



**Environmental  
Planning  
Commission**

**Agenda Number: 7  
Project Number: 1006864  
Case Number: 07EPC 40065  
February 21, 2008**

**Staff Report**

<b>Agent</b>	Hartman & Majewski Design Group
<b>Applicant</b>	SunCal Companies, New Mexico Division
<b>Request</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tracts M, N & P- Watershed and Inspiration Subdivisions
<b>Location</b>	Located north of Arroyo Vista Blvd., west of Tierra Pintada Dr., south of the Petroglyph National Monument, and east of the Atrisco Terrace.
<b>Size</b>	Approximately 500 acres
<b>Existing Zoning</b>	Residential Resort (RR)
<b>Proposed Zoning</b>	Residential Resort (RR)

**Staff Recommendation**

**DEFERRAL of 07EPC 40065, based on the findings beginning on Page 27, for 30 days to the March 20, 2008 hearing.**

**NOTE: THERE WILL NOT BE A QUORUM AVAILABLE TO HEAR THIS CASE.**

**Staff Planners**

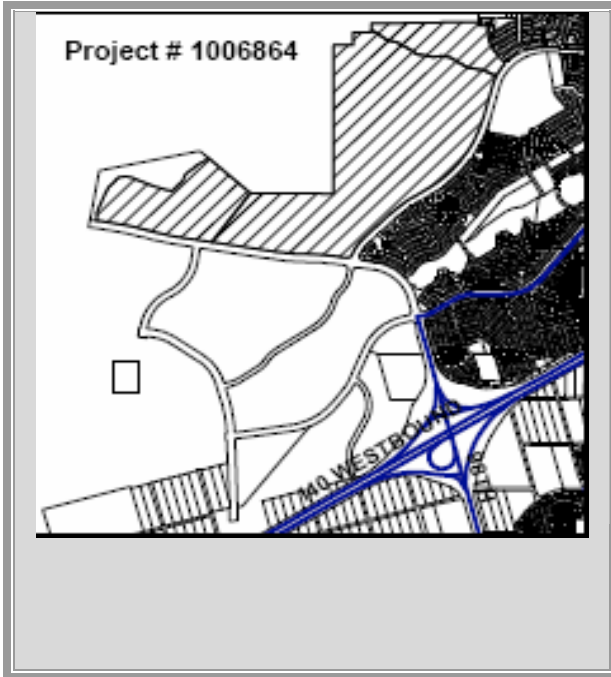
**Catalina Lehner-AICP, Senior Planner  
Jennifer Donofrio, Associate Planner**

**Summary of Analysis**

This proposal for a site development plan for subdivision with design standards is for an approx. 500 acre site consisting of Tracts M, N & P, Watershed and Inspiration Subdivisions, a portion of the Westland property.

Applicable plans include the Westside Strategic Plan, the Facility Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Master Plan, the Westland Sector Plan, and the Northwest Mesa Escarpment Plan. Overall, Staff finds that the proposal partially furthers and does not further applicable Goals and policies in some instances. In other instances, information is insufficient so compliance cannot be determined.

A non-facilitated meeting was held. Staff has not received any neighborhood comments, but has received significant input from commenting agencies. Staff recommends deferral for at least 30 days so outstanding issues can be addressed.



City Departments and other interested agencies reviewed this application from 1/7/08 to 1/18/08. Agency comments used in the preparation of this report begin on Page 31.

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<b>Site</b>	SU-2/RR (Residential Resort)	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Vacant, platted for subdivision
<b>North</b>	Petroglyph National Monument	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan	Petroglyph National Monument
<b>South</b>	SU-2/Town Center & SU-2/Town Center Village	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Vacant and drainage control
<b>East</b>	SU-2/R-LT	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Single-family, recreation, drainage & vacant
<b>West</b>	County A-1	Developing Urban Westside Strategic Plan Facility Plan for Arroyos Trails & Bikeways Facility Plan Northwest Mesa Escarpment Plan Westland Sector Development Plan Westland Master Plan	Vacant

**PROPOSAL & CONTEXT**

This proposal is for a site development plan for subdivision with design standards for Tracts M, N, & P, Watershed and Inspiration Subdivisions, zoned Residential Resort (RR). The approximately 500 acre subject site is located south of the Petroglyph National Monument, bounded by Arroyo Vista Blvd. and Tierra Pintada Dr., and lies north of the approximately 550 acre Westland Town Center activity center

(Project # 1000570). The proposed design standards would apply to the approximately 1,500 housing units that the applicant intends to develop in the future; delegation of approval authority to the Development Review Board (DRB) is requested. No commercial or office uses are proposed.

The subject site lies within the Developing Urban Area of the Comprehensive Plan. Other applicable Plans include the Westside Strategic Plan, the Facility Plan for Arroyos, the Trails and Bikeways Facilities Plan, the Northwest Mesa Escarpment Plan, the Westland Sector Development Plan, and the Westland Master Plan. Portions of the subject site are within the Impact and View areas of the Northwest Mesa Escarpment Plan; the applicant is proposing to extend the Impact Area along the north side of the Inspiration development. In addition, the Mirehaven Arroyo, located near the subject site's northeast corner, is defined as an Urban Recreational Arroyo and is regulated by the Facilities Plan for Arroyos.

*Nearby Sites:* Several residential developments including Painted Sky, Stormcloud, and Crossing exist to the east of the proposed Residential/ Resort development. These developments are within the boundaries of the Westland Master Plan and are solely made up of housing. The closest developments are the fifty-five acre Stromcloud and Crossings developments, which are located east of the Residential/ Resort zone across Tierra Pintada Road. No commercial or office uses exist in these developments. The proposed Watershed and Inspiration developments are very similar to other developments already built and under construction in the vicinity.

#### ***BACKGROUND***

This proposal was intended to be heard in conjunction with Project # 1000570 at the November 2007 EPC hearing. However, the applicant decided to revise the proposal and therefore removed it from the November agenda. Project #1000570, heard at the November and December 2007 hearings, included: a zone change request to relocate the Town Center and create the Town Center Village (TCV) zone, and amendments to the Westside Strategic Plan, the Westland Master Plan, and the Westland Sector Plan. In December 2007, the EPC recommended approval of Project #1000570 to City Council. As of this writing, Project #1000570 has not been heard by City Council and no hearing date has been set.

In July 2000, the EPC approved a site development for subdivision and a site development plan for building permit for the Residential/Resort (RR) zone area (Project #1000416). In 2000, the RR area was approximately 50 acres larger than the RR area currently under consideration. At that time, the RR area included a portion of land (northeast of the current proposal) which is now developed with homes.

The site development plan for subdivision created twenty-one parcels, eight for a golf course, clubhouse and maintenance building, and thirteen for single-family residential development. The site development plan for building permit was only for the twenty-seven-hole golf course and did not include any buildings. In August 2000, the heirs of the Westland stockholders appealed the EPC's decision to approve the site plan for subdivision and site plan for building permit. The appellant claimed that the EPC abused its discretion by failing to:

- Take into account the impact of this development on the water supply.

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- Keep the public informed about the choices and tradeoffs involved in making water management decisions and failure to adequately solicit public participation concerning water policy.
  - Recognize the region's natural carrying capacities with respect to limited water supply and the need for new golf courses next to the Petroglyph National Monument.

On October 2, 2000, City Council heard the appeal and approved the site plan for subdivision and the site plan for building permit by a vote of 7-2. The site development plans, however, are now over seven years old and no development has occurred on the site. Therefore, pursuant to Zoning Code §14-16-3-11, the site development plans have been terminated because they have exceeded the seven year window to build on the site.

### ***HISTORY***

The proposed development area is located within the boundaries of the Westland Master Plan and was once part of the 82,000 acre reward King Charles II gave to Duran y Chavez in the 1690s for assisting the King in the Pueblo Revolt. The land, west of the Rio Grande, became known as the Atrisco Land Grant. In 1848, New Mexico became a U.S. Territory. In 1905, Theodore Roosevelt recognized the validity of the Atrisco Land Grant and allowed Spanish settlers to retain their land. New Mexico became a state in 1912. In 1967, heirs from the Spanish settlers voted to form the Westland Development Co. Inc., a publicly held company created to manage the unoccupied land.

Since the Westland Development Company incorporated in 1967, six plans in addition to the Comprehensive Plan have been adopted which affect the Westland property. These plans include:

1. The Comprehensive Plan (2003)
2. The Westside Strategic Plan (2002)
3. The Northwest Mesa Escarpment Plan (1989)
4. The Facility Plan for Arroyos (1986)
5. Trails & Bikeways Facility Plan (1993, Rev. 1996)
6. The Westland Sector Plan (2000)
7. The Westland Master Plan (adopted in 1998 by the County and in 2000 by the City)

### ***More Recent Events***

Annexation: In April 1999, the Environmental Planning Commission voted to recommend approval to the City Council for annexation (AX-99-2) of 1,732 acres (the Westland property). The City Council subsequently annexed the area in 1999. This request allowed for the implementation of the Westland Master Plan (SPR-96-2) and established the zoning for the site based on the Westland Sector Plan (Z-99-8) (see attachments).

Land Sale: In December 2006, SunCal Companies, the largest privately held community developer in the western United States, purchased 57,000 acres from the Westland Development Company, Inc. Eighty-eight percent of the Westland shareholders agreed to sell their shares. SunCal was required to give \$1 million a year for the next 100 years to the Atrisco Heritage Foundation. In January 2007, 2,500 shareholders who opposed the sale of their land sought to invalidate the Westland heirs' vote. The heirs

filed a class-action lawsuit, claiming that the voting was tainted. According SunCal, “SunCal has a clean title and has never been mentioned in any of the lawsuits”.

***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. Arroyo Vista Blvd. is designated as a Principal Arterial, with a right-of-way of 180 ft. as indicated in the Westland Master Plan (p. 84). Tierra Pintada Dr. is designated as a Minor arterial, with a right-of-way of 152 ft. as indicated in the Westland Master Plan.

***PUBLIC FACILITIES/COMMUNITY SERVICES***

Transit: Currently no transit serves the subject site. Albuquerque Ride Routes #92-Taylor Ranch Express, #94- Unser Commuter, and #162-Ventana Ranch Commuter, extend to Unser Boulevard.

