



**Environmental
Planning
Commission**

Staff Report

Agenda Number: 7
Project Number: 1000901
**Case #'s: 08EPC 40049/ 40051/
 40052/ 40055/ & 40056**
June 19 2008

Agent	Consensus Planning
Applicant	Bosque School
Requests	Zone Map Amendment; Amendment to Site Development Plans for Subdivision; Amendment to Site Development Plan for Building Permit
Legal Description	Tracts 7, 8, and 9, North Andalucia at La Luz; Tract 4A Bosque Preparatory School; Tract 4 Ray A Graham III Ovenwest Corp.
Location	Learning Road NW between Coors and the Rio Grande Bosque
Existing Zoning	SU-1 for C-2, O-1, and PRD (20 du/a); SU-1 for School and Related Facilities; SU-1 for PRD (6 du/a)
Proposed Zoning	SU-1 for School and Related Facilities; SU-1 for School Recreation and Private Open Space
Acreage	Approx. 47 acres

Staff Recommendation

APPROVAL of 08EPC 40049, ZMA, based on the findings on pages 16 - 18, and subject to the conditions of approval on page 18.

APPROVAL of 08EPC 40055, based on the findings on pages 19 - 20, and subject to the conditions of approval on page 20.

APPROVAL of 08EPC 40056, based on the findings on pages 21 - 22, and subject to the conditions of approval on page 23.

APPROVAL of 08EPC 40051, based on the findings on pages 23 - 25, and subject to the conditions of approval on pages 25 - 26.

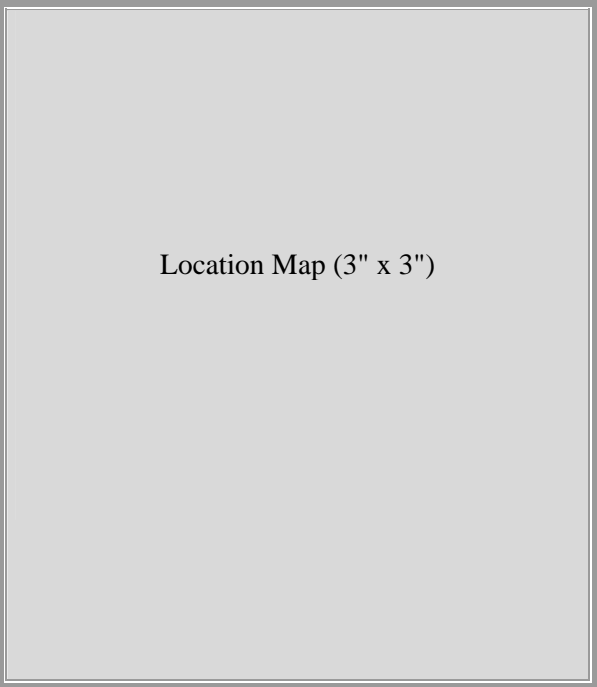
APPROVAL of 08EPC 40052, based on the findings on pages 26 - 28, and subject to the conditions of approval on pages 28 - 30.

Russell Brito, Division Manager

Summary of Analysis

The proposed changes to zoning and the site development plans for subdivision and building permit are intended to consolidate the Bosque School lands into one cohesive site development plan with appropriate zoning that will allow for construction of a new classroom building and new parking areas. Future planning and development of the area will benefit from the changes as proposed with some minor conditions of approval.

Planning staff supports all of these related requests.



Location Map (3" x 3")

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-2, O-1 Uses, and PRD (20 du/a); SU-1 for School and Related Facilities; SU-1 for PRD (6 du/a)	Developing Urban; West Side Strategic Plan, Coors Corridor Plan	Vacant, School
North	SU-1 for Major Public Open Space; SU-1 for C-2, O-1, and PRD (20 du/a)	Developing Urban; West Side Strategic Plan, Coors Corridor Plan	Vacant, Open Space
South	SU-1 for Private Open Space/SU-1 for School Recreational Fields	Rural; West Side Strategic Plan, Coors Corridor Plan	Vacant
East	A-1	Rio Grande Bosque/Open Space; Coors Corridor Plan	Drainage, Bosque/Open Space
West	SU-1 PRD; SU-1 for C-2, O-1, and PRD (20 du/a);	Established Urban, Developing Urban; West Side Strategic Plan, Coors Corridor Plan	Vacant, Townhomes

Background

This is a three-part request for zone map amendments, amendments to three site development plans for subdivision, and an amendment to a site development plan for building permit. The subject site is approximately 47 acres and is located on Learning Road NW between Coors Boulevard and the Rio Grande. A portion of the site is currently home to Bosque School.

This request involves 5 tracts. The applicant is proposing to rezone Tracts 7 and part of 9, North Andalucia at La Luz to SU-1 for School and Related Facilities and Tract 4 to SU-1 for School Recreation and Private Open Space. The amendments to the site plan for subdivision will remove tracts 7, 8 (the Learning Road easement), and 9 from the North Andalucia subdivision and include them in the Bosque School Site Plan for Subdivision. It will also remove Tract 4 from the Andalucia South Site Plan for Subdivision and place it in the Bosque School subdivision. The applicant proposes to divide Tract 9 into 2 tracts, 9A and 9B. The purpose of the amendment to the Bosque School Site Development Plan for Building Permit is to allow construction of a new 16,500 square foot building in the existing main parking lot.

