



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 Russell B. Dineen*  
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.5i- 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.

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, 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

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)

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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:
  - 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.

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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.
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  - c. The word "should" in the design standards shall be changed to "shall".
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  - 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.

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 18<sup>th</sup> Ave., Lakewood CO

**PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:**

Daniel Bailet, 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

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**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 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 118<sup>th</sup> 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**

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

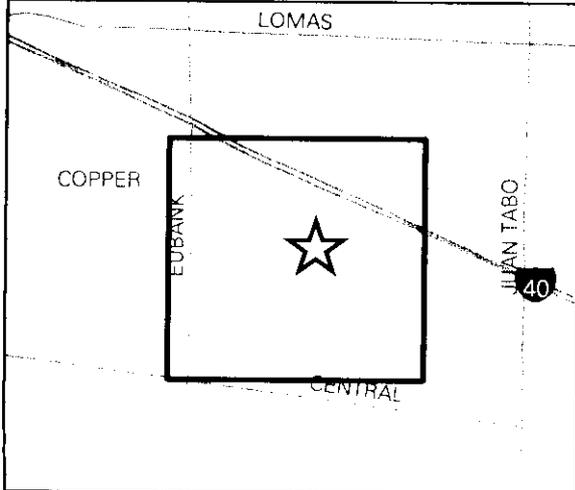
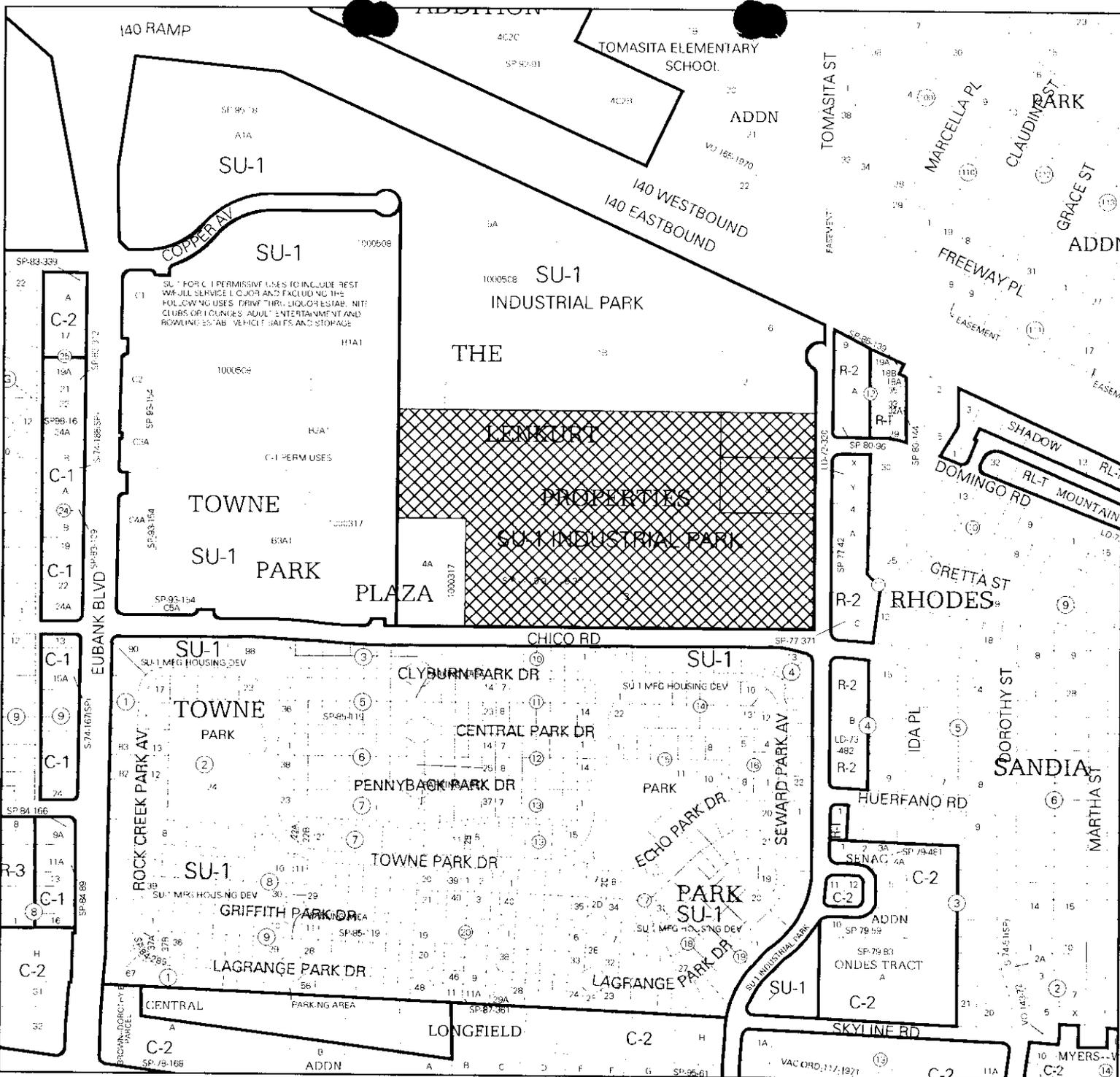
The applicant has revised the site plan to address concerns such as lack of open space and the "garagescape" feel to the complex. Proposed now are 91 townhomes and 55 triplexes (consisting of 165 condominiums) for a total of 256 dwelling units. Some open space, alleys and an enhanced clubhouse area are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

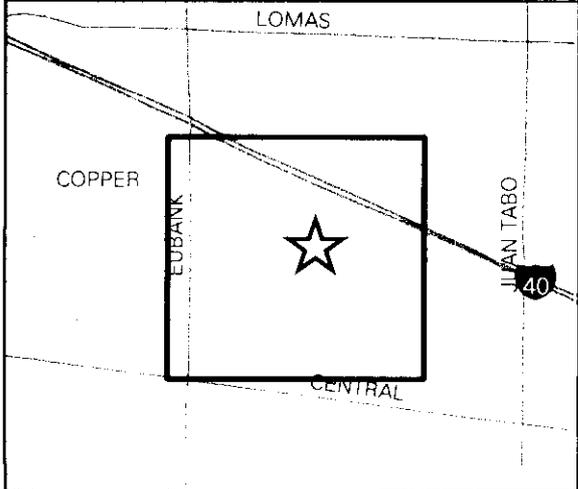
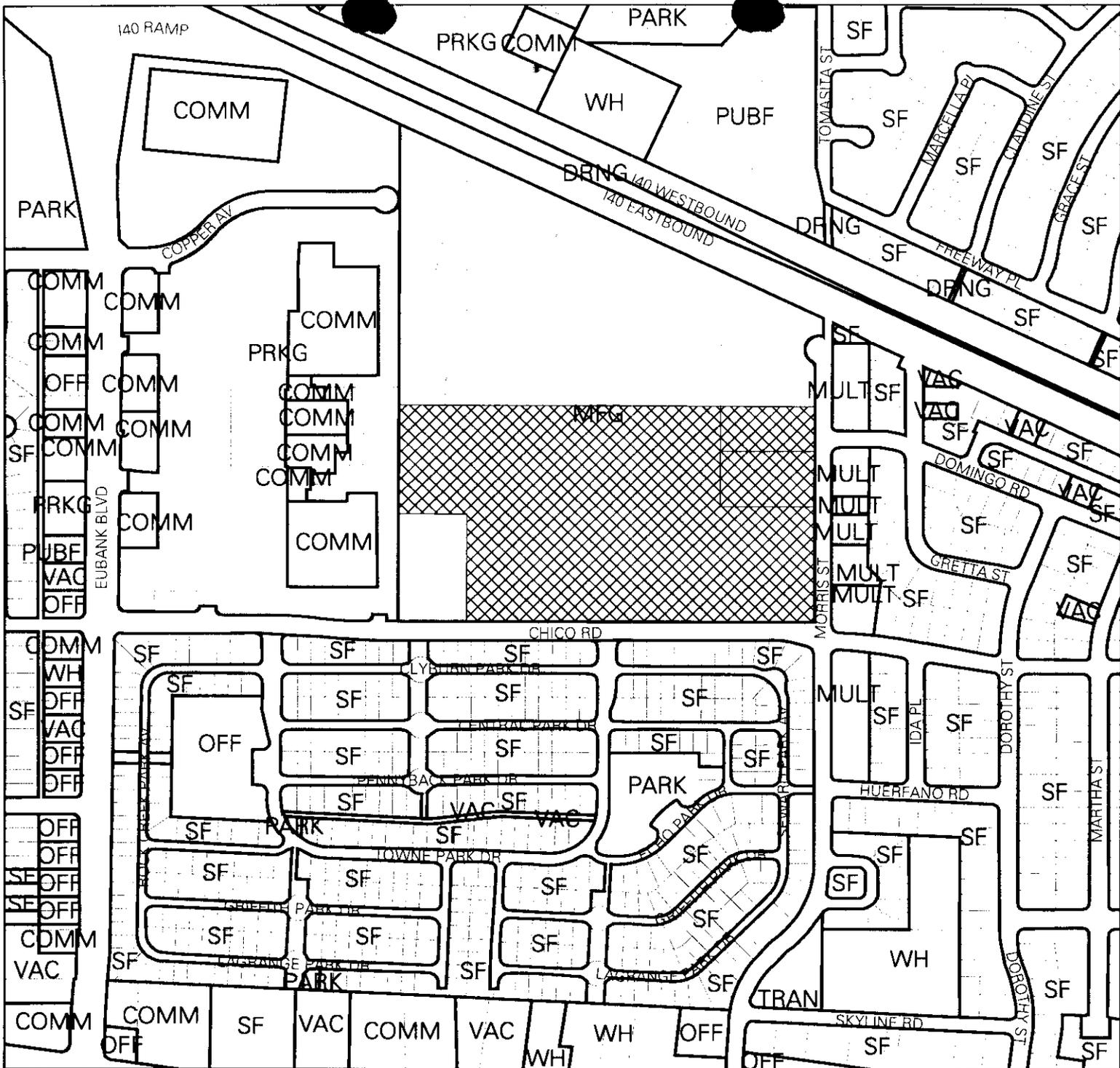


# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet  
**Project Number:**  
 1000572  
**Hearing Date:**  
 8/18/05  
**Zone Map Page:**  
 K-21  
**Additional Case Numbers:**  
 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**

140 RAMP

01342

1002293  
1003335

**DRB-94-277**  
V-94-69 1002058  
Z-93-101  
DRB-98-164

1001371

COPPER AV

140 WESTBOUND  
140 EASTBOUND

TOMASITA ST

1002860

MARCELLA PL

CLAUDINE ST

GRACE ST

FREELWAY PL

1002417

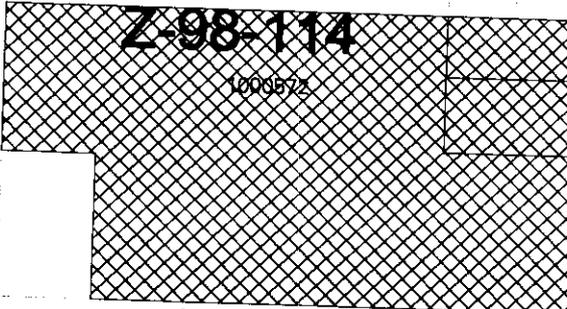
1000508

**DRB-99-17**

**Z-90-21-1**

DRB-98-288  
V-83-38  
Z-89-109

DRB-94-141  
Z-90-21-1(3)



**Z-98-114**

1000572

DRB-94-191

Z-81-89

1000317

**DRB-98-356**

EUBANK BLVD

DOMINGO RD

GRETTA ST

CHICO RD

CLYBURN PARK DR

CENTRAL PARK DR

PENNYBACK PARK DR

1003193

TOWNE PARK DR

ECHO PARK DR

GRIFFITH PARK DR

GRIFFITH PARK DR

LAGRANGE PARK DR

LAGRANGE PARK DR

HUERFANO RD

DOROTHY ST

MARTHA ST

Z-78-157  
ZA-82-301  
ZA-78-378

1002627

DOROTHY ST

Z-82

1002684

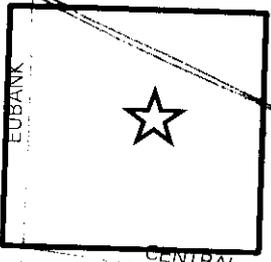
SKYLINE RD

ZA-78-63

1000101

LOMAS

COPPER



JUAN TABO

CENTRAL

# HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1000572

Hearing Date:

