



**Environmental
Planning
Commission**

*Agenda Number: 4
Project Number: 1004496
Case #'s: 08EPC 40083
September 18, 2008*

Staff Report

Agent	Garcia/Kraemer & Associates
Applicant	Tramway Associates Inc.
Request(s)	Amendment to Site Development Plan for Subdivision
Legal Description	Lots 1-P1 to 28-P1, The Bluffs at Encantado
Location	Tramway Blvd. NE between Skyline Rd. and Encantado Rd.
Size	Approximately 3.07 acres
Existing Zoning	SU-1/RT
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 08EPC 40083, based on the findings on page 7, and subject to the conditions of approval on page 8.

Staff Planner

Randall Falkner, Planner

Summary of Analysis

This proposal is a request to amend an approved site development plan for subdivision for a 3.07 acre property located on Tramway Boulevard NE between Skyline Road and Encantado Road. The site is located on Lots 1-P1 to 28-P1, the Bluffs at Encantado. The amendment includes the following changes to the approved site plan for subdivision: The building envelopes on Lots 1-P1 to 14-P1 have been modified to show 7 groups of two attached units on the 14 lots, instead of the two groups of seven originally shown (the new layout will increase sightlines through the project and improve drainage), design requirements have been revised to describe the changed unit configuration and to decrease the minimum dwelling size from 2,000 square feet to 1,600 square feet. The applicant has adequately justified the request for amendment to the site development plan for subdivision, based on applicable policies found in the Comprehensive Plan. There is no known opposition and staff recommends approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 8/11/2008 to 8/27/2008.
Agency comments were used in the preparation of this report and begin on page 10.

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/RT	Established Urban	Single Family, Vacant
North	C-1	Established Urban	Office
South	SU-1/RT	Established Urban	Manufacturing
East	R-1	Established Urban	Single Family, Vacant
West	C-1, R-1	Established Urban	Commercial, Office, Single Family

Background

This proposal is a request to amend an approved site development plan for subdivision for a 3.07 acre property located on Tramway Boulevard NE between Skyline Road and Encantado Road. The site is located on Lots 1-P1 to 28-P1, the Bluffs at Encantado. The amendment includes the following changes to the approved site development plan for subdivision: The building envelopes on Lots 1-P1 to 14-P1 have been modified to show 7 groups of two attached units on the 14 lots, instead of the two groups of seven originally shown (the new layout will increase sightlines through the project and improve drainage), design requirements have been revised to describe the changed unit configuration and to decrease the minimum dwelling size from 2,000 square feet to 1,600 square feet.

History

On November 20, 1973 the EPC denied the request for vacation (closing) of a street and change of zone from R-1 to C-1 (Z-73-167, V-73-24). On January 20, 1977 the EPC approved vacation (closing) of a 3 foot wide strip of Huerfano and Skyline Roads at their intersection with Tramway Boulevard, NE (V-77-5). On December 17, 1996 the DRB approved the vacation (closing) of Public Right-of-Way (alley) and (voiding) Private Access Easement for Tracts 1-A, 1-B, and 1-C, Block J, Cenaroca Subdivision zoned C-1 (City) and located on the southeast corner of Tramway NE and Encantado Rd NE and Herfano Rd NE containing approximately 1.58 acres. The EPC approved a zone change from C-1 to SU-1/RT (05EPC-01805) in 2005 and then approved a site development plan for subdivision for the site (06EPC-00138) in 2006. The original site development plan for subdivision included 28 townhouse units arranged in four groups of seven. The original builder had planned to construct the entire subdivision, but instead decided to sell the remaining 14 lots to another builder. In April of 2008 the agent requested an Administrative Amendment (AA), but was denied because of objections from aggrieved parties.

