



**Environmental  
Planning  
Commission**

**Agenda Number: 6  
Project Number: 1007012  
Case #'s: 08EPC 40001/40007  
February 21, 2007**

**Staff Report**

<b>Agent</b>	Beau Desert Homes, Inc.
<b>Applicant</b>	Dorothy Marianetti
<b>Request(s)</b>	<b>Zone Map Amendment Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Lots 1 & 2
<b>Location</b>	Lead Avenue between 13 <sup>th</sup> St SW and 14 <sup>th</sup> St SW
<b>Size</b>	Approximately 0.62 acres
<b>Existing Zoning</b>	SU-2 MFR
<b>Proposed Zoning</b>	SU-2/SU-1 for R-2

**Staff Recommendation**  
**WITHDRAWL of 1007012**

**Staff Planner**  
**Randall Falkner, Planner**

**Summary of Analysis**

Location Map (3" x 3")

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

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

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

**Background**

Purpose of request...

**History**

Previous zoning or platting actions affecting site

Zoning actions in the surrounding area that affect the request

**Context**

The area and its surroundings...

**Long Range Roadway System**

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

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

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

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

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

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

Long Range Bicycle Plan...

Transit...

Comprehensive Plan Corridor Designation...

***Public Facilities/Community Services***

(text)

***ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES***

**Albuquerque Comprehensive Zoning Code**

(analysis)

**Albuquerque / Bernalillo County Comprehensive Plan**

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

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

Policy ?

***(analysis)***

**Water Conservation/Green Principles**

***(analysis)***

**Example Sector Plan (Rank #)**

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

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

***(analysis)***

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

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

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

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

*(analysis)*

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

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

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

*(analysis)*

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

### ***Site Plan Layout / Configuration***

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

### ***Walls/Fences***

(text)

### ***Vehicular Access, Circulation and Parking***

(text)

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

(text)

### ***Lighting and Security***

(text)

### ***Landscaping***

(text)

***Public Outdoor Space***

(text)

***Grading, Drainage, Utility Plans***

(text)

***Architecture***

(text)

***Signage***

(text)

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

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

***NEIGHBORHOOD/PUBLIC CONCERNS***

(text)

***CONCLUSIONS***

(text)

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

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

***RECOMMENDATION - (CASE NO.)(DATE)***

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

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

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

*(Planner's Name)*  
*(Title)*

cc: Dorothy Mananetti, 9309 Augusta Ave. NE, Albuquerque, NM 87111  
Beau Desert Homes, Inc., P.O. Box 10437, Albuquerque, NM 871084  
Heather Reu, Reynolds Addition NA, 300 14<sup>th</sup> St. SW, Albuquerque, NM 87102  
Debbie Foster, Reynolds Addition NA, P.O. box 7112, Albuquerque, NM 87194-7112

***Attachments***

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

Reviewed: No Comments

#### ***Office of Neighborhood Coordination***

#### **Raynolds Addition NA (R)**

**1/7/08 – Recommended for facilitation – siw**

**1/9/08 – Assigned to Stefanie Beninato - siw**

#### ***Advanced Planning***

The existing SU-2 MFR zone allows multifamily development in the sector plan area, the plan states that intent of the zoning in the plan is to "maintain the existing scale of the neighborhood and front yard landscaping through height, density setback, off street-parking and landscaping requirements". This project does meet the set back requirements. It is not at the same scale as the rest of the neighborhood. The front double garage is not a common feature in the area.

Also, the legal owner of record address does not match the applicant's address. The address shown in the application and the address AGIS shows for the legal description, lots 1&2 Block 30 Raynolds Addition is 1302, not 1300. These should be clarified.

### ***PUBLIC WORKS DEPARTMENT***

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

- Reviewed, no comments.

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

- The Hydrology Section has no objection to the zone change request.

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

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

#### **Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.



**Street Maintenance (Department of Municipal Development):**

- No comments received.

**Utility Development (Water Authority):**

- No comments received.

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

- No comments received.

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

- No comments received.

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

Conditions of approval for the proposed Zone Map Amendment shall include:

- a. None.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***City Forester***

***PARKS AND RECREATION***

***Planning and Design***

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

There are five park facilities within a ½ mile of the subject property

Washington Middle School Park is a 3.7 acre park with a play area

Kit Carson Park is a 9.6 acre park with a play area and parking.

Robinson Park is a 1.6 acre park.

Rio Grande Triangle Park is a 2.6 acre off leash dog exercise area.

Rio Grande Pool is a pool and turf grass area.

**Open Space Division**

Open Space has no adverse comments

***POLICE DEPARTMENT/Planning***

Gerald Cline Valley Substation

No crime prevention or CPTED comments at this time concerning the proposed zone change

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved on condition, will comply with all SWMD ordinances and requirements, and have storage area for residential automation carts, not visible from street or located inside garage.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

**Raynolds Addition**, Lots 1 and 2, Block 30, is located on Lead Ave SW between 14<sup>th</sup> St SW and 13<sup>th</sup> St SW. The owner of the above property requests a zone change from SU-1 to R-2 for project that will consist of 3 multi-family units. This will impact Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace Elementary School will be nearing capacity, Washington Middle School, and Albuquerque High School has excess capacity.

<b>Loc No</b>	<b>School</b>	<b>2007-08 40th Day</b>	<b>2007-08 Capacity</b>	<b>Space Available</b>
373	Lew Wallace	278	285	7
465	Washington	554	763	209
590	Albuquerque	1,792	2,100	308

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**

MPO staff have no comment on this project. For information purposes, the functional classification of Lead Av is an urban minor arterial.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.