The table below helps to clarify this request:

Tract	Applicable Request(s)	Existing Zoning	Proposed Zoning	Other Proposed Action
7, North Andalucia at La Luz	Zone map amendment; Site plan for subdivision	SU-1 for C-2, O-1 Uses & PRD (20 du/ac)	SU-1 for School and Related Facilities	Remove from Andalucia North SDP
8, North Andalucia at La Luz (Learning Road)	Site plan for subdivision	SU-1 for C-2, O-1 Uses & PRD (20 du/ac)	No change proposed	Remove from Andalucia North SDP
9, North Andalucia at La Luz	Zone map amendment; Site plan for subdivision	SU-1 for C-2, O-1 Uses & PRD (20 du/ac)	SU-1 for School and Related Facilities for southern portion (Tract 9A)	Remove from Andalucia North SDP; subdivide into 2 tracts
4A, Bosque Preparatory School	Site dev plan for building permit	SU-1 for School and Related Fac.	No change proposed	Construct new 16,500 square foot building
4, Ray A Graham III Ovenwest Corp	Zone map amendment; Site plan for subdivision	SU-1 for PRD 6du/ac	SU-1 for School Recreation and Private Open Space	Remove from Andalucia South SDP

History

Bosque School

June 18, 1998 – The EPC approved a site plan for subdivision to create Tract 4A in order to develop Bosque School. The site plan includes a set of design guidelines to facilitate the design of the school and to leave significant areas dedicated to open space and recreational use. The site plan for subdivision was signed off by the DRB in March 1999.

1999 – The EPC approved a site plan for building permit for Phase 1 development of the school.

November 20, 2003 – The EPC approved a site plan for building permit for Phase 2, which included 85,000 square feet of additional buildings. Following Phase 2 construction, Bosque School has received Administrative Approvals of site plan amendments to adjust building sizes and site layout.

Andalucia at La Luz

February 2001 – The EPC approved a site plan for subdivision for all of Andalucia at La Luz Subdivision (158 acres), which includes all of the properties between Coors and the bosque and between Montano and Namaste Roads.

August 2003 – The EPC approved design standards to guide future development within Andalucia at La Luz.

May 19, 2005 – The EPC approved a site plan for subdivision to subdivide Andalucia at La Luz into two distinct site plans – Andalucia North and Andalucia South. Andalucia North includes Tracts 1-9 and is located between Coors and the bosque and between Montano and Learning Road. All of the tracts south of Learning Road are within Andalucia South. The design standards approved in 2003 apply to development in Andalucia North and South.

Tracts 2, 4 and 6, Andalucia North

Site plans for building permit have been approved by the EPC for Tracts 2, 4 and 6 but have not received DRB sign-off. Tract 2 was approved for 140,000 square feet of commercial buildings. Tracts 4 and 6 were approved for multi-family uses.

Context

The area surrounding Bosque School is master planned with a wide variety of proposed uses.

A portion of the subject site is located within the Montano/Coors Community Activity Center as designated in the West Side Strategic Plan.

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 Montano Road NW as a Minor Arterial, with a right-of-way of 86'.

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

Coors Boulevard and Montano Road both have existing bike lanes. A bike lane is proposed for Learning Road, and a bike trail is proposed to run south and east of Learning Road.

ABQ Ride routes 155 and 96 (commuter) on Coors Boulevard and route 157 on Montano serves the subject site. Route 790, the Rapid Ride Blue Line also serves Coors Boulevard.

Coors Boulevard and Montano Road are both Enhanced Transit Corridors as designated by the Comprehensive Plan.

Public Facilities/Community Services

The subject site is located within one mile of a fire station, a community center, and several developed and undeveloped city parks. Transit is available on both Coors Boulevard and Montano Road.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site currently has three different designations: Tract 4 is zoned SU-1 for PRD (6 du/a); Tract 4A is zoned SU-1 for School and Related Facilities, and Tracts 7, 8 and 9 are zoned SU-1 for C-2, O-1 Uses, and PRD (20 du/a).

The proposed zone map amendment would rezone Tract 7 (1 acre) and 1.27 acres of Tract 9 (the new Tract 9A) to the same zoning as the main school campus on Tract 4A, SU-1 for School and Related Facilities. The proposed use for the tracts is permanent parking on Tract 7 and temporary parking on Tract 9A.

Tract 4 (11.89 acres) would be rezoned SU-1 for School Recreation and Private Open Space. The applicant proposes to continue using this tract for outdoor recreation (a soccer field and tennis courts have already been developed there) and does not intend to build on it. Open space is defined in section 14-16-1-5 of the Zoning Code as: "Ground area which satisfies visual and psychological needs of the community for light and air. It is covered with vegetation, game courts, non-vehicular paths, or incidental buildings provided that such incidental buildings do not cover more than 5% of the ground area." To avoid future confusion and unless the applicant wants to retain the option of developing "incidental buildings", staff recommends that structures be excluded from Tract 4, as a condition of approval of the zone map amendment and as a note on the amendment to the Bosque School SDP for subdivision.

SU-1 zoning is always tied to a site development plan approved by the EPC and signed off at DRB. In this case, the applicant is proposing to consolidate all the tracts in their ownership into the existing Bosque School SDP for Subdivision. This overarching site plan, which includes design guidelines, would control future development of all their property.

However, the property would continue to be split into three zones, one of which is unrelated to use for private educational purposes. The private road easement (Lot 8, 2.91 acres) and 7.56 acres of Lot 9 (the new Tract 9B) at the north end of the property would retain their existing SU-1 for C-2, O-1 uses and PRD (20 du/a) zoning and proposed use of PRD.