Police: The Westside Area Command provides police coverage.

Fire: Fire station 14, at 517 98th St. SW, is located about 2 miles from the subject site.

APS: Painted Sky Elementary School, Jimmy Carter Middle School and West Mesa High School serve the area.

***ZONING***

The subject site is zoned Residential Resort (RR), a zone that was established with the City approval of the Westland Master Plan (WMP) in 2000. The RR zone “provides suitable sites for uses which are special because of the infrequent occurrence of resort development, relationship of this property to Petroglyph National Monument, and the unique interrelationships between the various uses anticipated within this zone” (p. 43). The RR zone established eight permissive uses, including R-2 uses, Golf Course, Hotel Office and Restaurants.

Recent changes affect the RR zone, the most significant being that the applicant no longer intends to develop a golf course/resort. Project #1000570 (December 2007) included two text amendments to the Westland Master Plan (p. 43) with respect to the RR zone: 1) changing “uses conditional in the C-1 and O-1 zones” to “uses permissive in the C-1 and O-1 zones”; and 2) adding “community neighborhood recreational center” as a permissive use. In addition, the following changes were added by the EPC (not yet considered by City Council) as conditions of approval for Project #1000570:

- The “hotel” use shall be removed from the RR zone.
- The applicant shall update the list of permissive uses in the RR zone.
- The following C-1 and O-1 permissive uses shall not be allowed in the RR zone: temporary storage, commercial parking lots and free-standing wireless telecommunication facilities (WTFs) on residentially zoned lots.

## **I. ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES**

### **A. ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)**

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Developing Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

#### *Land Use Policies*

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

**The proposal partially furthers Policy II.B.5d. The applicant generally proposes to develop relatively higher density homes closer to arterial roadways and less dense development abutting open space, mostly because of topography. The sample designs of the proposed homes do not blend with the natural environment or the existing neighborhoods.**

Policy II.B.5f: Clustering of homes to provide larger shared open space areas and housing oriented towards pedestrian or bikeways is encouraged.

**The proposal does not further Policy II.B.5f. The design standards do not address the concept of cluster development or illustrate clustered development in the detailed drawings. Though there is an opportunity to do so, the houses are not clustered to create large open space areas. Instead, the open space areas are small and disconnected. In addition, the front yard setbacks and the design of the garages do not encourage housing that is oriented towards the pedestrian or bikeway.**

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

**Policy II.B.5g is partially furthered by this proposal. The design standards state that the proposed development would be “responsive to the topography, landforms, land uses and view opportunities” (sheet 3). Besides this general statement, no information is provided to explain what being “responsive” entails. Trail corridors are proposed, but connectivity is lacking and should be improved.**

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The proposal **partially furthers** Policy II.B.5k. Residential development is proposed adjacent to arterial streets. The proposed design standards include several street types; the arterials are characterized by wide right-of-ways conducive to auto traffic. At this stage it is unclear if harmful effects of traffic will be minimized.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposal **does not further** Policy II.B.5m. Though the proposed design standards mentioned that view opportunities of the national monument will be maximized, there are no requirements to ensure that unique vistas would be maintained and that the visual environment would be improved, especially with regards to the homes which would contrast with the surrounding visual environment.

#### *Air Quality Policies*

Policy II.C.5b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/ transportation system that promotes the efficient placement of housing, employment, and services.

The proposal **does not further** Policy II.C.5b. Overall the proposed development is auto-centric with wide streets, front-loading garages, and the lack of commercial services within walking distance (1/4-1/2 mile is typically determined as a walkable distance). The uses and design of the development encourage residents to drive; most residents would have to walk approximately 2 miles on average to the nearest commercial services.

#### *Landscape Policies*

Policy II.C.8d: Landscaping shall be encouraged within public and private right-of-ways to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposal **partially furthers** Policy II.C.8d. Most of the proposed plants (sheet 6) are consistent with plants permitted in the NWMEP and the WMP. However, the proposal does not include information about landscaping to control dust and erosion in this sloping development, though it should.

Policy II.C.8e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

The proposal **does not further** Policy II.C.8e. Most of the proposed plants (sheet 6) are consistent with plants permitted in the NWMEP and the WMP. The proposed design standards do not ensure that development in this highly scenic area will harmonize with the existing vegetation or that alteration of the existing vegetation and topography will be minimized.

*Water Management Goal and Policies*

The Goal is efficient water management and use.

**Overall, the proposal partially furthers the intent of the Water Management Goal. Preservation of the Mirehaven arroyo and use of mostly xeric plant materials will contribute to efficient water management. However, the proposed design standards do not holistically address water management in this area with limited water supply.**

Policy II.D.2a: Measures shall be adopted to discourage wasteful water uses, such as extensive landscape-water runoff to uncultivated areas.

**The proposal furthers Policy II.D.2a. Medians will be landscaped and have inverted crowns so rainwater can be harvested. Most of the proposed plants are xeric, and plant spacing will be based on xeric principles.**

Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

**The proposal partially furthers Policy II.D.2b. Water management is especially important in this area because of the limited water supply. Many of the proposed plants are low-water users. However, the proposal does not specifically mention runoff conservation techniques in the context of the development and does not holistically address water management techniques, but mentions that the Mirehaven Arroyo will be maintained.**

*Transportation and Transit Goal*

The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

**The proposal partially furthers the Transportation and Transit Goal. The proposal encourages walking and bicycling within the development while having more than sufficient roadway capacity, but does not create a balanced overall circulation system because no employment or services are placed within convenient walking distance and there is no mix of land uses.**

*Open Space Goal*

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

**The proposal partially furthers the Open Space Goal. The proposal includes parks of varying sizes and one major open space area (Mirehaven Arroyo). Open space corridors are proposed,**



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but many end at streets and do not connect with each other, thus precluding the provision of functional wildlife corridors.

*Housing Goal*

To increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

**It is unknown if this proposal furthers the Housing Goal or not. Though the proposal would result in more housing being built on the Westside, without a specific provision for affordability there is no guarantee that a certain amount of housing units in the proposed development would be affordable. Though affordable housing is required within the Westland Master Plan area, it is not included here.**

***B. WEST SIDE STRATEGIC PLAN (WSSP) (RANK II)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Westland North community, which consists of the area within the following boundaries: the Petroglyph National Monument to the north, Unser Boulevard to the east, 1-40 to the south, and the eastern limit of Paseo del Volcan corridor to the west.

*Community Concept Policies*

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

**The proposal generally furthers WSSP Policy 1.1. The subject site is located within the Westland North Community (WSSP, page 70) but not within a designated activity center. The maximum density for the proposed residential project would be 5 du/acre and the average density would be 2.5 du/acre. These densities are low and appropriate outside of designated activity centers.**

Policy 3.57: Allow and encourage appropriately designed development throughout the Westland North Community which will protect the visual and physical features of the Atrisco Terrace through design guidelines and consistent enforcement.

**The proposal partially furthers WSSP Policy 3.57. No information was included in the proposal which stated how visual and physical features of the Atrisco Terrace would be**

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protected. In addition, this proposal abuts the Atrisco Terrace, but the Atrisco Terrace is not included within the boundaries of this proposal.

*C. FACILITY PLAN FOR ARROYOS (RANK II)*

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos (p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75).

The Mirehaven Arroyo runs west-east across a northern portion of the subject site. Specifically, the Mirehaven Arroyo is located in the northeast corner of the Residential Resort (RR) area.

The Facility Plan for Arroyos (FPA) classifies the Mirehaven Arroyo as an Urban Recreational Arroyo. Such arroyos are located in urbanized or developing areas. The FPA contains general policies for all arroyos and specific policies for Urban Recreational Arroyos. These policies, which address park and trail development, right-of-way, channel treatments and location of crossing structures, will come into play when analyzing future site development plan submittals for portions of the subject site.

*Urban Recreational Arroyos Policies*

Policy 1: The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas.

**The proposal partially furthers Policy 1. Three “pocket parks” are proposed adjacent to the Urban Recreational Arroyo, but such parks are likely to be quite small and of questionable utility for preserving the arroyo.**

Policy 2: A minimum fifteen foot easement on one side of the drainage channel is recommended to allow for trail development.

**The proposal does not further Policy 2. Sheet 5 of the proposal includes a map of the trails. A proposed trail is shown along a portion of the Urban Recreational Arroyo. However, no easement is indicated and the trail is not continuous, which will limit its functionality.**

Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics, the distance between the access points crossing the channel, and the identification of potential pedestrian desire-lines during the park design process.

**The proposal partially furthers Policy 4. One street crossing of the Mirehaven Arroyo is proposed. The proposed vehicle crossing is intended to have minimal impacts on wildlife and water movements. The crossing would allow residents to access housing on the north side of**

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**the Mirehaven Arroyo. No information has been provided about the distance between the access points crossing the channel or the specific channel characteristics.**

*Design Guidelines for Development Adjacent to Major Open Space Arroyos*

Policy 4: Continuous perimeter walls should not be located adjacent to the arroyo right-of way. Where fencing is required, for privacy or security reasons, the following guidelines will apply:

- Fences and walls adjoining the arroyo corridor right-of-way should have staggered, landscaped setbacks, varied heights, or provide openings for visual access into the public open areas within the development from the arroyo corridor.
- Specific materials for solid fences and walls shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

**The proposal does not further Policy 4. The proposed design standards do not address the Facility Plan for Arroyos, and do not state if there will be walls adjacent to the arroyo.**

***D. Trails & Bikeways Facility Plan (Rank II)***

The Trails & Bikeways Facility Plan was adopted in July 1993 with an amendment made to the Bikeways Master Plan in November 1996. The initial intent of the Plan was the implementation of an off-road recreational trail system. However, after hearings in the fall of 1990, the public indicated a strong desire that the trail system function not only as a recreational network, but also as an alternative method of transportation. The major goals for the Trails & Bikeways Facility plan are to: secure a funding source; find an “administrative home” for the trails and bikeways; create a map of the proposed network; and develop policies for future trail and bikeway development and usage.

