



Environmental Planning Commission

*Agenda Number: XX
Project Number: 1005210
Case #'s: 08EPC 40014/40017
March 20, 2008*

Staff Report

Agent	Consensus Planning
Applicant	Werner Gilchrist LLC
Request(s)	Sector Development Plan Map Amendment Site Development Plan for Building Permit
Legal Description	Lots 1 & 2, Block 10 University Heights Addition
Location	202 Cornell Dr. SE between Silver and Lead Aves.
Size	Approximately .3 acres
Existing Zoning	SU2/DR (Diverse Residential)
Proposed Zoning	SU2/SU1 for DR and Office, Library and/or Museum

Staff Recommendation

APPROVAL of 08EPC 40014/40017, based on the findings beginning on page #15, and subject to the conditions of approval on page #18.

Staff Planner

Maryellen Hennessy, Senior Planner

Summary of Analysis

This proposal is for a sector development plan map amendment and a site development plan for building permit for an approximately 0.3 acre site on Cornell Ave. SE. The site contains the historic Werner-Gilchrist house, one of the earliest built on Albuquerque’s east mesa. The applicant proposes to change zoning from SU-2/DR to SU-2/SU-1 for DR and office, library and/or museum use in order to create zoning which is compatible with the existing City Landmark and adjacent residential development.

The subject site is in the Central Urban Area and the University Neighborhoods Sector Development Plan area. Staff finds that the proposal furthers applicable Goals and Policies. The sector development plan map amendment is justified because the applicant has demonstrated that it is warranted based on benefit to the community. There is no known opposition .

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 02/05/08 to 02/16/08. Agency comments were used in the preparation of this report and begin on page #20.

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-2 for Diverse Residential		Central Urban and University Neighborhoods Sector Development Plan	Three SF Residential buildings and one Multi-family Residential building
North	SU-2 for Diverse Residential		Central Urban and University Neighborhoods Sector Development Plan	Residential/Commercial
South	SU-2/SU1 for Diverse Residential with detached multi-family		Central Urban and University Neighborhoods Sector Development Plan	Single and Multi-Family Residential
East	SU-2 for Diverse Residential		Central Urban and University Neighborhoods Sector Development Plan	Multi-Family Residential
West	SU-2 for Diverse Residential		Central Urban and University Neighborhoods Sector Development Plan	Multi-Family Residential

Background

This two-part proposal is for a map amendment to the University Neighborhoods Sector Development Plan and a site development plan for building permit for Lots 1 and 2, Block, 10, University Heights Addition. The applicant proposes to change the subject site’s zoning from SU-2 for Diverse Residential (DR) to SU-2/ SU-1 for DR and Office, Library and/or Museum.

The subject site is located at 202 Cornell Ave, SE. To east and west of the site there are older single-family homes and four re-located historic houses to south. North of the site are residential commercial uses.

The subject site is the historic Werner-Gilchrist house, which was designated as a City Landmark by the City Council in early 2006. The Werner-Gilchrist house, built in 1908, was likely the first house built on Albuquerque’s east mesa. The house is listed on the State Register of Cultural Properties, the National Register of Historic properties and is a designated City Landmark.

Shortly after the City Landmark designation in 2006, *Build New Mexico*, a nonprofit economic development group, purchased the historic house, which included Lots 1,2,3 and 4 of the University Heights Addition. In December of 2006, the Environmental Planning Commission approved SU-1 zoning for Lots 3 and 4 lying south of the Werner-Gilchrist house site. A site plan was approved and

four historic houses were re-located on the lots adjacent to the Landmark. The Werner-Gilchrist house has remained undeveloped since its purchase in 2006, although the site was cleared of debris, fenced and the house secured.

The Landmarks and Urban Conservation Commission (LUCC) has design review authority over development and alterations of City Landmark properties. A Certificate of Appropriateness was approved by the LUCC in April of 2007 for rehabilitation of the exterior of the Werner-Gilchrist house (Attached).

The proposed site plan includes a new building with a 950 sq. ft. footprint to the east of the existing house. The specific development guidelines for the Werner-Gilchrist House Landmark state “*new construction may be approved on the premises if compatible in scale, style and material with the house*”. There are no elevations or other design criteria provided in the submittal for the new construction. Any new construction on the site would be subject to a Certificate of Appropriateness from the LUCC, who utilize the specific development guidelines for the property (Attached).