8/18/05

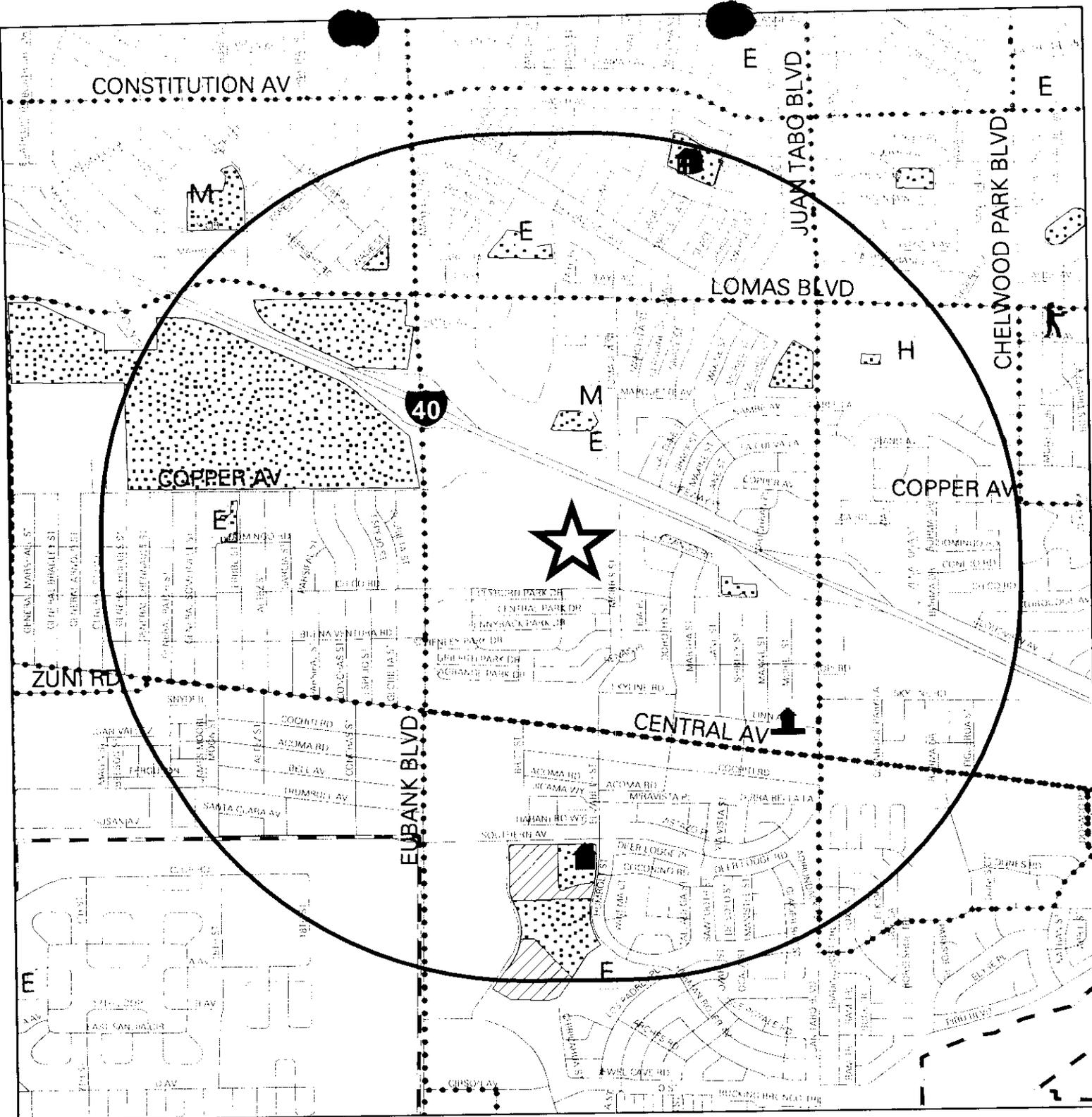
Zone Map Page:

K-21

Additional Case Numbers:

05EPC-01114

05EPC-01116

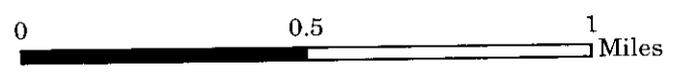


## Public Facilities Map with One-Mile Site Buffer

- |  |                      |  |             |                     |  |                             |
|--|----------------------|--|-------------|---------------------|--|-----------------------------|
|  | COMMUNITY CENTER     |  | FIRE        | APS Schools         |  | Developed County Park       |
|  | MULTI-SERVICE CENTER |  | POLICE      | ••• ABQ Ride Routes |  | Undeveloped County Park     |
|  | SENIOR CENTER        |  | SHERIFF     |                     |  | AGIS Jurisdiction           |
|  | LIBRARY              |  | SOLID WASTE |                     |  | 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.5i, 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

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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

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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

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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 and 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 15<sup>th</sup>, 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).

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**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.

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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.

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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).
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- 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 to consider the following:

Distribution & Review - Current Land Use Matters for the August 18, 2005 Public Hearing, including 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 to consider the following items. (Note: these items are not in the order they will be heard)

Project # 1004900  
05EPC-01002 Zone Map Amendment DAD ENTERPRISES, INC. agents for D & J SPIGY FOODS, INC. request the above action for all or a portion of Lots 1, Block 1, Northern Plains Subdivision and Tract C, also known as Parcel 1, zone map amendment from SU-1 to R-1 located on COORS BLVD. NW between FORTUNA RD. NW and DAYTONA RD. NW, containing approximately 1 acre. (V-1) Catha Lehner, Staff Planner

Project # 1004910  
05EPC-01003 Zone Map Amendment DAD ENTERPRISES, INC. agents for JIM SAHD request the above action for all or a portion of Lot 7, Volcano Clefts, a zone map amendment from C-1 to C-1, located on LINDBLVD. NW between SANTO DOMINGO ST. NW and MOJAVE ST. NW, containing approximately 1 acre. (E-10) Catha Lehner, Staff Planner

Project # 1000933  
05EPC-01006 Zone Map Amendment CONSENSUS PLANNING, INC. agents for TS MCANNEY & 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. (E-2) Elizabeth Plazas, Staff Planner

Project # 1003670  
05EPC-01007 Zone Map Amendment 05EPC-01009 EPC Site Development Plan-Subdivision GARRETT SMITHY LTD. agent for the CITY OF ALBUQUERQUE requests the above action for all or a portion of Tracts 2001 and 2002, Seven Bar Ranch, a zone map amendment from SU-1R-2 to SU-1PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff Planner

Project # 1003626  
05EPC-01180 EPC Site Development Plan-Building Permit Joseph Hoffmann request the above action for all or a portion of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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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 Oct., 2005 and the subsequent consecutive publications on \_\_\_\_\_, 20\_\_\_\_\_

*[Handwritten 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 Oct. of 2005

PRICE \$126.35  
Statement to come at end of month.

ACCOUNT NUMBER C80583

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., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 800 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, 800 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-01118 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, Lantark 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 # 1004489 - 06EPC-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. Falls, a zone map amendment from R-1 to SU-1C-1, Permissive Use, 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 # 1002635 - 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 BW, zoned SU-1 for C-1 Permissive & Cond. Use, located on TRAMWAY NE, between CANDELARIA ROAD NE and COMANCHE ROAD NE, containing approximately 3 acres. (H-22) Catalina Lehner, Staff Planner

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

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

Project # 1004097 - 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, Mesa del Sol Employment Center Phase I, zoned SU-1 for IP Uses, located on UNIVERSITY BLVD., between Los Picaros Road SE and La Semilla Road SE, containing approximately 8 acres. (Q-16) Catalina Lehner, Staff Planner

Project # 1001875 - 05EPC-01566 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, Lower 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 Andaluca at La Luz, zoned SU-1 for C-1, C-2, and PRD 20 DUAC, 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, 3A, 1C, 1B and 1A1A2, MRGCD, Map 38, and abandoned portions of the Alameda Lateral, a zone map amendment from SU-1/Schools and Incidental Facilities and M-1 to SU-1PRD, 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, 800 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 8<sup>th</sup> 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)

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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.**

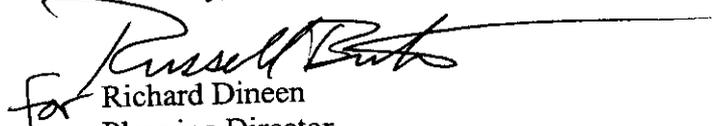
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting 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,

  
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  
Steve Hattenback, Rodey Law Firm, 201 Third St., Albuquerque, 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.

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,  
  
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

## 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  
Larry Chavez  
Janina Klebesadel  
Klarissa Pena

James Grout  
David Steele  
Ishmael Valenzuela  
Deborah Stover

\*\*\*\*\*AS NECESSARY  
\*\*\*\*\*  
Agenda items will be heard in the order specified unless changed by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicant and 1B below) reviewed at this time (see item scheduled at the beginning of the agenda; these cases are by the Planning Department a previous hearing are normally scheduled at the end of the hearing) sk (\*). Applications deferred

**NOTE:** A LUNCH BREAK AND DINNER BREAK WILL BE HELD BY THE EPC AT THE BEGINNING OF THE HEARING. A LUNCH BREAK WILL BE HELD AT 12:00 PM AND A DINNER BREAK WILL BE HELD AT 5:00 PM. APPLICATIONS WILL BE REVIEWED AT THIS TIME (SEE ITEM SCHEDULED AT THE BEGINNING OF THE AGENDA; THESE CASES ARE BY THE PLANNING DEPARTMENT A PREVIOUS HEARING ARE NORMALLY SCHEDULED AT THE END OF THE HEARING). APPLICATIONS DEFERRED TO A SUBSEQUENT HEARING WILL BE REVIEWED AT THAT TIME.

There is no set time for cases to be heard. However, cases will be heard in the order specified unless changed by the EPC at the beginning of the hearing. Applications will be reviewed at this time (see item scheduled at the beginning of the agenda; these cases are by the Planning Department a previous hearing are normally scheduled at the end of the hearing). Applications deferred to a subsequent hearing will be reviewed at that time.

**NOTE: ANY AGENDA ITEMS NOT HEARD DURING THIS HEARING WILL BE DEFERRED TO ANOTHER HEARING.**

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 September 15, 2005 and October 13, 2005.

2. **Project # 1000572\***

05EPC-01114 Zone Map Amendment  
05EPC-01116 EPC Site Development  
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

3. **Project # 1004471\***

05EPC-01562 EPC Site Development  
Building Permit  
05EPC-01563 EPC Site Development  
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 OTTONWOOD DR. NW and ELLISON DR. NW, containing approximately 1 acre. (A-14) Stephanie Minsky, Staff Planner

4. **Project # 1002635\***

05EPC-01561 EPC Site Development  
Amendment to Building Permit

CONSENSUS PLANNING INC. agents for GOZ G. request the above action for all or a portion of **Lands of Candelaria and Tramway SW**, zoned C-1 Permissive & Cond. Use, located on ROAD NE, between CANDELARIA ROAD NE and Lehner, Staff Planner, containing approximately 3 acres.

**Project # 1001275\***

05EPC-01566 EPC Site Development  
Building Permit

CONSENSUS PLANNING, Inc. agents for TEAM RETAIL request the above action for all or a portion of **Old Picures Subdivision**, zoned SU-1 for C-2 R-3 Permissive, located on OLD COTTONWOOD NW and DELTA, containing approximately 9 acres. (A-14) Catalina Lehner, Staff Planner

**Project # 1004097\***

05EPC-01565 EPC Site Development  
Building Permit

CONSENSUS PLANNING, Inc. agents for FOREST request the above action for all or a portion of **Mesa del Sol**, zoned SU-1 for IP Uses, located between Los Picares Road and DELTA, containing approximately 8 acres. (A-14) 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 Andaluca 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

**Project # 1004474**  
05EPC-01568 Zone Map Amendment  
05EPC-01569 EPC Site Development Plan-  
Division

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

**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 Stallwork 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 & I-1 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 Stallwork Staff Planner (**DEFERRED FROM OCTOBER 20, 2005**)

14. OTHER MATTERS



# 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

Larry Chavez  
Virginia Klebesadel  
Klarissa Pena

James Grout  
David Steele  
Ishmael Valenzuela  
Deborah Stover

\*\*\*\*\*  
**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 new 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.**

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 September 15, 2005 and October 13, 2005.

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

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

4. **Project # 1002635\***

05EPC-01561 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 Candalaria and Tramway SW**, zoned SU-1 for C-1 Permissive & Cond. Use, located on TRAMWAY NE, between CANDELARIA ROAD NE and COMANCHE ROAD NE, containing approximately 3 acres. (H-22) Catalina Lehner, Staff Planner

5. **Project # 1001275\***

05EPC-01566 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, **Lowes 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

6. **Project # 1004097\***

05EPC-01565 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, **Mesa del Sol Employment Center Phase I**, zoned SU-1 for IP Uses, located on UNIVERSITY BLVD., between Los Picares Road SE and La Semilla Road SE, containing approximately 8 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 Andalucia 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**

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

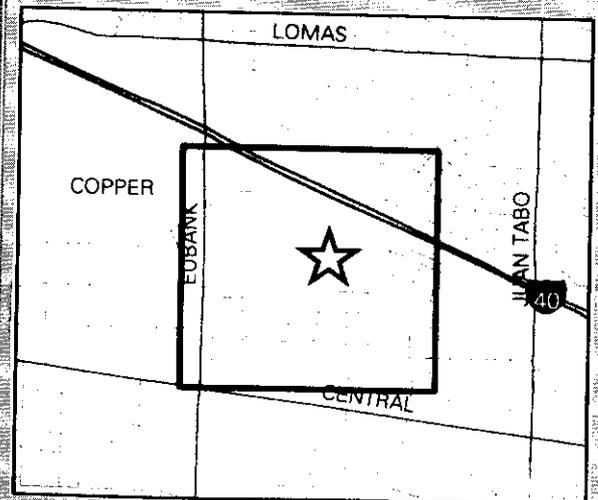
This two-part request is for a zone map amendment from SU-1 for Industrial Park (IP) to SU-1 for Planned Residential Development (PRD) and a site development plan for subdivision. Deferred for 60 days at the August EPC hearing, this request was deferred for another 30 days at the applicant's request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

This supplemental report should be read in conjunction with the original August 18, 2005 staff report.