The Trails & Bikeways Facility Plan (TBFP) identifies two different types of trails, the Primary Trail and the Secondary Trail, with distinct policies and recommendations that apply to both types. The trails proposed here are defined by the TBFP as secondary trails. The latest version of the Bikeways Master Plan map is found on page 21 of the Plan. Appendix A contains a trails inventory.

Goal 2: Accommodate the following users in the trail system recognizing that not all can be accommodated on every trail: cyclists (both mountain and touring), pedestrians, runners, equestrians, and the physically challenged.

**This proposal partially furthers Goal 2. The proposal states that pedestrians and bicyclists would be accommodated within the trail system, but does not address runners, equestrians, and the physically challenged.**

Goal 3: Develop strategies to mitigate between trail user types.

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**This proposal partially furthers Goal 3. The proposal states that trail will either be designed to accommodate non-motorized vehicles alongside pedestrians or separate pedestrian and bicycle trails. These strategies may help mitigate trail-user conflicts.**

Goal 4: Develop a safe trail system.

**Staff believes that this policy is relevant; however, the proposal does not address this policy.**

Goal 5: Facilitate commuter cycling.

**Staff believes that this policy is relevant; however, the proposal does not address this policy.**

Goal 6: Provide amenities for the trail system.

**The proposal states that pedestrian amenities will exist throughout the site. However, there is no information about amenities for the trail system.**

#### ***E. NORTHWEST MESA ESCARPMENT PLAN (RANK III)***

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs. The NWMEP contains a design overlay zone and is utilized as a tool to help preserve the Escarpment area. There are four distinct areas within the design overlay zone:

- The Escarpment Face
- The Impact Area
- The Conservation Area
- The View Area

The subject site, consisting of approximately 500 acres, adjacent to Petroglyph National Monument, contains lands in the Impact Area and the View Area. Policies in the NWMEP include general regulations that apply in all three areas, View Area regulations and Impact Area regulations, the most stringent being the latter. Staff finds the following NWMEP policies relevant to the proposal, and notes that NWMEP policies are regulations that the proposal must comply with.

#### ***Regulations for the Entire Design Overlay Zone***

Policy 9: Development at the edge of public or private open space shall be designed to compliment and enhance the open space.

**The proposal does not adequately address Policy 9; therefore, Policy 9 is not furthered. The proposed design standards do not demonstrate that development at the edge of open space will be designed to compliment it.**

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Policy 9.1: On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required. In mixed-use developments, lower densities and less intense uses shall border the open space and higher densities and more intense uses shall be placed away from the open space. Site plans shall allow for shifting excessive density to a part of the premises outside of the Conservation Area boundary, whenever flexible.

**The proposal partially furthers Policy 9.1. In three locations, on-site open space areas connected with adjacent open space. However, the proposed open space system is fragmented and its component parts do not connect with each other. Therefore, overall, the open space areas do not connect sufficiently and will not create usable corridors for people and wildlife.**

Policy 9.2: Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied set backs and landscaping are required. Platting of lots adjacent to the Conservation Area shall configure the perimeter facing the open space in order to avoid a strictly linear corridor appearance. Recommended fence materials include brick, stone, wood, stucco, over concrete block, or textured concrete masonry units.

**The proposal does not further Policy 9.2. The proposed design standards do not provide for varied setbacks, do not address walls and/or fences and do not specify that areas adjacent to the Conservation Area will be treated any differently from other areas.**

Policy 9.3: Height of the walls and fences shall not exceed 6'0". Color of finish materials shall match Approved Color List (Appendix E).

**The proposal does not further Policy 9.3. The proposed design standards do not address walls and/or fences.**

Policy 9.5: Native or naturalized vegetation adjacent to the open space is required. Plant species shall be selected from the Plant Species List (Appendix D).

**The proposal does not further Policy 9.5. Approximately half of the proposed plants are not found on the NWMEP Plant Species List. The plant palette is limited and the proposed design standards do not specify that native or naturalized vegetation will be provided adjacent to open space.**

Policy 11: Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated.

**Staff believes that this policy is relevant; however the applicant has not addressed this policy in their proposal. Policies within the NWMEP are considered regulations and it is understood that the applicant shall abide by all policies in the plan.**

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*Conservation and Impact Area Regulations*

Policy 11.2: Prior to beginning construction, the property owner shall construct a temporary barricade at the site boundary adjacent to the Escarpment Face to protect it from heavy equipment. Alternatively, the property owner or contractor may elect to keep construction activities to a minimum of 20 feet from the Escarpment Face or survey boundary. Photographs of the site in its original condition shall be submitted with the application for building permit, subdivision and/or site development plan.

**The proposal complies with Policy 11.2. The subject site is located mostly in the View Area, with a portion in the Impact Area. The applicant submitted photos of the site in its original condition with this site development plan for subdivision proposal.**

Policy 11.7: For any construction within the Conservation and Impact Areas, the following applies in the selection of alignment and in site design:

a. Grading plans shall demonstrate that cut and fill has been kept to a minimum unless the excavation reduces the profile of construction in a way that materially improves the site plan. Generally, the overall topography of the site is not to be substantially altered.

**The proposal does not comply with Policy 11.2. A portion of the subject site lies within the Impact Area and is therefore subject to Impact Area regulations. The proposed grading plan does not contain sufficient information regarding topography and does not show that cut and fill will be kept to a minimum.**

Policy 11.8: Areas which are damaged or altered shall be restored through replacement of boulders to approximate the original location, angle and surface exposure. Revegetation to approximate original cover with appropriate native or naturalized plants as identified in Appendix D is required within 90 days of project completion. A variance may be granted if the type of vegetation or time of the year make revegetation within 90 days impossible. A warranty bond shall be required for three years after final planting to ensure successful revegetation.

**The proposal partially complies with Policy 11.2. A portion of the subject site lies within the Impact Area and is therefore subject to Impact Area regulations. The proposed design standards indicate that revegetation will be undertaken for slopes to stabilize them, but do not address revegetation in terms of grading.**

Policy 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment.

**The proposal partially complies with Policy 12. Proposed structures within the Impact Area would comply with the NWMEP height restrictions. In addition, the proposal would maximize offsite view opportunities. The proposal does not explicitly state that structures shall not block views of the Escarpment Area or how they will not block the views. The example of structures proposed (sheet 6) would visually contrast with the natural environment.**

Policy 12.1: Structure height shall not exceed 15'0". Up to 4' additional height for non-residential structures may be allowed by seeking a variance, in order to screen rooftop equipment. Residential structures further than 200'0" from the Escarpment Face on sites with gross residential densities less than one dwelling unit per acre may have a height of 26'0".

**The proposal complies with Policy 12.1. Residential and non-residential building heights within the Impact Area are proposed to not exceed the height limitation of the Impact Area regulations.**

Policy 12.3: The exterior surfaces of structures must be Approved Colors (Appendix E). Mechanical devices and vents on roofs are subject to this regulation. Trip material on facades constituting less than 20% of the façade's opaque surface may be any color.

**The proposal partially complies with Policy 12.3. Proposed structures within the Impact Area would comply with the NWMEP approved exterior colors and screening requirements, but more information on HOW is needed.**

Policy 12.4: Glass on any façade shall not be reflective or mirror glass, this is, glass having greater than 15% average daylight exterior reflectance as published by the manufacturer.

**The proposal partially complies with Policy 12.4. Proposed structures within the Impact Area would comply with the NWMEP approved building materials, but more information on HOW is needed.**

Policy 12.5: No exposed roof-mounted heating or air-conditioning equipment shall be permitted. Roof mounted heating and air conditioning equipment shall be fully screened from views, both from the ground and from the escarpment. Screening materials shall be of Approved Colors (Appendix E).

**The proposal partially complies with Policy 12.5. Proposed structures within the Impact Area would comply with the NWMEP utility and screening regulations, but more information on HOW is needed.**

Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

**The proposal partially complies with Policy 13. Proposed structures within the Impact Area would comply with the NWMEP height restrictions. In addition, the proposal would maximize offsite view opportunities. However, the proposal does not explicitly state that structures shall have minimum visual impact or explain how they would have a minimum visual impact.**

Policy 13.1.b: A minimum of 20% of the parking lot area as defined by the outermost parking space edges shall be landscaped. The landscaping shall be native or naturalized species intended to minimize maintenance and harmonize with the existing vegetation and shall be from the Plant Species List in Appendix D. The minimum 20% landscaping must include:

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- No more than 10 contiguous parking spaces without a landscaped separation at least 6' wide. Landscaped areas shall be placed randomly to produce an informal visual interruption of the parking areas.
  - A landscaped strip between the parking lot and the escarpment with a minimum width of 6' which varies in width to avoid the appearance of a hard, straight line. Plant selections shall include sufficient shrubs or trees to provide a visual barrier.

**The proposal partially complies with Policy 13.1.b. The general statement on Sheet 1 states that the proposal shall comply with the design guidelines of the NWMEP. Parking lots within the Impact Area are likely to be located at the Recreational Center and the parks, and at other parks within the subject site. The proposal includes plants from the NWMEP, but does not address the amount of parking lot landscaping.**

Policy 13.1.c: There shall be wheel stops or curbs around all landscaped areas in order to protect landscaping from vehicles.

**The proposal partially complies with Policy 13.1.c. There is a statement of general compliance on Sheet 1, but the design standards need to specify that wheel stops or curbs shall be around all landscaped areas.**

Policy 13.1.d: Shrubs and trees shall be nursery grown. Nursery grown stock is required in order to prevent illegal removal of natural occurring vegetation from its existing location.

**The proposal partially complies with Policy 13.1.d. There is a statement of general compliance on Sheet 1, but the design standards need to specify that shrubs and trees shall be nursery grown.**

Policy 13.2.a: Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document.

**The proposal complies with Policy 13.2.a. The design standards specify that plants shall be selected from the Plant Species List (Appendix D).**

Policy 13.3.a: Free-standing signs other than street signs, traffic signs or informational signs shall be limited to 6 square feet of sign area—except in areas zoned C-2, where free-standing signs shall be limited to monument signs 75 square feet in sign area—and be of a uniform material, style, and color to be determined by the Planning Department.

