



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT REVIEW DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

6 November 2006

Centex Homes
120 Masthead NE
Albuquerque, NM 87109

AMENDED CERTIFICATE OF ZONING

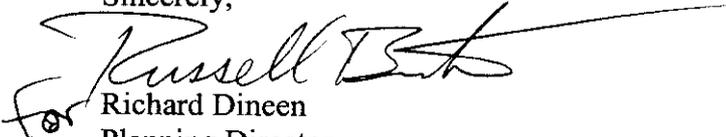
FILE: 05EPC 01114 (Project 1000572)
DATE OF FINAL ACTION: November 1, 2005
LEGAL DESCRIPTION: for all or a portion of Lot 3, Lot 7
and Lot 8, **Lenkurt Properties**, a zone map amendment
from SU-1 for IP to SU-1 PRD, located on CHICO ROAD
NE, between EUBANK BLVD. NE and MORRIS ST. NE,
containing approximately 43 acres. (K-21) Catalina Lehner,
Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED
PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-1 for IP
TO SU-1 for PRD

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


for Richard Dineen
Planning Director

RD/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 20, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1000572*
05EPC-01116 EPC Site Development Plan-
Subdivision

Centex Homes
120 Masthead NE
Albuquerque, NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner (APPROVED ZONE MAP AMENDMENT WITH CONDITION.

On January 19, 2006 the Environmental Planning Commission voted to approve Project 1000572/ 05EPC 01116, a request for a site development plan for subdivision, for Lots 3, 7 and 8, Lenkurt properties, zoned SU-1 for PRD, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lots 3, 7 and 8, Lenkurt Properties, an approximately 24.32 acre site located just SE of the intersection of Eubank Boulevard NE and Interstate 40. The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 91 townhomes and 55 triplexes (165 condominium units), for a total of 256 dwelling units.
2. At its November 17, 2005 hearing, the Environmental Planning Commission (EPC) approved the zone map amendment necessary to allow the proposed use.
3. The subject site will be developed according to SU-1 for PRD zoning regulations. PRD is a permissive use in SU-1. EPC approval of a site development plan for subdivision is required prior to building permit approval.

4. The required Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. Though the subject site was previously studied, an update was required due to changes in proposed land use.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
 - Policy II.B.5d- neighborhood values/natural environmental conditions
 - Policy II.B.5e- programmed facilities/integrity of neighborhoods
 - Policy II.B.5h- higher density housing location
 - Policy II.B.5l- design innovation/area appropriateness
 - Policy II.B.5p- cost-effective redevelopment techniques
6. The proposal partially conflicts with Comprehensive Plan Policy II.B.5a- full range of urban land uses, and Policy II.B.5f-clustering of homes/open space.
7. The subject site does not lie within the boundaries of any area or sector plans.
8. The original submittal did not address all site development plan for subdivision requirements in Zoning Code §14-16-2-22(B)(25). Staff requested that the applicant resubmit the site plan. The applicant did, but had to resubmit again after redesigning the product, and then again to address issues from the November 2005 EPC hearing.
9. The submittal can be made adequate with some changes and additions, and strengthening of the design guidelines.
10. Pedestrian and bicycle access to the subject site is not easy due to the large expanses of walls around the development. Additional pedestrian gates are needed to facilitate non-vehicle access and circulation.
11. Though open space is provided near the clubhouse area and the subject site's northwestern corner, more open space is needed for the residents of the 256 dwelling units.
12. The landscaping plan does not comply with Zoning Code §14-16-3-10(C)(3)(e). It does not show square footage, dimensions and totals.
13. A detail of street trees along Morris Street NE and a detail of the townhomes' front yard landscape have not been provided.
14. The design standards for signage are deficient. Information about the number of signs, sizes and locations has not been provided and a signage detail is lacking.

15. At a facilitated meeting in August 2005, Towne Park Homeowners' Association (TPHOA) members expressed general support for the proposal and concern about traffic and safety. The South Los Altos Neighborhood Association (SLANA) expressed support, but no representatives attended the facilitated meeting.
16. The Towne Park Home Owners Association (TPHOA) provided another letter dated November 4, 2005 that restates their original concerns regarding traffic and alignment of the entry.

CONDITIONS:

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 DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.
3. The applicant shall work with the Solid Waste Management Division (SWMD) to address concerns regarding storage areas for Residential Automated Carts, visibility from the street and signs required.
4. General Clarification & Clean-up:
 - a. The applicant shall obtain a cross-access agreement with the owner of the property to the north so that residents can use the easement leading from Copper Avenue to the subject site.
 - b. The design guidelines shall be relabeled "design standards".
 - c. The word "should" in the design standards shall be changed to "shall".
5. Access, Circulation & Parking:
 - a. Pedestrian paths and sidewalks throughout the development shall be concrete. Asphalt shall not be used.
 - b. A pedestrian gate on the subject site's northern side shall be added to facilitate future connectivity between sites.
 - c. A dedicated pedestrian gate shall be added at the Chico Road entrance to improve pedestrian and bicycle access.
 - d. The dimensions of a typical handicap parking space shall be shown on the site plan.

6. Open Space:
 - a. A children's play area shall be provided near the community center.
 - b. Three Ramada shade structures shall be provided west of the clubhouse, as depicted on Sheet 7.
7. Architecture & Elevations:
 - a. Delete the phrase "minor variations to these styles are permitted" from the design standards for elevations.
8. Walls:
 - a. Railroad ties are an unacceptable material for wall construction and shall be removed from the design standards.
 - b. Provide a wall detail to demonstrate incorporation of design elements (such as a logo, texture variation) into the wall along Morris Street NE as per Zoning Code §14-16-3-19.
9. Lighting & Signage:
 - a. Lighting design standards shall state that light poles shall be a maximum of 20 feet measured from top to grade.
 - b. The location of lighting fixtures shall be depicted on the site plan.
 - c. A lighting detail shall be provided.
 - d. Signage design standards shall address the total number of signs, size, location, height and color schemes.
 - e. A signage detail that shows height, lettering and color schemes shall be provided.
10. Landscaping:
 - a. Clarify what is meant by "local building policies" in the landscape design standards.
 - b. Add to the landscape design standards: The Homeowners Association shall maintain all street trees along Chico Road and Morris Street NE in a living and healthy manner.
 - c. General Note #6, allowing the owner (or representative) to substitute plant materials, shall be removed from the landscape plan.
 - d. Provide a detail of the street trees along Morris Street NE.
 - e. Provide a detail of typical front yard landscaping for the townhomes.
 - f. Per Zoning Code §14-16-3-10(C)(3)(e), the landscaping plan shall show the square footage for each separate landscape area, dimensions and totals of areas and trees.
 - g. Kentucky Bluegrass/Fescue mix shall not be used. A turf mix more appropriate for high desert climates shall be used instead.
 - h. The usage of gravel and/or turf in open spaces and other areas shall be indicated on the landscape plan.
 - i. New Mexican olive trees shall not be planted next to pedestrian trails. A tree of similar mature size shall replace them.

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

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision 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 for subdivision. 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. Open area behind lots and area marked 21' ROW, is for what purpose?
- d. Gated entry to provide for 22' width entering and 22' width exiting.
- e. Provide strategically located emergency access or secondary access back to Copper Avenue.
- f. As a private gated community, there shall be no reference to street right-of-way.
- g. Property line to property line width shall be per site plan.
- h. A 22' face-to-face street dimension assumes mountable curb, otherwise the face-to-face dimension to be 24'.
- i. Lots will need to carry P2 designation.
- j. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- k. Provide for cross access to the north properties, for access to Copper Avenue.
- l. Site plan shall comply and be designed per DPM Standards.
- m. Platting must be a concurrent DRB action.
- n. On the south side of street C modify the 4 feet sidewalk to 6 feet with a barrier curb.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 3, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1000572
PAGE 6 OF 6

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



Richard Dineen
Planning Director

RD/CL/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
L. Scott Varner, Towne Park NA, 10824 Pennyback NE, Albuquerque, NM 87123
Jeanne Hamrick, Town Park NA, 10500 Scheneley NE, Albuquerque, NM 87123
Ana Beall, South Los Altos NA, 42 General Chennault NE, Albuquerque, NM 87123
Allen Osborn, South Los Altos NA, 345 Espejo NE, Albuquerque, NM 87123
Town Park HOA, Attn: Rip Harwood & Tom Craig, 425 Towne Park Drive NE, Albuquerque, NM 87123

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1004565/ 05EPC 01810 EPC Site Development Plan-Subdivision for Lots 7-9, Block 16-A, Santilla Place Addition to the Environmental Planning Commission Public Hearing on March 16, 2006.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER CHAVEZ

MOTION PASSED UNANIMOUSLY
(COMMISSIONER PENA DID NOT VOTE)

On January 19, 2006 the Environmental Planning Commission voted to defer Project 1004565/ 05EPC 01811 EPC Site Development Plan-Building Permit for Lots 7-9, Block 16-A, Santilla Place Addition to the Environmental Planning Commission Public Hearing on March 16, 2006.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER CHAVEZ

MOTION PASSED UNANIMOUSLY
(COMMISSIONER PENA DID NOT VOTE)

10. Project # 1000572*
05EPC-01114 Zone Map Amendment
05EPC-01116 EPC Site Development
Plan-Subdivision

CONSENSUS PLANNING, INC. agents for CENTEX HOMES request the above actions for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner (**SITE PLAN APPROVED WITH CONDITIONS.**)

STAFF PRESENT:

Catalina Lehner, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier,
Bob Pruitt, 120 Masthead NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. LEHNER: Reiterated comments made in the staff report in which approval was recommended for the site plan.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000572/ 05EPC 01116, a request for a site development plan for subdivision, for Lots 3, 7 and 8, Lenkurt properties, zoned SU-1 for PRD, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lots 3, 7 and 8, Lenkurt Properties, an approximately 24.32 acre site located just SE of the intersection of Eubank Boulevard NE and Interstate 40. The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 91 townhomes and 55 triplexes (165 condominium units), for a total of 256 dwelling units.
2. At its November 17, 2005 hearing, the Environmental Planning Commission (EPC) approved the zone map amendment necessary to allow the proposed use.
3. The subject site will be developed according to SU-1 for PRD zoning regulations. PRD is a permissive use in SU-1. EPC approval of a site development plan for subdivision is required prior to building permit approval.
4. The required Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. Though the subject site was previously studied, an update was required due to changes in proposed land use.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
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 - Policy II.B.5h- higher density housing location
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6. The proposal partially conflicts with Comprehensive Plan Policy II.B.5a- full range of urban land uses, and Policy II.B.5f-clustering of homes/open space.
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13. A detail of street trees along Morris Street NE and a detail of the townhomes' front yard landscape have not been provided.
14. The design standards for signage are deficient. Information about the number of signs, sizes and locations has not been provided and a signage detail is lacking.
15. At a facilitated meeting in August 2005, Towne Park Homeowners' Association (TPHOA) members expressed general support for the proposal and concern about traffic and safety. The South Los Altos Neighborhood Association (SLANA) expressed support, but no representatives attended the facilitated meeting.
16. The Towne Park Home Owners Association (TPHOA) provided another letter dated November 4, 2005 that restates their original concerns regarding traffic and alignment of the entry.

CONDITIONS:

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 DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.

3. The applicant shall work with the Solid Waste Management Division (SWMD) to address concerns regarding storage areas for Residential Automated Carts, visibility from the street and signs required.
4. General Clarification & Clean-up:
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 - c. The word "should" in the design standards shall be changed to "shall".
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 - c. A dedicated pedestrian gate shall be added at the Chico Road entrance to improve pedestrian and bicycle access.
 - d. The dimensions of a typical handicap parking space shall be shown on the site plan.
6. Open Space:
 - a. A children's play area shall be provided near the community center.
 - b. Three Ramada shade structures shall be provided west of the clubhouse, as depicted on Sheet 7.
7. Architecture & Elevations:
 - a. Delete the phrase "minor variations to these styles are permitted" from the design standards for elevations.
8. Walls:
 - a. Railroad ties are an unacceptable material for wall construction and shall be removed from the design standards.
 - b. Provide a wall detail to demonstrate incorporation of design elements (such as a logo, texture variation) into the wall along Morris Street NE as per Zoning Code §14-16-3-19.
9. Lighting & Signage:
 - a. Lighting design standards shall state that light poles shall be a maximum of 20 feet measured from top to grade.
 - b. The location of lighting fixtures shall be depicted on the site plan.
 - c. A lighting detail shall be provided.
 - d. Signage design standards shall address the total number of signs, size, location, height and color schemes.
 - e. A signage detail that shows height, lettering and color schemes shall be provided.
10. Landscaping:
 - a. Clarify what is meant by "local building policies" in the landscape design standards.

- b. Add to the landscape design standards: The Homeowners Association shall maintain all street trees along Chico Road and Morris Street NE in a living and healthy manner.
- c. General Note #6, allowing the owner (or representative) to substitute plant materials, shall be removed from the landscape plan.
- d. Provide a detail of the street trees along Morris Street NE.
- e. Provide a detail of typical front yard landscaping for the townhomes.
- f. Per Zoning Code §14-16-3-10(C)(3)(e), the landscaping plan shall show the square footage for each separate landscape area, dimensions and totals of areas and trees.
- g. Kentucky Bluegrass/Fescue mix shall not be used. A turf mix more appropriate for high desert climates shall be used instead.
- h. The usage of gravel and/or turf in open spaces and other areas shall be indicated on the landscape plan.
- i. New Mexican olive trees shall not be planted next to pedestrian trails. A tree of similar mature size shall replace them.