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.5l, 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**

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

**Supplemental Staff Report**

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

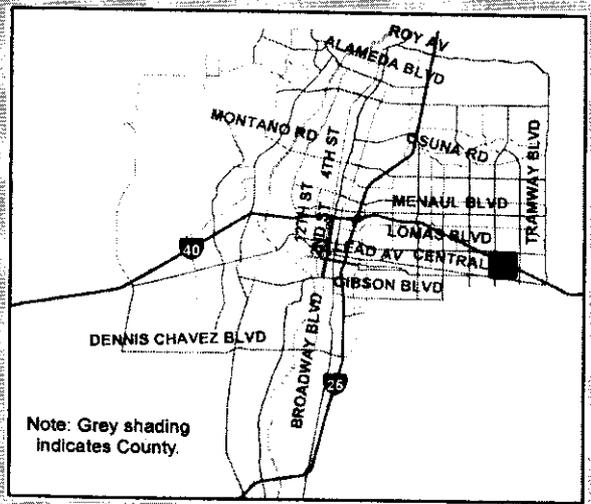
**Staff Planner  
Catalina Lehner, AICP- Planner**

**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 renotified the affected neighborhoods.



Note: Grey shading indicates County.

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 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

**7. Project # 1004098**

05EPC-00578 Zone Map Amendment

CHRISTOPHER J. GALLEGOS request the above action for **MRGCD Map #35, Tract 57/B and 57/C**, a zone map amendment from RA-2 to R-LT, located on RIO GRANDE BLVD. NW, between LOS ANAYAS RD. NW and VIZCAYA PLAZA NW, containing approximately .32 acres. (H-12) Elizabeth Pincus, Staff Planner (**DEFERRED DEFERRED FROM JULY 21, 2005**)

**8. 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 AUGUST 18, 2005**)

**9. Project # 1003812**

05EPC-01112 EPC Site Development Plan-  
Subdivision  
05EPC-01113 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for GARCIA INVESTMENTS, requests the above actions for all or a portion of Tracts 83B3B, 87B1B, 87B2B, 88, 89A and 89B1, **MRGCD 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 Stallworth, Staff Planner (**DEFERRED FROM AUGUST 18, 2005**)

**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 (**DEFERRED TO OCTOBER 20, 2005**)

**11. Project # 1002112**

04EPC-01222 EPC Site Development Plan-  
Building Permit  
04EPC-01221 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for SOLID GOLD CLASSIC, LTD. request the above actions for all or a portion of Lots 1-5 & 28-32, Block 21, Tract A, Unit A **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and PALOMAS DR. NE, containing approximately 6 acres. (D-19) (Carmen Marrone, Staff Planner) (**DEFERRED FROM SEPTEMBER 15, 2005**)

**12. Project # 1003364**

05EPC-00940 EPC Site Development Plan-  
Building Permit  
05EPC-00941 Sector Plan Map Amendment  
05EPC-00942 Sector Plan Text Amendment  
05EPC-00939 EPC Site Development Plan-  
Subdivision

TIERRA WEST LLC, agent for CIRCLE K STORES INC. requests the above action(s) for all or a portion of Lot 1-A-1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner **(DEFERRED FROM SEPTEMBER 15, 2005)**

**13. 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 SEPTEMBER 15, 2005)**

**14. Project # 1003359**

05EPC-01254 Zone Map Amendment  
05EPC-01255 EPC Sector Development Plan  
Amendment

CONSENSUS PLANNING, INC. agents for ALEEM KASSAM request the above actions for all or a portion of Tracts 8-10 and 23-25, **North Albuquerque Acres**, a zone map amendment from SU-2 IP to RD, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA, containing approximately 6 acres. (C-18) Carmen Marrone, Staff Planner **(DEFERRED FROM SEPTEMBER 15, 2005)**

**15. Project # 1004365**

05EPC-01260 EPC Site Development Plan-  
Building Permit

TIERRA WEST LLC agents for KEVIN DAVIS request the above action for all or a portion of Lot 6A, **Bosque Plaza**, zoned C-1 (SC), located on BOSQUE PLAZA NW, between COORS BLVD. NW and LA ORILLA ROAD NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner **(DEFERRED FROM SEPTEMBER 15, 2005)**

**16. Project # 1003991**

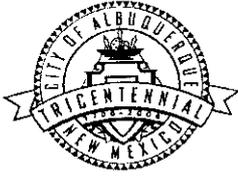
05EPC-01256 EPC Site Development Plan-  
Building Permit

TIERRA WEST LLC agents for FRONTERA DEVELOPMENT INC. request the above action for all or a portion of Tract A-1, **Town of Atrisco Grant Unit 7**, zoned C-1(SC) located on SNOW VISTA BLVD. SW, between SAGE ROAD SW and REBA AVE. SW, containing approximately 4.5 acres. (M-9) Stephanie Shumsky, Staff Planner **(DEFERRED FROM SEPTEMBER 15, 2005)**

**17. Project # 1004367**  
05EPC-01266 EPC Site Development Plan-  
Building Permit

ADVANCED ENGINEERING & CONSULTING, LLC agents for DAVID ELLEN request the above action for all or a portion of Tracts 48 & 49 and Lots 63, 64 and 65 Calavero Addition, **MRGCD Map 29**, zoned SU-1 for IP Uses and Indoor sales and Service of irrigation equipment, located on EDITH BLVD., between OSUNA ROAD NE and TYLER ROAD NE, containing approximately 6 acres. (E-15) Catalina Lehner, Staff Planner (**DEFERRED FROM SEPTEMBER 15, 2005**)

18. OTHER MATTERS



**Environmental  
Planning  
Commission**

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

**Supplemental Staff Report**

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

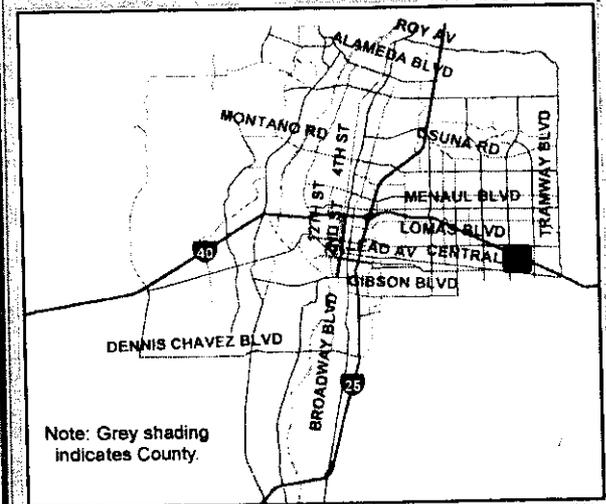
**Staff Planner**  
**Catalina Lehner, AICP- Planner**

**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 renotified 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.



PLANNING

CONSENSUS

October 5, 2005

Catalina Lehner, AICP  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

RE: Project # 100572, 05EPC-01114, 05EPC-01116

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801

Fax 842-5495

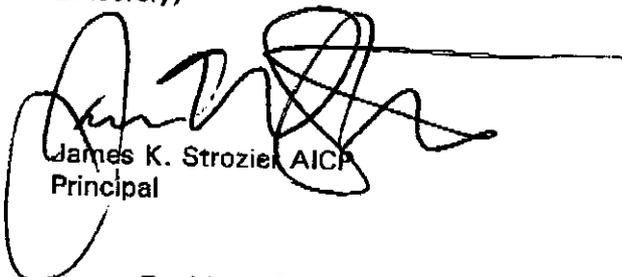
cp@consensusplanning.com

www.consensusplanning.com

The purpose of this letter is to seek a 30-day deferral to the November EPC hearing for the project referenced above. The basis for the deferral is that we are in the process of redesigning the site plan and reducing the size of the project. We anticipate resubmitting the drawings on October 6, 2005.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



James K. Strozzi, AICP  
Principal

cc: David Landry, Centex Homes

## PRINCIPALS

Karen R. Marcotte, AICP

James K. Strozzi, AICP

Christopher J. Green, ASLA

## ASSOCIATES

Jacqueline Fishman, AICP

distributed throughout the site with no clustering, resulting in complete hegemony without any open space to break it up.

The applicant cites Policy II.B.5o, redevelopment/rehabilitation of older neighborhoods, with respect to the proposed zone change. The proposal 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 proposal.

#### Conclusions-Comprehensive Plan:

The following 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

The proposal mostly conflicts with Policy II.B.5a- full range of urban land uses

The proposal strongly conflicts with Policy II.B.5f-clustering of homes/open space

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

#### ***Resolution 270-1980 (Policies for Zone Map Amendments)***

##### Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made, not on the City to show why a change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

##### Justification

*Applicant:* In an October 3, 2005 letter, the applicant re-iterates arguments supporting the zone map amendment based largely on the August 10, 2005 addendum to the original justification letter. He states that arguments made for the original zone map amendment request still hold true for this amended proposal. In general, the applicant believes that the zone change is warranted because the proposal would be more beneficial for the community than the existing zoning. The applicant emphasizes that the proposal can be considered infill development, that a residential use is more appropriate at this site and that the current proposal addresses neighborhood concerns from the approved 1998 movie theater site plan (Z-98-114).

The applicant believes that the proposed zone change conforms to R270-1980 as follows:

- A. The proposed zone change is consistent with the health, safety and welfare of the City because the site will be site plan controlled and the residential use will generate less traffic and air quality impacts than the current industrial zoning.

- 
- B. The proposed residential dwellings would provide more stability than industrial uses, which are not desirable at this location. Industrial uses would generate more traffic and bring more non-residents into the area on a daily basis than residential uses.
  - C. The proposed zone change does not conflict with "any of the adopted City Plans or policies that pertain to development." The proposal implements policies that call for infill development, cost-effective development and promotion of transit ridership. The subject site is served by existing infrastructure.
  - D. The proposed zoning is more beneficial to the community than the existing zoning. It will generate less traffic and air quality impacts, which the neighborhoods were previously concerned about given the current zoning, and is more compatible with the surrounding residential zoning.
  - E. Permissive uses of the proposed zoning would not harm the adjacent properties, neighborhood or community. Residential development would be more compatible with the surrounding residential uses than industrial zoning.
  - F. The subject site is served by existing infrastructure and would not require unprogrammed capital expenditures.
  - G. Cost of land is not the determining factor for the zone change request. The subject site is better suited for residential development than for industrial use.
  - H. The subject site is not located on a major street and is not for commercial or office use. High density development would allow better integration of land uses within the existing neighborhood.
  - I. This zone change request would not constitute a spot zone. The zoning to the south is SU-1 for Manufactured Housing development and the zoning to the east is a mix of R-1 and R-LT.
  - J. This zone change request is not for a commercial use and would not be considered strip zoning.

The applicant concludes that the proposed zone change is justified because it would be more beneficial to the community than the existing zoning, and cites the following eight reasons as the basis of the zone map amendment (See p. 3 of applicant's original justification letter dated July 7, 2005):

1. Inadequate access for industrial development
2. Lack of demand for industrial land
3. Site likely to remain vacant without zone change
4. Industrial use incompatible with adjacent residential uses
5. Proposal constitutes infill development
6. Residential use will support nearby commercial uses
7. Development will be site-plan controlled
8. Residential use would address previous neighborhood concerns

*Staff Analysis:*

With respect to the applicant's demonstration of compliance with R270-1980 (see A-J above), staff finds the following:

- A. Site plan control is not an effective argument to justify a zone change. The existing zoning is SU-1 for IP, so site plan control would be required whether or not the zoning is changed. Site plan control does give the City

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greater leverage to ensure quality development, but does not uniformly guarantee consistency with the health, safety and welfare of the City. The applicant also asserts that the proposed residential use will generate less traffic and air quality impacts than the current industrial zoning. A conjectural comparison of the current proposal to an unspecified industrial use is unconvincing without evidence and does not add to the argument that the proposed zone change would be consistent with the City's health, safety and welfare.

B. The proposed residential use may provide more land use stability than an industrial use. After the townhomes are purchased, there is no guarantee they will be owner-occupied. The units can be rented out and tenant turnover could become an issue. The assertion that an unspecified industrial use would generate more traffic than the proposed development has not been proven; perhaps more people would live in the approximately 263 units than would work and conduct business at a manufacturing plant on a given day. Bringing non-residents into an area to work does not render land use unstable, as the applicant implies. The applicant has not convincingly developed the argument that the proposal would achieve land use stability.

C. Staff is satisfied with the applicant's citation of Comprehensive Plan policies, which includes: Policy II.B.5d- neighborhood values/natural environmental conditions; Policy II.B.5e- programmed facilities/integrity of neighborhoods; Policy II.B.5l- design innovation/area appropriateness; Policy II.B.5o- redevelopment/rehabilitation of older neighborhoods; and Policy II.B.5p- cost-effective redevelopment techniques. Staff does not believe, however, that a strong nexus between the proposal and Policies II.B.5.d, e, l and o has been established. The nexus between the proposal and Policy II.B.5.p is adequate.

Staff agrees that the proposal can be considered infill development. The Comprehensive Plan defines infill as "the development of new housing or other buildings on scattered vacant sites or small groups of sites in an otherwise built up area". The subject site is well-served by existing infrastructure. Also, a residential use at this location will support the numerous commercial establishments to the west.

D. Staff generally agrees that the proposed zoning is more compatible with the existing residential development to the east and south, but notes that an industrial use could also be compatible depending upon the specific use and how it operates and conducts business.

E. Staff agrees that the permissive uses would not be harmful to adjacent property.

F. Staff agrees that the proposed development would occur on a site already served by existing infrastructure.

G. While the subject site may be better suited for residential development than industrial use, staff believes that economic considerations play a large part in this zone change request. This IP site has not been used for about 10 years and it appears that industrial uses prefer to locate elsewhere. The conversion of vacant land into approximately 263 dwelling units is likely to be profitable.

H. Though townhomes are classified a type of apartment per Zoning Code §14-16-1-5 because they contain two or more dwelling units, the subject site is not located on a major street and the proposed zone is not commercial.

I. Staff agrees that the proposed zone change would not result in a spot zone. Surrounding residential uses are zoned SU-1 for Manufactured Housing Development, R-2 and R-T.