**The proposal partially complies with Policy 13.3.a. Free-standing signs are limited to monument signs, but the size and height are not specified and the term “should” is used when referring to compatibility.**



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Policy 13.3.c: There shall be no building mounted signs (such as “Visitor Center”) with a sign of greater than 24 square feet.

**The proposal partially complies with Policy 13.3.c. There is a statement of general compliance on Sheet 1, but the size of building mounted signs is not mentioned in the design standards.**

Policy 13.4.a: Site lighting- Height of luminaries shall not exceed 20’0”.

**The proposal partially complies with Policy 13.4.a. There is a statement of general compliance and a reference to this policy, but the height of luminaries needs to be specified as not exceeding 20 ft.**

Policy 13.4.b: Site lighting- Light fixtures shall be of a type that throws light downward and have baffles, hoods, or diffusers so that any light point source is not directly visible from a distance greater than 1000 feet.

**The proposal partially complies with Policy 13.4.b. The proposed lighting section of the design standards mentions cut-off luminaries, but does not specify height of that light fixtures must direct light downward.**

*Regulations for Road, Utility, and Drainage Corridors within the Conservation and Impact Area*

Policy 15: Public access and public facilities shall be compatible with the sensitive nature of the escarpment. Public access shall be at points which are least sensitive to use, whenever possible. Utilities and roads shall be limited to areas which are least sensitive to disturbance. Areas to be avoided, if at all possible, are Piedras Marcadas Canyon, the point where the middle branch of the San Antonio crosses the escarpment, the Marsh Peninsula, Rinconada Canyon, the escarpment South of Rincon Canyon and the Petroglyph park.

**The proposal partially complies with Policy 15. The abovementioned areas are avoided in the proposal, but there is no demonstration that public access is at points which are least sensitive to use.**

Policy 15.3: Street lighting- Height of luminaries shall not exceed 28’0”.

**The proposal partially complies with Policy 15.3. There is a statement of general compliance, but the height of street lighting needs to be specified as not exceeding 28 ft.**

Policy 15.3.b: Street lighting- Light fixtures shall be of a type that projects light downward and have baffles, hoods or diffusers so that any light point source is not directly visible from a distance greater than 100 feet.

**The proposal partially complies with Policy 15.3.b. There is a statement of general compliance, but the light fixtures need to be specified projecting light downward.**

Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and ensure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

**The proposal partially complies with Policy 15.7. There is a statement of general compliance, but retaining walls are not adequately addressed in the proposed design standards. None of the street designs show retaining walls, though topography presents a challenge on the subject site.**

Policy 15.8: Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment.

**The proposal partially complies with Policy 15.8. There is a statement of general compliance, but stabilization of road surfaces is not adequately addressed in the proposed design standards.**

*View Area Regulations*

Policy 20: The predominant colors used on structures within the view area shall blend with the natural colors of the mesa.

**The proposal partially complies with Policy 20. Though the proposed design standards state that all colors shall comply with the NWMEP, there is no color palette in the design standards.**

Policy 20.1: Predominant exterior surfaces of commercial and multi-family buildings shall be Approved Colors (Appendix E). Metal items such as vents, cooling units and other mechanical devices on roofs are subject to this regulation, as are fences. Dish antennae shall not be placed on roofs. Up to 20% of the opaque materials on any façade may be colors other than Approved Colors.

**The proposal partially complies with Policy 20.1. Though the proposed design standards state that all building materials shall comply with the NWMEP, there is no color palette in the design standards.**

Policy 20.2: Single family residential structures built in the View Area must be built with roofs that are Approved Colors.

**The proposal partially complies with Policy 20.2. There is a statement of general compliance, but the proposed design standards do not address roof colors.**

Policy 21.1: The height of structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40'0" in height.

**The proposal complies with Policy 21.1. No structures are proposed to be greater than 32 feet in height.**

***F. WESTLAND SECTOR PLAN (RANK III)***

The Westland Sector Plan, adopted in 1999 (Enactment No. 63-1999), consists of two maps: a land use map and a zoning map. The Westland Sector Plan establishes City zoning categories for approximately 1,700 acres and refers to the Westland Master Plan for design guidelines and allowed uses. The Westland Sector Plan does not contain any goals or policies.

The Westland Sector Plan states that SU-2 Residential/ Resort requires an overall site development plan for subdivision, and that future site development plans for building permit are delegated to the DRB. If no site development plan for subdivision exists, individual building plans shall be reviewed and approved by the EPC. In addition, the sector plan states that phasing shall adhere to the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan.

***G. WESTLAND MASTER PLAN (RANK III)***

The City adopted the Westland Master Plan in 1998 to provide clear guidance for more detailed planning, zoning and platting actions within the designated plan boundaries. The Plan area includes approximately 6,424 acres and generally encompasses properties between the Petroglyph National Monument and Interstate 40, and between Unser Boulevard and a boundary line to the west of Paseo del Volcan. The Westland Master Plan proposes a variety of land uses to take advantage of the area's regional importance and strategic location on Albuquerque's growing West Side. A variety of housing densities, commercial and employment centers, and open spaces are proposed in order to create a cohesive community. The Westland Master Plan also aims to propose design innovations to promote high-quality development.

In order to determine if the proposal will further, partially further, or not further the Westland Master Plan, Staff identified sub-categories used in the Master Plan (Land Use, Residential, Open Space, etc.) and describes if the proposal is consistent with the intent and the purpose of the respective sub-categories.

*Westland Master Plan Sub-Categories*

Land Uses (p. 37)

**The intent** is to provide a mixed –use community where opportunities for living, working, shopping, and playing are maximized.

Residential Resort (page 37)

**The intent** is to accommodate a wide range of residential development in conjunction with active recreational uses. While the overall density is low (2.5 du/acre) it is anticipated that these residential uses may be clustered around large open space areas including golf courses, irrigation ponds, and natural open space areas.

**The purpose** is to allow the development of a resort hotel, recreational amenities, and related conference/ meeting facilities.

**This proposal partially furthers the overarching intents and purposes of the Westland Master Plan for the Residential/ Resort (RR) zone. However, the uses for the RR zone listed on the proposed site development plan vary significantly from the RR uses listed in the WMP. The proposed site development plan is not totally consistent with the intent of the WMP, though the uses listed are allowed in the RR zone. The proposal includes residential uses and a neighborhood community center. Uses conditional in the C-1 and O-1 zones are permitted in the RR zone. A golf course, hotel, meeting facilities, irrigation ponds, office, or restaurant would no longer be included.**

Affordable Housing (page 41)

**The intent** is that twenty percent of the housing units developed within the Master Plan area shall be affordable based on federally-established affordability criteria.

**It is unclear if any affordable housing is proposed in the Residential/ Resort zone. 20% of the housing in the entire WMP area shall be affordable, but it is unknown at this stage where the affordable housing will be.**

Jobs/Housing Balance (p. 40)

**The intent** of the Plan is to have approximately 1,100 acres devoted to non-residential land uses that will have employment opportunities via commercial, corporate office, and industrial park uses. The Plan projects to create 23,620 jobs. The ratio of persons to jobs is expected to be approximately 2.07 which is nearly identical to the city-wide ratio 2.08 persons per job.

**The proposal does not further the Job/Housing Balance intent. The proposal has removed job opportunities from the Residential/ Resort zone by no longer including the hotel and golf course. The proposal does not include any commercial or office uses.**

Parks (p. 46)

**The intent** of the parks is to provide an integral component to the open space network and provide essential passive and active recreational opportunities. Approximately 11 separate park facilities of varying sizes and functions are needed to service the Plan area.

Neighborhood Parks (p. 46)

**The intent** is for neighborhood parks to be up to five acres and serve residents within a radius of ½ mile. In addition, the parks would be ideally co-located with elementary schools and libraries and adjacent to the open space trail system.

Community Parks (p. 46)

**The intent** is for community parks to be greater than five acres and to serve a population within a two-mile radius. These parks would ideally have more developed facilities with ball fields, pools, locker rooms, etc. and oriented to active recreation.

**This proposal partially furthers the intent of the Neighborhood and Community Parks policies. The proposal does state that parks will exist in the development. However, no parks (sheet 5) are identified as neighborhood or community parks, but as smaller “pocket parks”. In addition, no information has been provided about the size of the parks. No schools or libraries have been proposed.**

Open Space (p. 48)

**The intent** of open space is that it is a defining feature of the Westland Plan area.

**The purpose** of the open space is to provide several areas where future residents can enjoy recreational opportunities as well as visual relief from development.

**This proposal furthers the open space intent and purpose. Generally the proposal would provide recreational opportunities to residents. The proposal does not discuss how the open space would provide visual relief from development.**

***II. ANALYSIS- SITE DEVELOPMENT PLAN FOR SUBDIVISION***

In this case, the proposed site development plan for subdivision does not propose to create lot lines. It does, however, show conceptual development areas A through F and establish design standards (discussed later in this report).

Zoning Code §14-16-1-5, Definitions, specifies that a site plan for subdivision shall address the following: proposed use, pedestrian and vehicular ingress and egress, internal circulation, maximum building height, minimum building setback and maximum total dwelling units. The proposed site plan for subdivision contains these minimal elements and therefore complies with this definition. The following is Staff’s analysis of specific issues on the main site development plan for subdivision sheet (Sheet 1).

**1. PROJECT DATA (SHEET 1)**

The proposed densities, building heights, building setbacks, and established zoning would create a low-density neighborhood located next to the Petroglyph National Monument. The WMP states that the average density of the Residential/ Resort zone shall be 5.0 du/acre if the residential resort is not developed (p.40), which is the case here. Staff finds that the density proposed in the Residential/ Resort zone complies with the WMP; a note states that average density will not exceed 5.0 du/acre.

The applicant proposes to increase the NWMEP Impact Area to include the northwest side of the development and conform to height regulation policies. Structure heights differ between the NWMEP and the WMP. Buildings in the NWMEP within the Impact Area shall not exceed 15 feet and buildings outside of the NWMEP Impact Area shall not exceed 26 feet (Policy 12-1). However, the WMP states that structures within the Residential/ Resort Area shall not exceed 40 feet. The applicant is proposing no structures greater than 32 feet throughout the entire Residential/ Resort area, except for the Impact Area. In addition, the applicant states that the proposal will comply with NWMEP regulations.