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

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision 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 for subdivision. 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. Open area behind lots and area marked 21' ROW, is for what purpose?
- d. Gated entry to provide for 22' width entering and 22' width exiting.
- e. Provide strategically located emergency access or secondary access back to Copper Avenue.
- f. As a private gated community, there shall be no reference to street right-of-way.
- g. Property line to property line width shall be per site plan.
- h. A 22' face-to-face street dimension assumes mountable curb, otherwise the face-to-face dimension to be 24'.
- i. Lots will need to carry P2 designation.
- j. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- k. Provide for cross access to the north properties, for access to Copper Avenue.
- l. Site plan shall comply and be designed per DPM Standards.
- m. Platting must be a concurrent DRB action.
- n. On the south side of street C modify the 4 feet sidewalk to 6 feet with a barrier curb.

MOVED BY COMMISSIONER STOVER
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED
UNANIMOUSLY

14. Project # 1004469

05EPC-01557 Zone Map Amendment
05EPC-01558 EPC Site Development
Plan-Building Permit

DAC ENTERPRISES INC., agent for SCM PROPERTY COMPANY, LLC requests the above actions for all or a portion of **Tract A, Lands of Evelyn H. Fellis**, a zone map amendment from R-1 to SU-1/C-1, Permissive Uses, Drive-Up Service Window & Outdoor Seating, located at the southwest corner of 4TH ST., NW and SOLAR RD., NW, containing approximately 1 acre. (E-14) David Stallworth, Staff Planner **(WITHDRAWN)**

STAFF PRESENT:

David Stallworth, Planning Department
Tony Loyd, Transportation

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Doug Crandall
Wes Butero, 10400 West 18th Ave., Lakewood CO

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Daniel Baillet, 712 Fairway Rd. NW
Marcie Amendolagine, 730 Solar Rd. NW
Steve Cogan, 294 Alamosa Rd. NW
Chris Kenny, 298 Placitas Rd. NW
Les Scarton, 810 Floretta NW
Paul Short, 827 Floretta NW

MR. STALLWORTH: Reiterated comments made in the staff report in which approval was recommended for the zone map amendment and site plan.

FINAL ACTION TAKEN



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday January 19, 2006
8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jens Deichmann, Chairman
Jeffery Jesionowski, Vice Chair

James Grout
David Steele
Ishmael Valenzuela
Deborah Stover

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for November 17, 2005.

2. Project # 1001932

05EPC-01804 EPC Site Development Plan-
Building Permit

JLS ARCHITECTS agents for CARE GIVERS OF ALBUQUERQUE request the above action for all or a portion of Tract B, **West Ridge Subdivision, Unit 1**, zoned SU-1 C-1 & IP Uses, located on OURAY ROAD NW, between UNSER BLVD. NW and TWIN OAKS DR. NW, containing a approximately 2 acres. (G-10) Catalina Lehner, Staff Planner

3. Project # 1003239

05EPC-01806 EPC Site Development Plan-
Building Permit
05EPC 01930 EPC Amendment to Site
Development Plan- Subdivision

MARK GOODWIN & ASSOCIATES, agent for ROEMER/HASKINS LC requests the above action for all or a portion of Tract 264-A, **Town of Atrisco Grant, U-8**, zoned SU-1 for C-3, located on the south side of ILIFF RD., NW, approximately 1076 feet west of COORS BLVD., NW, containing approximately 3 acres. (H-10) David Stallworth, Staff Planner

4. Project # 1004564

05EPC-01808 EPC Site Development Plan-
Building Permit

ISSACSON & ARFMAN agents for COLSON & COLSON CONSTRUCTION CO. requests the above action for all or a portion of Lots 19-22, Block 21, Tract A, Unit A, **North Albuquerque Acres**, zoned SU-2/O-1, located on PALOMAS AVE. NE, between BARSTOW NE and WYOMING BLVD. NE, containing approximately 3.5 acres. (D-19) Carmen Marrone, Staff Planner

5. Project # 1001620

05EPC-01800 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE, CITY COUNCIL request the above action(s) for Amending Sections 14-16-2-16(B) and 14-16-2-17(B) ROA 1994 of the Zoning Code to delete dwelling units from C-1 and C-2 zones. Russell Brito, Staff Planner

6. Project # 1004428

05EPC-01802 Zone Map Amendment

MARK GOODWIN & ASSOCIATES, agent for ALBUQUERQUE RIO BRAVO PARTNERS requests the above actions for all or a portion of Tract RR-3-B, **Westland South Subdivision**, a zone map amendment from R-LT to R-2, located on the south side of DENNIS CHAVEZ BLVD., SW, approximately 3570 feet east of 118th ST., SW, containing approximately 10 acres. (P-9) David Stallworth, Staff Planner

7. Project # 1004496

05EPC-01805 Zone Map Amendment

GARCIA/KRAEMER & ASSOCIATES agents for TRAMWAY ASSOCIATES INC request the above action for all or a portion of Block J, Lots 1A, 1B, 1C, and Block K, Lot 1, **Cenaroca Addition**, a zone map amendment from C-1 to RT, located on TRAMWAY BLVD. ME, between SKYLINE RD. NE and ENCANTADO RD. NE, containing approximately 4 acres. (K-23) Stephanie Shumsky, Staff Planner

8. Project # 1004565

05EPC-01811 EPC Site Development Plan-Building Permit

05EPC-01809 Zone Map Amendment

05EPC-01810 EPC Site Development Plan-Subdivision

DAC ENTERPRISES, INC. agents for ANDREW TRICARICO request the above actions for all or a portion of Lots 7-9, Block 16-A **Santilla Place Addition**, a zone map amendment from RL-T to SU-1 for PRD, located on CAGUA DR. NE, between NAMBE RD. NE and COPPER AVE. NE, containing approximately 1 acre. (K-18) Catalina Lehner, Staff Planner

9. Project # 1003105

05EPC-01812 EPC Site Development Plan-Amendment to Subdivision

05EPC-01813 EPC Site Development Plan-Building Permit

MARK GOODWIN & ASSOCIATES agents for ALPHA EQUITIES, LLC request the above actions for all or a portion of Tract A-2-A, **The Plaza at Paseo del Norte**, zoned C-2, located on EAGLE RANCH ROAD NW, between PARADISE BLVD. NW and IRVING BLVD. NW, containing approximately 7.5 acres. (C-13) Stephanie Shumsky, Staff Planner

10. Project # 1000572*

05EPC-01114 Zone Map Amendment

05EPC-01116 EPC Site Development Plan-Subdivision

CONSENSUS PLANNING, INC. agents for CENTEX HOMES request the above actions for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner (APPROVED ZONE MAP AMENDMENT WITH CONDITION. **SITE PLAN DEFERRED FROM NOVEMBER 17, 2005.**)

11. Project # 1003718

04EPC-01579 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agents, for CITY OF ALBUQUERQUE request the above action for Approval of the Night Sky Protection Ordinance. Josh Skarsgard, Research Analyst (**DEFERRED FROM MARCH 17, 2005**)

12. Project # 1004167

05EPC-00755 EPC Site Development Plan-
Building Permit
05EPC-00758 Zone Map Amendment
05EPC -01225 Site Development Plan-
Subdivision

JIM MILLER agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lot 7, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner (**DENIED SITE PLAN AND ZONE MAP AMENDMENT. SITE PLAN FOR SUBDIVISION DEFERRED FROM OCTOBER 20, 2005**)

13. Project # 1004354

05EPC-01234 EPC Site Development Plan-
Subdivision

TIERRA WEST LLC agents for ACRE PARTNERS request the above action for all or a portion of Lots 22-27 and Tract 0, Block 9, **Original Townsite of Westland**, zoned SU-2/IP & C-2, located on the east side of 98TH ST. NW, between CENTRAL AVE. NW and VOLCANO RD. NW, containing approximately 9 acres. (K-9) Stephanie Shumsky, Staff Planner (**DEFERRED FROM DECEMBER 15, 2005**)

14. Project # 1004469

05EPC-01557 Zone Map Amendment
05EPC-01558 EPC Site Development Plan-
Building Permit

DAC ENTERPRISES INC., agent for SCM PROPERTY COMPANY, LLC requests the above actions for all or a portion of **Tract A, Lands of Evelyn H. Fellis**, a zone map amendment from R-1 to SU-1/C-1, Permissive Uses, Drive-Up Service Window & Outdoor Seating, located at the southwest corner of 4TH ST., NW and SOLAR RD., NW, containing approximately 1 acre. (E-14) David Stallworth, Staff Planner (**DEFERRED FROM DECEMBER 15, 2005**)

15. Project # 1003570

05EPC-01097 Zone Map Amendment
05EPC-01099 EPC Site Development Plan-
Subdivision

GARRETT SMITH LTD., agent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts B9E1 and B9F, **Seven Bar Ranch**, a zone map amendment from SU-1/R-2 to SU-1/PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff Planner (**DEFERRED FROM DECEMBER 15, 2005**)

16. Project # 1004369

05EPC-01392 Zone Map Amendment
05EPC-01393 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agents for RICHARD GONZALES request the above actions for all or a portion of Lot 36, **Westpark Addition**, a zone map amendment from C-2 to R-T, located on CENTRAL NW, between NEW YORK NW and ALBUQUERQUE COUNTRY CLUB, containing approximately 2 acres. (J-12) Stephanie Shumsky, Staff Planner (**DEFERRED FROM DECEMBER 15, 2005**)

17. OTHER MATTERS



**Environmental
Planning
Commission**

*Agenda Number: 10
Project Number: 1000572
Case #: 05EPC 0116
January 19, 2006*

Supplemental Staff Report

Agent	Consensus Planning
Applicant	Centex Homes
Request(s)	Site Development Plan for Subdivision
Legal Description	Lots 3, 7 and 8, Lenkurt Properties
Location	501 Morris Street NE (just SE of Eubank Boulevard NE and Interstate 40)
Size	Approximately 24.32 acres
Existing Zoning	SU-1 for PRD
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 05EPC 0116, based on the findings beginning on Page 7 and subject to the conditions of approval beginning on Page 8.

*Staff Planner
Catalina Lehner, AICP- Planner*

Summary of Analysis

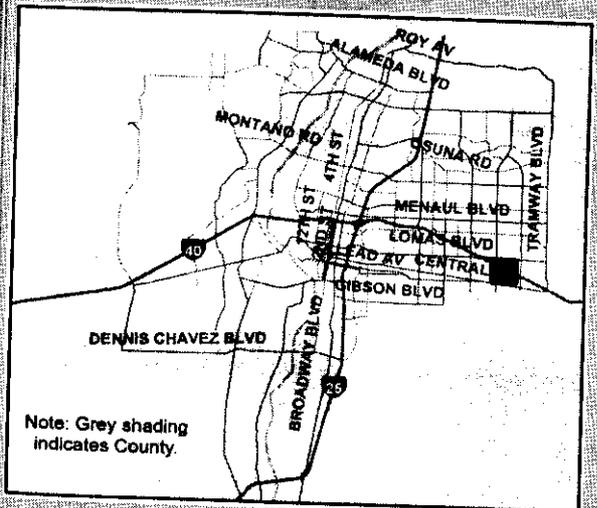
This request for a site development plan for subdivision is the second part of a two-part proposal that also included a zone map amendment from SU-1 for Industrial Park (IP) to SU-1 for Planned Residential Development (PRD). The approximately 24.32 acre subject site is part of the Lenkurt site, located just SE of Eubank Blvd. and Interstate 40.

The two-part proposal was deferred for 60 days at the August hearing and 30 days at the November hearing (both by applicant's request). At the November hearing, the EPC conditionally approved the zone map amendment but deferred the site plan for subdivision for 60 days and requested significant revisions.

The applicant has revised the site plan to address concerns such as lack of open space and the "garagescape" feel to the complex. Proposed now are 91 townhomes and 55 triplexes (consisting of 165 condominiums) for a total of 256 dwelling units. Some open space, alleys and an enhanced clubhouse area are included.

