



***Environmental
Planning
Commission***

*Agenda Number: XX
Project Number: 1003224
Case #'s: 08EPC40042
June 19, 2008*

Staff Report

Agent

Applicant City of Albuquerque
Request(s) **Amendment to Sector Development Plan**
Legal Description Huning Highland East Downtown Urban Conservation Overlay Zone
Location Central Ave. between John St. SE and Broadway Blvd. and Broadway Blvd. between Central Ave. and Coal Ave. SE.
Size
Existing Zoning CRZ and SU2/SU3
Proposed Zoning same

Staff Recommendation

DEFERRAL of 08EPC40042/Project # 1003224 0000.

Staff Planner

Maryellen Hennessy, Senior Planner

Summary of Analysis

The City requests a 30-day deferral of the request. Additional time is needed to provide for additional revisions to the proposed amendments.

City Departments and other interested agencies reviewed this application from 5/5/08 to 5/21/08.
Agency comments were used in the preparation of this report and begin on page #.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

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

Background

Purpose of request...

History

Previous zoning or platting actions affecting site

Zoning actions in the surrounding area that affect the request

Context

The area and its surroundings...

Long Range Roadway System

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

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

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

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

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

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

Long Range Bicycle Plan...

Transit...

Comprehensive Plan Corridor Designation...

Public Facilities/Community Services

(text)

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

(analysis)

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Policy ?

(analysis)

Water Conservation/Green Principles

(analysis)

Example Sector Plan (Rank #)

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

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

(analysis)

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

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

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

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

(analysis)

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

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

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

(analysis)

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

Site Plan Layout / Configuration

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

Walls/Fences

(text)

Vehicular Access, Circulation and Parking

(text)

Pedestrian and Bicycle Access and Circulation, Transit Access

(text)

Lighting and Security

(text)

Landscaping

(text)

Public Outdoor Space

(text)

Grading, Drainage, Utility Plans

(text)

Architecture

(text)

Signage

(text)

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

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

NEIGHBORHOOD/PUBLIC CONCERNS

(text)

CONCLUSIONS

(text)

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

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

RECOMMENDATION - (CASE NO.)(DATE)

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

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

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

(Planner's Name)
(Title)

cc: City of Albuquerque/Planning Department, 600 2nd St. NW, Albuquerque, NM 87102
Steve Grant, Huning Highland Historic District Assoc., 209 High St. NE, Albuquerque, NM 87102
Kay Adams, Huning Highland Historic District Assoc., 816 Silver Ave. SE, Albuquerque, NM 87102
Robert Vigil, Barelás Neigh. Assoc., 919 Sante Fe, SW, Albuquerque, NM 87102
Kathleen Esquibel, Barelás Neigh. Assoc., 1100 Santa Fe SW, Albuquerque, NM 87102
Terry Keene, Broadway Central Corridors Partnership, 424 Central Ave. SE, Albuquerque, NM 87102
Rob Dickson, Broadway Central Corridors Partnership, 301 Central Ave. DE, #313, Albuquerque, NM 87102
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Frank Martinez, Citizens Information Comm. Of Martineztown, 501 Edith NE, Albuquerque, NM 87102
Aaron Moore, Downtown Neigh. Assoc., 404 Luna Blvd. NW, Albuquerque, NM 87102
Sandy Gregory, Downtown Neigh. Assoc., 720 13th St. NW, Albuquerque, NM 87102
Debbie Foster, Raynolds Addition Neigh. Assoc., 1307 Gold SW, Albuquerque, NM 87102
Christopher Frechette, Raynolds Addition Neigh. Assoc., 1315 Gold SW, Albuquerque, NM 87102
Christina Chavez-Apodaca, Santa Barbara Martineztown Assoc., 517 Marble NE, Albuquerque, NM 87102
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Susan Dixon, South Broadway Neigh. Assoc., 1213 Edith SE, Albuquerque, NM 87102
Lorraine Candelaria, South Broadway Neigh. Assoc., 619 Arno SE, Albuquerque, NM 87102
Brian Morris, Downtown Action Team, 309 Gold Ave. SW, Albuquerque, NM 87102

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Downtown NA List which includes the following: Barelás NA (R), Broadway Central Corridors Partnership (R), Citizen's Information Committee of Martineztown (R), Downtown NA (R), Huning Highland Historic District Assoc. (R), Reynolds Addition NA (R), Santa Barbara-Martineztown Assoc. (R), South Broadway NA (R), Downtown Action Team

Advanced Planning

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comments.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the text amendment to the HH Sector Development Plan.

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.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT

and NMDOT:

Conditions of approval for the proposed Sector Development Plan Amendment shall include:

- a. None.

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 adverse comments

City Forester

No adverse comments.

POLICE DEPARTMENT/Planning

No Crime prevention or CPTED comments at this time concerning the proposed Text Amendment to Sector Development Plan.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The City of Albuquerque proposes a text Amendment to the HH-Edo UCOZ Sector Development Plan. Specifically, a revision of the Development Guidelines. The area this amendment impacts is Central and Broadway. 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.