The WMP states that building setbacks are to be defined by an approved site plan. In addition, the NWMEP does not include regulations about building setbacks. The proposal states that building setbacks shall comply with the Zoning Code for R-2, C-1 or O-1. The building setbacks are to regulate non-residential development within the Residential/ Resort zone. In addition, on sheet 3 the applicant goes into greater detail about residential setbacks (see Off-Street Parking and Design Requirements section).

Overall, Staff finds that the applicant complies with the regulations and policies in the Westland Master Plan and the North West Mesa Escarpment Plan with regards to densities, building heights, and building setbacks. Staff agrees with the applicant to place lower density uses closer to the Petroglyph National Monument and higher density uses near the arterial streets.

### **III. ANALYSIS- SITE DEVELOPMENT PLAN FOR SUBDIVISION, DESIGN STANDARDS**

*Purpose:* The purpose of design standards is to provide guidance for a development in order to ensure that it will further the intent of applicable City Plans, goals and policies. In addition, design standards establish a development framework to guide submittals future site development plans for building permit. The vision for a development is contained in the design standards; therefore, it is important to ensure that the vision is well articulated so that it can become reality in line with expectations for that vision.

*Proposal:* Design standards commonly consist of several sections, after a discussion of the proposed development's overall theme and/or goal. These sections typically are the following, or a combination thereof: Site elements, Pedestrianism, Parking, Setbacks, Landscape, Lighting, Screening, Utilities, Signage, Building elements and Architecture. They are discussed below in the order presented on the site development plan for subdivision, with Staff's section by section analysis following.

#### **CIRCULATION SYSTEM (SHEET 1.1)**

The proposed circulation system includes seven street types, residential areas with gross densities, parks, trails, and open space areas. The conceptual design illustrates how pedestrians, bicyclists, and vehicles would travel within the site. The trail system is linked to the street system to allow pedestrians to access the Petroglyph National Monument, and other amenities from within the Residential/Resort development. Residents would have options to use the sidewalk system or designated paths within the development to travel throughout the site. The SunCal website (see attachment) states that SunCal takes serious responsibility to respect the natural surrounding and emphasizes how SunCal strives to include wildlife corridors throughout the site and maintain sensitive species.

The Petroglyph National Monument desires prescription trails, trails that encourage local residents to walk from their homes, throughout the site which connect with Monument trails. The Petroglyph National Monument and the applicant met on February 6, 2008 to discuss how to connect trails within the site to the Monument.

Staff finds that vehicles and people are the primary focus of the circulation system. The proposed site does not include wildlife corridors. The site's proximity to the National Monument, the Mirehaven

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Arroyo, and the Atrisco Terrace make developing wildlife corridors essential. Staff feels that wildlife corridors are necessary to connect the wildlife to the open space areas and reduce opportunities for wildlife/ human conflicts (road kill). Staff recommends that the applicant develop wildlife corridors throughout the site to protect wildlife populations.

***THE FOLLOWING TOPICS COMPRISE THE DESIGN STANDARDS (SHEETS 3 THROUGH 7):***

**1. OVERALL DESIGN THEME AND LAND USE CONCEPT**

The proposed design standards state that the site development plan has been designed to integrate a mix of housing types, provide vehicular connectivity (and walkability) and respond to the surrounding natural area. Most neighborhoods are intended to be within walking distance of recreational amenities such as parks and trails.

Though there would be vehicular and pedestrian connectivity between neighborhoods and open spaces areas, Staff finds that residents would not have a choice besides driving to access commercial services since none are planned within convenient walking distance.

**2. OFF-STREET PARKING REQUIREMENTS AND DESIGN (INCLUDES SETBACKS AND GARAGES)**

This section focuses mainly on residential setbacks and garages and driveways. To better understand and analyze the proposed development the Volcano Heights Sector Plan was used as a tool for comparison. The Volcano Heights Sector Plan abuts the Petroglyph National Monument from the north side and includes similar features which are proposed in this proposal. For example, the Volcano Heights Sector Plan includes a variety of housing types which are similar to those proposed in the Proposal.

Staff believes that some of the concepts included in the Volcano Heights Sector Plan should be considered in the proposal. Staff recommends adding setback maximums and reducing setback minimums. The applicant is proposing houses with a minimum front-yard setback of 10 and 15 feet with garages setback at least 20 and 25 feet from the lot line (distance is dependent on the lot size). Porches are proposed to be setback at least eight feet for both lot sizes. In addition to the right-of-ways, the proposed setbacks do not encourage housing oriented towards the pedestrian or bike.

The applicant is proposing side drive garages, swing-in garages, and recessed front loaded garages, which are not oriented towards the pedestrian and bike. Staff recommends creating more options for garages and including back-loading garages as a possible development option. Staff understands that back-loaded garages may not fit some areas because of the topography, but does not want to exclude the option from the entire Residential/ Resort Area.

**3. STREET DESIGN**

Seven street types are proposed in addition to two street types in the Westland Master Plan. The proposed street types vary in width and adjacent uses (residential or non-residential uses). The Westland Master Plan states that all local streets shall not exceed 32 feet in width. However, street types B and C exceed the required width.

In addition to two local street sections exceeding the regulated width, Staff finds that there are some other issues with the street type sections. Street type C does not comply with the Fire Code, which requires a minimum access width of 20 feet. Street Type C shows a 16 foot wide access aisle. In addition, street type G is designated to cross over the Mirehaven Arroyo. The proposed street type has housing on either side. Staff recommends that street type G, which shows homes on both sides, not cross the Mirehaven Arroyo. A street type which includes a bike/pedestrian path would allow safe access across the bridge for all users.

Staff notes that all of the street design types show level streets with no walls or changes in topography. The overall design theme of the proposal states that development will be responsive to the topography. Staff recommends that the applicant include street types which are more representative of the topography of the site.

Furthermore, Staff would like to note that street types indicate the setbacks for porches and houses to illustrate how far a house is setback from the street. The illustrations place the houses at the minimum setbacks. Houses located along the street most likely will be setback greater than the minimum setback requirements.

#### 4. TRANSIT FACILITIES

The proposed transit facilities section states that the applicant is fully committed to optimizing multi-modal travel opportunities in the area. The applicant proposes to create bus stops with shade, shelter, and lighting. Overall, Staff finds that the proposed design standards are exceptional.

#### 5. PEDESTRIAN AMENITIES

This section includes information about the amenities which are proposed along pedestrian trails and near bus stops. Staff has several concerns about this section of the proposal. The proposal states that amenities “should be incorporated as appropriate”. Staff recommends that the language change to amenities “shall be incorporated as appropriate”. In addition, the proposal states that pedestrian amenities might be incorporated at neighborhood and linear parks. The parks map on sheet 5 does not include reference to neighborhood or linear parks. Instead the map calls out “parks” and “pocket parks”.

#### 6. BICYCLES AND BICYCLE CIRCULATION

On and off street multi-purpose bicycle trails are proposed. Bicyclist paths would connect to the local street network. This section does not include information about bicycle access into the Petroglyph National Monument.

Staff finds that more information about the bicycle network is necessary to better determine if the proposal furthers the Trails and Bikeways Facility Plan goals and objectives. In addition, Staff recommends the proposal include a note identifying the Trails and Bikeway Facility Plan as an applicable plan.



#### 7. LANDSCAPE DESIGN REQUIREMENTS (INCLUDES OPEN SPACE)

This section includes open space, parks, the plant palette, xeric streetscape information, arroyo development, and slope enhancement. Overall the plant palette complies with the WMP and the NWMEP with a few exceptions. The City Forrester has provided comments stating the issues with the landscaping plan (see comments section). For example, Juniper trees are not allowed in the City Limits (Pollen Ordinance).

Open space is located throughout the site, but it is not connected. The proposed designated open space areas limit opportunities for wildlife corridors to protect sensitive flora and fauna. Staff recommends that open space corridors be better linked to create functional wildlife corridors. In addition, the proposal illustrates watering points for wildlife but does not explain how they will function (sheet 5). Staff recommends that more information about watering points be included such as an example of how the watering points will function and who would maintain them.

Staff recommends that the applicant develop grading regulations (perhaps in a separate section) that would protect the natural topography of the land and create compliance with NWMEP policies that address grading. Regarding landscape and open space, Staff suggests that water management be addressed here as a subsection.

#### 8. ARCHITECTURAL DESIGN REQUIREMENTS

The proposal states that architectural styles shall reflect the region and shall be appropriate to the region with contemporary versions of historic styles. However, the photos of sample houses (labeled massing elevations) contradict the above architectural concept because they are not reflective of the region or versions of local historic styles.

#### 9. BUILDING MATERIALS AND COLORS

The proposal states that building materials and colors shall comply with the Westland Master Plan and the North West Mesa Escarpment Plan policies. Building materials and colors vary depending if the building is located in the Impact Area, View Area, or only the Westland Master Plan area. Staff recommends that the proposal indicate that building materials and colors are dependent on their location with the development.

#### 10. UTILITIES/SCREENING

The proposal states that utilities and screening shall comply with the Westland Master Plan and the North West Mesa Escarpment Plan policies. The proposal does not include information about how the applicant would comply with the policies. Staff recommends that the applicant explain how they intend to fully screen exposed roof-mounted equipment from views.

#### 11. WALLS AND FENCES

This section includes what plans fences and walls shall comply with and the type materials that shall be used in view areas. The proposal does not state that it will comply with the Facility Plan for Arroyos wall policy. In addition, this section the term "should" is used several times with reference to design themes. Staff recommends that the term "should" be changed to "shall".

The proposal does not include a section on retaining walls or information on the proposed heights, materials, and location of the retaining wall throughout the subject site. Staff wants to ensure that the topography of the site is minimally disturbed. Therefore, Staff recommends that retaining walls be addressed within the proposal and that information about how grading and filling of existing contours shall be kept to a minimum.