The applicant explained in their submittal letter that master planning is underway for future expansion of the campus onto Tract 9, with a section next to the trailhead at Montano Rd. reserved for future acquisition by another party. If the current requests are approved, development on Tracts 8 and 9B will be subject to the amended Bosque School SDP for Subdivision and design standards, rather than those of Andalucia North. The amended Bosque School SDPS differs in certain respects, including limits on parking provision, smaller parking setbacks, a higher proportion of landscaped area and not specifying EPC approval of site development plans for building permit.

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 **Developing Urban** by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing building environment.” Applicable policies include:

Policy a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The applicant does not address this policy in the justification letter, but the site development plans for the subject site and the surrounding area demonstrate that a full range of urban land uses in the area is possible.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed expansion of the existing private school will supplement an already established service use in this location.

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

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

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

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

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

Planning staff agrees with the applicant’s response to this Goal and its policies. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. The proposed zone map amendment is acceptable to the affected neighborhood and respects natural environmental conditions and scenic resources,

because it allows the expansion of existing school facilities permissively, including a large area dedicated to outdoor recreation and open space without structures.

Education

Policy d: Efforts should be made to integrate educational programs with the natural and cultural environments.

The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque.

Water Conservation/Green Principles

The subject site is master planned to ensure compatibility with the adjacent natural environment through the design and layout of the campus and its buildings. The school's use of native and naturalized landscaping within the campus and wetland/ponding areas demonstrates a conscientious program of sustainability and environmental sensitivity that aligns with its educational focus.

West Side Strategic Plan (Rank 2)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP. The recent amendments to the WSSP include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The West Side Strategic Plan is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The WSSP identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. The subject site falls within the **Taylor Ranch Community** as described on pages 59-61 of the WSSP.

Applicable goal, objectives and policies include:

Goal 6: Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of long-range planning efforts in the area.

Objective 3: Plan for the ability to manage and preserve unique West Side resources (scenic, natural, cultural, historical, and spiritual) within the context of a growing metropolitan area.

The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities.

Objective 4: Preserve a sense of community and quality of life for all residents based on wise long-term decision-making.

The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living.

Objective 6: Conserve and protect natural resources, and minimize environmental impacts. Densities of development and efficient utilization of all transportation and utility corridors are a part of this objective.

The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile).

Objective 7: Plan for and incorporate the educational needs of the West Side in the development process. The provision of quality education is tied to all other social and economic aspects of the community.

This private school use provides an alternative educational opportunity for students from both the west side and throughout the city. Its college preparatory program provides a quality education for its students.

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus.

Policy 1.12: The idea Community Activity Center of 35 to 60 acres will have parcels and buildings in scale with pedestrians, small enough to encourage parking once and walking to more than one destination. Off-street parking should be shared; on-street parking will contribute to the intimate scale typical of well functioning pedestrian areas. Parking shall be located between uses that front on sidewalks rather than parking lots. Seating and shade will be provided along pedestrian routes to promote walking and informal gathering.

Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000.

Policy 1.14: The typical Community Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

Policy 3.16: Multi-family development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

Policy 3.18: Protection and preservation of the bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

Planning staff agrees with the applicant's response to these WSSP policies. The existing school is an integral part of the multi-use Montañó/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction.

Coors Corridor Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 amended in 1989, 1995, and 2003. It contains policies, regulations, and guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard), with the overarching goal to “promote visual harmony between new and existing buildings and between the built environment and the natural scene” (p 82). *Design policies* express the intent of the City and County. *Design regulations* are to control specified critical design aspects of the area. They apply to new construction or alteration of buildings or sites. *Design guidelines* are suggestions to supplement the design regulations. The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 3 of the Coors Corridor Plan, which extends from Western Trail on the south to the Calabacillas Arroyo on the north. Applicable design regulations and guidelines are discussed below in the Site Development Plan sections of the staff report.

The applicable goals and policies, followed by staff analysis include:

Issue 2: Environmental Concerns and Related Improvements

Policy 1: River Land Access - Development in the Coors Corridor Area shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions.

Policy 2: Bosque – Disturbance or removal of existing natural vegetation from the bosque shall be minimized (p. 52).

Planning staff agrees with the applicant's response to these policies. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment.

Issue 3: Land Use and Intensity of Development

Policy 5: Development Intensity – Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines (p. 79).

Policy 8: Buffer strip – A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.

Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are compatible with the surrounding built and natural environment. The proposed development is not located within the 100-foot buffer strip.

Issue 4: Visual Impressions and Urban Design Overlay Zone

A: General Policies

Policy 1: View within the Corridor – Appropriate and pleasing visual impressions within the corridor should be established and preserved (p. 84).

Policy 2: View beyond the Corridor – Significant views beyond the corridor, including the volcanoes, the escarpment, the arroyos, the bosque, the Rio Grande Valley, and the Sandia Mountains as views from Coors Boulevard should be preserved and enhanced (p. 84).

Policy 3: New Development – New development in the Coors Corridor should be designed to be compatible with the natural environment in accordance with the design regulations and guidelines (p. 86).

Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views.

B: Site Planning and Architecture

Policy 1: Site Design – Natural site amenities should be incorporated into the site design (p. 88).

Policy 2: Building setback, height, and bulk – Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures (p. 88).

Policy 4: Site landscaping – Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines (p. 92).