J. This zone change request is not for a commercial use and would not be considered strip zoning.

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Staff analyzed the applicant's summary, the eight reasons why the proposed zone change will benefit the community, within the context of the R270-1980 discussion. Staff wishes to point out the following, which did not emerge in the analysis above:

- Staff agrees that a vacant site can attract nuisances, but the subject site is enclosed with a fence, barbed wire and gates.
- Staff believes that access for industrial development could be adequate depending upon the specific use. The subject site contained a functioning industrial use until the mid-nineties. The gate on Copper Avenue leads to a paved access road along the subject site's northern boundary. Interstate 40 is not far. However, the applicant states, in a supplemental memorandum provided August 10, 2005, that the movie theater project was never developed due to poor access and the costs associated with access improvements. Staff notes that access was apparently inadequate for commercial development.
- The assertion that the current proposal addresses previous neighborhood concerns is unfounded. The assumption that "Townhome (and condominium) development would generate less traffic and would not negatively impact air quality, noise and lighting" cannot be demonstrated without a side-by-side comparison of the current and former proposals. Previous neighborhood concerns raised in 1998 regarding the Cinemark movie theater proposal are specific to that proposal and circumstances at that time; staff believes they are irrelevant to this zone change request. The applicant argues (per the supplemental memorandum) that the neighborhoods are likely to raise the same issues if the current zoning remains and an industrial or heavy commercial use is proposed.

*Staff Conclusion:* Staff agrees that the proposal is infill development and would be better for the community than leaving the site vacant. 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 should be. The supporting arguments that 1) site plan control will ensure quality development that will respect existing neighborhoods, and 2) the proposal will generate fewer traffic and air quality impacts than an industrial use, are inadequate for justifying a zone change.

Although the applicant has not overwhelmingly justified this zone change request, staff looks favorably upon the request in general and believes that a residential use at this location would be beneficial from a regional standpoint. The City Office of Economic Development has indicated that it generally does not support rezoning industrial land, but does in this case because the site has been vacant for so long and poor access is an issue. Because of these larger reasons, staff recommends approval.

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

The second portion of this proposal is a site development plan for subdivision for a planned residential development. The applicant proposes to develop approximately 263 townhomes on approximately 24 acres. The site will be developed per the PRD specifications found in Zone Code §14-16-2-22, Special Use Zone. Note: the site development plan for subdivision is contingent upon approval of the zone map amendment portion of this proposal.

#### **Site Plan Configuration:**

The site plan contains approximately 263 townhomes—individual units arranged in a linear fashion and grouped in twos, threes or fours. A small clubhouse and amenity area is located just north of the entrance. The closely spaced units are connected by private internal streets, sidewalks and a few pathways.

#### **Site Access:**

The proposed development is a gated community that is designed to be isolated from the surrounding community at large. The main entrance is located on Chico Road NE, directly across from the entrance to the Towne Park

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Community. The subject site can also be accessed by entering the property near Copper Avenue and proceeding southward along an easement to the gated entry at the subject site's NW corner.

Vehicular Access & Internal Circulation:

A series of interconnected private roads provides vehicle circulation. After passing through the main gate at Chico Road NE, a vehicle can proceed about 50 feet and turn left or right to access the roads serving the western or eastern sides of the complex. The vehicle may also proceed straight and take a quick right to arrive at clubhouse area and access the roads serving the middle of the complex. Secondary vehicular access, provided using the easement running north-south along the western edge of the Lenkurt property, connects the subject site to the secondary access at Copper Avenue—which also connects the complex with the Towne Park Plaza shopping center. There is no vehicular access from Morris Street NE.

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 is gated, with the main entrance from Chico Road NE and a secondary entrance via easement from Copper Avenue. There is a dedicated pedestrian and (and bicycle) gate at the main entrance and at Morris Street NE.

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 can use the dedicated bicycle and pedestrian gate at Morris Street NE. Connections to the existing multi-purpose asphalt trail running east-west along Interstate 40 are lacking. The addition of a pedestrian gate on the subject site's northern side, just north of the internal open space, would facilitate this access for residents and 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 the subject site 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 bus option along Central Avenue. Its regular hours are Monday-Saturday, from morning to evening.

Design Guidelines:

The purpose of the design guidelines 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 given that this site development plan for subdivision will 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 for the Presidio that makes it a special place.

*Private Open Space:* As submitted, the proposal includes two small, vertically oriented open space areas that are traversed by trails leading north-south to the clubhouse, which includes an outdoor picnic area for residents only. Staff recommends a minor reconfiguration that would result in the provision of more open space. The two proposed townhomes closest to the open space\* (eastern side) can be moved to the large lots (depicted as vacant on the site

plan) located approximately 200 feet east of the clubhouse, or they can be removed. The addition of shade structures to both open spaces will make the spaces more usable.  
(\*these lots are labeled #101 and #138 on the utility plan).

*Setbacks:* Planned residential development (PRD) includes townhomes and apartments as regulated by the R-1 zone (Zoning Code §14-16-2-6). Minimum setbacks per the R-1 zone are: front yard setback not less than 20 feet and interior side yard setbacks 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 guidelines state that setbacks have been reduced from the City's standard "in order to provide as intimate a streetscape experience as possible". Staff believes that setbacks have also been reduced to allow more units on the subject site. In addition, smaller distances between units lend a crowded feeling to the development, especially since there is so little common open space for the number of residents.

*Landscape & Landscaping Plan:*

The landscape design guidelines establish a framework that unifies the property and complements the surrounding neighborhoods. The design guidelines are mostly a repetition of Zoning Code requirements and do not provide much meaning. Specifics are reviewed below.

Landscape shall be provided as per Zoning Code §14-16-3-10, as noted. Honey Locust and Raywood Ash trees are shown along the internal roads and along Morris Street NE and Chico Road as street trees. The trees are situated just behind 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. A detail is needed of the street trees along Morris Street NE, as well as a statement that the trees will be maintained in living condition. The creation of a streetscape feel is particularly important on this typically unkempt side of the property. The Homeowners Association will maintain yard landscape per the applicant, though it is unknown how the yards will be landscaped. A detail of the 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 where it will be used. 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 is deficient in this regard.

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. The site plan notes the requirement, but must clarify that coverage is calculated from the mature spread of the plants. If gravel or turf is to be used in the open space areas, it needs to be indicated on the Landscape Plan.

*Screening, Walls, Fencing & Buffering:*

The design guidelines 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 six-foot perimeter wall will surround the development on all sides, though the site plan does not depict a wall on the northern side. The design guidelines specify material types. Staff recommends the deletion of railroad ties as a permitted building material.

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The perimeter wall detail shows split face block, in dark brown and tan, bisected by one row of smooth tan block. Along Chico Road NE, the wall is notched in and out to create visual interest. Along Morris Street NE, however, the wall is straight, with no variation, for  $\approx 750$  feet. A wall detail needs to be provided that demonstrates incorporation of design elements (such as a logo, texture variation) into the wall along Morris Street NE.

*Architectural Standards:* The design guidelines state that the architectural style used for the townhomes is Scottsdale, though no definition of Scottsdale is provided. All buildings will be finished in stucco. Colors are limited to browns, earthtones, beiges and sand; all buildings will have the same color scheme. The roofs will be asphalt shingled, clay tiled or concrete tiled. All roofs will have the same color scheme. A conceptual elevation shows a two-story, townhome triplex featuring double-car garages. The attachment of the townhomes in groups of two, three or four creates a prominent "garagescape" feel from the street.

*Elevations:* The design guidelines are deficient with respect to elevations. A drawing of a sample townhome is provided, but no narrative accompanies it to offer explanation. The applicant has indicated that variation in the residential product is likely, but the site plan does not show what type of variation will be included in the Presidio. Staff has requested that more information regarding the product be included on the design guideline sheet. The elevations need to match the building footprints depicted on the site plan.

*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 is not depicted on the site plan and a lighting detail has not been 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 applicant says that a sign will be located at the entrance, but it is not shown on the site plan depicts and a sign detail has not been provided. Staff requested a signage detail on November 1, 2005 in order to evaluate height and color scheme. If signage is to be illuminated, it must be down-lit to prevent glare.

The signage design guidelines are not specific enough to create an overall signage concept for the proposed development. They and do not include information about the total number of signs, the square footage and height of the signs, and are therefore deficient.

*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 shall be indicated on the site plan.

*Grading & Drainage Plan, Utility Plan:* The design guidelines for utilities state four ways to minimize the visual impact of utilities through screening and the use of compatible architectural materials.

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 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 to serve the development. The townhomes' utilities will be individually metered.

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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 and on Page 16 of this supplemental staff report. Pre-hearing discussions were held on July 27, 2005 and October 26, 2005. The applicant attended both. No neighborhood representatives were present.

***Neighborhood Concerns***

Staff has not heard from the South Los Altos Neighborhood Association (SLANA), the Towne Park Neighborhood Association's (TPNA) or the Towne Park Home Owners Association (TPHOA) since August. The applicant has attempted to contact these groups but has not heard anything as of this writing.

Previous Contact: Ana Beall, of the SLANA, contacted staff on July 15<sup>th</sup>, 2005. She expressed support for the project, indicating that 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 that re-iterates 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. In general, the residents expressed support for the proposal. However, they also expressed serious concern regarding traffic and safety. TPHOA is opposed to having the main access to the proposed development on Chico Road NE, directly north of the main entrance to Town Parke. They would prefer that the main entrance is 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).

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***FINDINGS - 05EPC 01114, November 17, 2005-Zone Map Amendment***

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.

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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.

***RECOMMENDATION - 05EPC 01114, November 17, 2005***

**APPROVAL of 05EPC 01114, a request for a zone map amendment from SU-1 for IP to SU-1 for PRD for Lots 3, 7 and 8, Lenkurt properties.**

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***FINDINGS - 05EPC 01116, November 17, 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 263 townhomes.
2. The site development plan for subdivision is dependent upon the accompanying zone map amendment request, which is necessary to allow the proposed use. The zone map amendment is not justified as strongly as it could be per Resolution 270-1980 and applicable Comprehensive Plan policies.
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, with a zone map amendment request and prior to building permit approval, is required.
4. A Traffic Impact Study (TIS) was previously submitted and reviewed by Transportation Staff for a non-residential development. The requested land use changed so a new TIS was required. The new TIS has been submitted and reviewed.
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 mostly conflicts with Comprehensive Plan Policy II.B.5a- full range of urban land uses, and strongly conflicts with 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 needed clarification and did not address all site development plan for subdivision requirements in Zoning Code §14-16-2-22-B-25, Special Use Zone. Staff requested that the applicant re-submit the site development plan for subdivision. The applicant did so and addressed most staff questions.
9. Though the design guidelines address the requirements in Zoning Code §14-16-2-22-B-25, Special Use Zone, they need to be elaborated upon to ensure a strong framework for the proposed development.

10. Pedestrian and bicycle access to the subject site is not easy due to the large expanses of walls around the development. Pedestrian gates are proposed on the development's eastern side and main entrance.
11. The open space provided is insufficient for the number of people who will live in the 263 dwelling units.
12. The submittal can be made adequate with some changes and additions, and strengthening of the design guidelines.
13. The landscaping plan does not show square footage, dimensions and totals, and therefore does not comply with Zoning Code §14-16-3-10-C-3-e. The site plan notes that landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required area (Zoning Code §14-16-3-10-G-3), but does not clarify that coverage is calculated from the mature spread of the plants.
14. The design guidelines are deficient with respect to elevations and signage. Drawings of a sample townhome are provided, but there is no accompanying narrative. Information about the total number of signs and their sizes has not been provided and a signage detail is lacking.
15. The applicant attended the Towne Park Neighborhood Association's (TPNA) regular meeting in July 2005. There did not appear to be any opposition to the proposal at that time.
16. The South Los Altos Neighborhood Association (SLANA) has expressed support for the proposal. No SLANA representatives attended the facilitated meeting held in August 2005.
17. At the facilitated meeting in August 2005, Towne Park Homeowners' Association (TPHOA) members expressed general support for the proposal and concern about traffic and safety. TPHOA has not made additional comments since their August 2005 letter.

***RECOMMENDATION - 05EPC 01116, November 17, 2005***

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

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***CONDITIONS OF APPROVAL - 05EPC 01116, November 17, 2005-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.

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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 the subject site to Copper Avenue.
    - b. The use of the vacant piece of land on the western side of the development shall be clarified.
    - c. The use of the open area behind the lots on the subject site's western side shall be clarified.
    - d. In the design guidelines under Screening Walls, Fencing & Buffering and Parking & Pedestrian Access, delete references to the formerly proposed condominium units.
    - e. The word "should" in the design guidelines 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. Add a pedestrian gate on the subject site's northern side, just north of the internal open space.
    - c. Provide two disabled parking spaces at the clubhouse. At least one of the spaces shall be van accessible.
    - d. The dimensions of a typical standard and handicap parking space shall be included in the design guidelines.
  6. Open Space:
    - a. To provide more open space, the two townhomes adjacent east of the middle open space shall be removed. With this reconfiguration, the resulting number of units is 261. This shall be indicated on the site plan as the total number of units.
    - b. The two vertical open spaces shall contain at least 2 shade structures each.
  7. Architecture and Materials:
    - a. Define Scottsdale architecture and provide an explanation of its principle characteristics.
    - b. Variations in residential product shall be depicted on the site plan. The elevations shall match the building footprints on the site plan.
  8. Walls:
    - a. Railroad ties are an unacceptable material for retaining wall construction. References shall be removed from the site plan.
    - b. Provide a wall detail to demonstrate incorporation of design elements (such as a logo, texture variation) into the wall along Morris Street NE.
    - c. Show the wall along the northern boundary of the development.