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. Both Silver Ave and Cornell Ave are designated as Local streets, with a right-of-way of 56-60’.

Public Facilities/Community Services

Transit: Though no Albuquerque Ride routes pass it directly, the subject site is well served by Transit. Central Avenue, which is less than 800 feet from the subject site, is a Major Transit Corridor in this location. Two transit routes, Route #66 (a standard bus route and Route #766 (the Rapid Ride route Red line) run along Central Ave. Route #66 runs every 20 minutes, from early morning to night (about 9:45 pm). Route #766 runs every 10 minutes and stops less frequently, and also has service from early morning to night (about 8 pm).

The Comprehensive Plan designates Central Ave. as a Major Transit Corridor (from Louisiana Blvd. to Atrisco Rd.). The nearest activity center is the UNM Major Activity Center.

Other Transit routes run close to the subject site, including Route #50 (Airport/Yale) and Route #16/18 (the “BUG”-Broadway/University/Gibson).

Police: The Southeast Area Command, at 800 Louisiana Blvd. SE, provides police coverage. A community substation is located on Monte Vista Blvd.

Fire: A fire station is located on Girard Blvd.

APS: Monte Vista Elementary School, Jefferson Middle School, and Albuquerque High School serve the area.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy citations are in regular type. **Staff Analysis** is in **bold italic**.

Albuquerque Comprehensive Zoning Code

Existing Zoning

The University Neighborhoods Sector Development Plan (UNSDP) established zoning for the area. SU-2 zoning is used in the UNSDP. The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a sector development plan” (Zoning Code § 14-16-2-3). The SU-2 zone for this site is Diverse Residential (DR). The SU2/DR zone provides suitable sites for houses, townhouses, low-density apartments and uses incidental thereto. It also establishes lot sizes and setbacks for the zone.

Proposed Zoning

The applicant proposes to change the subject site’s zoning from SU-2/DR to SU-2/SU-1 for DR and office, library and/or museum use. Because this is a unique project, SU-1 zoning is proposed to protect the historic house, facilitate redevelopment of the site and to compliment the neighboring historic property.

The SU-1 zoning (Zoning Code §14-16-2-22, Special Use Zone) “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is within the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area.

The goal of the Central Urban Area is “to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The goal of the Established Urban Area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and

which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.”

Albuquerque Bernalillo County Comprehensive Plan Central Urban Area Policy b: *“Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.”*

The Central Urban Area goal and Policy b are furthered. The City Landmark is a cultural resource that, if rehabilitated, would be an asset to the University area and the neighborhood and upgrading efforts furthered. It is suggested in the application that meeting space is being considered, thereby providing some public access to the historic structure.

Developing and Established Urban Area 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 and recreational concern.”*

Developing and Established Urban Area 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.”*

Developing and Established Urban Area 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.”*

Developing and Established Urban Area Policy m: *“Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”*

Developing and Established Urban Area Policy o: *“Redevelopment of and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”*

The Developing and Established Urban Area goal and Policies d, l, m and o are furthered. The proposed use, allowing office employment and service uses in addition to residential uses at this historic house is compatible with the surrounding neighborhood and with the City Landmark. No adverse impact of the non-residential uses is identified. The rehabilitation of the landmark would be supported by expanded use opportunities. The house occupies a corner lot and parking will be off the alley, minimizing impacts on residential areas.

The proposed uses may generate moderate employment or public visits that would be complementary to the residential neighborhood and have minimal adverse effect. The Werner-Gilchrist House is noted in the University Heights Neighborhood Sector Plan. It’s rehabilitation and reuse would reflect the intention of the Plan and would benefit the University Neighborhood economically and socially.

The design of the project is controlled by the site plan subject to EPC review and approval. The current quality of the visual environment is a dilapidated house and a nearly barren yard space. The proposed zoning category would facilitate a rehabilitated historic house to the community with water-wise and colorful landscaping.