Context

The subject site at Tramway Boulevard NE between Skyline Road and Encantado Road are surrounded by different land uses and zoning designations. To the north is office land use, which is currently a Lovelace Healthcare Center, that is zoned C-1. To the east are single family homes zoned R-1. To the south is land classified as manufacturing that is also zoned SU-1 RT (the same zoning as the subject site). Across Tramway Boulevard to the west is a mixture of land uses including single family, office, and commercial, with both C-1 and R-1 zoning.

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 Tramway Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156'.

Both Skyline Road and Encantado Road are local streets.

There is excellent bicycle access to the subject site. An existing multi-use trail runs immediately to the west of the subject site. There is also an existing bicycle route along Encantado Road along the north side of the development. There is a proposed bicycle lane along Tramway Boulevard.

There is currently no transit service along Tramway Boulevard; however, there is transit service available approximately 1,600 feet south of the subject site at Central. Both route #66 (Central) and #1 (Juan Tabo) provide weekday, Saturday, and Sunday service.

Tramway Boulevard is an Express Corridor.

Public Facilities/Community Services

Public facilities/community services include the following: Supper Rock Park, La Luz de Amistad Park, Laurens C Bolles Park, Community Center and Singing Arrow Park, Apache Elementary School, and Lomas-Tramway Branch Library.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The zoning for the site is SU-1/RT. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to Environmental Planning Commission (EPC) review. The applicant has provided an accompanying site development plan. The R-T zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

The following definition of townhouse is found in Section 14-16-1-5 of the City Zoning Code “One of a group of two to eight attached dwelling units divided from each other by common walls, each having a separate entrance leading directly to the outdoors at ground level, and each having at least one-fourth of its heated and unheated floor area approximately at grade. A townhouse building is one type of an apartment.”

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 Established 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 built environment.” Applicable policies include:

Policy II.B.5a: 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 request would provide townhomes with a generous amount of open space for every unit. The location of the request would allow a full range of urban land uses, as the development would neighbor C-1 and R-1 zones, and single family, office, commercial, manufacturing, and vacant land uses. The request furthers Policy II.B.5a.

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

The amendment to the site development plan for subdivision would respect existing neighborhood values and natural environmental conditions. The request has modified the building envelopes which will increase sightlines through the project and improve drainage. The request has also decreased the minimum dwelling size from 2,000 square feet to 1,600 square feet, which results in more open space for each dwelling unit. The total maximum floor area under the approved site plan will be reduced rather than increased. The request furthers Policy II.B.5d.

Policy II.B.5e: 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 and can be ensured.

The property is immediately adjacent to existing urban facilities and services. The subject site will provide infill development for vacant lots. The request furthers Policy II.B.5e.

Policy II.B.5f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The request amends the site development plan by decreasing the dwelling size from 2,000 sf to 1,600 sf. This allows for larger open areas for each home. The townhomes are oriented towards a multi-use trail that is located immediately west of the development that runs up and down Tramway Boulevard. The request furthers Policy II.B.5f.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION

Site Plan Layout / Configuration

The subject site is approximately 3.07 acres in size and is identified as Lots 1-P1 to 28-P1 of The Bluffs at Encantado. The amendment to the site plan for subdivision modifies the building envelopes on Lots 1-P1 to 14-P1 showing 7 groups of two attached units on the 14 lots, instead of the two groups of seven originally shown. The new layout increases sightlines through the project and improves drainage. Design requirements have been revised to describe the changed unit configuration and to decrease the minimum dwelling size from 2,000 square feet to 1,600 square feet.

The proposed development fits in well with the 14 townhomes that are currently being constructed, and with the existing single family homes, commercial, and office uses that surround the proposed development. The townhomes will be oriented to face Avital Drive. Avital Drive shall be identified on the amended site plan for subdivision. The amendment to site development plan for subdivision meets all the required City height and setback regulations. All of the subdivision design requirements were previously approved March 16, 2006 (06EPC-00138). The only changes to the site plan for subdivision were to the dwelling size and building envelope and unit configuration.