9. Lighting & Signage:

a. The lighting design guidelines shall state that light poles shall be a maximum of 20 feet measured from top to grade.

b. The signage design guidelines shall be more specific and shall include narrative addressing the total number of signs, the square footage, the height of the signs and color schemes.

c. Provide a signage detail that shows height, lettering and color schemes.

10. Landscaping:

a. The word "conceptual" shall be removed from the landscape plan (sheet 3 and sheet 4).

b. Add the following to the landscape design guidelines: The Homeowners Association shall maintain all street trees and ensure that they are alive and attractive. This includes the trees along Chico Road and Morris Street NE.

c. A detail is needed of the street trees along Morris Street NE.

d. 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.

e. 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. The site plan shall clarify that coverage is calculated from the mature spread of the plants.

f. Kentucky Bluegrass/Fescue mix shall not be used. A turf mix that uses less water and is more appropriate for warmer climates shall be used instead.

g. The usage of gravel and/or turf in the open space and other areas shall be indicated on the Landscape Plan.

h. New Mexican olive trees shall not be planted next to pedestrian trails. A tree of similar mature size shall be selected to 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, 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

**Attachments**

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## **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.

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

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

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.



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.

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,  
  
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

### A G E N D A

Thursday August 18, 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 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 May 19, 2005 and June 16, 2005.

2. **Project # 1003926\***

05EPC-01100 EPC Site Development Plan-  
Building Permit

Patrick Joseph Hoffman, request the above action for all or a portion of Lots 10 & 11, **Perea Addition**, zoned SU-1 for Bed & Breakfast, located on LOMAS NW, between 16TH ST. and FRUIT NW, containing approximately 1 acre. (J-13) Stephanie Shumsky, Staff Planner

3. **Project # 1000933\***

05EPC-01096 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for TS MCNANEY & ASSOCIATES request the above action for all or a portion of Tracts B1 & B2, **Manzano Mesa**, a zone map amendment from SU-1 C-1 to R-T, located on SOUTHERN BLVD. SE, between ELIZABETH and JUAN TABO, containing approximately 3 acres. (L-21) Elizabeth Pincus, Staff Planner

4. **Project # 1000089\***

05EPC-01106 EPC Site Development Plan  
Subdivision  
05EPC-01107 EPC Site Development Plan-  
Building Permit

GEORGE RAINHART ARCHITECTS agents for RIVERSIDE PLAZA LTD. CO request the above actions for all or a portion of Tract 1-A-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) Stephanie Shumsky, Staff Planner

5. **Project # 1000965\***

05EPC-01115 EPC Site Development Plan-  
Building Permit  
05EPC-01117 EPC Site Development Plan-  
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for ASW REALTY PARTNERS and ALUCIA DEVELOPMENT CORP. request the above actions for Tracts A and B, being a portion of **Andalucia at La Luz**, zoned SU-1 for PRD 5du/acre, located on COORS BLVD. NW, between NAMASTE ROAD and SEVILLA AVE. and containing approximately 28 acres of a 158-acre site. (F-11) Carmen Marrone, Staff Planner

6. **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

**7. Project # 1004313**

05EPC-01103 Zone Map Amendment

PHILLIPS EDISON & CO. agents for ROBERT SHERRY, PHILLIPS EDISON & CO. request the above action for all or a portion of Tract 20A-1, **Paradise North**, a zone map amendment from SU-1/C-1 to SU-1/C-1 allowing Grocery Store w/Package Liquor Sales and Restaurant w/Full Service Liquor, located on the southwest corner of MCMAHON Blvd. NW and UNSER BLVD. NW, containing approximately 19 acres. (A-11) Elizabeth Pincus, Staff Planner

**8. Project # 1004309**

05EPC-01087 Zone Map Amendment

DAC ENTERPRISES, INC. agents for D & J SPICY FOODS, INC. request the above action for all or a portion of Tract Q2, A trisco Business Park, a zone map amendment from R-1 & SU-1 for IP to C-2, located on COORS BLVD. NW, between FORTUNA RD. NW and DAYTONA RD. NW, containing approximately 1 acre. (J-10) Anna DiMambro, Staff Planner

**9. Project # 1004310**

05EPC-01088 Zone Map Amendment

DAC ENTERPRISES, INC. agents for JIM SAHD request the above action for all or a portion of Lot 7, **Volcano Cliffs**, a zone map amendment from O-1 to C-1, located on UNSER BLVD. NW, between SANTO DOMINGO ST. NW and MOJAVE ST. NW, containing approximately 1 acre. (E-10) Catalina Lehner, Staff Planner

**10. 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

**11. Project # 1003812**

05EPC-01112 EPC Site Development  
Plan-Subdivision  
05EPC-01113 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for GARCIA INVESTMENTS, requests the above actions for all or a portion of Tracts 83B3B, 87B1B, 87B2B, 88, 89A and 89B1, **MRGCD 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 Stallworth, Staff Planner

**12. 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 19 MAY 2005**)

**13. Project # 1003445**  
05EPC-00022 EPC Site Development Plan-  
Subdivision

DEVIN CANNADY agent for INTERSTATE DEVELOPMENT CO. LLC request the above action for Lots 2 and 3 of Block B, Lots 10A1 and 10A2 of Block D, Lot C1, Lot B1, Lot F, Lot E2, Lot 6A1, Lot D1, Albuquerque West and Lot 1, Tabernacle Praise Church, zoned SU-1 PDA to include C-3 Uses, located on PARADISE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE NW, containing approximately 38 acres. (C-12) Elvira Lopez, Staff Planner **(DEFERRED FROM JULY 21, 2005)**

**14. 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(s) 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 **(DEFERRED FROM JULY 21, 2005)**

**15. Project # 1000579\***  
05EPC-00937 EPC Site Development Plan-  
Building Permit

TIERRA WEST LLC agents for KOHL'S DEPARTMENT STORES request the above action for all or a portion of Tracts A, **Paseo del Louisiana**, zoned SU-2 C-1, located on PASEO DEL NORTE NE, between LOUISIANA BLVD. NE and HOLLY AVE. NE, containing approximately 8 acres. (C-18) Stephanie Shumsky, Staff Planner **(DEFERRED FROM JULY 21, 2005)**

**16. Project # 1003364**  
05EPC-00940 EPC Site Development Plan-  
Building Permit  
05EPC-00941 Sector Plan Map Amendment  
05EPC-00942 Sector Plan Text Amendment  
05EPC-00939 EPC Site Development Plan-  
Subdivision

TIERRA WEST LLC, agent for CIRCLE K STORES INC. requests the above action(s) for all or a portion of Lot 1-A-1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner **(DEFERRED FROM JULY 21, 2005)**

**17. Project # 1004248**  
05EPC-00946 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending the Westside Strategic Plan to include a policy to discourage zone map amendments from non-residential to residential use. Russell Brito & Stephanie Shumsky, Staff Planners **(DEFERRED TO AUGUST 18, 2005)**

**18. Other Matters**



**Environmental  
Planning  
Commission**

**Agenda Number: 6  
Project Number: 1000572  
Case #: 05EPC 0114/0116  
August 18, 2005**

**Staff Report**

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

**Staff Recommendation**

**APPROVAL** of 05EPC 0114, based on the findings beginning on Page 14.

**DEFERRAL** of 05EPC 0116, based on the findings beginning on Page 15, for 60 days.

**Staff Planner**  
**Catalina Lehner, AICP- Planner**

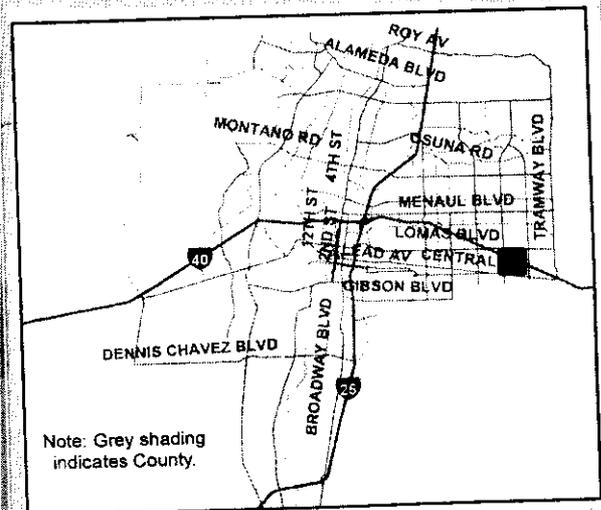
**Summary of Analysis**

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 just SE of Eubank Boulevard NE and Interstate 40. The applicant proposes to construct approximately 297 condominiums and 172 townhomes, for a total of approximately 469 dwelling units. The zone change is necessary to allow this development.

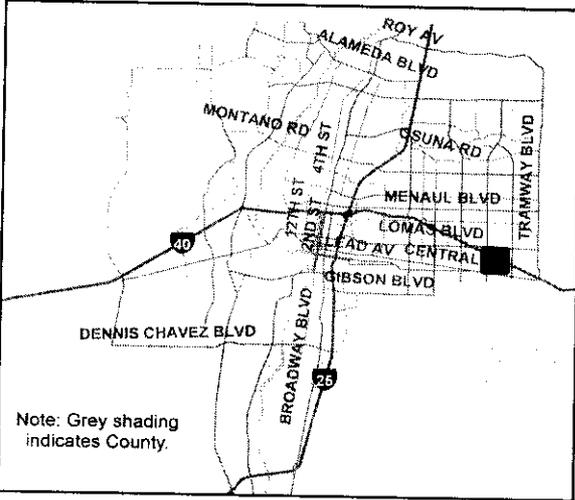
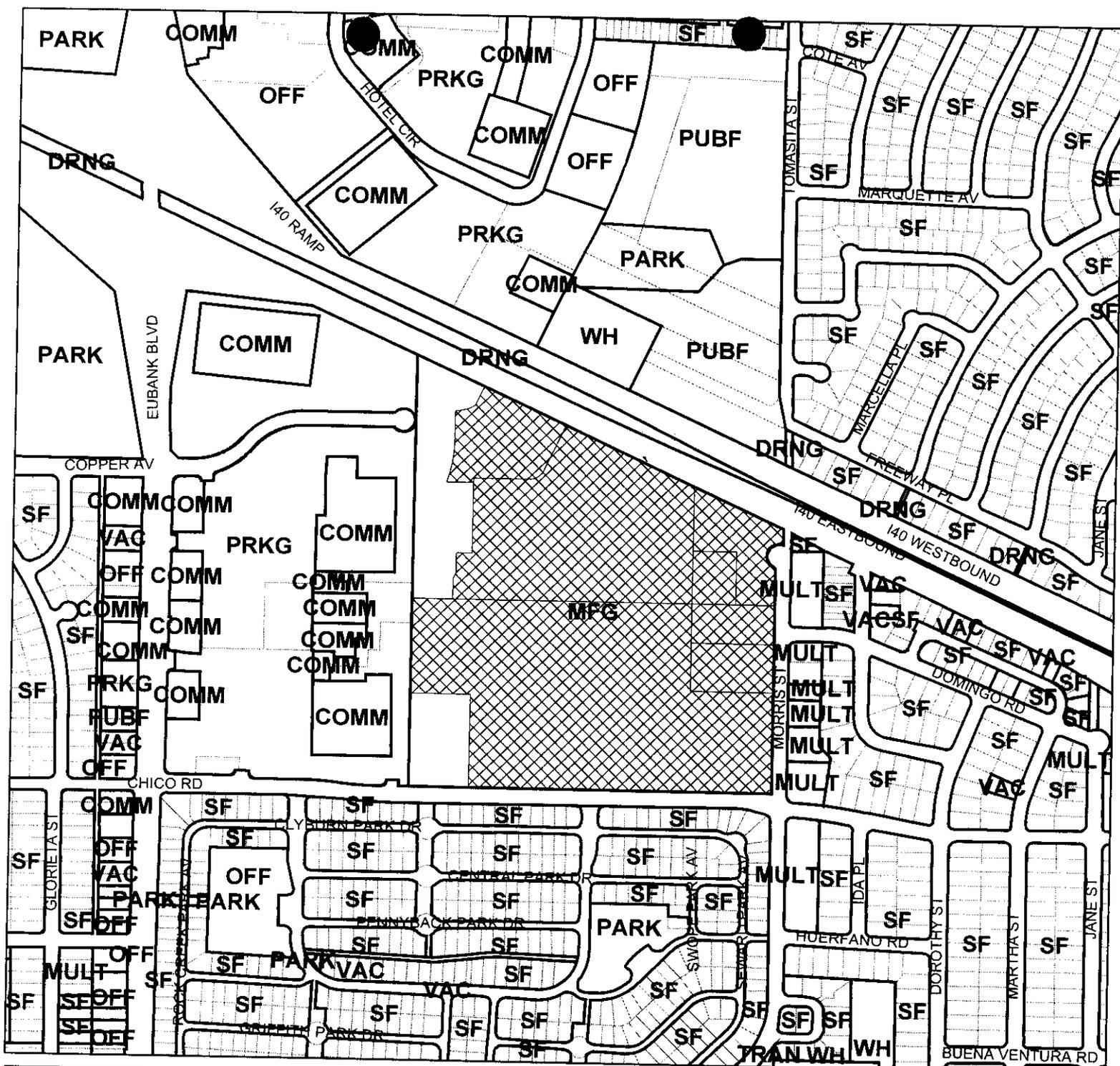
Staff looks favorably upon the zone change request, but finds that the applicant has not established a strong nexus between the request, applicable policies and R270-1980.

Staff recommends a 60-day deferral of the zone map amendment request and the corresponding site development plan for subdivision.