Developing and Established Urban Area Policy p: “*cost effective redevelopment techniques shall be developed and utilized.*”

Policy p is furthered. Reusing existing structures is a cost-effective redevelopment technique that recycles existing structures and is more sustainable for the environment. The proposed zoning will facilitate reuse of the existing building.

Transportation and Transit Policy c: “*In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.*”

The project is located close to Central Ave., a major transit corridor. Additional dwelling units are not specifically presented as a component of this zone change. However, the overall re-development of the original site as described in the background fulfills this policy of locating residential uses proximate to a Major Transit street.

Historic Resources Goal: “*The Goal is to protect, reuse, or enhance significant historic districts and buildings.*”

Opportunities to preserve structures of historic significance such as this City Landmark should be supported by the City. Recommended techniques to accomplish this goal include amending City and County Ordinances to preserve historic structures. Market conditions have not supported the rehabilitation of the property as a residential unit. Re-development, supported by the proposed zoning category, will benefit the greater community and enhance the University Neighborhood.

University Neighborhoods Sector Development Plan (Rank 3)

The University Neighborhoods Sector Development Plan (UNSDP) was adopted by the City Council in July 1986 (Enactment No. 102-1986). This version of the Plan (referred to as the 1985 Plan) superseded the previous version, adopted in 1978, which was a start at addressing the area’s issues. The boundaries of the UNSDP are Oak St. (which runs parallel to I-25) on the west, Marquette St. (and a small portion of Roma Ave.) and Central Ave. on the north, Girard Blvd. on the east, and St. Cyr and Hazeldine Aves. on the south (see Map 2 on p. 5). The Sycamore Metropolitan Redevelopment Area, contained within these boundaries, constitutes an eastern portion of the Plan area. Because there was a Sycamore Metropolitan Redevelopment Plan of 1982, a decision was made that the 1985 UNSDP sector plan update needed to focus on the remainder of the Plan area (p. 4).

The 1985 UNSDP further defines the area’s issues (see p.1) and addresses basic goals and major recommendations for the area. The Plan established zoning for some parcels in the area, hence the use of the SU-2 designation that indicates that a sector development plan is involved. Two design enhancement areas were identified and established: the Central Avenue Commercial Design Enhancement Area (p.

20) and the Silver Hill Residential Design Enhancement Area (p. 21). The subject site does not fall within either of these (see Map 4 between pages 20 and 21).

Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

Goal 3: Encourage infill residential construction in appropriate places.

Goal 4: Encourage pedestrian orientation.

Goal 5: Improve conditions in business areas.

Goal 6: Foster positive social and physical interrelations between businesses, institutions and residents.

Goals 1 – 6 of the University Neighborhoods Sector Development Plan are advanced in the proposal. *This is a pedestrian oriented project located close to Central Ave, a major transit corridor and the University of New Mexico. The proposed uses and accompanying site plan controlled development would generally improve conditions in the neighborhood and synthesize with existing businesses as well as residences.*

The proposal is consistent with the neighborhood image and density. The historic house mixes well with the diverse neighborhood. The unique qualities of the neighborhood would be enhanced with this proposal. The proposed zoning would allow for flexibility of use for the historic landmark, allowing for its use by a business or non-profit organization with the potential to allow access to the public.

The quality of life in the area would be improved for residents. The once vacant unkempt property is now home to four relocated historic buildings. The vacant Landmark Werner Gilchrist house remains economically challenged and its rehabilitation, which would be facilitated by the proposed zoning designation, would beautify the neighborhood and improve the quality of life for nearby residents.

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

Policy citations are italic; Staff Analysis is in Bold. This analysis addresses the zone map amendment.

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.

A) Demonstrate how the proposed zone will contribute to the health, safety and general welfare of the neighborhood, community and city. Specifically, demonstrate why the proposed zone change will not have a substantial adverse effect on the environment, public facilities & services, roads, traffic, schools, parks, fire & police facilities, and drainage facilities.

The applicant states that the zone change proposal is consistent with the health, safety and general welfare of the city in that it will facilitate the rehabilitation of this historic site. They state that the adaptive use of this one-hundred-year-old house, a City Landmark that is unique to the area and appreciated by the neighborhood, is in the interest of the general welfare of the city. In its current run-down condition the property has been a detriment, but it represents a potential asset. Re-use of existing buildings is fundamental to "green building" practices. Applicant cites the applicability of these principles to the proposed project.