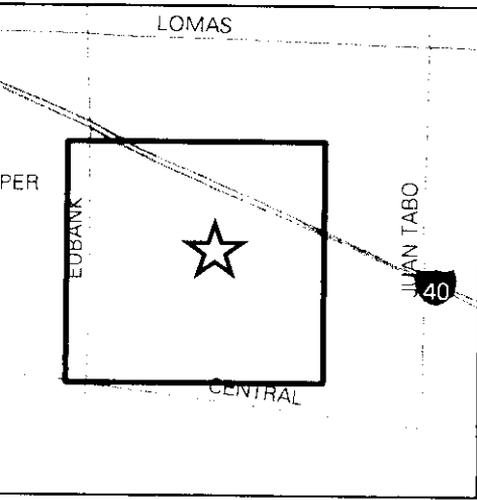
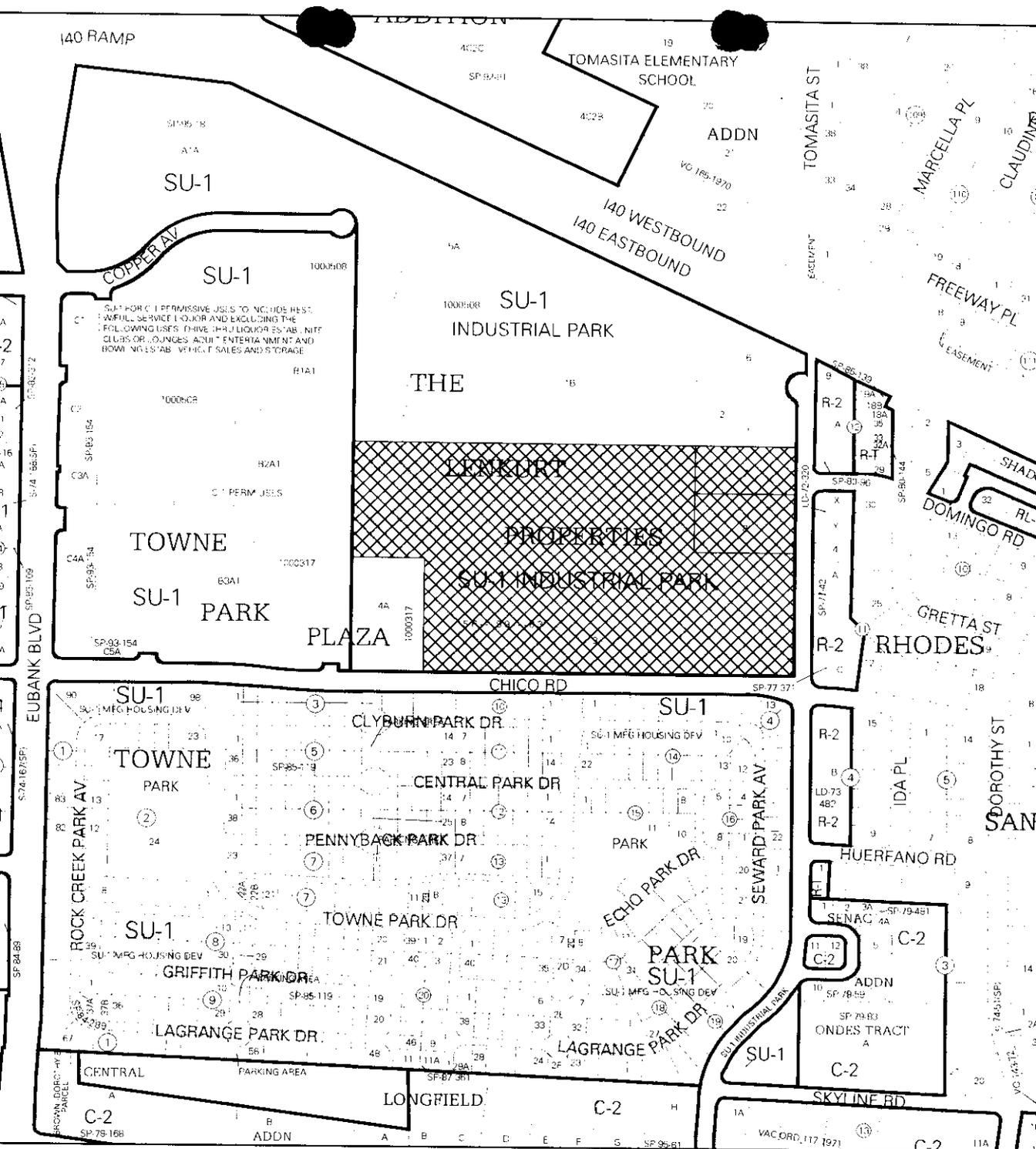
Staff finds the revised site plan adequate and recommends approval subject to several conditions.

This supplemental report should be read in conjunction with the original August 18, 2005 staff report and the first supplemental staff report dated November 17, 2005.



Note: Grey shading indicates County.

City Departments and other interested agencies reviewed this application from 7/11/05 to 7/22/05 and the amended application from 10/10/05 to 10/21/05. Agency comments used in the preparation of this report begin on Page 18 of the original staff report, Page 16 of the first supplemental staff report and Page 12 of this staff report.

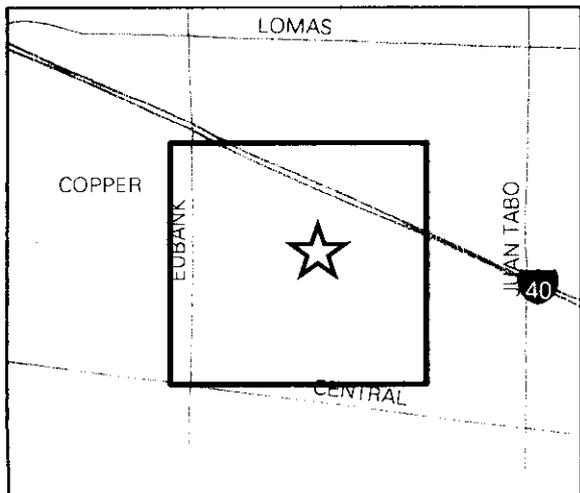
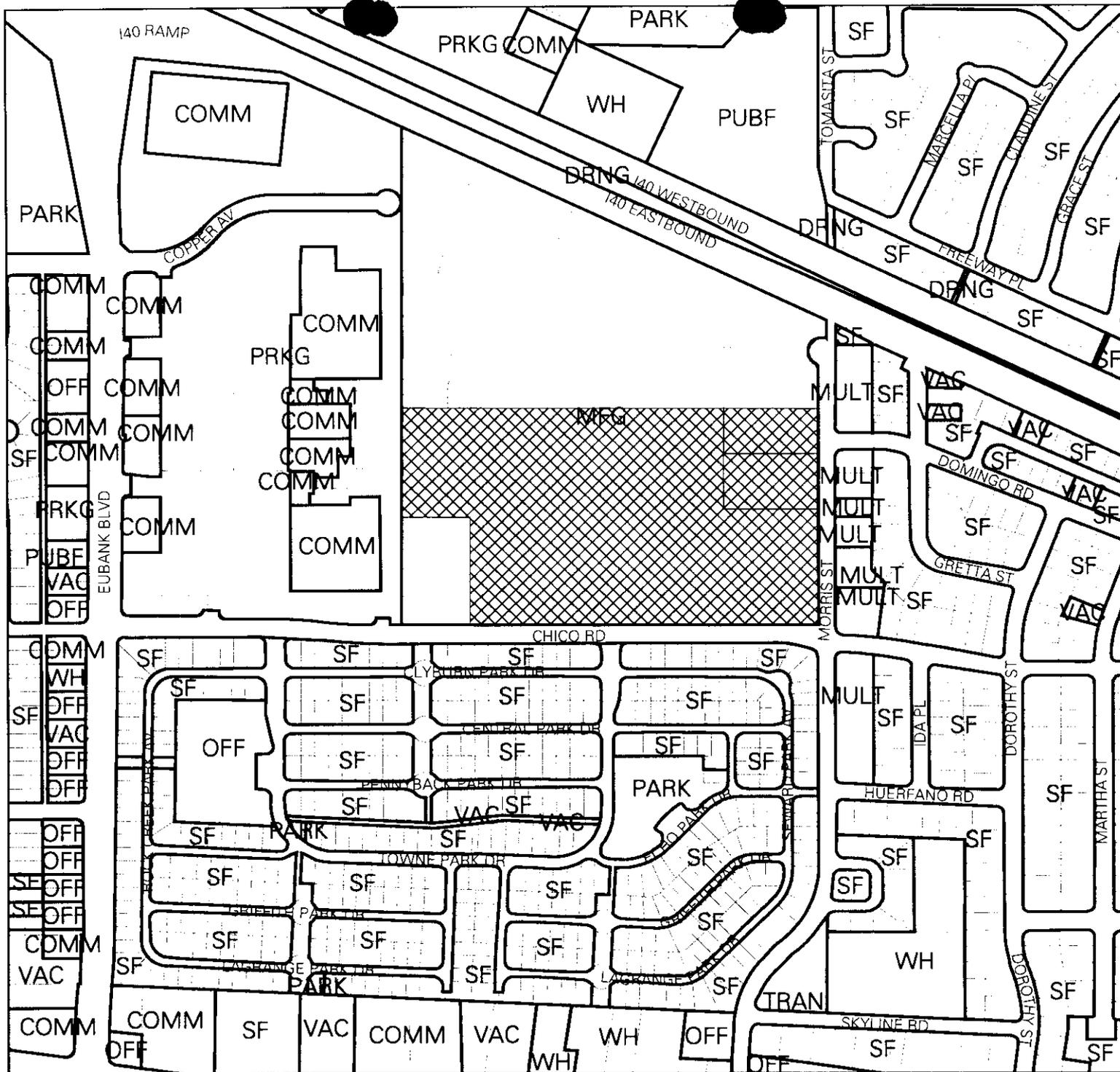


ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500'
Project Number
 1000572
Hearing Date
 8/18/05
Zone Map Page
 K-21
Additional Case Number
 05EPC-01114
 05EPC-01116



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



1 inch equals 500 feet

Project Number:

1000572

Hearing Date:

8/18/05

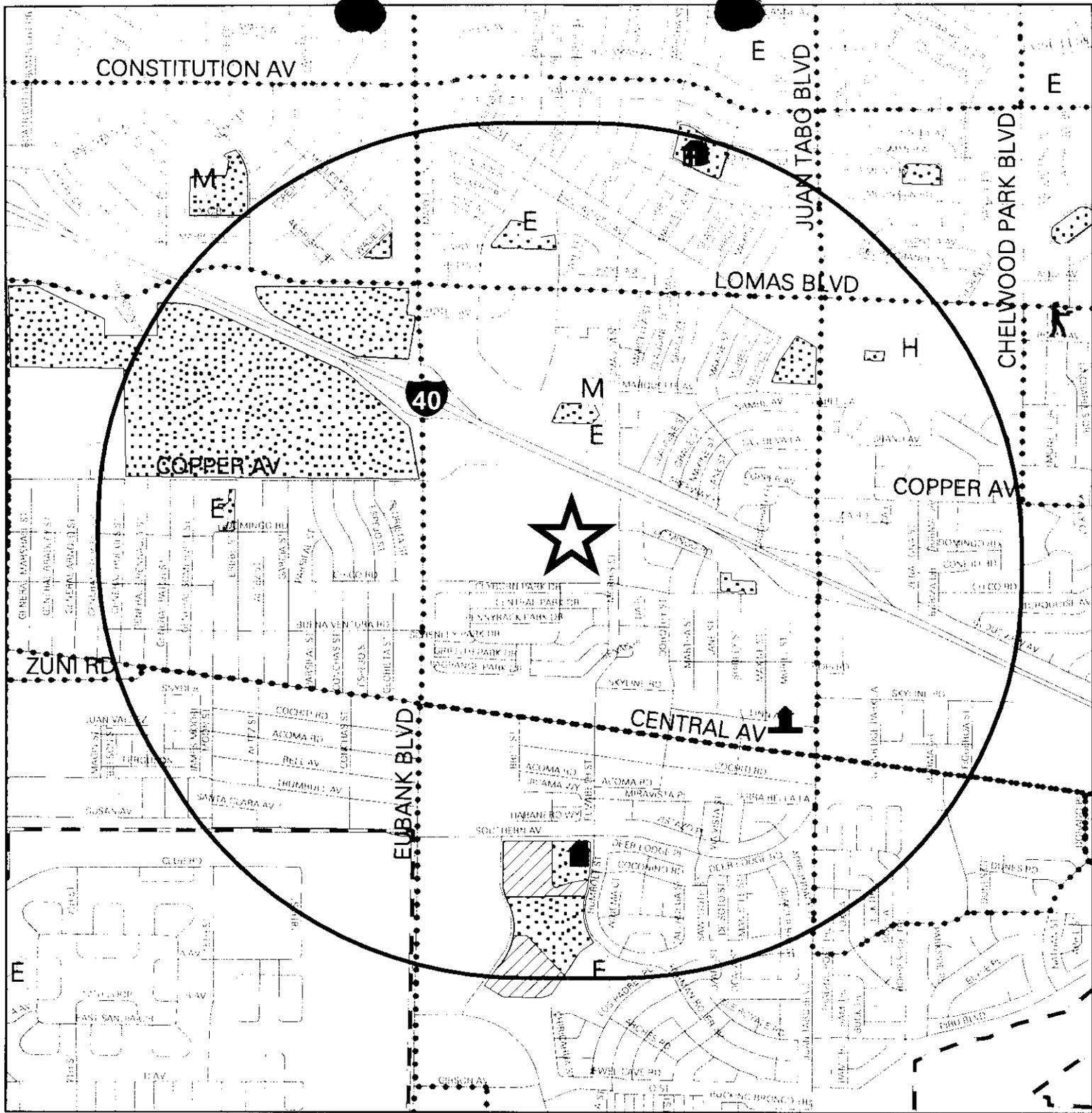
Zone Map Page:

K-21

Additional Case Numbers:

05EPC-01114

05EPC-01116

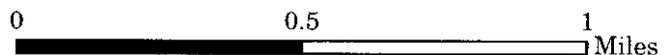


Public Facilities Map with One-Mile Site Buffer

- | | | | |
|--|---|---|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  Developed City Park |  AGIS Jurisdiction |
|  LIBRARY |  SOLID WASTE |  Undeveloped City Park |  Landfill Buffer (1000 feet) |
|  MUSEUM | |  Landfills designated by EHD | |



Project Number: 1000572



The two-part proposal was deferred for 60 days at the August 18, 2005 EPC hearing at the request of the applicant, who needed more time to address issues raised by neighborhoods and staff. The applicant requested a 30-day deferral at the October 20, 2005 EPC hearing due to significant changes to the original site development plan for subdivision.

At its November 17, 2005 hearing, the EPC voted (5-2) to approve the zone map amendment with the condition that "a site development plan shall be reviewed and approved by the EPC within six months." At the November hearing, the EPC also voted to defer the site development plan for 60 days to allow the applicant to address concerns and make revisions. The EPC expressed concern regarding the proposed site plan's scarcity of open space, the "garagescape" feel to the complex and the lack of access from Morris Street NE.