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





# LAND USE MAP

## 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 565 feet

Project Number:  
1000572

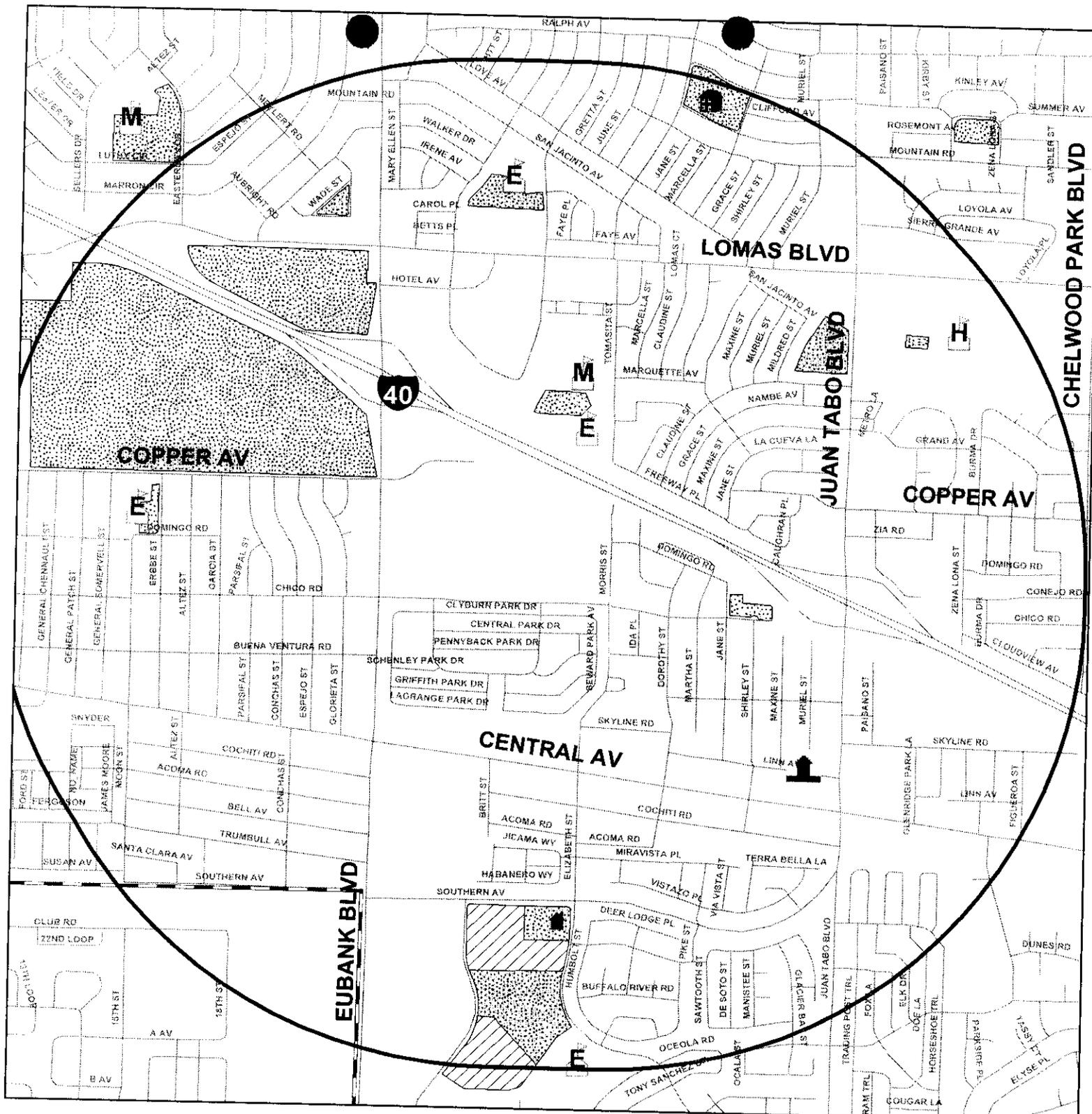
Hearing Date:  
8/18/05

Zone Map Page:  
K-21

Additional Case Numbers:  
05EPC-01114  
05EPC-01116

Note: Grey shading indicates County.



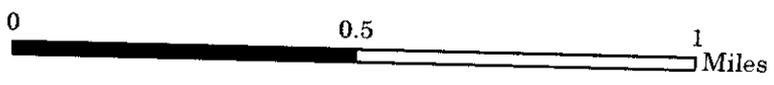


## Public Facilities Map with One-Mile Site Buffer

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



Project Number: 1000572



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Request(s)</b>	Zone Map Amendment Site Development Plan for Subdivision
<b>Location</b>	501 Morris Street NE (just SE of Eubank Boulevard NE and Interstate 40)

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for Industrial Park	Established Urban	Vacant
<b>North</b>	—	Established Urban	Interstate 40
<b>South</b>	SU-1 for Manufactured Housing Development	Established Urban	Towne Park Subdivision
<b>East</b>	R-2, R-T	Established Urban	Morris Street, apartments and duplexes
<b>West</b>	SU-1 for C-1 permissive uses	Established Urban	Commercial (Towne Park Plaza shopping center)

**Background, Context & History**

This two-part request is for approval of a zone map amendment and a site development plan for subdivision for Lots 1B, 2, 3, 5A, 6, 7 and 8 of the Lenkurt Properties, approximately 42.3 acres (the "subject site"). The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 297 townhomes and 172 condominiums (469 units total). The first part of this request is to change the subject site's zoning from SU-1 for Industrial Park to SU-1 for PRD. The second part of this request is for a site development plan for subdivision. The zone map amendment is necessary to allow the proposed use.

The subject site is located southeast of Interstate 40 and Eubank Boulevard NE, at the NW corner of Chico Road and Morris Street NE. The subject site is bounded by Interstate 40 to the north, Morris Street NE to the east, a manufactured housing development to the south, and a shopping center to the east. The subject site is not within any area or sector plan boundaries.

The subject site is zoned SU-1 for Industrial Park. Adjacent to the west is a cluster of commercial uses known as the Town Park Plaza shopping center, zoned SU-1 for C-1 permissive uses. Businesses within this development include Walmart, Sam's Club and Petsmart. To the south and east are residential uses. The Towne Park subdivision, zoned SU-1 for Manufactured Housing Development, is to the south. Multi-family apartments and duplexes, zoned R-2 and R-T, are to the east. Single family homes lie further to the east. Across I-40, north of the subject site, is

Tomasita Elementary School, Kennedy Middle School and a storage facility. The schools are zoned R-1 and the storage facility is zoned SU-1.

The subject site is part of a 180 acre tract that was zoned SU-1 for IP in 1970 (Z-69-109). A site plan for building permit was approved in 1970 for the GTE Lenkurt manufacturing plant. Though the approximately 42 acre subject site has remained vacant, the rest of the tract has been developed into the Towne Park Subdivision (Z-81-89), the Towne Park Shopping Center (Z-90-21) and a Home Base Store (Z-93-101) that subsequently became a car dealership.

In October 1998, the EPC approved a site development plan for subdivision that created eight lots on the subject site (Z-98-114). This plan, which preserved the office/manufacturing building, included a 20-screen movie theater and six other pads for a hotel/restaurant, office and restaurants. At the same hearing, the EPC approved a site development plan for building permit for the movie theater (Lot 3-approximately 22 acres). The DRB subsequently approved the site development plan for subdivision/IP master plan in January 1999 (DRB-99-17). None of the uses have developed and the lots remain vacant. In January 2001, an administrative amendment for remodeling the existing office/manufacturing building on Lot 1 was approved (AA-99-15). The DRB approved extensions of the subdivision improvement agreement (SIA) in 2000 and 2004.

#### ***Definitions (Zoning Code §14-16-1-5)***

**Apartment:** Structures containing two or more dwelling units each, including dwelling units which do not have a separate entrance leading directly to the outdoors at ground level.

Note: this definition applies to the proposed condominiums, which contain 3 dwelling units per building, and proposed townhomes. Zone Code §14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-residential Development, also applies.

**Condominium:** The Zoning Code does not define condominium.

**Site Development Plan for Subdivision:** An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

**Townhouse or Town House:** One of a group of two to eight attached dwelling units divided from each other by common walls, each having a separate entrance leading directly to the outdoors at ground level, and each having at least one-fourth of its heated and unheated floor area approximately at grade. A townhouse building is one type of apartment.

#### ***ANALYSIS***

##### ***Conformance to Adopted Plans, Policies, and Ordinances***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities

within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Policies applicable to this proposal include:

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

The proposed development will be located in area that has some land use variety. Adjacent west of the subject site is Towne Park Plaza, a shopping center consisting of various commercial uses including big-box retail, small stores and fast food. West past the shopping center, across Eubank Boulevard NE, is a strip of commercial uses with single-family homes it. To the south of the subject site is the Towne Park subdivision, consisting of 486 townhome-like units. To the east are multi-family apartments and duplexes, zoned R-2 and R-T. Single-family homes lie further to the east. To the north is Interstate 40. On one hand, the proposal to add 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 introduce a different residential product to the area—triplex condominiums and townhomes—would make more residential options available in the area. Policy II.B.5a partially conflicts with the proposal and partially supports it.

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

Existing neighborhoods surround the subject site and are located east across Morris Street NE, south across Chico Road NE and west across Eubank Boulevard NE and a commercial strip. The large Towne Park Community, consisting of approximately 486 manufactured homes, appears more intense than the proposed use. The residential uses to the east, zoned R-2 and R-T (with some R-1), and are a similar intensity as the proposal. In terms of location and intensity, the proposed development will blend in with the surrounding neighborhoods. The proposed units will be stucco finished and earthtone colors, which should blend adequately with the homes in Towne Parke—although both clash with the bright blue Morris Apartments to the east. The South Los Altos Neighborhood Association has indicated that it values owner-occupied housing; the proposal supports this value. In terms of location, intensity, design and some neighborhood values, Policy II.B.5.d supports the proposal.

- C. *Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.*

The subject site is adjacent to areas that have already been developed. The Town Park Plaza shopping center is adjacent to the west. Residential development has occurred to the west, south and east. Interstate 40 forms the subject site's northern boundary. Existing urban facilities and services, many of which served the former GTE Lenkurt Plant, are available to support the proposed development. Therefore, Policy II.B.5e supports the proposal.

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

The proposal for approximately 469 dwelling units includes eight designated open spaces, varying in size, available to residents. The units are arranged evenly throughout the subject site and are not clustered. The designated open spaces are squeezed in between the units and look as though they were afterthoughts, or left-

over areas where an additional unit could not be situated. A seven foot meandering sidewalk along the units' front side serves to connect them with the open spaces and parking areas. Although the units are oriented toward the sidewalk, they are not clustered in a manner that purposefully allows for large open areas. The proposal does not fulfill the intent of Policy II.B.5f.

- E. *Policy II.B.5h: Higher density housing is most appropriate in the following situations:*
- *In designated Activity Centers.*
  - *In areas with excellent access to the major street network.*
  - *In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.*
  - *In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.*
  - *In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.*

The proposed relatively high-density housing (approximately 10.9 DU/acre) will be located on a site with good access to major streets such as Eubank Boulevard NE and Central Avenue. Though the designated Los Altos Community Activity Center lies across Interstate 40, pedestrian overpasses connect it with the subject site. A mixed-density housing pattern has been established in the surrounding neighborhoods and adequate existing infrastructure is available to support the proposed development, which will face onto the higher-density Towne Park Community to the south. (the last bullet does not apply). Policy II.B.5h supports the proposal.

- F. *Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.*

Both the attached individual townhomes and the triplex condominium units are generically designed and do not subscribe to any particular architectural style. All buildings will be stucco finished. Colors will be browns, earthtones, beiges and sand; all buildings will have the same color scheme. The roofs will be asphalt shingled, clay tiled or concrete tiled. Though the design is not particularly innovative, it is new to the plan area and appropriate for it. Homes in the Towne Park Community to the south are all a similar color and style. They are stucco finished in sand, beige and golden brown tones. Roofs are shingled in golden brown. Buildings in the proposed development should blend in sufficiently with Towne Parke, yet be different enough to offer some variety. Policy II.B.5l supports the proposal.

- G. *Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.*

The applicant cites Policy II.B.5o and states that the proposed zone change "would facilitate redevelopment of a site in an older established neighborhood, one that is located within the 1960 City boundary". The proposal is for re-use of the subject site but the development is entirely new. Comprehensive Plan B.6, found under the Central Urban Area chapter, notes that "redevelopment is distinct from entirely new development because it reuses or reconstructs of buildings and neighborhoods" (p. I-25). The existing manufacturing building will be demolished and no structures will be re-used. Also, it appears that the intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though it is also listed under the Developing and Established Urban chapter. Policy I.B.5o does not apply to the proposal.

H. *Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.*

The applicant also cites Policy II.B.5p and states that the zone change will allow for private investment in a redevelopment effort. Though similar to Policy II.B.5o above, Policy II.B.5p is not specific to neighborhood redevelopment and can more readily be interpreted to mean re-use of the site. Policy II.B.5p emphasizes private investment in redevelopment. Therefore, the proposal furthers the intent of Policy II.B.5p.

Conclusions-Comprehensive Plan:

The following 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.

The proposal partially conflicts with Policy II.B.5a- full range of urban land uses

The proposal does not fulfill the intent of Policy II.B.5f-clustering of homes/open space

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

***Environmental Issues***

For approximately 20 years, the subject site was home to the GTE-Siemens manufacturing plant where electronic products, such as circuit boards, were made. The plant closed in the mid-90s, leaving a building shell and a vacant site. GTE-Siemens entered into a consent agreement with the State of New Mexico Environment Department (NMED) for remediation of the site. Contamination from trichloroethylene (TCE), a solvent used in electronics manufacturing, was found in the soil to a depth of 350 feet. Fortunately, the TCE did not reach the groundwater depth of 500 feet.

