this request.

RECOMMENDATION - 07EPC 40023, August 16, 2007

APPROVAL of 07EPC 40023, a request for a site development plan for building permit, for Lot 111C, Town of Atrisco Grant, Unit 6, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40023, August 16, 2007 – Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The governing site development plan for subdivision shall be amended to reflect this proposed development.
4. The unit count on the Grading and Drainage Plan shall be corrected.
5. Substitute Kentucky Bluegrass with a lower water usage turf.
6. Detail drawings:
 - a. Indicate materials and colors for trash enclosure.
 - b. Light fixtures shall be full-cutoff type fixtures.
 - c. Materials and colors for proposed retaining walls shall be indicated. The wall must be in conformance with the West Route 66 Sector Development Plan Design Overlay Zone.
 - d. Provide dimensions of handicap parking space signage.
7. Elevations:
 - a. Additional articulation including windows shall be provided on the east side of Bldg D.
 - b. East and west elevations of Building E shall be provided.
 - c. All roof-mounted mechanical equipment shall be screened.

8. 5' wrought iron perimeter fence shall be removed except on Delia Road and around the play area.

 9. City Engineer conditions:
 - 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. All parking spaces to meet DPM requirements (i.e. standard space 8.5' x 20' or 8.5' x 18' w/ 2' overhang provided, compact space 8' x 15').
 - d. Provide more information on gated parking lots (i.e. hours open, lots are used by whom, emergency access, etc.). Gates will need to be set back 20' minimum.
 - e. Site plan shall comply and be designed per DPM Standards.
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Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: no comments

Office of Neighborhood Coordination

Alamosa NA (R)

Advanced Planning

This is an interesting development concept on so many levels. It uses green building principles for heating, cooling and water use. It provides a cluster of households that relate to each other and to the neighborhood around it. It is located close to shopping and transit on Central and potentially on Coors. It appears to have good vehicular and pedestrian circulation patterns within the development and seems to connect well to adjoining sidewalks and streets. The buildings appear to relate well to each other and the public right-of-way.

PUBLIC WORKS DEPARTMENT

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).
- All parking spaces to meet DPM requirements (i.e. standard space 8.5' x 20' or 8.5' x 18' w/ 2' overhang provided, compact space 8' x 15').
- Provide more information on gated parking lots (i.e. hours open, lots are used by who, emergency access, etc.). Gates will need to be set back 20' minimum.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,

WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit Amendment 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. All parking spaces to meet DPM requirements (i.e. standard space 8.5' x 20' or 8.5' x 18' w/ 2' overhang provided, compact space 8' x 15').
- d. Provide more information on gated parking lots (i.e. hours open, lots are used by who, emergency access, etc.). Gates will need to be set back 20' minimum.
- e. Site plan shall comply and be designed per DPM Standards.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

- Written portion under Sustainable Design indicates water harvesting, porous paving, and a wetland retention area but I see no mention of it on drawings.
- Any setback to the new sidewalks that would allow any plantings? What is required for those streets?

PARKS AND RECREATION

Planning and Design

Future residential development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space due at Building Permit.

There are two parks within ½ mile of the proposed development. Alamosa Center Park is a 13.7 acre park with a community center, library, skate park and 2 full court basketball courts.

Alamosa Park is a 4.66 acre park with a play area, tennis courts and two ½ court basketball courts.

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, and also have recycling area.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Nearby bus routes:

The #155 - Coors all-day local route passes within 300 feet to the west on Coors Blvd, and the #766 Red Line Rapid Ride and #66 Central routes pass about 1/4 mile to the north on Central, within normal walking distance to transit routes.

Nearby bus stops:

The #155 has stops at Gonzales and at Central. The #66 and #766 have stops on Central at Coors.

Site Plan Requirements:

Transit discussed the applicant's suggestion of re-routing the #155 Coors route to pass the development on Bataan Dr. While this diversion would enhance access to this development and the neighborhood to the east, it would inconvenience riders traveling to/from areas outside this diversion. Therefore, Transit concluded that the diversion would not be in the best interest of providing transit service to the overall area. However, Transit believes that the development will be adequately served by the existing stops at Gonzales which are within typical walking distance (1/4 mile) of the development. Transit would accept a shelter (including associated bench and trash can) at the existing northbound stop at Gonzales in order for the applicant to achieve the additional 5% parking reduction.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

New Life Homes-4 is a proposed development, Lot 111-C, Town of Atrisco Grant Unit 6, located on Delia Ave SW between Bataan Dr SW and Gwin St SW, and will consist of 48 apartment units. This will impact Alamosa Elementary School, Truman Middle School, and West Mesa High School. Alamosa Elementary School and West Mesa High School are over capacity. Truman Middle School is nearing capacity.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
210	Alamosa	648	647	-1
475	Truman	1,067	1,152	85
570	West Mesa	2,877	2,632	-245

A new southwest high school is planned to open with a 9th grade academy in 2008. The remainder of the high school will open in 2009. The new southwest high school will relieve overcrowding at West Mesa High School and address future growth in the current Rio Grande attendance area.

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 a single-phase overhead distribution line running through the center of the property. Any changes or realignment of the existing overhead distribution lines will be at the customer's expense. PNM has an overhead electric line on the East end of this project. PNM also has existing gas lines along the West and South edges of the property.