#### 12. SIGNAGE DESIGN REQUIREMENTS

The proposal states signage design requirements shall comply with, the Westland Master Plan, and the North West Mesa Escarpment Plan policies. This section does not explicitly state the heights, size, and location of permissive signs in each development area (the Impact Area, View Area, and Westland Master Plan Area). Point #3 of this section states, "the location, size, height, design, and lighting of signs should be compatible with the use of the property and the surrounding neighborhood". Staff recommends that this language be changed and the term "should" be changed to "shall".

#### 13. LIGHTING DESIGN REQUIREMENTS

The proposal states that lighting design requirements shall comply with the Night Sky Ordinance, the Westland Master Plan, and the North West Mesa Escarpment Plan policies. In addition, the applicant is proposing to conduct a speed study of the arterial roadways to comply with Illuminating Engineering Standards. The proposal does not include information about whether the light fixtures throughout the site will be of similar design. Staff recommends adding a sentence about similarly designed light fixtures.

#### 14. ADMINISTRATIVE

The applicant is proposing delegation to the Development Review Board for future site development plans for building permit and delegation to the Building Permit Desk for individual structures. In addition, the applicant is asking that minor adjustments be allowed as approved by the Planning Director.

Staff finds that delegation DRB is not advisable at this time. Overall, the proposed design standards are (in places) not as specific as they need to be to provide clear direction to the DRB. Staff wants to ensure that applicable policies and regulations are implemented; the proposed design standards need to make this apparent to be effective.

#### **CONCERNS OF REVIEWING AGENCIES/PRE-HEARING DISCUSSION**

City departments and other interested agencies reviewed this application from 1/7/08 to 1/18/08. The applicant attended the pre-hearing discussion meeting on January 23, 2008. Several significant agency comments were received and are summarized below.

Transportation Planning Staff determined that the proposal includes a street type which does not comply with fire department regulations.

The Water Utility Authority and the Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA) notes that they have a Development Agreement with SunCal.

Staff received a separate letter from the Petroglyph National Monument (see attachment), in which concern was expressed about ensuring that the policies of the Northwest Mesa Escarpment Plan (NWMEP), particularly those of the Impact Area, are enforced. In addition, other concerns were about access to and from the Monument and grading of the site.

Albuquerque Public Schools (APS) comments that the proposed development will significantly impact Petroglyph Elementary School, Jimmy Carter Middle School and West Mesa High School, which are all nearing or exceeding capacity, and will drive the need for another elementary school and middle school.

#### ***NEIGHBORHOOD CONCERNS***

The affected neighborhood associations (NAs) are the Tres Volcanes NA and the Watershed NA. A non-facilitated meeting was held on January 16, 2008 (see attachment). The applicant's notes indicate that the following topics were discussed: vehicular access to the Monument, trails, parks and open space.

#### ***CONCLUSION***

This proposal for a site development plan for subdivision with design standards is for an approx. 500 acre site consisting of Tracts M, N & P, Watershed and Inspiration Subdivisions (the subject site), a portion of the property known as Westland.

The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan, the Facility Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Master Plan, the Westland Sector Plan, and the Northwest Mesa Escarpment Plan. Overall, Staff finds that the proposal partially furthers and does not further applicable Goals and policies in some instances. In other instances, information is insufficient so compliance cannot be determined at this time. Revisions are needed to improve the extent to which the proposal furthers such Goals and policies.

The affected neighborhood associations (NAs) are the Tres Volcanes NA and the Watershed NA. A non-facilitated meeting was held. Staff has not received any neighborhood comments, but has received significant input from commenting agencies such as Transportation (Planning) and the Petroglyph National Monument. Staff recommends deferral for at least 30 days so outstanding issues can be addressed and so revisions can be made to the proposed site development plan.

***FINDINGS -07EPC 40065, February 21, 2008-Site Development Plan for Subdivision***

1. This request is for a site development plan for subdivision with design standards for Tracts M, N, and P, Watershed and Inspiration subdivision (the subject site), an approximately 500 acre area bounded by Arroyo Vista Boulevard, Tierra Pintada Drive, and the Petroglyph National Monument. The subject site is located in the Residential/ Resort zoned area of the Westland Master Plan, north of the Town Center (the designated activity center).
2. In July 2000, the EPC approved a site development plan for subdivision and a site development plan for building permit for the entire Residential/Resort zoned area which included a golf course and associated meeting facilities (Project #1000416). The site development plans have expired pursuant to Zoning Code §14-16-3-11, because they were not implemented within the allowed seven year timeframe for development.
3. The proposed development would consist of approximately 1,500 residential units with parks, open space areas and various types of roadways. No commercial or office uses are proposed.
4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan (WSSP), the Facilities Plan for Arroyo, the Trails & Bikeways Facilities Plan, the Westland Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP).
5. The proposal *does not further* the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5a: Full range of urban land uses. Only residential uses, and no neighborhood commercial uses, are proposed in the approximately 500 acre area.
  - B. Policy II.B.5f: Clustering of homes/open space areas. The design standards do not address the concept of cluster development to blend housing and open space, though there is an opportunity to do so. The houses are not clustered and the open space areas are small and disconnected.
  - C. Policy II.B.5m: Urban/site design/unique vistas. There are no requirements to ensure that unique vistas would be maintained and that the visual environment would be improved, especially since the homes would contrast with the surroundings.

6. The proposal *partially furthers* the following relevant Comprehensive Plan Goals:
- A. The Open Space Goal. The proposal includes parks of varying sizes and one major open space area (Mirehaven Arroyo). Open space corridors are proposed, but many end at streets and do not connect with each other, thus precluding the provision of functional wildlife corridors.
  - B. The Transportation and Transit Goal. The proposal encourages walking and bicycling within the development while having more than sufficient roadway capacity, but does not create a balanced overall circulation system because no employment or services are placed within convenient walking distance and there is no mix of land uses.
  - C. The Water Management Goal. Preservation of the Mirehaven Arroyo and use of mostly xeric plant materials will contribute to efficient water management. However, the proposed design standards do not holistically address water management in this area with limited water supply.
7. The proposal *partially furthers* the following relevant Comprehensive Plan policies:
- A. Policy II.B.5d: Neighborhood values/environment/resources. Generally, higher density housing is intended near arterial roadways and less dense housing abutting open space. However, the proposed homes would not blend with the natural environment or the existing neighborhoods.
  - B. Policy II.B.5g: Development/topography/trails. The proposed development is intended to be responsive to topography, but no information is provided beyond this general statement. Trail corridors are proposed, but connectivity is lacking.
  - C. Policy II.B.5k: Land adjacent to arterial streets. Residential development is proposed adjacent to arterial streets. Several street types are proposed. At this stage, it is unclear if harmful effects of traffic will be minimized.
8. The proposal *does not further* the Air Quality Goal or Air Quality Policy II.C.5b. Overall the proposed development is auto-centric with wide streets and front-loaded garages, and lacks commercial services within walking distance (typically 1/4-1/2 mile). The uses and design of the development encourage residents to drive, which increases vehicle miles traveled (VMT) and therefore increases auto emissions.
9. With respect to the Westside Strategic Plan (WSSP), the proposal *generally furthers* Policy 1.1 regarding urban form and distinct communities. The subject site is located outside the designated activity center for the Westland North Community, so low density residential development is appropriate in this location. However, the proposal includes only residential development and does not further the overall intent of the WSSP to bring employment to the Westside.

10. The Facility Plan for Arroyos (FPA) contains policies for urban recreational arroyos and design guidelines for development adjacent to major open space arroyos, such as the Mirehaven Arroyo near the subject site's northwestern boundary. At this stage, the proposed design standards do not sufficiently address the FPA, particularly with respect to trails, walls, materials and the proposed arroyo crossing.

11. Regarding the Northwest Mesa Escarpment Plan (NWMEP), Design Overlay Zone regulations and Impact Area regulations apply. In many instances, the proposal does not specifically address the requirement so compliance cannot be ensured. In other instances, such as the following, the regulatory requirements are not fulfilled because the proposal does not:

- A. Demonstrate how development at the edge of open space will be designed to compliment open space (Policy 9).
- B. Demonstrate a provision for varied setbacks (Policy 9.2).
- C. Include only plants from the Plant Species List (Policy 9.5).
- D. Show that cut and fill will be kept to a minimum (Policy 11.2).

12. The Westland Master Plan (WMP) contains statements of intent regarding affordable housing and the jobs/housing balance which the proposal *does not further*. 20% of the housing in the WMP area shall be affordable; it is unclear if any affordable housing is included with the current proposal. The proposal does not include any commercial or office uses and has removed job opportunities from the Residential/Resort zone by no longer including the hotel and golf course.

13. The Trails & Bikeways Facility Plan (TBFP) contains applicable Goals. The proposal partially furthers Goal 2 and Goal 3, respectively. Pedestrians and bicyclists would be accommodated, but the trail system does not address other users. Trails may separate pedestrian and bicycles, though more strategies may be needed to mitigate trail-user conflicts. Goals 4, 5 and 6 are relevant but, at this stage, are not addressed in the proposal.

14. The design standards in the proposed site development plan for subdivision need to be strengthened in order to ensure compliance with policies and regulations in applicable Plans, particularly the NWMEP. A deferral will allow the applicant time to provide additional information and address outstanding issues.

15. A facilitated meeting was held on October 30, 2007. The affected neighborhoods are the Tres Volcanes Neighborhood Association (NA), the Parkway NA and the Avalon NA. The neighborhoods generally support the idea of moving the Town Center closer to Interstate 40, but are concerned about building height, school overcrowding, open space and affordable housing.