Policy 5: Off-street parking – Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping (p. 94).

Policy 7: Access – Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

Policy 9: Site lighting – Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p. 98).

Policy 10: Architectural design – Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor (p. 99).

Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky.

C: View preservation for corridor segments 3 and 4

Policy 1: View preservation – Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

The design and layout of the existing campus and the proposed building minimize impacts to views of significant features to the east of the site.

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.

The proposed zones are SU-1 for School and Related Facilities and SU-1 for School Recreation and Private Open Space. The zone map amendment affects Tracts 4, 7 and 9A and the following justification and analysis focus on the implications of the request for these tracts only.

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The applicant points out that the proposed zoning will generally reflect current land uses on the tracts and will not significantly change the mix of uses in the area. The existing school also contributes to the health and well-being of the surrounding community through its environmental and civics curriculum.

Staff agrees that the zoning for school and related facilities and for school recreation and private open space is generally considered to be consistent with the health, safety, morals, and general welfare of the city.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The Planning Department considers that the applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area because it will allow for the appropriate growth of an existing school within the neighborhood. In addition, although the rezoning changes the specific uses designated on the tracts, it would not affect the procedures applicable to the overarching special use zone.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan (CP), the Coors Corridor Plan (CCP), and the West Side Strategic Plan (WSSP) that are furthered by this request. These include: CP Developing Urban Area Policies II.B.5.d, e., g., l., and m.; and CCP Environmental Policies 2.1 and 2.4, Land Use Policies 3.5 and 3.8, and Visual Impressions Policies 4.A.1 and 4.A. 2. Most of the WWSP policies cited by the applicant are directly relevant to Tract 9A which is within the Montano/Coors Community Activity Center, including Policies 1.12, 1.13, and 1.14. Also cited were Taylor Ranch Community Policies 3.16 and 3.18.

The Planning Department agrees with the applicant's analysis overall and considers that the request also furthers CP Activity Center Policies II.B.7.f and Education Policy II.D.7.d and WWSP Objectives 4, 6 and 7.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant justified the change based on changed conditions and on the proposed use category being more advantageous to the community.

2. *Some changed neighborhood conditions cited by the applicant include: the master planning of land surrounding the original school site (Tract 4A) for a variety of uses and residential densities (Andalucia North and South); and the applicant's purchase and development of Tract 4 for outdoor recreational purposes.*
3. *The applicant has also justified this request based upon the proposed zoning being more advantageous to the community and has cited a preponderance of adopted city goals and policies that are furthered by this request. The applicant emphasized that the zone change will enable an established and well-regarded school to expand its facilities and strengthen its complementary role to the surrounding residential uses. The expansion is supported by the multi-modal accessibility of the subject site. The applicant has mentioned that the affected neighborhood association is favorable to reducing the area zoned for higher density housing within the activity center.*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Staff finds that none of the uses specified in the proposed special use zoning will be harmful.

- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The applicant will be required to fund any associated infrastructure improvements.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Economic considerations are not the determining factor for the request.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Location of the site is not a factor in this analysis.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone."

This request constitutes a justified spot zone because the change facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."

This does not constitute a strip zone.

ANALYSIS OF AMENDMENTS TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

Site Plan Layout / Configuration

As discussed previously in this staff report, this set of site development plan for subdivision requests entails:

- 1) “cutting off” portions from two, adjacent site development plans for subdivision (Tracts 7, 8 & 9, Andalucia North and Tract 4, Andalucia South); and
- 2) attaching these portions to the Bosque School site development plan for subdivision.

The intent of these changes is to give the Bosque School full control of their own site development plan without being dependant on other site development plans. These actions are logical and will benefit the adjacent site development plans as well by relieving them of matters that pertain solely to the school campus.

The submittals show that the proposed changes will be compatible with existing, approved and future development because the acreage devoted to the school use will expand into undeveloped parcels and will not adversely affect the non-school parcels.

Design Guidelines

The design guidelines as submitted mirror the existing site development plan for subdivision design standards with some minor changes and additions. The general notes from Sheet 1 of the 20 November 2003 site development plan for subdivision should be attached to the current submittal to ensure consistency.

ANALYSIS OF AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The submitted site development plan for building permit is for:

- 1) a 16,500 square foot building that displaces the existing, main parking lot (Tract 4A);
- 2) a new, asphalt parking lot across Learning Road to the west (Tract 7); and
- 3) two temporary, gravel parking lots to the north (Tract 9).

Walls/Fences

No new walls or fences are proposed, but the new parking lots on Tracts 7 and 9 need low walls, berms and/or evergreen landscaping to screen vehicle grills and headlights from the adjacent Learning Road and Mirandela Road.

Vehicular Access, Circulation and Parking

Vehicular access, circulation and parking all change with this next phase of development. The main parking lot will be displaced by the new, 16,500 square foot building and be replaced by a

permanent parking lot on Tract 7 and two temporary parking lots on Tract 9. Access to Tract 7 parking will be from Learning Road and access to Tract 9 parking will be from Mirandela Road.

General vehicular circulation will not be possible between buildings on the campus, making the site very pedestrian oriented.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access and circulation and transit access to the school campus will remain unchanged except that there will be a building closer to Learning Road, which establishes more of a street presence for pedestrians. The proposed changes will not be detrimental to pedestrian and bicycle accessibility to the site from Coors, Montano and the Bosque trail.