Walls/Fences

For lots 1-7 and lot 14 maximum retained height for perimeter decorative wall is 5'. For lots 8-13, the perimeter decorative wall shall be stepped. The wall segment on property line shall have a maximum retained height of 6'. The wall segment 5' inside property has a maximum retained height of 4'. The wall consists of tan CMU block, brown split face burnished band, a brown end cap with a 2" overhang on public side face, and a tan CMU block wall with a cap. The wall has already been built.

Vehicular Access, Circulation and Parking

Vehicular access to the proposed development is provided along Avital Drive, which is off of Encantado Road, Skyline Drive, and Herfano Road. Two standard off-street parking spaces will be provided for each dwelling in addition to garage space.

Pedestrian and Bicycle Access and Circulation, Transit Access

A public 4 foot sidewalk is provided on all streets within the development. Sidewalks have already been built in front of the townhomes currently being constructed to the south of the proposed development (lots 15-P1 to 28-P1). Sidewalks have not yet been built for the proposed development (lots 1-P1 to 14-P1).

There is excellent bicycle access to the subject site. An existing multi-use trail runs immediately to the west of the subject site. There is also an existing bicycle route along Encantado Road along the north side of the development. There is a proposed bicycle lane along Tramway Boulevard.

There is currently no transit service along Tramway Boulevard; however, there is transit service available approximately 1,600 feet south of the subject site at Central. Both route #66 (Central) and #1 (Juan Tabo) provide weekday, Saturday, and Sunday service.

Lighting and Security

No project site lighting is planned, but street lights will be allowed if deemed appropriate by PNM.

Landscaping

The landscaping in the courtyard, front, and side yards shall be installed by the builder and each unit shall have at least one tree and at least 75% live ground cover using low water use indigenous plants. Landscape maintenance will be the responsibility of the individual homeowner.

Public Outdoor Space

The proposed amended site plan for subdivision reduces the size of the dwelling unit from 2,000 sf to 1,600 sf. This results in slightly more open space in the back yard area of each dwelling unit. There is no public outdoor space, as these units are individual, private townhomes.

Grading, Drainage, Utility Plans

A grading and drainage plan was prepared and submitted for approval to the City with the original site plan for subdivision.

Architecture

The units shall be attached townhouses, designed in the “Tuscan in the Southwest” style. Elements include tile roofs, turret entryway, arched windows and stone features. The exterior wall materials shall include earth stone stucco with stone accents. Each dwelling may have a combination of flat, shed and pitched roofs, with tile roofs, colored to compliment the exterior color of the dwelling.

Signage

There may be a single project sign at Encantado entrance to the subdivision.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

City Departments and other interested agencies reviewed this application from 8/11/2008 to 8/27/2008. agency comments begin on page 10.

NEIGHBORHOOD/PUBLIC CONCERNS

A facilitated meeting was requested by the Office of Neighborhood Coordination; however, the Supper Rock NA stated that a facilitated meeting would not be necessary. The No Meeting Report stated that “The NA has no objections at this time and is comfortable with the size, style and price range of the homes being built.” Staff has received no letters of opposition concerning the proposed development.

CONCLUSIONS

This proposal is a request to amend an approved site development plan for subdivision for a 3.07 acre property located on Tramway Boulevard NE between Skyline Road and Encantado Road. The site is located on Lots 1-P1 to 28-P1, the Bluffs at Encantado. The amendment includes the following changes to the approved site plan for subdivision: The building envelopes on Lots 1-P1 to 14-P1 have been modified to show 7 groups of two attached units on the 14 lots, instead of the two groups of seven originally shown (the new layout will increase sightlines through the project and improve drainage), design requirements have been revised to describe the changed unit configuration and to decrease the minimum dwelling size from 2,000 square feet to 1,600 square feet.

The applicant has adequately justified the request for amendment to site plan for subdivision, based on applicable policies found in the Comprehensive Plan. There is no known opposition and staff recommends approval with conditions.