***RECOMMENDATION - 07EPC 40065, February 21, 2008-Site Development Plan for Subdivision***

**DEFERRAL of 07EPC 40065, a site development plan for subdivision with design standards for Tracts M, N, and P, Watershed and Inspiration subdivision, bounded by Arroyo Vista Boulevard, Tierra Pintada Drive and the Petroglyph National Monument, for 30 days to March 20, 2008 based on the preceding Findings.**

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***Catalina Lehner, AICP-Senior Planner  
&  
Jennifer Donofrio, Associate Planner***

cc: Leroy Chavez, SunCal Companies NW Division, 401 Coors Blvd. NW, Albuquerque, NM 87121  
Mark Wade, Hartman + Majewski Design Group, 202 Central Ave. SE, Albuquerque, NM 87102  
Jerry Worrall, Tres Volcanes NA, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Tom Borst, Tres Volcanes NA, 1908 Selway Pl. NW, Albuquerque, NM 87120  
Vic Segura, Watershed NA, 8612 Warm Springs Rd. NW, Albuquerque, NM 87120  
Gerald Parra, Watershed NA, 8916 Sand Water Rd. NW, Albuquerque, NM 87120  
Diane Souder, US Dept. of Interior, National Park Service, Petroglyph National Monument, 6001 Unser Blvd. NW, Albuquerque, NM 87120  
Joseph Sanchez, US Dept. of Interior, National Park Service, Petroglyph National Monument, 6001 Unser Blvd. NW, Albuquerque, NM 87120

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## AGENCY COMMENTS

- The following agencies did not review or comment on Project #1006864:

City of Albuquerque

Environmental Health, Air Quality Division  
Environmental Health, Env. Services Division  
Fire Department, Planning  
Parks & Recreation, Planning and Design

Other

Bernalillo County  
Middle Rio Grande Conservancy Dist (MRGCD)  
See Separate Letter  
Petroglyph National Monument

- The following City of Albuquerque Departments reviewed and commented on Project #1006864:

Planning, Zoning Code Services

Reviewed: Pursuant to the Northwest Mesa Escarpment Plan, "Building Height" for single family dwellings shall be either a maximum of 15ft in height or 26ft in height- depending on which area of the plan the proposed building will be located. An overall building height of 28 ft., as noted in the applicant's submittal, would require a Variance to height or EPC approval- depending on which plan area the proposed building would be located.

**New Comments for 2/21/08:**

Reviewed: No Comments

Planning, Office of Neighborhood Coordination

Tres Volcanes NA (R)  
10/10/07 – Recommended for Facilitation – siw  
10/12/07 – Assigned to Diane Grover

**New Comments for 2/21/08**

Tres Volcanes NA (R)  
Watershed NA (R)

Planning, Advance and Urban Design

Sheet 1 of 7 BUILDING HEIGHTS

The applicant requests an exception from the Northwest Mesa Escarpment Plan to almost double maximum building heights to 28 feet in height for single-family residential and 40 feet in height for attached housing and nonresidential buildings.

Sensitivity to context is the core reason for the Escarpment Plan. The Plan was written to provide design regulations (especially height) for encroaching development. It is intended to keep the development visually subdominant to the adjacent Major Public Open Space and Petroglyph National Monument. Policy #12 of the Escarpment plan limits residential buildings to 15 feet in height and nonresidential buildings to 19 feet in



height. If buildings are 200 or more feet away from the escarpment face, they may be 26 feet in height, but not more.

Sheet 3 of 7 **OVERALL DESIGN THEME AND LAND USE CONCEPT**

The last paragraph in the left column indicates that “Many streets will have curb adjacent landscape parkways...” yet the street cross sections show all of them having the strip between the curb and sidewalk. This “parkway” between the sidewalk and curb is already a City requirement located in the Sidewalk Ordinance and the Development Process Manual.

The third paragraph in the middle column mentions open space 4 times. Indicate whether this is detached open space required in the site plan area or the Major Public Open Space adjacent to the site.

**OFF-STREET PARKING REQUIREMENTS AND DESIGN:**

Residential Setbacks

Some of this language mirrors language already in the Zoning Code for R-1, R-LT, R-T, R-G and R-2 zoning, but differs slightly to be less restrictive than the Zoning Code. The minimum front yard building setback in the Zoning Code for these residential zones is a 10-foot front yard building setback to any part of the building for smaller lots starting with RLT size lots, 4000 square feet and 40 feet wide or less provided the lot complies with one of two requirements:

- a) There is no front yard driveway and vehicle access is only to the rear yard from an alley, or
- b) The garage is set back not less than 25 feet and comprises no more than 50% of the width of the street-facing building façade and driveway and driveways and off-street parking areas cover no more than 60% of the front yard.

Examples of smaller front yards can be found on Sawmill Community Land Trust lots. This can only work if there is a narrow side driveway and set back garage.

Garages and Driveways

The illustration under number 4 showing a three-car garage side facing the street and driveways dominating the front yard is a lot development example that is completely opposite the rationale for granting shallower building setbacks. The shallower set backs in the Zoning Code are intended to de-emphasize vehicles and pull the residential portion of the building up to the street. It is clear from the language about parking area and garage set back distance being deeper than the minimum building set back. The language says the garage is set back 25 feet, not the garage doors.

The garage illustrations present the same issues.

The 3<sup>rd</sup> line under the 3<sup>rd</sup> bullet should say “widen” instead of “taper”.

**STREET DESIGN:**

Type A describes allays of trees with meandering sidewalks. Allays of trees are usually lines of trees on both sides of a street or a sidewalk that form a tunnel of overarching trees. The description of clustered street trees doesn't seem to fit this image.

Meandering sidewalks are usually inconvenient for the pedestrian, particularly if they don't follow a meandering building street face and are just meandering without a meaningful design connection to everything else.

Add the word "using" to make the phrase "low water using shrubs".

Sheet 4 of 7

Type G illustration shows a 4-foot wide sidewalk and 5-foot wide planting strip. The Sidewalk Ordinance and Development Process Manual require a minimum 4-foot wide sidewalk and minimum 6-foot wide planting strip. Five-foot wide sidewalks would better serve people walking, but the 6-foot planting strip would still need to be provided.. In undeveloped areas that are being newly platted, there is no reason to provide facilities that are insufficient.

**LANDSCAPE DESIGN REQUIREMENTS:**

Mirehaven Arroyo

Add a reference to the Facility Plan for Arroyos policies concerning required design. Indicate the type of arroyo this is. It may be an Open Space Arroyo or an Open Space link. The classification would drive the design.

Is the open space referred to here just a description of an open area or Major Public Open Space.

What type of "seat high screening elements" is this referring to --- rocks, shrubs, or human-made objects?

Is this referring to a bridge over the arroyo for vehicles or just pedestrians and bicycles?

Sheet 5 of 7

Parkways

This indicates that parkways be a minimum of five feet in width. The Sidewalk Ordinance and Development Process Manual both require a 6 foot buffer strip between the sidewalk and the curb.

Sheet 6 of 7

**PLANT PALETTE**

Michael Polikoff provided the following comments concerning plant materials. Michael is a landscape architect.

Ornamental Grasses – Fountain Grass is not cold hardy.

Evergreen Trees – Afghan Pine use should be limited due to disease issues.

Groundcovers – Purple Verbena are annuals. Blanket Flower – use perennial forms.

#### ARCHITECTURAL DESIGN REQUIREMENTS

##### Front Elevations

The first bullet says to create recessed alcoves and/or bump out portions of the building. The garages should not be bumped out.... Only recessed.

##### PEDESTRIAN AMENITIES:

It says that benches and information bollards should be considered at trailhead access point to the adjacent open space. Is this referring to entries to Major Public Open Space? If so, who should consider the provision of the amenities? The City?

##### ADMINISTRATIVE:

In paragraph two it states the “The Site Development Plan for Subdivision may be modified or adjusted, if necessary, to assure consistency allowing flexibility for the developer.” Is this a standard practice or should this more specifically list the types of changes that would be allowed?

#### Parks & Recreation, Open Space Division

- Hotel/Conference Center is not a suitable land-use at proposed location. To be compliant with the Northwest Mesa Escarpment Plan, the Hotel/Conference Center is better suited away from the Atrisco Terrace Major Public Open Space and Petroglyph National Monument. The plan states “[Major Public Open Space] will be protected through the development process by disallowing development adjacent to the publicly owned areas in order to preserve the integrity of the publicly owned Open Space, preserve views of the escarpment as a landform, and protect public health and safety” (page 46 of NW Mesa E. Plan). The plan further states, “The Impact Area is generally described as the 350 feet immediately adjacent to the conservation area which by its proximity has significant visual and physical impact upon the escarpment or other Major Public Open Space” (page 46). Finally, the plan also states in policy #12 on page 58, “Structures shall not block views of the escarpment.”
- Developer should relocate Hotel/Conference Center to major arterial intersections and closer to Interstate 40, as this would comply with land-use suitability and Rank I, II, and III plans adopted by the City of Albuquerque.
- Pedestrian access points to Major Public Open Space and Petroglyph National Monument look adequate. Please provide details of how to keep vehicular traffic out.
- “Common open space” areas should buffer Major Public Open Space and the monument. This buffer should act as a transition zone from the development to the Major Public Open Space areas. The least intensive land-uses (such as single family homes) should be the type of land-use closest to the Major Public Open Space. Hence, the most intensive development should be furthest away from the public lands. Pedestrian trails could be used in this transition zone to lead residents into the public lands.

**New Comments for 2/21/08**

1) The 8 & 1/2" by 11" pages are not consistent with the large sheets submitted. The large sheets submitted within the application reflect changes from the first submittal in October, 2007 whereas the smaller pages within the application do not. Please be clear as to what is to be changed and make sure all material submitted with the application is consistent with what is intended to be done with the project.

2) Large sheets (sheet 1 of 7) states that the site is zoned SU- 2 for Residential Resort and that permissive uses allowed would be a golf course, driving range, irrigation pond, etc... The application does not state whether or not these uses will be sought after and constructed on the ground. If a golf course and related supplemental uses will be constructed, please indicate and map. No flows or drainage from these golf course related uses should be allowed to enter either the Atrisco Terrace Major Public Open Space or the Petroglyph National Monument boundaries. Please indicate direction of flows if these permissive uses will be prescribed.

3) Large sheet 2 of 7 titled "Conceptual Drainage and Utility Plan" does not show drainage flow around or near the Atrisco Terrace Major Public Open Space or near the Petroglyph National Monument boundaries. Please ensure by plat that any new flows created by this development will not drain into or across the Open Space or Monument boundaries. Please indicate that all flows from development will flow away from these boundaries in a south and east direction.