Lighting and Security

Pedestrian-scale lighting will accompany the new building, most notably in the proposed drop off/entry area near the south side of the building. Parking lot lighting on Tract 7 will consist of reused fixtures from the displaced parking lot, 16 feet high.

Landscaping and Public Outdoor Space

The landscape plan continues the school's quality layout and design that is evident in the current development. The proposed landscaping around the building and in the Tract 7 parking is sufficient and fits in with the existing landscape areas. Some plantings need to be identified.

The drop off/entry area to the south of the new building is characterized by an open plaza with an oval, bermed seating area with shade trees that provides a welcoming "doorway" to the campus. A new turf area to the east of the new building creates a more private, protected area that can be used by students, staff and guests. This turf area encompasses over 9,000 square feet and should be considered in terms of water use on this otherwise environmentally sensitive campus. Perhaps the turf area could be reduced in overall square footage, without hampering its intended use, by creating a border of crusher fine landscaping with low water use plants around the perimeter of the turf area.

Grading, Drainage, Utility Plans

The site is not proposed to have any major changes to its existing grading and drainage, which was approved and implemented with previous site development plans.

Architecture

The proposed classroom and administrative building is designed to complement the school campus with an architectural style that reflects the existing buildings without copying them element for element. The majority of the building façade is gray, burnished concrete block with some brown/red elements and pilasters at the ends of the building.

Clerestory windows, at the top of the building's 28'-4" height, sit below and above a metal roof system to bring in natural light to the interior of the space. A single brown/red chimney on the building's south side extends to a height of 36 feet.

Steel sunshades and trellis systems provide relief from solar rays and give additional façade articulation beyond that provided by the numerous storefront, classroom windows. Specific

colors for doors, window frames and metal panel elements need to be called out on the building elevation sheet.

Signage

No additional or new signage is proposed with this request.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

The City Engineer, the Open Space Division and the City Forrester have minor, but noteworthy comments that are addressed as conditions of approval.

NEIGHBORHOOD/PUBLIC CONCERNS

The applicant worked closely with their neighbors in the La Luz residential development to obtain their concurrence with the submitted requests. No facilitated meeting was held. There is no known neighborhood or other opposition to these requests.

CONCLUSIONS

The proposed changes to zoning and the site development plans for subdivision and building permit are intended to consolidate the Bosque School lands into one cohesive site development plan with appropriate zoning that will allow for construction of a new classroom building and new parking areas. Future planning and development of the area will benefit from the changes as proposed with some minor conditions of approval.

FINDINGS – 08EPC 40049, June 19, 2008 – Zone Map Amendment

1. This is a request for a zone map amendment for Tract 4, Ray Graham III Owenwest Corp. from SU-1 for O-1, C-2 and PRD (20 du/a) to SU-1 for School and Related Facilities and for Tracts 7 and 9A (southern portion of existing Tract 9), North Andalucia at La Luz, from SU-1 for O-1, C-2 and PRD (20 du/a) to SU-1 for School and Related Facilities.
2. The proposal is to rezone Tract 7 (1 acre) and a southern portion of Tract 9 (1.27 acres, proposed Tract 9A) to SU-1 for School and Related Facilities. The proposed uses for the tracts are permanent parking on Tract 7 and temporary parking on Tract 9A. The zoning of Tract 4 (11.89 acres) would change to SU-1 for School Recreation and Private Open Space. There are existing tennis courts and a soccer field on the tract and the applicant proposes to continue using it for outdoor recreation and open space.
3. Tract 8 (Learning Road) and new Tract 9B retain SU-1 for C-2, O-1 Uses, and PRD (20 du/a) zoning. Rezoned Tract 7 would not be contiguous with other lots zoned SU-1 for School and Related Facilities as it is separated from them by Tract 8.
4. SU-1 zoning requires a site development plan approved by the EPC and signed off at DRB per 14-16-2-22 (A) of the Zoning Code. The applicant proposes to consolidate all the tracts in their ownership into the existing Bosque School SDP for Subdivision, with design guidelines, which would control future development of the subject site.
5. The proposed zoning designations further the following applicable goals, objectives and policies in the Albuquerque/Bernalillo County Comprehensive Plan (CP), the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP):
 - a. CP Developing Urban Area Goal and Policy II.B.5.i. and CCP Land Use Policy 5, because they would enable expansion of an existing private school that is complementary to, and compatible with, the nearby residential neighborhood.
 - b. CP Developing Urban Area Policies II.B.5.d. and g., WSSP Goal 6, Objectives 3 and 6, Policy 3.18, and CCP Policies 2.1, 2.2, 3.8, 4.A.3, and 4.B.1, because the zone changes, in particular on Tract 4, respects natural environmental conditions and natural resources of the Bosque by preserving open space.
 - c. CP Policy II.B.5.e and WSSP Objective 6, because they concern sites where urban facilities and services are available.
 - d. CP Policy II.D.7.d and WSSP Objective 7, because they enable expansion of a private college preparatory school, that offers alternative educational opportunities for