Current Request

This request for a site development plan for subdivision for The Presidio is the second part of the original proposal, which also included a request for a zone map amendment from SU-1 for Industrial Park (IP) to SU-1 for Planned Residential Development (PRD). As originally submitted in July 2005, the proposal encompassed the entire approximately 42.3 acre Lenkurt site and included 297 condominiums (triplexes) and 172 townhomes. Revised for the November hearing, the proposal encompassed the approximately 24.32 acre southern portion of the Lenkurt site and included 263 townhomes. The current, third iteration of this request still encompasses the southern 24.32 acres but includes 165 condominiums (55 triplexes) and 91 townhomes, for a total of 256 dwelling units.

Note that staff's policy analysis remains essentially the same. A revised synopsis and update is included here. Please refer to the original August 18, 2005 staff report for a full policy analysis and a discussion of the subject site's history, definitions, zoning and environmental issues.

Synopsis & Update of Prior Analysis

The subject site is located in an area that the Comprehensive Plan has designated as Established Urban. Of the relevant policies, staff finds that five support the request and two partially conflict with it. One policy the applicant cited is not relevant. Recall that no area or sector plans apply.

Policy II.B.5d- neighborhood values/natural environmental conditions, supports the request. The proposed development is a similar intensity to the neighborhoods to the south and will blend in, and the South Los Altos Neighborhood Association (SLANA) values owner-occupied housing. Policy II.B.5e- programmed facilities/integrity of neighborhoods, supports the request because this growth will be accommodated in a location contiguous to existing urban facilities and will be adjacent to similarly-developed residential areas.

Another supporting policy is Policy II.B.5h, regarding the location of higher density housing. Though not in an activity center, the proposed development has good access to major streets and will be in an area with mixed-density housing that has existing infrastructure. Policy II.B.5l, design innovation/area appropriateness, supports the request because the design and color scheme of the townhomes will blend sufficiently with established residential uses, yet be different enough to add some variety to the area.

The request furthers the intent of Policy II.B.5p-cost-effective redevelopment techniques, which emphasizes private investment in redevelopment. Though similar to Policy II.B.5o-redevelopment/rehabilitation of older neighborhoods, Policy II.B.5p is not specific to neighborhood redevelopment and can be more readily interpreted to mean re-use of the subject site. Policy II.B.5p supports the request.

Policy II.B.5a partially conflicts with the request. On one hand, the addition of more residential units in a mostly-residential area would preclude the opportunity for developing an industrial or commercial use that could contribute to land use variety. On the other, the request would make more residential options available in the area. Though

another townhome option would not increase the variety of residential products in the area, the triplex condominiums would offer people a different housing choice.

The request partially conflicts with Policy II.B.5f, which encourages clustering of homes to provide larger shared open areas and houses oriented towards pedestrian paths or bikeways. The request includes open spaces between the triplexes and around the clubhouse area, which is more open space than in the previous iteration of the site plan. However, the proposed dwelling units are not clustered but are uniformly distributed throughout the subject site.

The applicant cites Policy II.B.5o, redevelopment/rehabilitation of older neighborhoods. The request is for re-use of the subject site but the development is new. Comprehensive Plan Section I.B.6, Central Urban Area, notes that "redevelopment is distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods" (p. I-25). The intent is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area. Policy I.B.5o does not apply to the request.

Conclusions-Comprehensive Plan:

The following policies for Developing and Established Urban Areas support the request:

- Policy II.B.5d- neighborhood values/natural environmental conditions
- Policy II.B.5e- programmed facilities/integrity of neighborhoods
- Policy II.B.5h- higher density housing location
- Policy II.B.5l- design innovation/area appropriateness
- Policy II.B.5p- cost-effective redevelopment techniques

The proposal partially conflicts with Policy II.B.5a- full range of urban land uses, and Policy II.B.5f-clustering of homes/open space.

Policy II.B.5o- redevelopment/rehabilitation of older neighborhoods, does not apply.

Site Development Plan for Subdivision/Planned Residential Development (PRD)

This request is for a site development plan for subdivision for The Presidio, a planned residential development (PRD). The applicant proposes to develop 165 condominiums (55 triplexes) and 91 townhomes, for a total of 256 dwelling units on approximately 24.32 acres (10.9 DU/acre). The site will be developed per the PRD specifications found in Zoning Code §14-16-2-22, Special Use Zone.

Site Development Plan Configuration:

The site development plan includes 55 triplexes and 91 townhomes arranged in a curvilinear fashion. The triplexes are located around the edges and the townhomes (grouped in twos or threes) are mostly located near the middle of the complex. Private internal streets, sidewalks and a few pathways connect the units to each other and the community center. A community center featuring a club house, model home complex, shade structures and patio area is situated in the center of the complex. The previously reviewed site plan included a pool, hot tub, sand volleyball court and sand playground area—amenities which are not longer proposed.

Site Access:

The proposed development will be gated and therefore designed to be isolated from the surrounding community. The main entrance is 65 feet wide and located on Chico Road NE, directly across from the entrance to the Towne Park Community. The subject site can also be accessed by entering the access easement from Copper Avenue and proceeding southward to the gated entry at the subject site's NW corner.

Vehicular Access & Internal Circulation:

After passing through the main entrance at Chico Road NE, a vehicle can proceed about 150 feet and turn left or right to access the roads serving the western and eastern sides of the complex. The vehicle may also continue

straight for about 350 feet to arrive at the community center area and access the roads serving the middle of the complex. Secondary vehicular access is provided via gated entry near the subject site's NW corner after approaching from Copper Avenue. There is no vehicular access from Morris Street NE. Vehicles circulate within the complex using a series of interconnected private roads.

Pedestrian & Bicycle Access:

Pedestrian and bicycle access to the subject site is not easy due to the large expanses of walls around the development. The community will be gated, with the main entrance from Chico Road NE and a secondary entrance from Copper Avenue. The public cannot walk or bike through the proposed development but is forced to go around it. For residents, dedicated pedestrian (and bicycle) gates at the Copper Avenue entrance and at Morris Street make it possible to access the complex separately from vehicles.

Overpasses at Eubank Boulevard NE and Morris Street NE facilitate crossing Interstate 40. Users of the Eubank overpass can access the subject site at its secondary entrance near Copper Avenue. Users of the Morris overpass must use the main entry gate at Chico Road NE, proceed down Chico and turn north onto Morris Street NE. Staff recommends the addition of a dedicated pedestrian gate on Chico Road (not shown on the site plan) and on the subject site's northern side to facilitate bicycle and pedestrian access. A pedestrian gate on the northern side would also enable future connectivity between sites.

There is a bicycle lane along the portion of Chico Road NE between Eubank Boulevard NE and Morris Street NE. A bicycle route runs along Morris Street NE past the subject site and across the overpass.

Transit Access:

The subject site is well-served by transit, though some walking is involved. ABQ Ride Route #2, Eubank, passes about 0.35 miles to the west. This all-day route operates seven days a week, with fewer hours on Saturday and Sunday. The subject site is about 0.6 miles north of Central Avenue, which has the most frequent transit service in the City. Route #66, Central, is also an all-day route that operates from early morning until night, seven days a week, with slightly fewer hours on Sunday. Albuquerque's rapid transit service, Rapid Ride (Route #766), is another option along Central Avenue. Its regular hours are Monday-Saturday, from morning to evening.

Design Guidelines:

The purpose of the proposed design guidelines (which staff refers to as "design standards") is to provide a framework to ensure high-quality development within The Presidio and an overview of the development concepts for the property. It is a given that the site development plan for subdivision must meet the requirements for Planned Residential Development (PRD) found in Zoning Code §14-16-2-22(B)(25). The design standards should go beyond minimum requirements and create an identity that makes The Presidio a special place.

Staff received a revised site development plan on December 16, 2005. After noting deficiencies, staff prepared a memo to the applicant (see attachment). In response to the memo and after incorporating additional architectural information, the applicant submitted another revised site development plan on December 29, 2005. The following is staff's review of this plan.

Private Open Space: The proposal previously included two small, vertical open space areas. The EPC expressed concern about the scarcity of open space at its November hearing and requested that the applicant revise the site plan accordingly. The new proposed design addresses the scarcity of open space by: 1) reconfiguring the community center area to include a large outdoor patio and shade-covered places to picnic, and 2) proposing an entirely different layout of dwelling units. Condominiums, once again part of the proposal, are arranged with space between them and are not attached like the townhomes. A large open space area with a trail is located near the

subject site's northwestern corner. Staff suggests that a similar open space be provided near the subject site's southeastern corner. This would be possible by removing the condominium just west the trail.

Setbacks: Planned residential development (PRD) includes townhomes and apartments as regulated by the R-1 zone (see Zoning Code §14-16-2-6). Minimum R-1 setbacks are: front yard not less than 20 feet and interior side yard not less than 5 feet. For corner lots, the side yard setback shall be not less than 10 feet. The proposal specifies front yard setbacks not less than 10 feet, rear yard setbacks not less than 15 feet and no side yard setback except for corner lots (10 feet on the street side). R-1 zoning specifies that "in no case shall the distance between two residential buildings be less than ten feet." The proposal complies with this requirement and the rear yard setback requirement, but has reduced the front yard setback by 10 feet from R-1 standards.

The design standards state that front yard setbacks have been reduced "in order to provide as intimate a streetscape experience as possible". Staff believes that the setback reduction was meant to allow more townhomes on the subject site. Smaller distances between the townhomes lends a crowded feeling to the development, especially since the dwellings are pretty uniformly spread around the subject site and are not clustered around open spaces.

Landscape Standards & Landscaping Plan: Intended to establish a framework that unifies the property and complements the surrounding neighborhoods, the landscape design standards are mostly a reiteration of Zoning Code requirements and do not provide much additional meaning. Staff suggests that the applicant clarify what is meant by "local building policies" and add a statement that street trees will be maintained by the Home Owners Association (HOA) in a living and healthy manner. Site plan specifics are reviewed below.

Landscape shall be provided as per Zoning Code §14-16-3-10, as noted. Honey Locust and Raywood Ash street trees are proposed along the internal roads, Morris Street NE and Chico Road. The trees are situated just behind the six foot sidewalks along Chico Road, but appear to be situated linearly along Morris Street NE. Details are provided for the wall landscape along Chico Road, the entryway landscape and landscape around the clubhouse area. A detail is needed of the street trees along Morris Street NE. Creating a streetscape is particularly important on this typically unkempt side of the property.

The HOA will maintain yard landscape per the applicant, though it is unknown how the townhomes' yards will be landscaped. A detail of typical lot landscaping is needed. There is a keyed note for Turf (Kentucky Bluegrass/Fescue mix which is inappropriate for this climate), but the site plan doesn't indicate a proposed location. Staff recommends a xeriscaped yard and usage of a different turf mix. Per Zoning Code §14-16-3-10-(C)(3)(e), a landscaping plan shall show the square footage for each separate landscape area, dimensions and totals of areas and trees. The proposed landscaping plan does not.

Zoning Code §14-16-3-10(G)(3) states that all landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. If gravel or turf is proposed in the open space areas, it needs to be indicated on the landscape plan.

Screening, Walls, Fencing & Buffering: The design standards state that all walls and fences shall comply with City wall design regulations, but need to reference Zoning Code §14-16-3-19. The townhomes will be separated by six foot CMU walls. A five-foot perimeter wall will surround the proposed development on all sides. The design standards specify material types. Staff recommends the deletion of railroad ties as a permitted building material because they are not durable over time.

The perimeter wall detail shows split face block, in dark brown and tan, bisected by one row of smooth face tan block. Along Chico Road NE, the wall is notched to create visual interest. Along Morris Street NE, however, the wall is straight—with no variation for ≈750 feet. Design elements (such as a logo, texture variation) need to be

incorporated into the wall along Morris Street NE and a wall detail needs to be provided as per Zoning Code §14-16-3-19.

Architecture: The design standards state that the architectural style used for the townhomes is Scottsdale, which combines elements from Mediterranean and Tuscan styles. All buildings will be finished in stucco with the same color scheme. Colors are limited to browns, earthtones, beiges and sand. The roofs will be asphalt shingled, clay tiled or concrete tiled with the same color scheme.

The grouping of the townhomes and the prominence of their double-car garages combine to create a "garagescape" feel from the street. The reintroduction of condominiums somewhat mitigates the garagescape feel since the condominiums are accessed from the back via alleys. However, staff finds that modification of the townhomes is still needed. Recessing the garage door slightly behind the plane of the front door would go a long way to decreasing the garagescape feel. Staff suggests that approximately every third townhome have a garage door that is recessed behind the plane of the front door by at least one foot.

Elevations: With respect to elevations, the design standards depict a typical townhome and a typical condominium unit. The design standards state that "minor variations to these styles are permitted". Staff suggests deletion of this phrase. Minor is undefined. What the EPC approves in the site plan for subdivision is what will be built (with the exception of changes due to administrative amendment).

Lighting: The site lighting system will be designed to maximize public safety and not affect adjacent properties with unnecessary glare. The 20 foot maximum height of street lights and parking area lights conforms to Zoning Code §14-16-3-9, though staff suggests addition of a note stating that light poles are measured from top to grade. The location of lighting fixtures needs to be depicted on the site plan and a lighting detail needs to be provided.

Signage: Per Zoning Code §14-16-2-22, Special Use Zone, the EPC permits and regulates signs in a planned residential development (PRD). The signage design standards do not create an overall signage concept and do not include information about the total number of signs, the size of the signs and where the signs are proposed. The applicant says that a sign will be located at the entrance, but it is not shown on the site plan and a signage detail has not been provided so staff cannot evaluate height and color scheme. If signage is to be illuminated, it must be down-lit to prevent glare.