Staff agrees that the proposed zone will not have an adverse impact on the environment and existing services and facilities. The proposal provides a minimal degree of flexibility for use of the site. Office and residential uses already exists adjacent to the site. The unique property is well suited for use as a library and/or small museum. The propose use contributes to the 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 applicant's justification for the change is that the dilapidated landmark would benefit from some form of revenue generating use to supplement its residential use.

Staff also agrees that flexibility of use to allow for the generation of some revenue will facilitate rehabilitation of this long-neglected historic resource. Restoration costs can easily exceed the value of a single-family house in this University Heights neighborhood. The uses proposed are supported by the neighborhood. Residential and office use already exist adjacent to the site.

C) Demonstrate how the proposed zone change would be in accordance with the goals of any ranked plan including, but not limited to, Albuquerque/Bernalillo Comprehensive Plan, area plan, or sector plan pertaining to your site.

The applicant cites the Comprehensive Plan goal of "creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Specifically, Policy a, technique 3: "Control through zoning and subdivision review processes." The proposed zone change allows additional land uses to assist in the rehabilitation of the 100-year-old house, thereby furthering

a quality urban environment. The rehabilitated site would contribute visually and economically to the environment.

Staff agrees. Compliance with adopted Plans is articulated in the earlier analysis and below in Section D).

D) Demonstrate at least one of the following three elements:

1) An error existed when the zone map was created – Identify the errors made in the original zone map, and explain why your request is an appropriate remedy to error.

2) A change in the neighborhood or community conditions justifies the change in zoning – Since establishment of the site’s existing zoning, what changes have occurred in the character of the neighborhood, community or city extensive enough to justify the proposed zone change.

3) A change in zone is more advantageous to the community as articulated in any ranked plan including, but not limited to, Albuquerque/Bernalillo Comprehensive Plan, area plan, or sector plan pertaining to your site.

The application states that there was no error when the map was created nor are there changed community conditions. Applicant asserts that the change is more advantageous to the community because it furthers the goals and policies of the Comprehensive Plan, the University Neighborhoods Sector Development Plan, and that the proposed zoning is most appropriate to allow for its successful rehabilitation.

The applicant cites the Albuquerque Bernalillo County Comprehensive Plan Central Urban Area Policy b, and asserts that the City Landmark, once rehabilitated, would be an asset to the University area and the neighborhood.

The application also cites Developing and Established Urban Area Policy d, i, l, m, o and p. The application asserts that locating office and service uses within the historic house is not inconsistent with the surrounding neighborhood. The house occupies a corner lot near existing office uses and parking will be off the alley minimizing impacts on residential Cornell Ave. Application notes that rehabilitating the oldest home in the neighborhood is an appropriate endeavor.

The application states that the current quality of the visual environment is a dilapidated house and a nearly barren yard space. The proposed zoning designation would facilitate a rehabilitated historic house with water-wise and colorful landscaping, a positive contribution University Heights neighborhood.

Staff agrees that the proposed zoning is supported by applicable City goals and policies as outlined above and in staff analysis.

The application cites the Transportation and Transit Policy c: noting that the project is located close to Central Ave., a major transit corridor.

The application cites the University Neighborhoods Sector Development Plan goals. The applicant asserts that the proposed project will enhance the neighborhood noting that the project is unique not only to the neighborhood, but to all of Albuquerque. The application notes that the landscaping will provide a pleasant visual experience for pedestrians. The existing chain link fence will be removed and parking is provided off the alley, avoiding the need for curb cuts.

Staff agrees that the proposal further Goal 1 –6 of the Sector Plan. The unique qualities of the neighborhood would be enhanced with the addition of this proposal. The proposed zoning is consistent with the neighborhood image and density.

Staff finds that while the new zone would not increase residential infill, this is one component of a larger infill project. As stated in the background, an earlier phase of the redevelopment of the Werner Gilchrist site included the addition of 6 dwelling units on land that was previously part of the house site. The overall project includes rehabilitation of the City Landmark and the addition of four unique older houses to the site, house that would have otherwise been demolished. Placing the four unique houses on the subject site saved the buildings from demolition and added diversity to the University neighborhood. The historic house mixes well with the diverse neighborhood.