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- community residents including an emphasis on environmental stewardship and civic responsibility.
- e. WSSP Objective 4 and Policy 3.16, because they enable expansion of an educational facility, which is an appropriate use on land in, and adjacent to, a community activity center and contributes to the sense of community in the area.
 - f. CP Policies II.B.5.1 and m, WSSP Goal 6, and Objective 3, CCP Policies 4.A.1, 4.A.2, 4.C.1, because the zone changes, particularly on Tract 4, will maintain open space, help protect the Bosque environment and preserve views within and beyond the Coors Corridor.
6. The applicant has provided an acceptable justification for the request per R-270-1980:
- a. *The proposed special use zoning, for school and related facilities and for school recreation and private open space, is consistent with the health, safety, morals, and general welfare of the city. (Section I.A.)*
 - b. *The applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area, because it will allow for the appropriate growth of an existing school within the neighborhood and retain the overarching special use zone. (Section I.B.)*
 - c. *The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan (CP), the Coors Corridor Plan (CCP), and the West Side Strategic Plan (WSSP) that are furthered by this request. These include: the CP Developing Urban Area Policies II.B.5.d, e., g., l., and m.; CCP Environmental Policies 2.1 and 2.4, Land Use Policies 3.5 and 3.8, and Visual Impressions Policies 4.A.1 and 4.A.2; and WWSP Community Activity Center Policies 1.12, 1.13, and 1.14, and Taylor Ranch Community Policies 3.16 and 3.18. In addition, the request also furthers CP Activity Center Policies II.B.7.f and Education Policy II.D.7.d and WWSP Objectives 4, 6 and 7. (Section I.C.)*
 - d. *The applicant justified the change based on changed conditions including: the master planning of land (Andalucia North and South) surrounding the original school site for a variety of uses and residential densities; and the applicant's purchase and development of Tract 4 for outdoor recreational purposes.*
The applicant also justified the request based upon the proposed zoning being more advantageous to the community per adopted city goals and policies cited under Section C. The applicant emphasized that the zone change will enable the existing school to expand its facilities in a cohesive way and strengthen its complementary role to the surrounding residential uses. The expansion is supported by the multi-modal accessibility of the subject site. The affected neighborhoods are not opposed to the change. (Section I.D.)
 - e. *None of the uses specified in the proposed special use zoning will be harmful. (Section I.E.)*

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- f. *The applicant will be required to fund any associated infrastructure improvements. (Section 1.F.)*
 - g. *Economic considerations are not the determining factor for the request. (Section 1.G.)*
 - h. *Location of the site is not a factor in this analysis. (Section 1.H.)*
 - i. *This request constitutes a justified spot zone. It facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan. (Section 1.I.)*
 - j. *The request does not constitute a strip zone. (Section 1.J.)*
7. The La Luz and Taylor Ranch Neighborhood Associations, and property-owners within 100' of the subject site were notified of the request. No facilitated meeting was held. No comments were received and there is no known opposition to the request.

RECOMMENDATION - 08EPC 40049, June 19, 2008

APPROVAL of 08EPC 40049, a zone map amendment, for:

Tract 7 and Tract 9A (southern portion of existing Tract 9), North Andalucia at La Luz, from SU-1 for O-1, C-2 and PRD (20 du/a) to SU-1 for School and Related Facilities (approximately 2.27 acres total), and

Tract 4, Ray A. Graham III Ovenwest Corp., from SU-1 for PRD (6 du/a) to SU-1 for School Recreation and Private Open Space (approximately 11.89 acres),

based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40049, June 19, 2008 – Zone Map Amendment

1. Future use of Tract 4, Ray A. Graham III Ovenwest Corp., zoned SU-1 for School Recreation and Private Open Space, shall not include any structure, as defined in Section 14-16-1-5 of the Zoning Code.
 2. Final DRB sign-off of associated site development plans: 08EPC-40051, -40052, -40055, and -50056.
 3. Replatting of Tract 4A, Bosque Preparatory School and Tract 9A (southern portion of existing Tract 9), North Andalucia at La Luz, into one lot with a single zoning designation of SU-1 for School and Related Facilities.
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FINDINGS – 08EPC 40055, June 19, 2008 – Amendment to Site Development Plan for Subdivision (Andalucia North)

1. This is a request for approval of an amendment to the Andalucia North site development plan for subdivision to remove Tracts 7, 8 and 9, North Andalucia at La Luz.
2. The intention is to “cut off” portions of the Andalucia North site development plan for subdivision (Tracts 7, 8 and 9) and attach them to the adjacent Bosque School site development plan for subdivision.
3. Comprehensive Plan:
 - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)
 - b. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)
4. West Side Strategic Plan:
 - a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
 - b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
 - c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
 - d. The existing school is an integral part of the multi-use Montañó/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)

5. Coors Corridor Plan:
 - a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
 - b. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
 - c. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)

6. There is no known neighborhood or other opposition to the request.

RECOMMENDATION - 08EPC 40055, June 19, 2008

APPROVAL of 08EPC 40055, an amendment to the Andalucia North site development plan for subdivision, for Tracts 7, 8 and 9, North Andalucia at La Luz, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40055, June 19, 2008 – Amendment to Site Development Plan for Subdivision

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. Concurrent DRB sign-off of 08EPC-40056 and –40051.

FINDINGS – 08EPC 40056, June 19, 2008 – Amendment to Site Development Plan for Subdivision (Andalucia South)

1. This is a request for approval of an amendment to the Andalucia South site development plan for subdivision to remove Tract 4, Ray A. Graham III Ovenwest Corp.
2. The intention is to “cut off” a portion of the Andalucia South site development plan for subdivision (Tract 4) and attach it to the adjacent Bosque School site development plan for subdivision.
3. Comprehensive Plan:
 - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)
 - b. The proposed expansion of the existing private school will supplement an already established service use in this location. (Developing Urban, Policy i)
 - c. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, l and m)
 - d. The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque. (Education Goal, Policy d)
4. West Side Strategic Plan:
 - a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
 - b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)

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- c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
 - d. The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus. (Policy 1.5)
 - e. The existing school is an integral part of the multi-use Montañño/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)
5. Coors Corridor Plan:
- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
 - b. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
 - c. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (Issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)
6. There is no known neighborhood or other opposition to the request.