Parking: Parking shall be provided in accordance with Zone Code §14-16-3-1, Off-Street Parking Regulations. The driveways depicted suggest that each townhome will have two parking spaces per unit. Residents can park in their double-car garages and/or in their driveways. Guest parking, provided in common areas throughout the complex, totals 91 spaces. Parking space dimensions shall comply with Zoning Code §14-16-1-5, Definitions, and be indicated on the site plan.

Utility Plan, Grading & Drainage Plan: The design standards for utilities state four ways to minimize the visual impact of utilities through screening and the use of compatible architectural materials. The utility plan depicts existing water and sanitary sewer lines along Chico Road NE. The proposed new lines will be hooked up to the existing lines. The townhomes' utilities will be individually metered.

The subject site was analyzed as a single drainage basin. Water generally flows from southeast to northwest, in a western direction along the proposed internal roads. Water collects near the existing storm drain stub just outside of the northwestern property boundary and is discharged. The City Hydrologist has commented that an approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

Concerns of Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed the original application from 7/11/05 to 7/22/05 and the amended application from 10/10/05 to 10/21/05. Agency comments used in the preparation of this report begin on Page 18 of the original staff report, Page 16 of the first supplemental staff report and Page 11 of this staff report. Pre-hearing discussions was held on July 27, 2005 and October 26, 2005. The applicant attended both. No neighborhood representatives were present at either.

Neighborhood Concerns

Staff has not heard from the South Los Altos Neighborhood Association (SLANA) or The Towne Park Neighborhood Association (TPNA) since August 2005. The Towne Park Home Owners Association (TPHOA) provided another letter dated November 4, 2005 (see attachment) which restates their original concerns regarding traffic and alignment of the entry on Chico Road NE with their entry.

Previous Contact: Ana Beall, of the SLANA, contacted staff on July 15th, 2005. She expressed support for the project. The SLANA likes the idea that people purchase their homes. Tom Craig, of the TPHOA contacted staff on August 3, 2005. He explained the TPHOA's concerns regarding the entry at Chico Road NE, traffic back-up at the security gate and the entrances at Copper Avenue and Morris Street NE. The TPHOA submitted a letter dated August 9, 2005 expressing these concerns.

Previous Meetings: On July 20, 2005, the applicant attended the TPNA regular Board meeting and gave a presentation regarding the proposal. There didn't appear to be any opposition and the TPNA did not want a facilitated meeting.

A facilitated meeting with the TPHOA was held on August 8, 2005. The residents expressed general support for the proposal but were concerned about traffic and safety. TPHOA is opposed to having the main entrance to the proposed development on Chico Road NE, directly north of the main entrance to Town Parke. They prefer that the main entrance be on Copper Avenue. Other concerns include pedestrian safety, traffic queuing at the Towne Park gate and striping on Chico Road NE (refer to their August 9, 2005 letter).

FINDINGS - 05EPC 01116, January 19, 2005-Site Development Plan for Subdivision

1. This is a request for approval of a site development plan for subdivision for Lots 3, 7 and 8, Lenkurt Properties, an approximately 24.32 acre site located just SE of the intersection of Eubank Boulevard NE and Interstate 40. The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 91 townhomes and 55 triplexes (165 condominium units), for a total of 256 dwelling units.
2. At its November 17, 2005 hearing, the Environmental Planning Commission (EPC) approved the zone map amendment necessary to allow the proposed use.
3. The subject site will be developed according to SU-1 for PRD zoning regulations. PRD is a permissive use in SU-1. EPC approval of a site development plan for subdivision is required prior to building permit approval.
4. The required Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. Though the subject site was previously studied, an update was required due to changes in proposed land use.
5. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
 - Policy II.B.5d- neighborhood values/natural environmental conditions
 - Policy II.B.5e- programmed facilities/integrity of neighborhoods
 - Policy II.B.5h- higher density housing location
 - Policy II.B.5l- design innovation/area appropriateness
 - Policy II.B.5p- cost-effective redevelopment techniques
6. The proposal partially conflicts with Comprehensive Plan Policy II.B.5a- full range of urban land uses, and Policy II.B.5f-clustering of homes/open space.
7. The subject site does not lie within the boundaries of any area or sector plans.
8. The original submittal did not address all site development plan for subdivision requirements in Zoning Code §14-16-2-22(B)(25). Staff requested that the applicant resubmit the site plan. The applicant did, but had to resubmit again after redesigning the product, and then again to address issues from the November 2005 EPC hearing.
9. The submittal can be made adequate with some changes and additions, and strengthening of the design guidelines.
10. Pedestrian and bicycle access to the subject site is not easy due to the large expanses of walls around the development. Additional pedestrian gates are needed to facilitate non-vehicle access and circulation.
11. Though open space is provided near the clubhouse area and the subject site's northwestern corner, more open space is needed for the residents of the 256 dwelling units.
12. The landscaping plan does not comply with Zoning Code §14-16-3-10(C)(3)(e). It does not show square footage, dimensions and totals.
13. A detail of street trees along Morris Street NE and a detail of the townhomes' front yard landscape have not been provided.
14. The design standards for signage are deficient. Information about the number of signs, sizes and locations has not been provided and a signage detail is lacking.

15. At a facilitated meeting in August 2005, Towne Park Homeowners' Association (TPHOA) members expressed general support for the proposal and concern about traffic and safety. The South Los Altos Neighborhood Association (SLANA) expressed support, but no representatives attended the facilitated meeting.

16. The Towne Park Home Owners Association (TPHOA) provided another letter dated November 4, 2005 that restates their original concerns regarding traffic and alignment of the entry.

RECOMMENDATION - 05EPC 01116, January 19, 2006

APPROVAL of 05EPC 01116, a request for a site development plan for subdivision, for Lots 3, 7 and 8, Lenkurt properties, zoned SU-1 for PRD, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 05EPC 01116, January 19, 2006-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 DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.
3. The applicant shall work with the Solid Waste Management Division (SWMD) to address concerns regarding storage areas for Residential Automated Carts, visibility from the street and signs required.
4. General Clarification & Clean-up:
 - a. The applicant shall obtain a cross-access agreement with the owner of the property to the north so that residents can use the easement leading from Copper Avenue to the subject site.
 - b. The design guidelines shall be relabeled "design standards".
 - c. The word "should" in the design standards shall be changed to "shall".
5. Access, Circulation & Parking:
 - a. Pedestrian paths and sidewalks throughout the development shall be concrete. Asphalt shall not be used.
 - b. A pedestrian gate on the subject site's northern side shall be added to facilitate future connectivity between sites.
 - c. A dedicated pedestrian gate shall be added at the Chico Road entrance to improve pedestrian and bicycle access.
 - d. The dimensions of a typical handicap parking space shall be shown on the site plan.

-
6. Open Space:
 - a. To provide more open space, the condominium to the west of the pathway, near the subject site's southeastern corner, shall be removed. The resulting number of condominiums shall be indicated on the site plan.
 - b. A children's play area shall be provided near the community center.
 - c. Three Ramada shade structures shall be provided west of the clubhouse, as depicted on Sheet 7.
 7. Architecture & Elevations:
 - a. Approximately every third townhome (approximately every 100 feet of street frontage) shall have a garage door that is recessed behind the plane of the front door by at least one foot.
 - b. Delete the phrase "minor variations to these styles are permitted" from the design standards for elevations.
 8. Walls:
 - a. Railroad ties are an unacceptable material for wall construction and shall be removed from the design standards.
 - b. Provide a wall detail to demonstrate incorporation of design elements (such as a logo, texture variation) into the wall along Morris Street NE as per Zoning Code §14-16-3-19.
 9. Lighting & Signage:
 - a. Lighting design standards shall state that light poles shall be a maximum of 20 feet measured from top to grade.
 - b. The location of lighting fixtures shall be depicted on the site plan.
 - c. A lighting detail shall be provided.
 - d. Signage design standards shall address the total number of signs, size, location, height and color schemes.
 - e. A signage detail that shows height, lettering and color schemes shall be provided.
 10. Landscaping:
 - a. Clarify what is meant by "local building policies" in the landscape design standards.
 - b. Add to the landscape design standards: The Homeowners Association shall maintain all street trees along Chico Road and Morris Street NE in a living and healthy manner.
 - c. General Note #6, allowing the owner (or representative) to substitute plant materials, shall be removed from the landscape plan.
 - d. Provide a detail of the street trees along Morris Street NE.
 - e. Provide a detail of typical front yard landscaping for the townhomes.
 - f. Per Zoning Code §14-16-3-10(C)(3)(e), the landscaping plan shall show the square footage for each separate landscape area, dimensions and totals of areas and trees.

- g. Kentucky Bluegrass/Fescue mix shall not be used. A turf mix more appropriate for high desert climates shall be used instead.
- h. The usage of gravel and/or turf in open spaces and other areas shall be indicated on the landscape plan.
- i. New Mexican olive trees shall not be planted next to pedestrian trails. A tree of similar mature size shall replace them.

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

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Subdivision 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 for subdivision. 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. Open area behind lots and area marked 21' ROW, is for what purpose?
- d. Gated entry to provide for 22' width entering and 22' width exiting.
- e. Provide strategically located emergency access or secondary access back to Copper Avenue.
- f. As a private gated community, there should be no reference to street right-of-way.
- g. Property line to property line width should be 45' minimum.
- h. A 22' face-to-face street dimension assumes mountable curb, otherwise the face-to-face dimension to be 24'.
- i. Lots will need to carry P2 designation.
- j. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- k. Provide for cross access to the north properties, for access to Copper Avenue.
- l. Site plan shall comply and be designed per DPM Standards.
- m. Platting must be a concurrent DRB action.

Catalina Lehner

**Catalina Lehner, AICP
Planner**

cc: Centex Homes, 120 Masthead NE, Albuquerque, NM 87109
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
L. Scott Varner, Towne Park NA, 10824 Pennyback NE, Albuquerque, NM 87123
Jeanne Hamrick, Town Park NA, 10500 Scheneley NE, Albuquerque, NM 87123

Ana Beall, South Los Altos NA, 42 General Chennault NE, Albuquerque, NM 87123
Allen Osborn, South Los Altos NA, 345 Espejo NE, Albuquerque, NM 87123
Town Park HOA, Attn: Rip Harwood & Tom Craig, 425 Towne Park Drive NE, Albuquerque, NM 87123

Attachments

AGENCY COMMENTS

➤ **The following agencies did not review or comment on the revised Project #1000572:**

City of Albuquerque

Environmental Health, Air Quality Division
Environmental Health, Env. Services Division
Fire Department, Planning
Police Department, Planning

Other

Bernalillo County
Middle Rio Grande Conservancy District

➤ **The following City of Albuquerque Departments reviewed and commented on the revised Project #1000572:**

Planning, Zoning Code Services

Provide disabled parking space, van accessible per ANSI standards, and building access at clubhouse.

Planning, Office of Neighborhood Coordination

Towne Park NA (R)
South Los Altos NA (R)

Parks & Recreation, Planning & Design

No objection to the zone map amendment.

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

Parks & Recreation, Open Space Division

No adverse comment.

Solid Waste Management Dept., Refuse Division

Approved on condition, will have storage area for Residential Automated Carts, not visible from street or located inside garage, also signs are required on Cul-de sacs, and Hammerheads, prohibiting parking of motor homes, boats, campers, etc.

Transit Department

Adjacent and nearby routes	The #2 Eubank all-day local route passes between ¼ and ½ mile to the west of the site on Eubank, slightly more than normal walking distance to transit (¼ mile). The #66 Central passes about ½ mile to the south.
Adjacent bus stops	None. The #2 has a pair of stops in the vicinity of Eubank and Chico and another pair slightly to the north in front of the shopping center.
Site plan requirements	Transit suggests providing additional gated pedestrian accesses from the southern stub streets to Chico to allow more efficient pedestrian access to Chico.
Large site TDM suggestions	None.
Other information	None.

City of Albuquerque 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 for subdivision. 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).
- Open area behind lots and area marked 21' ROW, is for what purpose?
- Gated entry to provide for 22' width entering and 22' width exiting.
- Provide strategically located emergency access or secondary access back to Copper Avenue.
- As a private gated community, there should be no reference to street right-of-way.
- Property line to property line width should be 45' minimum.
- A 22' face-to-face street dimension assumes mountable curb, otherwise the face-to-face dimension to be 24'.
- Lots will need to carry P2 designation.
- A Traffic Impact Study (TIS) was previously submitted and reviewed by Transportation Staff. Therefore, no additional analysis is required.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Provide for cross access to the north properties, for access to Copper Avenue.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
- Condition: Platting must be a concurrent DRB action.
- Note: Must adhere to master plan
- The Hydrology Section has no objection to the zone map amendment request.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- Reviewed, no comments.

Street Maintenance (Department of Municipal Development):

- Reviewed, no comments.

Utility Development (Water Authority):

- No adverse comments to zone map amendment.
- The Utility Plan shown on the submittal generally complies with the requirements set forth in the availability statement dated August 3, 2005.

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

- Reviewed, no comments.

New Mexico Department of Transportation (NMDOT):

- Reviewed, no comments.

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

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

- 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 for subdivision. 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).
- Open area behind lots and area marked 21' ROW, is for what purpose?
- Gated entry to provide for 22' width entering and 22' width exiting.
- Provide strategically located emergency access or secondary access back to Copper Avenue.
- As a private gated community, there should be no reference to street right-of-way.
- Property line to property line width should be 45' minimum.
- A 22' face-to-face street dimension assumes mountable curb, otherwise the face-to-face dimension to be 24'.
- Lots will need to carry P2 designation.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- Provide for cross access to the north properties, for access to Copper Avenue.
- Site plan shall comply and be designed per DPM Standards.
- Platting must be a concurrent DRB action.

➤ **The following agencies reviewed and commented on the revised Project #1000572:**

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)

Reviewed, no comment.