The proximity to Central Ave, a major transit corridor, and the University of New Mexico would encourages users to walk and use the bus, thereby increasing the area's pedestrian orientation. The rear yard parking minimizes curb cuts in the interest of the pedestrian and retains the residential character of the street. Central Ave. can be considered a business area that could benefit from the proposed zoning. The proposed zoning would allow for flexibility of use for the historic landmark, allowing for its use by a business or non-profit organization with the potential to allow access to the public.

Finally, the application cites the Albuquerque Zoning Ordinance Section 14-16-2-22 SU-1 Special Use Zone stating that the proposed limited uses is not addressed elsewhere in the Zoning Ordinance. They also assert that the proposed SU2/SU-1 for DR and Restricted Office, Library and/or Museum is most appropriate for this unique site and for the neighborhood. Staff agrees with this assessment.

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.

The application states that the proposed zoning, SU-2/SU-1 for DR and office, library and/or museum use, provides for limited non-residential uses that will not be harmful to the neighborhood. The project would maintain the residential use and has been designed to minimize negative impacts.

Staff agrees that the limited non-residential use would impact the neighborhood minimally. RC-3 commercial/residential zoning is located adjacent to the site to the north. The site plan demonstrates that the design is compatible with surrounding residential properties. The Neighborhood Association supports the zone change request.

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 application states that the zone change or development does not require capital funds from the City. The developer will complete any sidewalk, curb or other modifications adjacent to the property. Staff agrees that no capital expenditures are required from the City. The owner has assisted the City by purchasing this designated City Landmark and endeavoring to rehabilitate and redevelop the site at their expense.

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

The applicants assert that the proposed zone change is warranted by its consistency with applicable Plans and goals. Economic consideration is not the sole factor related to the request. Staff agrees that the proposal supports a preponderance of applicable adopted goals and policies.

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

The application notes that the project is not located on a collector or major street but is located within easy walking distance of Central Ave.

The request is not based on location on a major street.

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." Such a change of zone may be approved only when 1) the change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan, or 2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

The applicant asserts that the proposed zoning category is necessary to implement the project consistent with the Comprehensive Plan and the University Neighborhoods Sector Plan as cited above. Staff acknowledges that the proposed zoning category would create a zoning designation different from surrounding properties. In addition to being justified by applicable policies and goals, the proposal is consistent with adjacent zoning and other land uses in the area, including the RC (Residential Commercial) zoning designation directly to the north of the site. The proposed "spot zone" is justified by its being beneficial to the community.

J) A zone change, which would give a zone different from surrounding zoning to a strip of land along a street, is generally called "strip zoning." Strip commercial zoning will be approved only where 1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and 2) the area of proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This is not a request for strip commercial zoning.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The existing 2,346 sq. ft. building is the historic Werner-Gilchrist house, which was designated as a City Landmark by the City Council in early 2006. The Werner-Gilchrist house, built in 1908, was likely the first house built on Albuquerque's east mesa. The building pre-dates other construction in the area. The building has been historically compatible with the surrounding development.

The building is setback approximately 30 feet from both Cornell Avenue and Silver Avenue. The main entrance faces west. A 950 square foot future building is shown to the east of the existing building.

The proposed zoning shown on Sheet 1 is not a complete description.

Walls/Fences

Temporary chain link fencing is shown around the perimeter of the site. No fencing is proposed for the finished development.

Vehicular Access, Circulation and Parking

Nine parking spaces are shown on the east side of the property adjacent to the alley. These spaces take access from the alley. The City Engineer has recommended a condition to improve the alley.

The Sector Plan requires that the SU2/DR zone provide one space per every 600 square feet of leaseable area and not less than 1 and one-half spaces per unit (the zone allows apartments and townhouses). The requirement under SU2/DR (residential) for both the new building and the existing building would be 5 spaces. 9 spaces are provided.