Remediation efforts, underway from about 1994-1998, were completed in 2000. A soil vapor extraction system was employed to bring the TCE up through wells, treat it and discharge it in a non-harmful state. The GTE-Siemens site has been cleaned up and the case has been closed out.

***Zoning***

Existing Zoning: The subject site is currently zoned SU-1 for IP (Industrial Park). The IP zone provides for a wide range of industrial and commercial uses. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. The SU-1 designation requires that the EPC review a site development plan.

Proposed Zoning: The applicant proposes SU-1 for PRD (Planned Residential Development). The SU-1 zone includes PRDs as a special use and contains requirements for PRDs. Zone Code §14-16-2-22-B-25-b describes specific design requirements for site development plans for subdivision.

***Resolution 270-1980 (Policies for Zone Map Amendments)***

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made, not on the City to show why a change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification

*Applicant:* The applicant believes that the zone change is warranted because the proposal would be more beneficial for the community than the existing zoning. The applicant emphasizes that the proposal can be considered infill development and a residential use is more appropriate at this site. He repeatedly states that the current request addresses neighborhood concerns from the 1998 movie theater case (Z-98-114).

The applicant believes that the proposed zone change conforms to R270-1980 as follows:

- A. The proposed zone change is consistent with the health, safety and welfare of the City because the site will be site plan controlled and the residential use will generate less traffic and air quality impacts than the current industrial zoning.
- B. The proposed residential dwellings would provide more stability than industrial uses, which are not desirable at this location.
- C. The proposal implements policies that call for infill development, cost-effective development and promotion of transit ridership. The subject site is served by existing infrastructure.
- D. The proposed zoning is more beneficial to the community than the existing zoning. It will generate less traffic and air quality impacts, about which the neighborhoods were previously concerned.
- E. Permissive uses of the proposed zoning would not harm the adjacent properties. Residential development would be compatible with the surrounding residential uses.
- F. The subject site is served by existing infrastructure.
- G. Cost of land is not the determining factor for the zone change request. The subject site is better suited for residential development than industrial use.
- H. The subject site is not located on a major street. High density development, however, would allow better integration of land uses in the neighborhood.
- I. This zone change request would not constitute a spot zone.
- J. This zone change request is not for a commercial use and would not be considered strip zoning.

The applicant concludes that the proposed zone change is justified because it would be more beneficial to the community than the existing zoning for the following eight reasons:

1. Proposal constitutes infill development
2. Residential use will support nearby commercial uses
3. Lack of demand for industrial land
4. Re-zoning of other IP zoned land in the area
5. Vacant site will attract nuisances
6. Industrial use incompatible with nearby residential uses
7. Inadequate access for industrial development
8. Development will be site-plan controlled
9. Residential use would address previous neighborhood concerns

*Staff Analysis:*

With respect to the applicant's demonstration of compliance with R270-1980, staff finds the following:

- A. Site plan control is not an effective argument to justify a zone change and does not guarantee that a development will respect existing neighborhoods and thus be consistent with the health, safety and welfare of the City. The existing zoning (SU-1 for IP) already requires site plan control. The applicant asserts that the proposed

residential use will generate less traffic and air quality impacts than the current industrial zoning. A conjectural comparison of the current proposal to an unspecified industrial use is unconvincing without evidence.

B. It is likely that the proposed residential use will provide more land use stability than an industrial use, but it not certain. After the residential units are purchased, there is no guarantee they will be owner-occupied. The units can be rented out and tenant turnover could become an issue. The assertion that an unspecified industrial use would generate more traffic than the proposed development has not been proven; perhaps more people would live in the approximately 469 units than would work and conduct business at a manufacturing plant.

C. Staff is satisfied with the applicant's citation of Comprehensive Plan policies, which includes: Policy II.B.5d- neighborhood values/natural environmental conditions; Policy II.B.5e- programmed facilities/integrity of neighborhoods; Policy II.B.5l- design innovation/area appropriateness; Policy II.B.5o- redevelopment/rehabilitation of older neighborhoods; and Policy II.B.5p- cost-effective redevelopment techniques. Staff does not believe, however, that a strong nexus between the proposal and Policies II.B.5.d, e, l and o has been established. The nexus between the proposal and Policy II.B.5.p is adequate.

Staff agrees that the proposal can be considered infill development. The Comprehensive Plan defines infill as "the development of new housing or other buildings on scattered vacant sites or small groups of sites in an otherwise built up area". The subject site is well-served by existing infrastructure. Also, a residential use at this location will support the numerous commercial establishments to the west.

D. Staff generally agrees that the proposed zoning is more compatible with the existing residential development to the east and south, but notes that an industrial use could also be compatible depending upon the specific use and how it operates and conducts business. Again, the assertion that an unspecified industrial use would generate more traffic and air quality impacts than the proposed development is conjectural and has not been proven.

E. Staff agrees that the permissive uses would not be harmful to adjacent property.

F. Staff agrees that the proposed development would occur on a site already served by existing infrastructure.

G. While the subject site may be better suited for residential development than industrial use, staff believes that economic considerations play a large part in this zone change request. This IP site has not been used for about 10 years and it appears that industrial uses prefer to locate elsewhere. The conversion of vacant land into approximately 469 dwelling units is likely to generate large profits.

H. Though the triplex condominiums are classified as apartments per the definition in Zoning Code §14-16-1-5 because they contain two or more dwelling units, the subject site is not located on a major street and the proposed zone is not commercial.

I. Staff agrees that the proposed zone change would not result in a spot zone. Surrounding residential uses are zoned SU-1 for Manufactured Housing Development, R-2 and R-T.

J. This zone change request is not for a commercial use and would not be considered strip zoning.

Staff analyzed the applicant's summary, the eight reasons why the proposed zone change will benefit the community, within the context of the R270-1980 discussion. Staff wishes to point out the following, which did not emerge in the analysis above:

- Staff agrees that a vacant site can attract nuisances, but the subject site is enclosed with a fence, barbed wire and gates.

- Staff believes that access for industrial development could be adequate depending upon the specific use. The subject site contained a functioning industrial use until the mid-nineties. The gate on Copper Avenue leads to a paved access road along the subject site's northern boundary. Interstate 40 is not far. However, the applicant states, in a supplemental memorandum provided August 10, 2005, that the movie theater project was never developed due to poor access and the costs associated with access improvements. Staff notes that access was apparently inadequate for commercial development.
- The assertion that the current proposal addresses previous neighborhood concerns is unfounded. The assumption that "Town home and condominium development would generate less traffic and would not negatively impact air quality, noise and lighting" cannot be demonstrated without a side-by-side comparison of the current and former proposals. Previous neighborhood concerns raised in 1998 regarding the Cinemark movie theater proposal are specific to that proposal and circumstances at that time; staff believes they are irrelevant to this zone change request. The applicant argues (per the supplemental memorandum) that the neighborhoods are likely to raise the same issues if the current zoning remained and an industrial or heavy commercial use was proposed.

*Staff Conclusion:* Staff agrees that the proposal is infill development and would be better for the community than leaving the site vacant. The applicant has done a fair job of substantiating the request with relevant policies, though in some cases the nexus is weak. The supporting arguments that 1) site plan control will ensure quality development that will respect existing neighborhoods, and that 2) the proposal will generate fewer traffic and air quality impacts than an industrial use, are inadequate for justifying a zone change.

Although the applicant has not convincingly justified this zone change request, staff looks favorably upon the request and believes that a residential use at this location would be beneficial from a regional standpoint. Because of this, staff recommends approval.

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

The second portion of this proposal is a site development plan for subdivision for a planned residential development on an approximately 42.3 acre site just SE of Eubank Boulevard and Interstate 40. The applicant proposes to develop approximately 469 dwelling units. The site will be developed per the PRD specifications found in Zone Code §14-16-2-22, Special Use Zone.

Staff reviewed the initially submitted site development plan for subdivision (the July version), noted several things that could be improved upon and requested that the applicant make the changes. The applicant has made most of the corrections, but has not addressed them all. For example, the August version of the site development plan for subdivision does not contain the detail requested regarding floor plans and bedrooms/bathrooms of the townhomes and condominiums. It remains unclear precisely what this residential product will be. An improved sidewalk detail and sign detail were not provided. The August version of the site development plan for subdivision does not label the units by number as the July plan did.

A Traffic Impact Study (TIS) was required for the proposed development. The previously submitted TIS for the 1998 movie theater proposal was based upon non-residential land uses. The residential land use for the current proposal necessitated a new TIS, which has been submitted and Transportation Staff has reviewed.

Note: the site development plan for subdivision is contingent upon approval of the zone map amendment portion of this proposal.

**Site Plan Configuration:**

The site plan contains approximately 469 dwelling units—172 townhomes and 297 condominiums (100 triplexes)—arranged in a curvilinear fashion. The townhomes, individual units grouped in twos or threes, are in five

clusters toward the inside of the complex. The condominiums, which contain three units each (triplexes), encircle the townhomes and are toward the perimeter of the complex. The model complex, as well as the clubhouse, pool and recreation courts, is located near the middle.

The curvilinear arrangement of the dwelling units, which are accessed by internal streets and pathways (see below), makes it difficult to create a feeling of cohesiveness within the development and does not facilitate pedestrian access by design.

Site Access:

The proposed development is a gated community that is designed to be isolated from the surrounding community at large. The main entrance is located on Chico Road NE, directly across from the entrance to the Towne Park Community. A secondary entrance to the proposed development is from Copper Avenue, near the subject site's NW corner. An emergency access with a crash gate is located near the subject site's NE corner off of Morris Road NE.

Vehicular Access & Internal Circulation:

A series of interconnected private roads provides vehicle circulation throughout the complex. After passing through the main gate at Chico Road NE, a vehicle can proceed about 130 feet and turn left or right to access the roads that serve the western or eastern sides of the complex. The vehicle may also proceed straight to the model complex/amenity area and access the roads serving the middle of the complex. Vehicular access is also provided from the secondary access at Copper Avenue, which connects the complex with the Towne Park Plaza shopping center. After passing the gate, the vehicle will proceed about 150 feet to access the internal road network. There is no vehicular access from Morris Street NE. This crash gate is strictly for emergency access.

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 is gated, with the main entrance from Chico Road NE and a secondary entrance from Copper Avenue. There are dedicated pedestrian gates at the main entrance on Chico Road NE and the secondary entrance at Copper Avenue. Near the emergency entrance at Morris Street NE is a dedicated bicycle and pedestrian gate. It connects the proposed development with the existing asphalt trail along Interstate 40.

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 can use the dedicated bicycle and pedestrian gate near the emergency entrance.

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 the subject site 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 bus option along Central Avenue. Its regular hours are Monday-Saturday, from morning to evening.

Design Guidelines:

The purpose of the design guidelines 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 this site development plan for subdivision will 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 for the Presidio that makes it a special place.

*Private Open Space:* The proposal includes eight designated open spaces which vary in size and are available to residents only. The open spaces, which are equipped with shade structures and benches, are squeezed tightly in between units and look like left-over areas where another unit could not fit. A trail connects each open space to the main internal roads. Total open space provided throughout the development is 1.89 acres.

*Setbacks:* Planned residential development (PRD) includes townhomes and apartments as regulated by the R-1 zone. Minimum setbacks per the R-1 zone are: front yard setback not less than 20 feet, interior sideyard setbacks not less than 5 feet, and rear yard setbacks not less than 20 feet if the rear yard abuts the front yard of a residentially zoned lot.

The design guidelines mention that setbacks have been reduced from the City's standard "in order to provide as intimate a streetscape experience as possible". While this may be true, reducing setbacks makes it possible to squeeze more units on the subject site and leave less open space between dwellings. Staff believes that the development would be a higher quality if setbacks complied with the R-1 requirements.

*Landscape & Landscaping Plan:*

The landscape design guidelines establish a framework that unifies the property and complements the surrounding neighborhoods. The design guidelines are a mostly a repetition of Zoning Code requirements and do not provide much meaning. Specifics are contained in the landscape plan, reviewed below.

Landscape shall be provided as per Zoning Code §14-16-3-10, as noted in the design guidelines. Trees, shown along main roads and throughout open spaces, appear to be situated just behind the seven foot meandering sidewalk along the roads. There are landscaping details for the location of trees and shrubs together and a typical open space, but neither shows how yards will be landscaped. As 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 is deficient in this regard.

A 20 foot landscape strip or berm is proposed along the northern property line to screen the development from Interstate 40. Because this is an SU-1 zoned property, the EPC has discretion to request a larger landscape strip. Note that it is likely that a noise wall will need to be constructed to buffer residents from highway noise, either now or later at the taxpayers' expense.

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. The site plan notes the requirement, but must clarify that coverage is calculated from the mature spread of the plants. Tree canopies do not count.

Zoning Code §14-16-3-10-G-4, special tree requirements for multi-family residential developments, applies to the proposal and must be noted on the site plan. Trees shall be provided at the rate of one tree per ground floor dwelling unit (DU) and one tree per two-story DU. Approximately 580 trees are provided for the approximately 469 DU. The proposal is in compliance.

*Screening, Walls, Fencing & Buffering:*

The design guidelines state that all walls and fences shall comply with City wall design regulations, but need to reference Zoning Code §14-16-3-19. Each townhome shall have a six foot maximum height wood or CMU privacy wall between the adjoining lots. There are no walls between the condominium triplexes. A six-foot perimeter wall will surround the development. The wall detail shows split face block, in dark brown and tan, bisected by one row of smooth tan block. The design guidelines specify permitted and prohibited material types.

*Alleys:* Alleys, a minimum of 20 feet wide, will provide access to the condominium garages. Additional guest parking will be located in the alleys.