Albuquerque Public Schools (APS)

The applicant is proposing a zone change for Lenkurt Properties from SU-1 for IP to SU-1 PRD in order to develop a residential development consisting of 263 townhouses. The proposed development will impact Tomasita Elementary, Kennedy Middle School, and Manzano High School. Currently all of the affected schools have excess capacity. While these additional units will generate more elementary students than Tomasita Elementary can handle, other nearby elementary schools can probably absorb student growth from this development. The middle and high schools have excess capacity to support this development.

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

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

Mid-Region Council of Governments (MRCOG)

For information, Chico Road is identified on the Long Range Bikeway System map as having bike lanes.

Public Service Company of New Mexico

Developer needs to meet with PNM due to existing gas and electric infrastructure prior to removal.

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 27 day of July, 2005 and the subsequent consecutive publications on _____, 20_____.

Bill Tafoya

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 27 day of July of 2005

PRICE \$134.80

Statement to come at end of month.

ACCOUNT NUMBER C80583



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, August 11, 2005, 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM 87102 regarding the following:

Distribution & Review - Current Land Use Matters for the August 16, 2005 Public Hearing, which include the projects listed below:

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, August 18, 2005, 9:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM 87102 to consider the following items. (Note: these items are not in the order they will be heard.)

Project # 1004900
OSEPC-01087 Zone Map Amendment DAG ENTERPRISES, INC. agents for D & J SPIGUY FOODS, INC. request the above action for all or a portion of Lot 5, Block Northern Plains Subdivision and Tract C-1, Alamo Business Park, a zone map amendment from R-1 to SU-1, located on 1677, located on COORS BLVD. NW, between FORTUNA RD. NW and DAYTONA RD. NW, containing approximately 1 acre. (K-10) Catalina Lehner, Staff Planner

Project # 1004319
OSEPC-01086 Zone Map Amendment DAG ENTERPRISES, INC. agents for JIM SAHD request the above action for all or a portion of Lot 7, Volcano Citta, a zone map amendment from C-1 to C-1, located on LINDBER BLVD. NW, between SANTO DOMINGO ST. NW and MOJAVE ST. NW, containing approximately 1 acre. (E-10) Catalina Lehner, Staff Planner

Project # 1000933
OSEPC-01086 Zone Map Amendment CONSENSUS PLANNING, INC. agents for TS MCNANEY & ASSOCIATES request the above action for all or a portion of Tracts B1 & B2, Manzana Mesa, a zone map amendment from SU-1 C-1 to R-1 located on SOUTHERN BLVD. SE, between ELIZABETH and JUAN TABO, containing approximately 3 acres. (K-21) Elizabeth Flores, Staff Planner

Project # 1000670
OSEPC-01087 Zone Map Amendment
OSEPC-01109 EPC Site Development Plan-Subdivision GARRETT SMITH LTD. agent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts 80E1 and 80F, Seven Bar Ranch, a zone map amendment from SU-1/R-2 to SU-1/RFD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-14) David Stahlworth, Staff Planner

Project # 1003926
OSEPC-01180 EPC Site Development Plan-Building Permit Joseph Hoffman, request the above action for all or a portion of Lots 17 & 18, Tract 100, located on 10TH ST. NW, containing approximately 10 acres. (K-13) David Stahlworth, Staff Planner

Project # 1004913
OSEPC-01103 Zone Map Amendment PHILLIPS EDWARDS & CO. agents for ROBERT SHERREY, PHILLIPS EDWARDS & CO. request the above action for all or a portion of Tract 20A-1, Flamingo Water, a zone map amendment from SU-1/R-2 to SU-1/R-2, located on Groovy Store wholesale Liquor Sales and Processing w/Full Service Liquor, located on the southwest corner of 20TH ST. NW and Groovy Store, containing approximately 10 acres. (A-14) David Stahlworth, Staff Planner

Project # 1000088
OSEPC-01100 EPC Site Development Plan-Subdivision
OSEPC-01107 EPC Site Development Plan-Building Permit GEORGE WILHELM ARCHITECTS request the above action for all or a portion of Tract 44A-2, Riverside Plaza, zoned SU-1 for C-1-Uses, located on Riverside Plaza Lane NW, between COORS BLVD. NW and Winter Haven Road NW, containing approximately 2 acres. (E-12) Sarah J. Murphy, Staff Planner

Project # 1000711
OSEPC-01112 EPC Site Development Plan-Subdivision
OSEPC-01113 Zone Map Amendment CONSENSUS PLANNING, INC. agents for GARDIA INVESTMENTS, request the above actions for all or a portion of Tracts 88B3B, 88B7B, 88B2B, 88, 88A and 88B7, WINDY Map 35, a zone map amendment from R-1 to SU-1/C-1, located at the northeast corner of INDIAN SCHOOL RD. NW and RIO GRANDE BLVD. NW, containing approximately 3 acres. (H-13) David Stahlworth, Staff Planner

Project # 1000672
OSEPC-01114 Zone Map Amendment
OSEPC-01116 EPC Site Development Plan-Subdivision CONSENSUS PLANNING, INC. agents for CENTEX HOMES request the above actions for all or a portion of Lot 18, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7, and Lot 8, Leikurt Properties, a zone map amendment from SU-1 R-1 to SU-1 PRD, located on GRICO ROAD NE, between EURANK BLVD. NE and MORRIS ST. NE, containing approximately 48 acres. (K-21) Catalina Lehner, Staff Planner

Project # 1000933
OSEPC-01116 EPC Site Development Plan-Building Permit
OSEPC-01117 EPC Site Development Plan-Amendment to Subdivision CONSENSUS PLANNING, INC. agents for ASW REALTY PARTNERS and ALLICIA DEVELOPMENT CORP. request the above actions for Tracts A and B, being a portion of Antelope at La Luz, zoned SU-1 for PRD 500/acre, located on COORS BLVD. NW, between NAMASTE ROAD and SEVILLA AVE, and containing approximately 24 acres of a 156-acre site. (P-11) Carmen Marrero, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 2nd St. NW, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may mail your comments at 624 3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Capdelena 624-3886.

Jane Delehmann, Chairman
Environmental Planning
Commission

Russell Ditts, Senior Planner
Planning Department
Journal July 27, 2005

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 26 day of Octo., 2005 and the subsequent consecutive publications on _____, 20____

[Signature]
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 26 day of Octo. of 2005

PRICE \$126.35

Statement to come at end of month.

ACCOUNT NUMBER 080583

CLA-22-A (R-1/93)



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, November 10, 2005, 4:00 p.m., the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review - Current Land Use Matters for the November 17, 2005 Public Hearing which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, November 17, 2005, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: (Note: these items are not in the order they will be heard.)



Project # 1000572 - 05EPC-01114 Zone Map Amendment - 05EPC-01116 EPC Site Development Plan - Subdivision - CONSENSUS PLANNING INC. agents for CENTEX HOMES request the above actions for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, Lankurt Properties. A zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner

Project # 1004468 - 05EPC-01557 Zone Map Amendment - 05EPC-01558 EPC Site Development Plan - Building Permit - DAC ENTERPRISES INC., agent for SCM PROPERTY COMPANY, LLC requests the above actions for all or a portion of Tract A, Lands of Evelyn H. Feltus, a zone map amendment from R-1 to SU-1/C-1, Permissive Uses, Drive-Up Service Window & Outdoor Seating, located at the southwest corner of 4TH ST., NW and SOLAR RD., NW, containing approximately 1 acre. (E-14) David Stallworth, Staff Planner

Project # 1002835 - 05EPC-01581 EPC Site Development Plan - Amendment to Building Permit - CONSENSUS PLANNING INC. agents for GOZ G. SEGARS request the above action for all or a portion of Tract A, Lands of Candelaria and Tramway SW, zoned SU-1 for C-1 Permissive & Cond. Use, located on TRAMWAY NE, between CANDELARIA ROAD NE and CO-MANCHE ROAD NE, containing approximately 3 acres. (H-22) Catalina Lehner, Staff Planner

Project # 1004471 - 05EPC-01582 EPC Site Development Plan - Building Permit - 05EPC-01583 EPC Site Development Plan - Subdivision - ARCH-PLAN LAND USE CONSULTANTS LLC agents for HACIENDA MARTINEZ LLC request the above actions for all or a portion of Tracts C3 A1-A1, Seven Bar Ranch, zoned SU-1 for IP Uses, located on HWY 528, between COTTONWOOD DR. NW and ELLISON DR. NW, containing approximately 1 acre. (A-14) Stephanie Shumsky, Staff Planner

Project # 1004472 - 05EPC-01584 Zone Map Amendment - MARK GOODWIN & ASSOCIATES, PA, agents for RHETT WATERMAN BY CONTRACT request a zone map amendment from SU-2 for Cemetery to RD for all of Lots 6, 8, 23, 24 & 25, Block 28, Tract A, Unit B, North Albuquerque Acres, located on MODESTO AVE. NE, between SAN PEDRO NE and LOUISIANA BLVD. NE, containing approximately 5 acres. (B-18) Carmen Marrone, Staff Planner

Project # 1004997 - 05EPC-01585 EPC Site Development Plan - Building Permit - DENISH + KLINE ASSOCIATES agents for FOREST CITY COVINGTON NM LLC request the above action for all or a portion of Tracts 4-1 and 4-2, Plaza del Sol Employment Center Phase I, zoned SU-1 for IP Uses, located on UNIVERSITY BLVD., between Los Pinos Road SE and La Semilla Road SE, containing approximately 8 acres. (Q-16) Catalina Lehner, Staff Planner

Project # 1001875 - 05EPC-01586 EPC Site Development Plan - Building Permit Consensus Planning, Inc. agents for TEAM RETAIL COTTONWOOD, LTD. request the above action for all or a portion of Lot 1, Leona Subdivision, zoned SU-1 for C-2 Uses/ IP Permissive and R-3 Permissive, located on OLD AIRPORT ROAD NW, between COTTONWOOD NW and COORS BLVD. NW, containing approximately 9 acres. (A-14) Stephanie Shumsky, Staff Planner

Project # 1004473 - 05EPC-01567 EPC Site Development Plan - Building Permit - CONSENSUS PLANNING INC. agent for AEGIS REALTY GROUP request the above action for all or a portion of Tracts 4 & 6, North Andalucia at La Luz, zoned SU-1 for C-1, C-2 and PRD 20 DU/A/C, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 24 acres. (E-12) Carmen Marrone, Staff Planner

Project # 1004474 - 05EPC-01568 Zone Map Amendment - 05EPC-01569 EPC Site Development Plan - Subdivision - COMMUNITY SCIENCES CORP., agent for KB HOMES - NM requests the above actions for all or a portion of Tracts F1, 3, 1A1B, 2A, 1C, 1B and 1A1A2, MRGCO, Map 36, and abandoned portions of the Alameda Lateral, a zone map amendment from SU-1/Schools and incidental facilities and M-1 to SU-1/PRD, located on the north side of MENAUL BLVD., NE, between BROADBENT AVE. NE and BROADWAY BLVD., NE, containing approximately 17 acres. (H-15) David Stallworth, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW between 10:00 a.m. and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924 3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jens Deichmann, Chairman
Environmental Planning Commission
Russell Brito, Senior Planner
Planning Department
Journal: October 26, 2005

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER JESIONOWSKI

MOTION PASSED UNANIMOUSLY

2. Project # 1000572*
05EPC-01114 Zone Map Amendment
05EPC-01116 EPC Site Development
Plan-Subdivision

CONSENSUS PLANNING, INC. agents for CENTEX HOMES request the above actions for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner **(APPROVED ZONE MAP AMENDMENT WITH CONDITION. SITE PLAN DEFERRED TO JANUARY 19, 2006.)**

STAFF PRESENT:

Catalina Lehner, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 302 8th St.
Steve Httenback, 201 Third St.

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. LEHNER: Reiterated comments made in the staff report in which approval was recommended for both the zone map amendment and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000572/05EPC-01114 Zone Map Amendment, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This request is for approval of a zone map amendment from SU-1 for IP to SU-1 for PRD for Lots 3, 7 and 8 of the Lenkurt Properties, located just SE of Eubank Boulevard NE and Interstate 40, approximately 24.32 acres.

2. The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 263 townhomes.
3. Per Resolution 270-1980, the applicant must provide sound justification for a zone change. The applicant has provided a letter (and supplemental letter) that address R270-1980 and Comprehensive Plan policies. Principal justification for the zone change is that the proposed use will be more beneficial to the community than the current use.
4. The subject site does not lie within the boundaries of any area or sector plans.
5. The applicant fails to establish a strong nexus between the proposal and the following cited Comprehensive Plan policies:
 - Policy II.B.5d- neighborhood values/natural environmental conditions
 - Policy II.B.5e- programmed facilities/integrity of neighborhoods
 - Policy II.B.5o- redevelopment/rehabilitation of existing neighborhoods
6. Comprehensive Plan Policy II.B.5p- cost effective redevelopment techniques, applies to the proposal.
7. The proposal is infill development. A residential use on the subject site would be more beneficial to the community than a vacant site.
8. The proposed zoning is generally more compatible with the existing residential development to the east and south, though an industrial use could also be compatible depending upon how the specific use operates and conducts business.
9. Permissive uses in the SU-1 for PRD zone will not be harmful to adjacent property.
10. The subject site is served by existing infrastructure and is not located on a major street.
11. Economic considerations play a large part in this zone change request. This IP site has not been used for about ten years. The conversion of vacant land into approximately 263 residential units is likely to be profitable.
12. The zone change request would not result in a spot zone or strip zone.
13. The applicant's primary arguments are: 1) that site plan control will ensure quality development that will respect existing neighborhoods, and 2) that the proposal will generate fewer traffic and air quality impacts than an industrial use.
14. These supporting arguments are not compelling and are inadequate for justifying a zone change.
15. The applicant has done a fair job of substantiating the request with relevant policies, though in some cases the nexus is not as strong as it could be.
16. In general, staff looks favorably upon this zone change and believes that a residential use at this location would be beneficial from a regional standpoint.