The Zoning Code requires one parking space for each 200 feet of leaseable area for office use. To apply this requirement would require sixteen parking spaces. Accommodating this amount of parking would likely decrease open space on the site, detracting from its compatibility with the neighborhood. There could be some possible spillover parking if both of the buildings were entirely dedicated to office use.

The Sector Plan also states that if off-street parking requires backing into an alley, 44 feet of length is required including access drive and alley. Parking spaces are indicated as 25 feet long and the alley is 16 feet for a total of 41 feet. The EPC has discretion on parking requirements in the SU1 zoning category.

Power poles are currently located in the parking area. The City Engineer has recommended relocation to avoid conflict with parking spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

The main pedestrian access is via a four-foot wide sidewalk from Cornell. An additional pedestrian entrance is provided from Silver.

The sidewalk along the alley is 4 foot wide, consistent with the adjacent development. If a 6-foot wide sidewalk is not desirable, wheel stops should be provided to avoid overhang into the pedestrian path as recommended by the City Engineer.

Lighting and Security

There is one existing standard light pole. No other lighting or security measures are shown on the plan.

Landscaping

The applicant has chosen a good palette of native and xeric plants. The site plan requires 1,636 square feet of landscaping, 6,165 have been provided. The Ice Plant on the north side of the building should be replaced with something that is still xeric, but more tolerant of freezing temperatures.

Public Outdoor Space

A future patio with shade structure and water feature is provided between the existing building and the future building. If the building is used as an office, library or museum, this area could be a public outdoor space.

Grading, Drainage, Utility Plans

The site has a 3-foot grade change from east to west. Storm water from the site will flow from east to west and be accommodated by the existing storm drain on Cornell.

Architecture

The existing building is a two-story house with a hipped roof and hipped dormers on all four roof planes. The house is constructed with an adobe first floor and wood-framed second story. It is notable not only for its relationship to the eastward growth of the City of Albuquerque, but also for the significance of its building type— demonstrating the integration of post-railroad building technology with traditional vernacular building traditions.

There are specific development guidelines adopted by the LUCC addressing rehabilitation of the historic house and new development on the landmark property. The front porch is to be replaced. This alteration and all new development are subject to LUCC approval.

Signage

No signage is proposed on the site plan.

Water Conservation/Green Principles

No specific water conservation methods are proposed. The reuse of existing buildings contributes to green principles and is a sustainable building practice. Building materials do not go to the landfill where, when covered with soil, they emit carbon gases. The energy associated with the production and transportation of new building materials is eliminated. The building is in an area where residents or employees can take advantage of public transportation and amenities within walking distance.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No adverse comments have been received.

NEIGHBORHOOD/PUBLIC CONCERNS

The University Heights NA is affected by this request. The applicant notified the neighborhood association and held non-facilitated meetings with the NA. The University Heights Neighborhood Association has provided a letter supporting the zone change request (Attached). They encourage appropriate design of the proposed new building as to be determined by the LUCC. There is no known opposition to this request.

CONCLUSIONS

This two-part proposal is for a map amendment to the University Neighborhoods Sector Development Plan and a site development plan for building permit for Lots 1 and 2, Block, 10, University Heights Addition. The applicant proposes to change the subject site's zoning from SU-2 for Diverse Residential to SU-2/ SU-1 for Diverse Residential and office, library and/or museum use.

The subject site is located at 202 Cornell Ave, SE. The subject site is the historic Werner-Gilchrist house, a designated City Landmark. To east and west there are older single-family homes and four re-located historic houses apartment to the south.

The proposal is consistent with applicable City Plans and policies. The project is compatible with the existing neighborhood character, provides a unique approach to re-development in that it conserves existing historic resources, facilitates the rehabilitation of the City Landmark property and provides a unique cultural opportunity in the University Neighborhood.

FINDINGS - Project #1005210/Case Number: 08EPC40017, March 20, 2008, Sector Development Plan Map Amendment.