FINDINGS – 08EPC 40083, 9/18/08, Amend Site Development Plan for Subdivision

1. This proposal is a request to amend an approved site development plan for subdivision for a 3.07 acre property located on Tramway Boulevard NE between Skyline Road and Encantado Road. The site is located on Lots 1-P1 to 28-P1, the Bluffs at Encantado.
2. The subject site is within the area designated Established Urban by the Comprehensive Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5a – The location of the request would allow a full range of urban land uses, as the development would neighbor C-1 and R-1 zones, and single family, office, commercial, manufacturing, and vacant land uses.
 - b. Policy II.B.5d – The amendment to the site development plan for subdivision would respect existing neighborhood values and natural environmental conditions. The request has modified the building envelopes which will increase sightlines through the project and improve drainage. The request has also decreased the minimum dwelling size from 2,000 square feet to 1,600 square feet, which results in more open space for each dwelling unit.
 - c. Policy II.B.5e – The property is immediately adjacent to existing urban facilities and services. The subject site will provide infill development for vacant lots.
 - d. Policy II.B.5f – The request amends the site development plan by decreasing the dwelling size from 2,000 sf to 1,600 sf. This allows for larger open areas for each home. The townhomes are oriented towards a multi-use trail that is located immediately west of the development that runs up and down Tramway Boulevard.
4. There is no known opposition from the Supper Rock Neighborhood Association or any other party.

RECOMMENDATION - 08EPC 40083, 9/18/08, Amend Site Development Plan for Subdivision

APPROVAL of 08EPC 40083, an amendment to a site development plan for subdivision, for Lots 1-P1 to 28-P1, The Bluffs at Encantado, based on the preceding Findings and subject to the following Conditions of Approval.

***CONDITIONS OF APPROVAL - 08EPC 40083, 9/18/08, Amend 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. Avital Drive shall be identified on the amended site development plan for subdivision.
 4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. If applicable, 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. Site plan shall comply and be designed per DPM Standards.
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***Randall Falkner
Planner***

cc: Tramway Associates, P.O. Box 1245, Northbrook, IL 60065
Garcia/Kraemer & Assoc., 200 Lomas NW, Suite 1111, Albuquerque, NM 87102
Carol O'Keefe, Supper Rock NA, 600 Vista Abajo Dr. NE, Albuquerque, NM 87123
Kathleen Schindler-Wright, 407 Monte Largo Dr. NE, Albuquerque, NM 87123

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, No Comments

Office of Neighborhood Coordination

Supper Rock NA (R)

8/5/08 – Recommended for Facilitation – siw

8/8/08 – Assigned to Angelica Chacon - siw

Advanced Planning

CITY ENGINEER

08EPC – 40083 (K-13/L-23) Skyline / Tramway Area [3.1 acres] TIS - N **#1004496**

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.
- If applicable, 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).
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved revised grading plan is required prior to DRB.

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 Site development Plan for Subdivision Amendment 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. If applicable, 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. Site plan shall comply and be designed per DPM Standards.

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

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

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

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The Bluffs at Encantado, Lots 1-P1 to 28-P1, is located on Tramway Blvd NE between Skyline Rd NE and Encantado Rd NE. The owner of the above property requests an Amendment to Site Development for a project that will consist of 28 multi-family units. This will impact Collet Park Elementary School, Grant Middle School, and Manzano High School. Collet Park Elementary School is nearing capacity, Grant Middle School is exceeding capacity, and Manzano High School has excess capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
240	Collet Park	398	409	11
413	Grant	820	797	-23
530	Manzano	2,038	2,150	112

Residential Units: 28

Est. Elementary School Students: 8

Est. Middle School Students: 3

Est. High School Students: 4

Est. Total # of Students from Project: 15

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

On November 22, 2006 Dragonfly Development Inc., entered into a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within 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.