RECOMMENDATION - 08EPC 40056, June 19, 2008

APPROVAL of 08EPC 40056, an amendment to the Andalucia South site development plan for subdivision, for Tract 4, Ray Graham III Ovenwest Corp., based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40056, June 19, 2008 – Amendment to Site Development Plan for Subdivision

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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. Concurrent DRB sign-off of 08EPC-40055 and -40051.

FINDINGS – 08EPC 40051, June 19, 2008 – Amendment to Site Development Plan for Subdivision (Bosque School)

1. This is a request for approval of an amendment to the Bosque School site development plan for subdivision to incorporate Tracts 7, 8 & 9, North Andalucia at La Luz and Tract 4, Ray A. Graham III Ovenwest Corp.
2. The intention is to “cut off” portions of the Andalucia North and Andalucia South site development plans for subdivision (Tracts 7, 8 & 9 and Tract 4) and attach them to the adjacent Bosque School site development plan for subdivision.
3. Comprehensive Plan:
 - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)
 - b. The proposed expansion of the existing private school will supplement an already established service use in this location. (Developing Urban, Policy i)
 - c. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)

- d. The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque. (Education Goal, Policy d)

4. West Side Strategic Plan:

- a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
- b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
- c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)\
- d. This private school use provides an alternative educational opportunity for students from both the west side and throughout the city. Its college preparatory program provides a quality education for its students. (Objective 7)
- e. The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus. (Policy 1.5)
- f. The existing school is an integral part of the multi-use Montañño/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)

5. Coors Corridor Plan:

- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
- b. The existing campus and the proposed building are compatible with the surrounding built and natural environment. The proposed development is not located within the 100-foot buffer strip. (Issue 3, Policies 5 and 8)

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- c. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
 - d. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (Issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)
 - e. The design and layout of the existing campus and the proposed building minimize impacts to views of significant features to the east of the site. (Issue 4, C, Policy 1)
6. There is no known neighborhood or other opposition to the request.

RECOMMENDATION - 08EPC 40051, June 19, 2008

APPROVAL of 08EPC 40051, an amendment to the Bosque School site development plan for subdivision, for Tracts 7, 8 & 9, North Andalucia at La Luz, Tract 4, Ray Graham III Ovenwest Corp. and Tract 4A, Bosque Preparatory School, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40051, June 19, 2008 – Amendments to Site Development Plans for Subdivision

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. Concurrent DRB sign-off of 08EPC-40055 and -40056.

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4. The general notes from Sheet 1 of the 20 November 2003 site development plan for subdivision should be attached to the current submittal to ensure consistency.

 5. All subsequent site development plans shall be reviewed and acted upon by the EPC.
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FINDINGS – 08EPC 40052, June 19, 2008 – Amendment to Site Development Plan for Building Permit

1. This is a request for approval of an amendment to the Bosque School site development plan for building permit to develop a new building and parking lots.

2. This request is accompanied by amendments to three site development plans for subdivision and a zone map amendment for two parcels. The new building will displace an existing parking area that is to be replaced in other locations on the school campus.

3. Comprehensive Plan:
 - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)

 - b. The proposed expansion of the existing private school will supplement an already established service use in this location. (Developing Urban, Policy i)

 - c. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)

 - d. The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque. (Education Goal, Policy d)

4. West Side Strategic Plan:

- a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
- b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
- c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
- d. This private school use provides an alternative educational opportunity for students from both the west side and throughout the city. Its college preparatory program provides a quality education for its students. (Objective 7)
- e. The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus. (Policy 1.5)
- f. The existing school is an integral part of the multi-use Montaño/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)

5. Coors Corridor Plan:

- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
- b. The existing campus and the proposed building are compatible with the surrounding built and natural environment. The proposed development is not located within the 100-foot buffer strip. (Issue 3, Policies 5 and 8)
- c. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
- d. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access

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- and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (Issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)
- e. The design and layout of the existing campus and the proposed building minimize impacts to views of significant features to the east of the site. (Issue 4, C, Policy 1)
6. There is no known neighborhood or other opposition to the request.

RECOMMENDATION - 08EPC 40052, June 19, 2008

APPROVAL of 08EPC 40052, an amendment to a site development plan for building permit, for Tract 4A, Bosque Preparatory School and Tracts 7 and 9A (southern portion of Tract 9), North Andalucia at La Luz, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40052, June 19, 2008 – Amendment to Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Concurrent DRB sign-off of 08EPC-40051, -40055 and -40056.
4. The new parking lots on Tracts 7 and 9A shall provide low walls, berms and/or evergreen landscaping to screen vehicle grills and headlights from the adjacent Learning Road and Mirandela Road.
5. Landscaping

- a. All plantings shall be identified.
 - b. The turf area to the east of the new building shall be reduced in overall square footage, without hampering its intended use, by creating a border of crusher fine landscaping with low water use plants around the perimeter of the turf area.
6. Specific colors for doors, window frames and metal panel elements shall be called out on the building elevation sheet.
7. City Engineer Conditions:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Drive aisle widths in new parking lot (Tract 7) are dependent on angle of parking spaces (see DPM). Provide information on site plan.
 - d. A concurrent platting action will be required at DRB.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Construction of a 10 foot wide multi-use trail facility along Learning Road from Coors Boulevard to Mirandela Road, and Mirandela Road from Learning Road to Montano Road adjacent to the subject property as designated on the Long Range Bikeway System map and further described on the amended site plan for subdivision dated May 1, 2008.
8. Open Space Division Conditions:
- a. The maintenance responsibilities for the Learning Road Trail shall be clearly stated on the final platting that is approved by the City; clear articulation of the maintenance responsibility prior to approval.
 - b. Learning Road Trail shall be constructed at a grade that will accommodate most pedestrian users while not impacting traffic coming in/out of Pueblo Montano Major Public Open Space.