1. This is a request for approval of a *University Neighborhoods Sector Development Plan* map amendment from SU2/Diverse Residential to SU2/SU1 for Diverse Residential and office, museum or library use for an approximately .3 acres site identified as Lots 1 and 2, Block 10, University Heights Addition.
2. The subject site contains one existing 2,346 sq. ft. house. The historic Werner-Gilchrist house is listed on the State Register of Cultural Properties, the National Register of Historic Properties and is a designated City Landmark. The existing historic house is in substandard condition and has been vacant since January of 2006. The purpose of the request is to facilitate the re-use and rehabilitation of the historic property.
3. The new zoning category is not in conflict with adopted Goals and policies of the *City/County Comprehensive Plan* and the *University Neighborhoods Sector Development Plan*.
4. The request satisfies the following policies of the *City/County Comprehensive Plan* as follows:
 - a. The proposal furthers the Historic Resources Goal. The alternate uses proposed facilitate the rehabilitation of the historic house on the subject site.
 - b. Established Urban Area Policy II.B.5d: The location and intensity of the proposed zone respects the neighborhood values. The use is consistent with the surrounding neighborhood.
 - c. Established Urban Area Policy II.B.5i: is furthered. The proposed uses may generate moderate employment that would be complementary to the residential neighborhood and have minimal adverse effect.
 - d. Established Urban Area Policy II.B.5o: is satisfied because the proposed zoning will facilitate redevelopment in an older neighborhood and rehabilitate unique older buildings.
 - f. Established Urban Area Policy II.B.5p: is satisfied because no City funds are required. The proposal reflects cost-effective redevelopment technique by reusing existing buildings and is sustainable for the environment.

- g. Central Urban Area Policy II.B.6b: is satisfied because the proposed expanded uses are located proximate to the University of New Mexico and Central Ave. provides major transit line to city-wide facilities.
5. This development request does not conflict with the goals of the University Neighborhoods Sector Development Plan. The proposed zoning will help conserve and renew the unique qualities of a historic structure in the University neighborhood, while fostering positive social and physical interrelations between businesses, institutions and residents (Goals 2 & 6).
 6. The request meets the test of R270-1980 as follows:
 - A) The proposed zoning and uses contribute to the general welfare of the City.
 - B) The proposed zoning and uses will help stabilize the surrounding neighborhoods by allowing for the generation of revenue to facilitate rehabilitation of a long-neglected historic resource.
 - C) The request is in accordance with applicable goals and policies of the Comprehensive Plan and the University Neighborhoods Sector Development Plan as demonstrated in Findings 4 and 5 above.
 - D) 3. The applicant has demonstrated that the request is more advantageous to the community as articulated in the Comprehensive Plan and the University Neighborhoods Sector Development Plan.
 - E) The proposed zoning and uses will not be harmful to adjacent property, the neighborhood or the community. The University Heights Neighborhood Association supports this request.
 - F) The request will not require capital expenditures by the city.
 - G) The request furthers a preponderance of applicable goals and policies. Economic consideration is not the sole factor related to this request.
 - H) Is not applicable to this request
 - I) SU1 zone can be considered a “spot zone”, however, it is justified as it is shown to further the goals and policies of the Comprehensive Plan and the University Neighborhoods Sector Development Plan and demonstrated by public review of the site development plan.
 - J) The request will not create a strip zone.
 7. The University Heights Neighborhood Association was notified of this request. Several un-facilitated meetings were held. There is no known public opposition to this request.

APPROVAL of Project #1005210/Case Number: 08EPC40017, Sector Development Plan Map Amendment from SU2/DR to SU2/DR and office, library or museum uses for Lots 1 and 2, Block 10, University Heights Addition based in the preceding findings.

FINDINGS - Project #1005210/Case Number: 08EPC40014, March 20, 2008, a request for approval of Site Development Plan for Building Permit.

1. This is a request for consideration and approval of a site development plan for building permit for an approximately .3 acre site identified as Lots 1 and 2, Block 10, University Heights Addition.
2. The site is already developed, therefore the site plan reflects existing and proposed conditions. The subject site contains an approximately 2,346 sq. ft. house built in 1908 that is listed on the New Mexico State Register of Cultural Properties, the National Register of Historic Places and is a City Landmark property.
3. An additional building not to exceed 950 sq. ft. is also proposed for the site. No design criteria of elevations are provided for this proposed building.
4. The Landmarks and Urban Conservation Commission (LUCC) has design review authority over development and alterations of City Landmark properties. Design of the proposed new construction is subject to future LUCC review and a Certificate of Appropriateness.
5. A Certificate of Appropriateness was approved by the LUCC on April 11, 2007 for exterior rehabilitation of the Werner-Gilchrist house. The new front porch is subject to future LUCC review
6. This development request accompanies case number 08EPC40080, a request for a Sector Development Plan Map Amendment from SU2/DR to SU2/SU1 for DR and office, library and/or museum use.
7. This request furthers applicable goals and policies in the *Albuquerque/Bernalillo County Comprehensive Plan* and with the goals of the *University Neighborhoods Sector Development Plan*.