CONDITION:

1. A site development plan shall be reviewed and approved by the EPC within six months.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER CHAVEZ

MOTION PASSED 5-2 (COMMISSIONER
STOVER AND CHAIRMAN DEICHMANN
VOTED NO)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000572/05EPC-01116 EPC Site Development Plan-Subdivision, for Lots 3, 7 and 8, Lenkurt properties to the Environmental Planning Commission Public Hearing on January 19, 2005.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER GROUT

MOTION PASSED UNANIMOUSLY

3. Project # 1004471*
05EPC-01562 EPC Site Development
Plan-Building Permit
05EPC-01563 EPC Site Development
Plan-Subdivision

ARCH+PLAN LAND USE CONSULTANTS LLC
agents for HACIENDA MARTINEZ LLC request the
above actions for all or a portion of Tracts C3 A1-
A1, **Seven Bar Ranch**, zoned SU-1 for IP Uses,
located on HWY 528, between COTTONWOOD
DR. NW and ELLISON DR. NW, containing
approximately 1 acre. (A-14) Stephanie Shumsky,
Staff Planner (**APPROVED WITH CONDITIONS**)

STAFF PRESENT:

Stephanie Shumsky, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Derrick Archuleta, P.O. Box 25911
Louis Martinez, 7308 Portulaca Dr. NW

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. SHUMSKY: Reiterated comments made in the staff report in which approval was recommended for the site plan for subdivision and site for building permit.

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER JESIONOWSKI

MOTION PASSED UNANIMOUSLY

Project # 1000572
05EPC-01114 Zone Map Amendment
05EPC-01116 EPC Site Development
Plan-Subdivision

CONSENSUS PLANNING, INC. agents for CENTEX HOMES request the above actions for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner (**DEFERRED TO NOVEMBER 17, 2005**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000572/05EPC-01114 Zone Map Amendment and 05EPC-01116 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on November 17, 2005.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY

Project # 1003570
05EPC-01097 Zone Map Amendment
05EPC-01099 EPC Site Development
Plan-Subdivision

GARRETT SMITH LTD., agent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts B9E1 and B9F, **Seven Bar Ranch**, a zone map amendment from SU-1/R-2 to SU-1/PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff Planner (**DEFERRED TO DECEMBER 15, 2005**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1003570/05EPC-01097 Zone Map Amendment and 05EPC-01099 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on December 15, 2005.



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000572***
05EPC-01114 Zone Map Amendment
05EPC-01116 EPC Site Development Plan-
Subdivision

Centex Homes
120 Masthead NE
Albuquerque, NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner

On November 17, 2005 the Environmental Planning Commission voted to approve Project 1000572/05EPC-01114 Zone Map Amendment, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This request is for approval of a zone map amendment from SU-1 for IP to SU-1 for PRD for Lots 3, 7 and 8 of the Lenkurt Properties, located just SE of Eubank Boulevard NE and Interstate 40, approximately 24.32 acres.
2. The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 263 townhomes.
3. Per Resolution 270-1980, the applicant must provide sound justification for a zone change. The applicant has provided a letter (and supplemental letter) that address R270-1980 and Comprehensive Plan policies. Principal justification for the zone change is that the proposed use will be more beneficial to the community than the current use.
4. The subject site does not lie within the boundaries of any area or sector plans.

5. The applicant fails to establish a strong nexus between the proposal and the following cited Comprehensive Plan policies:
 - Policy II.B.5d- neighborhood values/natural environmental conditions
 - Policy II.B.5e- programmed facilities/integrity of neighborhoods
 - Policy II.B.5o- redevelopment/rehabilitation of existing neighborhoods
6. Comprehensive Plan Policy II.B.5p- cost effective redevelopment techniques, applies to the proposal.
7. The proposal is infill development. A residential use on the subject site would be more beneficial to the community than a vacant site.
8. The proposed zoning is generally more compatible with the existing residential development to the east and south, though an industrial use could also be compatible depending upon how the specific use operates and conducts business.
9. Permissive uses in the SU-1 for PRD zone will not be harmful to adjacent property.
10. The subject site is served by existing infrastructure and is not located on a major street.
11. Economic considerations play a large part in this zone change request. This IP site has not been used for about ten years. The conversion of vacant land into approximately 263 residential units is likely to be profitable.
12. The zone change request would not result in a spot zone or strip zone.
13. The applicant's primary arguments are: 1) that site plan control will ensure quality development that will respect existing neighborhoods, and 2) that the proposal will generate fewer traffic and air quality impacts than an industrial use.
14. These supporting arguments are not compelling and are inadequate for justifying a zone change.
15. The applicant has done a fair job of substantiating the request with relevant policies, though in some cases the nexus is not as strong as it could be.
16. In general, staff looks favorably upon this zone change and believes that a residential use at this location would be beneficial from a regional standpoint.

CONDITION:

1. A site development plan shall be reviewed and approved by the EPC within six months.
-

OFFICIAL NOTICE OF DECISION
NOVEMBER 17, 2005
PROJECT #1000572
PAGE 3 OF 4

On November 17, 2005 the Environmental Planning Commission voted to defer Project 1000572/05EPC-01116 EPC Site Development Plan-Subdivision, for Lots 3, 7 and 8, Lenkurt properties to the Environmental Planning Commission Public Hearing on January 19, 2005.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 2, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

OFFICIAL NOTICE OF DECISION
NOVEMBER 17, 2005
PROJECT #1000572
PAGE 4 OF 4

Sincerely,


For Richard Dineen
Planning Director

RD/CL/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
L. Scott Varner, Towne Park NA, 10824 Pennyback NE, Albuquerque, NM 87123
Jeanne Hamrick, Towne Park NA, 10500 Scheneley NE, Albuquerque, NM 87123
Ana Beall, South Los Altos NA, 42 General Chennault NE, Albuquerque, NM 87123
Allen Osborn, South Los Altos NA, 345 Espejo NE, Albuquerque, NM 87123
Towne Park HOA, Attn: Rip Harwood & Tom Craig, 425 Towne Park Drive NE, Albuquerque, NM 87123
Steve Hattenback, Rodey Law Firm, 201 Third St., Albuq. NM 87102



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 19, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000572**
05EPC-01114 Zone Map Amendment
05EPC-01116 EPC Site Development Plan-
Subdivision

Centex Homes
120 Masthead NE
Albuquerque, NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Lenkurt Properties**, a zone map amendment from SU-1 for IP to SU-1 PRD, located on CHICO ROAD NE, between EUBANK BLVD. NE and MORRIS ST. NE, containing approximately 43 acres. (K-21) Catalina Lehner, Staff Planner

On August 18, 2005 the Environmental Planning Commission voted to defer Project 1000572/ 05EPC-01114 Zone Map Amendment and 05EPC-01116 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on October 20, 2005 at the request of the agent.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by SEPTEMBER 2, 2005 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 2, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
AUGUST 18, 2005
PROJECT #1000572
PAGE 2 OF 2

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

FOR Richard Dineen
Planning Director

RD/CL/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
L. Scott Varner, Towne Park NA, 10824 Pennyback NE, Albuquerque, NM 87123
Jeanne Hamrick, Town Park NA, 10500 Scheneley NE, Albuquerque, NM 87123
Ana Beall, South Los Altos NA, 42 General Chennault NE, Albuquerque, NM 87123
Allen Osborn, South Los Altos NA, 345 Espejo NE, Albuquerque, NM 87123
Town Park HOA, Attn: Rip Harwood & Tom Craig, 425 Towne Park Drive NE, Albuquerque, NM 87123



**Environmental
Planning
Commission**

**Agenda Number: 10
Project Number: 1000572
Case #s: 05EPC 0114/0116
October 20, 2005**

Supplemental Staff Report

Agent	Consensus Planning
Applicant	Centex Homes
Request(s)	Zone Map Amendment Site Development Plan for Subdivision
Legal Description	Lots 1B, 2, 3, 5A, 6, 7 and 8 The Lenkurt Properties
Location	501 Morris Street NE (just SE of Eubank Boulevard NE and Interstate 40)
Size	Approximately 42.3 acres
Existing Zoning	SU-1 for IP
Proposed Zoning	SU-1 for PRD

Staff Recommendation

DEFERRAL of 05EPC 0114 and DEFERRAL of 05EPC 0116 to the EPC hearing on November 17, 2005, at the applicant's request.

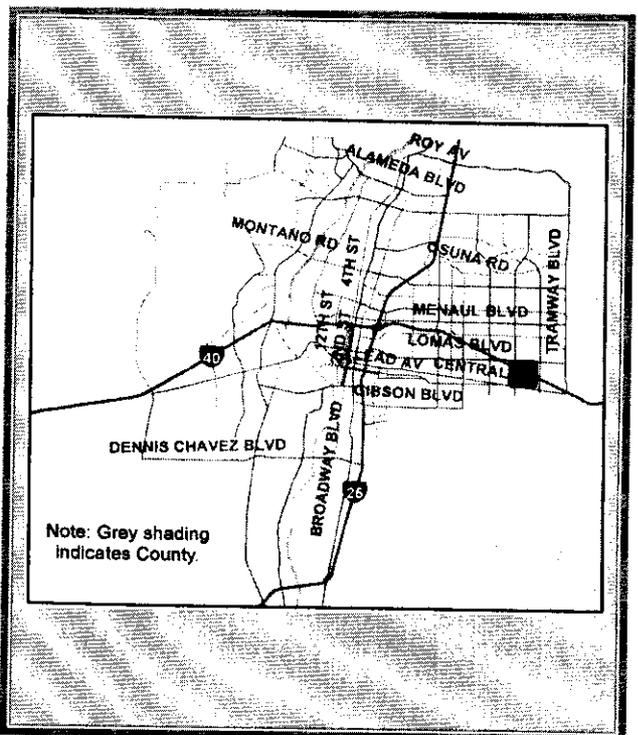
Staff Planner
Catalina Lehner, AICP- Planner

Summary of Analysis

This two-part request is for approval of a zone map amendment from SU-1 for Industrial Park (IP) to SU-1 for Planned Residential Development (PRD) and for approval of a site development plan for subdivision. The approximately 42.3 acre subject site, known as the Lenkurt site, is located SE of Eubank Boulevard NE and Interstate 40.

The applicant has asked for a 30-day deferral of both parts of the request. The site plan has been redesigned and the project size reduced to 24.3 acres of the subject site. Proposed are 263 townhomes in lieu of the previous request for 172 townhomes and 297 condominiums.

Due to significant changes in the original request, additional time is needed for the revised request to go through the agency commenting process. The applicant has renitified the affected neighborhoods.



City Departments and other interested agencies reviewed this application from 7/11/05 to 7/22/05. Agency comments used in the preparation of the original staff report begin on Page 18 of that report.



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday November 17, 2005
8:30 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jens Deichmann, Chairman
Jeffery Jesionowski, Vice Chair

James Grout
David Steele
Ishmael Valenzuela
Deborah Stover

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: **A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign up with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentations are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

Written materials – including petitions, legal analysis and other documents – should be submitted at least 5 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly encourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that non-submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: **ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE DETERMINED BY THE PLANNING COMMISSION.**

Call to Order.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for September 15, 2005 and October 13, 2005.

Project # 1000572*
EPC-01114 Zone Map Amendment
EPC-01116 EPC Site Development Plan-
division

CONSENSUS PLANNING, INC. agents for CEN
HOMES request the above actions for all or a portion of
1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and Lot 8, **Len**
Properties, a zone map amendment from SU-1 for IP to
1 PRD, located on CHICO ROAD NE, between EUBA
BLVD. NE and MORRIS ST. NE, containing approximat
43 acres. (K-21) Catalina Lehner, Staff Planner

Project # 1004471*
EPC-01562 EPC Site Development Plan-
Building Permit
EPC-01563 EPC Site Development Plan-
division

ARCH+PLAN LAND USE CONSULTANTS LLC a
for HACIENDA MARTINEZ LLC request the above ac
for all or a portion of Tracts C3 A1-A1, **Seven Bar Ra**
zoned SU-1 for IP Uses, located on HWY 528, bet
COTTONWOOD DR. NW and ELLISON DR.
containing approximately 1 acre. (A-14) Step
Shumsky, Staff Planner

Project # 1002635*
EPC-01561 EPC Site Development Plan-
Amendment to Building Permit

CONSENSUS PLANNING INC. agents for GOZ
SEGARS request the above action for all or a portio
Tract A, **Lands of C andelaria a nd T ramway S W**, z
SU-1 for C-1 Permissive & Cond. Use, located
TRAMWAY NE, between CANDELARIA ROAD NE
COMANCHE ROAD NE, containing approximately 3
(H-22) Catalina Lehner, Staff Planner

Project # 1001275*
EPC-01566 EPC Site Development Plan-
Building Permit

Consensus Planning, Inc. agents for TEAM RE
COTTONWOOD, LTD. request the above action for al
portion of Lot 1, **Lowes Subdivision**, zoned SU-1 fo
Uses/IP Permissive and R-3 Permissive, located on
AIRPORT ROAD NW, between COTTONWOOD NV
COORS BLVD. NW, containing approximately 9 acre
14) Stephanie Shumsky, Staff Planner