9. City Forester Conditions:

- a. Pervious paving and water harvesting shall be incorporated with all new walkways, around the new building(s), new drop off zone, and to assist with wetland planters.
 - b. The following questions shall be addressed on the landscape plan: Will irrigation system be set up by plant zone? Will trees be watered differently than small plants? How much water will trees receive?
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***Russell Brito
Division Manager***

cc: Bosque School, 4000 Learning Rd. NW, Albuquerque, NM 87120
Consensus Planning Inc., 302 8th St. NW, Albuquerque, NM 87102
Jolene Wolfley, Taylor Ranch NA, 6804 Stag Horn Dr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Marilyn O'Leary, La Luz Landowners, 8 Tumbleweed NW, Albuquerque, NM 87120
Rae Perls, La Luz Landowners, 15 Tennis Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Taylor Ranch NA (R)

La Luz Landowners Assoc. (R)

5/5/08 – Recommended for Facilitation – siv

Advanced Planning

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Drive aisle widths in new parking lot (Tract 7) are dependent on angle of parking spaces (see DPM). Provide information on site plan.
- A concurrent platting action will be required at DRB.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments on the Amendment to the Site Plan for Subdivision, the Zone Map Amendment or the Site Development Plan for Building Permit.

Transportation Planning (Department of Municipal Development):

Findings

- Learning Road from Coors Boulevard to Mirandela Road, and Mirandela Road from Learning Road to Montano Road are proposed to contain a 10 foot wide multi-use trail facility as designated on the Long Range Bikeway System map and further described on the amended site plan for subdivision dated May 1, 2008.

Conditions

- Construction of a 10 foot wide multi-use trail facility along Learning Road from Coors Boulevard to Mirandela Road, and Mirandela Road from Learning Road to Montano Road

adjacent to the subject property as designated on the Long Range Bikeway System map and further described on the amended site plan for subdivision dated May 1, 2008.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT

and NMDOT:

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

- g. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- h. 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).
- i. Drive aisle widths in new parking lot (Tract 7) are dependent on angle of parking spaces (see DPM). Provide information on site plan.
- j. A concurrent platting action will be required at DRB.
- k. Site plan shall comply and be designed per DPM Standards.
- l. Construction of a 10 foot wide multi-use trail facility along Learning Road from Coors Boulevard to Mirandela Road, and Mirandela Road from Learning Road to Montano Road adjacent to the subject property as designated on the Long Range Bikeway System map and further described on the amended site plan for subdivision dated May 1, 2008.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

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

Open Space Division

Open Space has no objections to the requests in the application. Open Space has the following suggestions regarding the Learning Road Public Trail identified in the application packet on pages four and five:

- The maintenance responsibility for the Learning Road Trail is clearly defined in the application on page 4 and 5 as “Learning Road Trail is a public trail that runs through Bosque School owned property. The school maintains the landscape along the existing trail and will also maintain the landscape along the trail extension to Montano Road.” Open Space recommends that the maintenance responsibility be clearly stated on the final platting that is approved by the City. Therefore, the Open Space Division recommends clear articulation of the maintenance responsibility prior to approval.
- Learning Road Trail is to be extended to Montano along Mirandela road which will cross along the western section of Pueblo Montano Major Public Open Space parking lot. It is recommended that the trail retains the proposed 10 foot width along with the proposed 20 foot landscaping easement at this section. There is currently a narrower sidewalk with little connectivity and unsafe grade changes. This sidewalk should be replaced with the safer and wider proposed Learning Road Trail. It is recommended that the trail is constructed at a grade that will accommodate most pedestrian users while not impacting traffic coming in/out of Pueblo Montano Major Public Open Space.

City Forester

Ideal area for pervious paving and water harvesting with all the walkways, proposed Art Center, new drop off zone, and to assist with wetland planter

Will irrigation system be set up by plant zone? Will trees be watered differently than small plants?

How much water will trees receive?

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, requires double enclosure for proposed building, which will be sufficient for required recycle area also, call for details, 761-8142.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Bosque Preparatory School, Tracts 4, 7, and a portion of 9, is located on Learning Rd NW between Coors Rd NW and Rio Grande Bosque NW. The owner of the above property requests Amendment to Bosque School Site Plan for Building Permit, Amendment to Bosque School Site Plan for Subdivision, Amendment to Andalucia North Site Plan for Subdivision, and an Amendment to Andalucia South Site Plan for Subdivision. Also, the property owner requests Zone Map Amendments to allow rezoning of Tract 7 from SU-1 for O-1, C-2, and PRD to SU-1 for School and Related Facilities; and a portion of Tract 9 from SU-1 for O-1, C-2 and PRD to SU-1 for School and Related Facilities; and Tract 4 from SU-1 for PRD to SU-1 for School Recreational Facilities. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.