8. The University Heights Neighborhood Association was notified of this request. There is no known neighborhood or other opposition to this request.

RECOMMENDATION -- Project #1005210/Case Number: 08EPC40014, March 20, 2008, a request for approval of Site Development Plan for Building Permit.

APPROVAL of 08EPC40014, a request for Site Development Plan for Building Permit, for Lots 1 and 2, Block 10, University Heights Addition, based on the preceding findings and subject to the following conditions of approval.

CONDITIONS OF APPROVAL – Project #1005210/Case Number: 08EPC40014, March 20, 2008, a request for approval of Site Development Plan for Building Permit.

1. Approval of the design, height and size of the proposed new building is delegated to the LUCC and subject to approval of a Certificate of Appropriateness. Site plan shall be revised to include a note indicating same.
2. 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.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. Sheet 1 to be revised to provide a complete description of zoning and land uses.
5. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

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6. 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 (including 2' dedication for alley adjacent to site), 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).
 7. Alley will need to be improved per DPM standards adjacent to site (see standard detail for typical alley section) including the provision for a 20' wide drive pad on Silver Avenue. Increase the width of the alley to 20 feet.
 8. Utility poles within alley to be relocated to avoid conflicts with parking spaces.
 9. Provide wheel stops for alley parking spaces adjacent to sidewalk to prevent overhang and blocking of sidewalk.
 10. Site plan shall comply and be designed per DPM Standards.
 11. Refuse containers will comply with all SWMD ordinances and requirements and have enclosure location and recycle area, if required.
 12. Replace the ice plant on the north side of the building with a xeric plant that is more tolerant of frzzing temperatures.
-

Maryellen Hennessy
Senior Planner

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Danny Hernandez, University Heights NA, P.O. Box 4297, Albuquerque, NM 87196
Ben Roberts, University Heights NA, 315 Harvard Dr. SE, Albuquerque, NM 87106

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: No Comments

Office of Neighborhood Coordination

University Heights NA (R)

Advanced Planning

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements (including 2' dedication for alley adjacent to site), 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).
- Alley will need to be improved per DPM standards adjacent to site (see standard detail for typical alley section) including the provision for a 20' wide drive pad on Silver Avenue.
- Utility poles within alley to be relocated to avoid conflicts with parking spaces.
- Provide wheel stops for alley parking spaces adjacent to sidewalk to prevent overhang and blocking of sidewalk.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the site 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.

Utility Development (Water Authority):

- No comments received.

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

- Comments sent directly to staff planner.

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 Sector Development Plan Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements (including 2' dedication for alley adjacent to site), 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. Alley will need to be improved per DPM standards adjacent to site (see standard detail for typical alley section) including the provision for a 20' wide drive pad on Silver Avenue.
- d. Utility poles within alley to be relocated to avoid conflicts with parking spaces.
- e. Provide wheel stops for alley parking spaces adjacent to sidewalk to prevent overhang and blocking of sidewalk.
- f. Site plan shall comply and be designed per DPM Standards.

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

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

Open Space Division

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements and have enclosure location and recycle area, if required.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

University Heights Addn, Lots 1 and 2, Block 10, is located on Cornell Dr SE between Silver Ave SE and Lead Ave SE. The owner of the above property requests approval for a building permit and a zone change from SU-2/DR to SU-2/SU-1 for DR and Office, Library and/or Museum. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRCOG staff have no comment on this proposal. Note: 08-EPC 40016 was referenced on the application but not the EPC agenda.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are overhead distribution lines on the North and East sides of the property. Any changes or realignment of the existing OH distribution lines will be at the customer's expense.