Project # 1004097*
EPC-01565 EPC Site Development Plan-
Building Permit

DENISH + KLINE ASSOCIATES agents for FOI
CITY COVINGTON NM LLC request the above actio
all or a portion of Tracts 4-1 and 4-2, **Mesa de**
Employment Center Phase I, zoned SU-1 for IP
located on UNIVERSITY BLVD., between Los Picares
SE and La Semilla Road SE, containing approximat
acres. (Q-16) Catalina Lehner, Staff Planner

7. Project # 1004469

05EPC-01557 Zone Map Amendment
05EPC-01558 EPC Site Development Plan-
Building Permit

DAC ENTERPRISES INC., agent for SCM PROPERTY COMPANY, LLC requests the above actions for all or a portion of **Tract A, Lands of Evelyn H. Fellis**, a zone map amendment from R-1 to SU-1/C-1, Permissive Uses, Drive-Up Service Window & Outdoor Seating, located at the southwest corner of 4TH ST., NW and SOLAR RD., NW, containing approximately 1 acre. (E-14) David Stallworth, Staff Planner

8. Project # 1004473

05EPC-01567 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent for AEGIS REALTY GROUP request the above action for all or a portion of Tracts 4 & 6, **North Andalusia at La Luz**, zoned SU-1 for O-1, C-2, and PRD 20 DU/AC, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 24 acres. (E-12) Carmen Marrone, Staff Planner

9. Project # 1004474

05EPC-01568 Zone Map Amendment
05EPC-01569 EPC Site Development Plan-
Subdivision

COMMUNITY SCIENCES CORP., agent for KB HOMES – NM requests the above actions for all or a portion of **Tracts F1, 3, 1A1B, 3A, 1C, 1B and 1A1A2, MRGCD, Map 36**, and abandoned portions of the **Alameda Lateral**, a zone map amendment from SU-1/Schools and Incidental Facilities and M-1 to SU-1/PRD, located on the north side of MENAUL BLVD., NE, between BROADBENT AVE., NE and BROADWAY BLVD., NE, containing approximately 17 acres. (H-15) David Stallworth, Staff Planner

10. Project # 1004472

05EPC-01564 Zone Map Amendment

MARK GOODWIN & ASSOCIATES, PA, agents for RHETT WATERMAN BY CONTRACT requests a zone map amendment from SU-2 for Cemetery to RD for all of Lots 8, 9, 23, 24 & 25, Block 25, Tract A, Unit B, **North Albuquerque Acres**, located on MODESTO AVE. NE, between SAN PEDRO NE and LOUISIANA BLVD. NE, containing approximately 5 acres. (B-18) Carmen Marrone, Staff Planner

11. Project # 1003708

04EPC-01544 Zone Map Amendment
04EPC-01839 EPC Site Development
Plan-Subdivision

FAYE MCAFEE agent(s) for DAVID & FAYE MCAFEE request the above action(s) for all or a portion of Lot(s) 6, Block(s) 10, **MONTGOMERY HEIGHTS**, a zone map amendment from R-1 to SU-1 for C-1 w/Exceptions , located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25, (G-16) Stephanie Shumsky, Staff Planner (**DEFERRED FROM AUGUST 18, 2005**)

12. Project # 1004313*

05EPC-01380 EPC Site Development Plan-
Subdivision

PHILLIPS EDISON & COMPANY, agent for TRES ESQUINAS CO., LTD., requests the above action for all or a portion of Tract 20-A-1, **Paradise North**, zoned SU-1/C-1, located on the west side of UNSER BLVD., NW, between MCMAHON BLVD., NW and BANDELIER AVE., NW, containing approximately 19 acres. (A-11) David Stallworth, Staff Planner (**DEFERRED FROM OCTOBER 20, 2005**)

13. Project # 1001443*

05EPC-01388 EPC Site Development Plan-
Subdivision
05EPC-01389 EPC Site Development Plan-
Building Permit
05EPC-01391 Sector Plan/Zone Map
Amendment

CONSENSUS PLANNING, INC., agent for LONGFORD HOMES OF NM, requests the above actions for all or a portion of Tract E-6-A, **El Rancho Grande**, zoned SU-1/R2 & RT, located on the south side of GIBSON BLVD., SW, between 98TH ST., SW and the AMOLE ARROYO DRAINWAY, containing approximately 30 acres. (N-9) David Stallworth, Staff Planner (**DEFERRED FROM OCTOBER 20, 2005**)

14. OTHER MATTERS



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1000572
Case #: 05EPC 0114/0116
November 17, 2005**

Supplemental Staff Report

Agent	Consensus Planning
Applicant	Centex Homes
Request(s)	Zone Map Amendment Site Development Plan for Subdivision
Legal Description	Lots 3, 7 and 8, Lenkurt Properties
Location	501 Morris Street NE (just SE of Eubank Boulevard NE and Interstate 40)
Size	Approximately 24.32 acres
Existing Zoning	SU-1 for IP
Proposed Zoning	SU-1 for PRD

Staff Recommendation

APPROVAL of 05EPC 0114, based on the findings beginning on Page 10.

APPROVAL of 05EPC 0116, based on the findings beginning on Page 11 and subject to the conditions of approval beginning on Page 12.

Staff Planner
Catalina Lehner, AICP- Planner

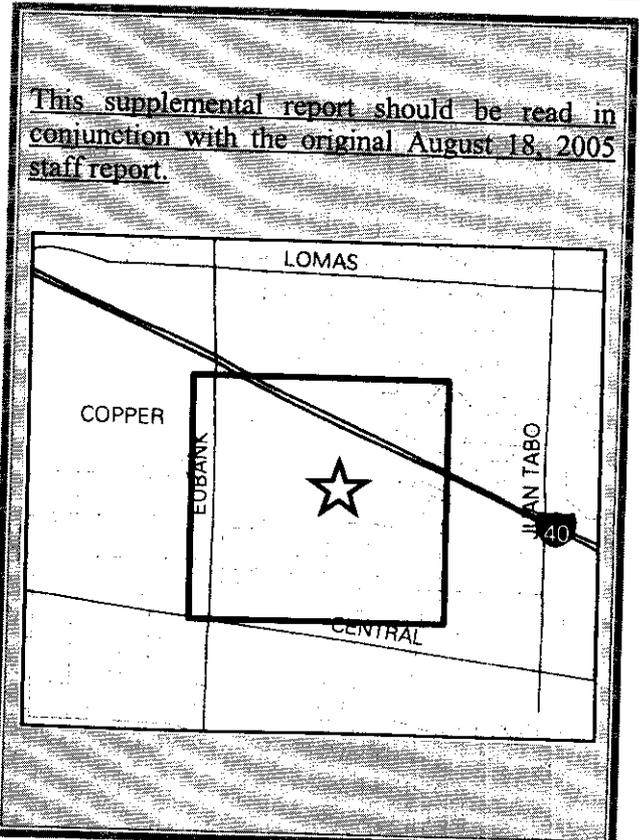
Summary of Analysis

This two-part request is for a zone map amendment from SU-1 for Industrial Park (IP) to SU-1 for Planned Residential Development (PRD) and a site development plan for subdivision. Deferred for 60 days at the August EPC hearing, this request was deferred for another 30 days at the applicant's request due to significant revision of the original submittal.

The approximately 24.32 acres (the "subject site") are part of the Lenkurt site, which is located just SE of Eubank Blvd. and Interstate 40. The applicant proposes to construct 263 townhomes. The zone change is necessary to allow this development.

Staff looks favorably upon the zone change request in general, but finds that the applicant has not established a thoroughly strong nexus between the request, applicable policies and R270-1980.

Staff recommends approval of the zone map amendment and conditional approval of the corresponding site development plan for subdivision.



City Departments and other interested agencies reviewed this application from 7/11/05 to 7/22/05 and the amended application from 10/10/05 to 10/21/05. Agency comments used in the preparation of this report begin on Page 18 of the original staff report and on Page 16 of the supplemental staff report.

This proposal was deferred for 60 days at the August 18, 2005 EPC hearing at the request of the applicant, who needed more time to address issues raised by neighborhoods and staff. The applicant requested a 30-day deferral at the October 20, 2005 EPC hearing due to significant changes to the original proposal.

Current Proposal

This two-part proposal is for a zone map amendment from SU-1 for Industrial Park (IP) to SU-1 for Planned Residential Development (PRD) and a corresponding site development plan for subdivision. As originally submitted, the proposal encompassed the entire approximately 42.3 acre Lenkurt site and included approximately 297 condominium triplexes and 172 townhomes. The proposal, which has been substantially revised, encompasses only the approximately 24.32 acre southern portion of the Lenkurt site and includes 263 townhomes.

The zone map amendment is still needed to allow for the site development plan for subdivision. Staff has received a revised site development plan for subdivision and an updated justification for the zone map amendment. Staff's original analysis of the zone map amendment request is re-iterated here, accompanied by an analysis of the revised site plan. Staff's policy analysis remains essentially the same; a synopsis and update is included here. Please refer to the original August 18, 2005 staff report for a full policy analysis and a discussion of the subject site's history, definitions, environmental issues and zoning.

Synopsis & Update of Prior Analysis

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Established Urban. Staff finds that five Comprehensive Plan policies support the proposal and that one policy partially conflicts with it. The proposal does not fulfill the intent of one of the relevant policies, and one of the policies the applicant cited does not apply.

Policy II.B.5d- neighborhood values/natural environmental conditions, supports the proposal. The proposed development is a similar intensity to the residential neighborhoods to the south and will blend in with them, and the South Los Altos Neighborhood Association (SLANA) values owner-occupied housing. Policy II.B.5e- programmed facilities/integrity of neighborhoods, supports the proposal because this new growth will be accommodated in a location contiguous to existing urban facilities and will be adjacent to similarly-developed residential areas. Another supporting policy is Policy II.B.5h, regarding the location of higher density housing. Though not in an activity center, the proposed development has good access to major streets and will be in an area with mixed-density housing that has existing infrastructure. Policy II.B.5i, design innovation/area appropriateness, supports the proposal because the design and color scheme of the townhomes will blend in sufficiently with established residential uses, yet be different enough to offer some variety in the area.

The proposal furthers the intent of Policy II.B.5p-Cost-effective redevelopment techniques, which emphasizes private investment in redevelopment. The applicant states that the zone change will allow for private investment in a redevelopment effort. Though similar to Policy II.B.5o-redevelopment/rehabilitation of older neighborhoods, Policy II.B.5p is not specific to neighborhood redevelopment and can be more readily interpreted to mean re-use of the site. Policy II.B.5p supports the proposal.

Policy II.B.5a mostly conflicts with the proposal. On one hand, the addition of more residential units in a mostly-residential area would preclude the opportunity for developing an industrial or commercial use that could contribute to land use variety. On the other hand, the proposal would make more residential options available in the area, though another townhome option would not contribute to much variety.

The proposal strongly conflicts with Policy II.B.5f, which encourages clustering of homes to provide larger shared open areas and houses oriented towards pedestrian paths or bikeways. The proposal includes very little open space for the amount of residents and strongly conflicts with Policy II.B.5f. The proposed dwelling units are uniformly



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday October 20, 2005
8:30 p.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Jens Deichmann, Chairman
Jeffery Jesionowski, Vice Chair

James Grout
David Steele
Ishmael Valenzuela
Deborah Stover

Larry Chavez
Virginia Klebesadel
Klarissa Pena

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for August 11, 2005 and August 18, 2005.

2. **Project # 1000766***

05EPC-01387 EPC Site Development Plan-
Building Permit

MULLEN HELLER ARCHITECTS PC agents for MULLEN HELLER ARCHITECTS PC request the above action for all or a portion of Lot 3B, **Town of Atrisco Grant**, zoned SU-1 for C-1 & O-1, located on TOWER NW, between TOWER and UNSER, containing approximately 5 acres. (L-10) Stephanie Shumsky, Staff Planner

3. **Project # 1004313***

05EPC-01380 EPC Site Development Plan-
Subdivision

PHILLIPS EDISON & COMPANY, agent for TRES ESQUINAS CO., LTD., requests the above action for all or a portion of Tract 20-A-1, **Paradise North**, zoned SU-1/C-1, located on the west side of UNSER BLVD., NW, between MCMAHON BLVD., NW and BANDELIER AVE., NW, containing approximately 19 acres. (A-11) David Stallworth, Staff Planner

4. **Project # 1002513***

05EPC-01390 EPC Site Development Plan-
Amendment to Building Permit

DEKKER PERICH SABATINI agents for SANDIA FEDERATION request the above action for all or a portion of Tract A1A1, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acres. (E-17) Catalina Lehner, Staff Planner

5. **Project # 1001443***

05EPC-01388 EPC Site Development Plan-
Subdivision
05EPC-01389 EPC Site Development Plan-
Building Permit
05EPC-01391 Sector Plan/Zone Map
Amendment

CONSENSUS PLANNING, INC., agent for LONGFORD HOMES OF NM, requests the above actions for all or a portion of Tract E-6-A, **El Rancho Grande**, zoned SU-1/R2 & RT, located on the south side of GIBSON BLVD., SW, between 98TH ST., SW and the AMOLE ARROYO DRAINWAY, containing approximately 30 acres. (N-9) David Stallworth, Staff Planner

6. **Project # 1004369**

05EPC-01392 Zone Map Amendment
05EPC-01393 EPC Sector Development Plan

CONSENSUS PLANNING, INC. agents for RICHARD GONZALES request the above actions for all or a portion of Lot 36, **Westpark Addition**, a zone map amendment from C-2 to R-T, located on CENTRAL NW, between NEW YORK NW and ALBUQUERQUE COUNTRY CLUB, containing approximately 2 acres. (J-12) Stephanie Shumsky, Staff Planner