Parks and Recreation, Planning and Design

Reviewed, no objection. Request does not affect our facilities.

City Forrester

Sheet 6 of 7, Plant Palette

1. One Seed Juniper is not allowed inside city limits due to Pollen Ordinance
2. The common name of *Continus coggyria* is Smoke bush and should be listed under shrubs not trees
3. Lanceleaf Cottonwood, Lacebark Elm, Bur Oak, Austrian Pine, Afghan Pine, Chinese Pistache, Gambel Oak, Western Redbud, Gambel Oak, Western Soapberry, Southwestern White Pine are all also acceptable and desirable
4. Why are trees over 30' not allowed in the NWMEP?
5. Minimize use of chamisa and saltbush near homes and public areas due to being highly allergenic.
6. Spreading and fruiting trees such as silk tree, apple, desert willow, and vitex should not be used along sidewalks and streets unless planting area is over 10' wide and tree is centered.
7. Thorned trees and plants such as NM Locust, Prickly pear, cholla, and Hawthorn should not be used near sidewalks, driveways, or other walking areas

#4 (heading missing from previous page apparently)

1. Clustered tree planting is fine but appropriate space must be provided for rooting volume of all trees planted in same site

Xeric Streetscapes

1. Swaled planting is ideal. Will street still have curb? Will stormwater runoff from house be directed there instead of down driveway to street?

Inspiration / Watershed – Sheet 4 of 7

1. All street sections indicate a curb and planting area without a swale conflicting other provided information
2. Minimum widths for planting areas should be 6 feet for small and medium sized trees. Any tree exceeding 50' in mature height or single / multiple trunk at ground level diameter of 3 feet or greater should have 10 feet width or greater. Recommended 8 feet or greater for small trees, 10-12 for medium, and 12+ for best results in growth and water harvesting potential.
3. Type D and F details show sufficient room to provide a greater rooting volume for street tree and vegetation plantings but restrict it to a narrow strip.
4. Type D and F detail indicates HOA maintained area but does not specify street tree maintenance

Inspiration / Watershed – Sheet 5 of 7

1. Parkways #2 indicates 5 foot width minimum... what about a length minimum? I recommend 15 feet or greater.
2. Parkways #5 – Good idea but can something about when coordination between listed items and trees is required? We don't want a landscape plan being approved and at installation trees removed in favor of a street light. Coordination between trees and other items should be finalized before final plan approval and certainly before installation.

Inspiration / Watershed – Sheet 6 of 7

1. Arizona Sycamore is restricted by CABQ Pollen Ordinance

Police Department/Planning

Other: No action at present.

Name, location and service area of nearest Police Station, Shawn McWethy Substation

6404 Los Volcanes Rd. NW, Albuquerque, NM 87121

Plans for expansion or new facilities in area? Yes, New substation north of I-40.

Solid Waste Management Dept., Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements.

Transit Department (ABQ Ride):

Adjacent & nearby routes: None. Routes on Central and on Unser are closest.

Adjacent bus stops: None.

Site plan requirements: None.

Large site TDM suggestions: None

Other information:

The Site Plan for Subdivision includes appropriate statements of intent for transit service. Whether future transit service - and what kind - operates on either or both of Tierra Pintada and Arroyo Vista will

depend on the future street network extending beyond this site and the appropriateness of development along that street network to support different levels of service. Development proposed in this site plan most likely could help support peak-period commuter service to major activity centers and/or neighborhood circulator service connecting residents to community activity centers and other transit routes.

The proposed site plan shows pedestrian connections at sufficiently frequent intervals between the proposed residential areas and the two arterials. These connections are critical to making transit service on those arterials accessible to future residents.

City of Albuquerque Public Works Department

**Transportation Development (City Engineer/Planning Department):**

- 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.
- Typical section C (non-residential) will need to be modified to provide for 20' driving lanes, which will replace the 16' lanes as shown on sheet 4 of 7 of the Site Development Plan for Subdivision. In addition, median landscaping will need to meet all City criteria with respect to site distance requirements and location of landscaping within the median.
- Provide a reference in the Site Development Plan for Subdivision to the Westland Master Plan that identifies Arroyo Vista as a Principal Arterial and Tierra Pintada as a Minor Arterial or provide typical sections.
- Provide cross access agreements as needed.
- Site plan shall comply and be designed per DPM Standards.

**Hydrology Development (City Engineer/Planning Department):**

- The Hydrology Section has no adverse comments on sector plan amendment or site plan.

**Transportation Planning (Department of Municipal Development):**

*Findings*

- Arroyo Vista is a principal arterial with a minimum right-of-way width of 180 feet as designated in the March 2000 Westland Master Plan.
- Tierra Pintada is a minor arterial with a minimum right-of-way width of 152 feet as designated in the March 2000 Westland Master Plan.

- 
- Arroyo Vista is proposed to contain on-street bicycle lanes and a minimum 10-foot wide multi-purpose trail as designated on the Long Range Bikeway System map.
  - Tierra Pintada is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
  - The City Engineer may require, if necessary, up to six (6) additional feet of right-of-way on Arroyo Vista and Tierra Pintada to accommodate the designated on-street bicycle lanes.

*Conditions*

- Dedication of a minimum 90 feet of right-of-way from the centerline of Arroyo Vista a principal arterial as designated in the March 2000 Westland Master Plan.
- Dedication of a minimum 76 feet of right-of-way from the centerline of Tierra Pintada a minor arterial as designated in the March 2000 Westland Master Plan.
- Dedication of an additional 6 feet of right-of-way along Arroyo Vista and Tierra Pintada adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
- Construction of the on-street bicycle lane and a minimum 10-foot wide multi-purpose trail along Arroyo Vista adjacent to the subject property as designated on Long Range Bikeways System map.
- Construction of the on-street bicycle lane along Tierra Pintada 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.

**Utility Development (Water Authority):**

- No comments received.

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

I request that some where on this Site Plan for Subdivision a reference to the Development Agreement with the Water Authority be made. This Agreement restricts development to a phasing plan that requires water pressure zone 3WR be built out to 70% before any development of water pressure zone 4W. Water pressure zone 4W must be 70% developed before any development of water pressure zone 5WR can take place. This site plan includes all three water pressure zones. It also may be helpful to show the water pressure zone boundaries on the Site Plan.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,  
WATER AUTHORITY and NMDOT:**

- a. 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).
- b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- c. Typical section C (non-residential) will need to be modified to provide for 20' driving lanes, which will replace the 16' lanes as shown on sheet 4 of 7 of the Site Development Plan for Subdivision. In addition, median landscaping will need to meet all City criteria with respect to site distance requirements and location of landscaping within the median.
- d. Provide a reference in the Site Development Plan for Subdivision to the Westland Master Plan that identifies Arroyo Vista as a Principal Arterial and Tierra Pintada as a Minor Arterial or provide typical sections.
- e. Provide cross access agreements as needed.
- f. Site plan shall comply and be designed per DPM Standards.
- g. Dedication of a minimum 90 feet of right-of-way from the centerline of Arroyo Vista a principal arterial as designated in the March 2000 Westland Master Plan.
- h. Dedication of a minimum 76 feet of right-of-way from the centerline of Tierra Pintada a minor arterial as designated in the March 2000 Westland Master Plan.
- i. Dedication of an additional 6 feet of right-of-way along Arroyo Vista and Tierra Pintada adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
- j. Construction of the on-street bicycle lane and a minimum 10-foot wide multi-purpose trail along Arroyo Vista adjacent to the subject property as designated on Long Range Bikeways System map.
- k. Construction of the on-street bicycle lane along Tierra Pintada adjacent to the subject property as designated on Long Range Bikeways System map.

➤ The following agencies reviewed and commented on Project #1006864:

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)

No objection to Site Plan for Subdivision. AMAFCA has previously discussed development of the property with the developer and offers the following comments:

1. Preliminary Plat submittal will trigger expansion of AMAFCA's Ladera Dams Nos. 9 and 10. This work will require an agreement with AMAFCA and a submittal to the Office of the State Engineer.
2. The Mirehaven Arroyo will be dedicated as drainage right-of-way to AMAFCA or as open space right-of-way to City Open Space with a drainage easement to AMAFCA. This action will be determined at time of plat.
3. A comprehensive erosion setback (ESB) analysis will be required for the Mirehaven Arroyo.
4. Water quality treatment for stormwater discharge will be required.



Albuquerque Public Schools (APS)

Watershed Subdivision, Tracts M, N, and P, is located on West of Tierra Pintada NW between Arroyo Vista NW and Petroglyph National Monument. The owner of the above property requests board approval for a site development plan for a subdivision which will consist of a mixture of single family homes, townhomes, and condos totaling ~1100 units. This will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Painted Sky Elementary and West Mesa High School are over capacity, Jimmy Carter Middle School will be nearing capacity.

<b>Loc No</b>	<b>School</b>	<b>2007-08 40th Day</b>	<b>2007-08 Capacity</b>	<b>Space Available</b>
275	Painted Sky	1,069	1,000	-69
445	Jimmy Carter	1,185	1,200	15
570	West Mesa	2,749	2,632	-117

A new southwest high school will open with a 9<sup>th</sup> grade academy in 2008, while the remainder of the school will open in 2009. The new southwest 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 (MRCOG)

MPO staff have no comment on this project. The roads nearest the proposed development are privately-funded projects for which no programming information is available. More importantly, these roads do not carry a functional classification beyond “urban local.” As DMD becomes aware of improvements to these facilities, the City may want to consider submitting to the MPO various roadways in this rapidly-developing area for functional classifications appropriate to their intended use.

Public Service Company of New Mexico (PNM)

PNM has gas and electric distribution facilities ready to be extended into this development from the intersection of 98<sup>th</sup> and Tierra Pintada. This is a very large development and Distribution Planning will have to evaluate whether PNM has enough electric capacity in the area to serve this projected electric load. PNM appears to have adequate gas system capacity for this area.

**New Comments for 2/21/08**

SunCal must meet with PNM to determine gas and electric infrastructure for their entire acreage.

Petroglyph National Monument

See separate letter (attachment).