*Architectural Standards:* Both the attached individual townhomes and the triplex condominium units are generically designed and do not subscribe to any particular architectural style. All buildings will be stucco finished. Colors will be browns, earthtones, beiges and sand; all buildings will have the same color scheme. The roofs will be asphalt shingled, clay tiled or concrete tiled. Elevations for the dwelling units show bordered windows and detailing on the garage doors.

Drawings show two doors on the front elevation of the two-story condominium triplexes. Small gates are in front of each door, which a common first floor balcony connects. The rear elevation shows one unit with a single-car garage and balcony and two units with double-car garages. The townhomes, also two-story, feature a double-car garage and a small door on the front elevation. The attachment of the townhomes in groups of two, three or four creates a prominent "garagescape" feel, in contrast to the condominiums which have garages at the back.

*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. The specific location of lighting fixtures is not depicted on the site plan. Nor is a lighting detail 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 site plan depicts an area near the entrance where a sign could be located, but does not specify if a sign is included in the proposal. A detail is not provided.

The signage design guidelines are not specific enough to create an overall signage concept for the proposed development. They and do not include information about the total number of signs, the square footage and height of the signs, and are therefore deficient.

*Parking:* Parking shall be provided per Zone Code §14-16-3-1, Off-Street Parking Regulations. The design guidelines state that each townhome gets two parking spaces per unit. For the triplex condominiums, common parking areas will be provided at the rate of one space per unit bathroom. Assuming that each triplex has one bathroom per unit, and there are 100 triplex units, there should be at least 100 bathrooms and therefore at least 100 common parking spaces. The site plan, however, depicts only 74 common parking spaces. Therefore, the site plan is deficient by its own standards with respect to the provision of common parking spaces.

The elevations show that each townhome unit features a double-car garage. Each triplex condominium has two units with double-car garages and one unit with a single-car garage and a balcony. Residents can park in their garages and/or in their driveways.

**Elevations:** The design guidelines are deficient with respect to elevations. Drawings of a sample townhome and condominium are provided, but there is no accompanying narrative to offer explanation. There is no indication of on the site plan of how many units will be 2 bedroom, 3 bedroom, etc. or how many bathrooms each will have.

**Utilities & Grading, Drainage and Utility Plans:** The design guidelines for utilities state four ways to minimize the visual impact of utilities through screening and the use of compatible architectural materials.

The grading and drainage plan shows the subject site divided into two halves—Sub-basin A on the northern half and Sub-basin B on the southern half. Water in Sub-basin A flows northward to an existing private storm drain, collects at Outfall A and discharges to the existing I-40 storm drain near the subject site's northwestern corner. Water in Sub-basin B generally flows westward to an existing storm drain stub near the western property boundary and is discharged.

The utility plan depicts the existing water and sanitary sewer lines along Chico Road NE. The townhomes will be individually hooked up to utilities and individually metered. The triplex condominiums will each have a master water meter and will be served by private sanitary sewer lines connected to public lines.

Note: Utility Development (Water Authority) has commented that "the Utility Plan is unacceptable and must be revised".

#### ***Public Outdoor Space***

Provision of public outdoor space is not required. Zoning Code §14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses, does not apply to residential uses.

#### ***Long Range Roadway System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Both Morris Street and Chico Street are unclassified local streets. About 0.25 mile east of the subject site is Eubank Boulevard NE, a principal arterial with a 156 foot right-of-way. Interstate 40 bounds the subject site to the north.

#### ***Public Facilities/Community Services***

##### Transit:

ABQ Ride Route #2, Eubank, passes the subject site about 0.35 miles to the west. This all-day route operates seven days a week. 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 bus option along Central Avenue. Its regular hours are Monday-Saturday, from morning to evening.

**Parks:** The Los Altos Park and Los Altos Golf Course are approximately 0.5-0.8 mile west of the subject site. There are parks at the nearby Hawthorne Elementary School and Kennedy Middle School. Sandia Vista Park is about 0.5 mile east of the subject site.

**Schools:** The subject site lies within the boundaries of Tomasita Elementary School, Kennedy Middle School and Manzano High School, which are all across Interstate 40 and accessible via the pedestrian overpass at Morris Street NE.

**Police:** The Southeast Area Command Substation, at 800 Louisiana Boulevard SE, provides police coverage.

**Fire:** Fire Station #12, just northwest of Central Avenue and Juan Tabo Boulevard, provides fire coverage.

***Concerns of Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other interested agencies reviewed this application from 7/11/05 to 7/22/05. Agency comments used in the preparation of this report begin on Page 16. The applicant did not request the optional pre-application review meeting. The pre-hearing discussion was held on July 27, 2005. The applicant attended. No neighborhood representatives were present regarding this case.

***Neighborhood Concerns***

Contact: Ana Beall, of the South Los Altos Neighborhood Association (SLANA), contacted staff on July 15<sup>th</sup>, 2005. She expressed support for the project, indicating that the SLANA likes the idea that people purchase their homes. Tom Craig, of the Towne Park Home Owners Association (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.

Meetings: On July 20, 2005, the applicant attended the Towne Park Neighborhood Association's (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 Towne Park Homeowners' Association (TPHOA) was held on August 8, 2005. In general, the residents expressed support for the proposal. However, they also expressed serious concern regarding traffic and safety. TPHOA is opposed to having the main access to the proposed development on Chico Road NE, directly north of the main entrance to Town Parke. They would prefer that the main entrance is on Copper Avenue. Other concerns include pedestrian safety, traffic queuing at the Towne Park gate and striping on Chico Road NE.

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***FINDINGS - 05EPC 01114, August 18, 2005-Zone Map Amendment***

1. This request is for approval of a zone map amendment from SU-1 for IP to SU-1 for PRD for Lots 1B, 2, 3, 5A, 6, 7 and 8 of the Lenkurt Properties, located just SE of Eubank Boulevard NE and Interstate 40, approximately 42.3 acres.
2. The applicant proposes to construct The Presidio, a planned residential development (PRD) consisting of approximately 297 townhomes and 172 condominiums (469 units total).
3. Per Resolution 270-1980, the applicant must provide sound justification for a zone change. The applicant has provided a letter that addresses 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 469 residential units is likely to generate large profits.
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 weak.

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.

***RECOMMENDATION - 05EPC 01114, August 18, 2005***

**APPROVAL of 05EPC 01114, a request for a zone map amendment from SU-1 for IP to SU-1 for PRD for Lots 1B, 2, 3, 5A, 6, 7 and 8 of the Lenkurt properties.**

***FINDINGS - 05EPC 01116, August 18, 2005-Site Development Plan for Subdivision***

1. This is a request for approval of a site development plan for subdivision for Lots 1B, 2, 3, 5A, 6, 7 and 8 of the Lenkurt Properties, an approximately 42.3 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 297 condominiums and 172 townhomes (approximately 469 dwelling units total).
2. The site development plan for subdivision (05 EPC 0116) portion of this proposal is dependent upon the accompanying zone map amendment request (05EPC 01114), which is necessary to allow the proposed use. The zone map amendment is not justified per Resolution 270-1980 and applicable Comprehensive Plan policies.
3. The subject site will be developed per SU-1 for PRD zoning regulations. PRD is a permissive use in SU-1. EPC approval of a site development plan for subdivision, with a zone map amendment request and prior to building permit approval, is required.
4. A Traffic Impact Study (TIS) was previously submitted and reviewed by Transportation Staff for a non-residential development. The land use request has since changed. Therefore, a new TIS was required. It has been submitted and reviewed by staff.
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 does not fulfill the intent of 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 needed clarification and did not address all site development plan for subdivision requirements in Zoning Code §14-16-2-22-B-25, Special Use Zone. Staff requested that the applicant re-submit the site development plan for subdivision. The applicant did so and addressed most staff questions.
9. Though the design guidelines address the requirements in Zoning Code §14-16-2-22-B-25, Special Use Zone, they need to be elaborated upon to ensure a strong framework for the proposed development.

- 
10. Pedestrian and bicycle access to the subject site is not easy due to the large expanses of walls around the development. There are three pedestrian gates, but no designated pedestrian cut-throughs.
  11. The 1.89 acres of open space provided throughout the development is insufficient for 469 dwelling units.
  12. Setbacks have been reduced from the City's standard, which makes it possible to build more units on the subject site and leave less open space. Staff believes that the development would be a higher quality if setbacks complied with the R-1 requirements.
  13. The landscaping plan does not show the square footage for each separate landscape area or the dimensions and totals of areas, and thus does not comply with Zoning Code §14-16-3-10-C-3-e.
  14. 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. The site plan notes the requirement, but must clarify that coverage is calculated from the mature spread of the plants. Tree canopies do not count.
  15. A 20 foot landscape strip or berm is proposed along the northern property line to screen the development from Interstate 40. Though the EPC has discretion to request a larger landscape strip since the subject site is zoned SU-1, a landscape strip alone will not adequately buffer residents from highway noise.
  16. It is likely that a noise wall will need to be constructed to buffer residents from highway noise. If not now, it will have to be built later at the taxpayers' expense.
  17. The signage design guidelines are not specific enough. They lack information about the total number of signs, the square footage and height of the signs, and are therefore deficient. No signage detail is provided.
  18. For the triplex condominiums, common parking areas will be provided at the rate of one space per unit bathroom. The 100 triplex units should have at least 100 bathrooms. Therefore, at least 100 common parking spaces should be provided. The site plan depicts 74 common parking spaces and is deficient by its own standards with respect to providing common parking spaces.
  19. The design guidelines are deficient with respect to elevations. Drawings of a sample townhome and condominium are provided, but there is no accompanying narrative to offer explanation. Nor is there any detail regarding how many units will have 2 bedrooms, 3 bedrooms, etc. or how many bathrooms each will have.
  20. Utility Development (Water Authority) has commented that "the Utility Plan is unacceptable and must be revised".
  21. The applicant attended the Towne Park Neighborhood Association's (TPNA) regular meeting. There did not appear to be any opposition to the proposal at that time.
  22. The South Los Altos Neighborhood Association (SLANA) has expressed support for the proposal. No SLANA representatives attended the facilitated meeting.
  23. At the facilitated meeting, Towne Park Homeowners' Association (TPHOA) members expressed general support for the proposal. However, they also expressed serious concern regarding traffic and safety. TPHOA is opposed to the main entrance on Chico Road NE, directly north of the main entrance to Towne Park.

**RECOMMENDATION - 05EPC 01116, August 18, 2005**

**DEFERRAL of 05EPC 01116, a request for a site development plan for subdivision, for Lots 1B, 2, 3, 5A, 6, 7 and 8 of the Lenkurt properties, for 60 days.**

*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 Project #1000572:

City of Albuquerque

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

Other

Albuquerque Public Schools (APS)  
Bernalillo County  
Middle Rio Grande Conservancy District  
Mid-Region Council of Governments

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

Planning, Office of Neighborhood Coordination

Towne Park NA (R)  
South Los Altos NA (R)  
Towne Park HOA  
7/11/05 – Recommending Facilitation Meeting to be held – siw.

Parks & Recreation, Planning & Design

- Future residential development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space due at Building Permit.
- There are three parks within ½ mile of this proposed development.  
Sandia Vista Park is a 1.93 acre park with a play area and basketball court.
- Los Altos Park is located north of I-40 and is 32.6 acres in size. Amenities include BBQ grills, horse shoe courts, parking, play area, indoor swimming pool, shade structure, skate facilities, 4 softball fields, 6 tennis courts and garden center.

Kennedy Mid School Recreation Field is a 2 acre facility with a recreation field.

Parks & Recreation, Open Space Division

No adverse comment.

Solid Waste Management Dept., Refuse Division

Approved on condition, will have storage area for residential automation carts, not visible from street or located inside garage.

Fire Department, Planning

Conditions of Approval:

1. Fire Access with a hydrant is required to be 26 feet in width. IFC App. D103.1 This requirement is not met for alleyways.
2. No parking fire lane signs are required for all alleyways

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 recommends providing at least pedestrian access to Copper Ave.

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 building permit. 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).
- A Traffic Impact Study (TIS) was previously submitted and reviewed by Transportation Staff for a non-residential development. The land use request has since changed. Therefore, a new TIS was required. It has been submitted and reviewed by staff.
- 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.
- Two primary access points (minimum) into the subdivision are required (i.e. to Chico Rd. and Copper Ave.). In addition, recommend taking additional access to Morris Street (not as shown on site plan).
- It is not clear if this is a gated community with private streets or a non-gated community with public streets. In some locations, street right of way is defined and in other locations it is not. In addition, the right of way that is defined does not meet DPM requirements. Provide clarification of private/gated vs. public/non-gated streets for this development. Comments will follow related to this issue after clarification is made (i.e. street widths, p1 or p2 lot designation, access by solid waste and emergency, etc.).
- Site plan shall comply and be designed per DPM Standards.

*Hydrology Development (City Engineer/Planning Department):*

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

*Impact Fee Administrator*

- Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees for an individual townhouse will total approximately \$541.28 per unit if a building permit is obtained by December 30, 2005, \$1,066.64 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$1,592.00 would be payable thereafter.
- Based on a condominium size of approximately 1,500 square feet, it is estimated that impact fees for one triplex (3 individual condominiums) will total approximately \$1,217.88 (\$405.96 per unit) if a building permit is obtained by December 30, 2005, \$2,399.94 (\$799.98/ unit) if a permit is obtained prior to December 29, 2006, and the full impact fee of \$3,582.00 (\$1,194.00/ unit) would be payable thereafter.

*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 is unacceptable and must be revised and approved by Utility Development prior to DRB approval.

*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 building permit. 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).
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- Two primary access points (minimum) into the subdivision is required (i.e. to Chico Rd. and Copper Ave.). In addition, recommend taking additional access to Morris Street (not as shown on site plan).
- It is not clear if this is a gated community with private streets or a non-gated community with public streets. In some locations, street right of way is defined and in other locations it is not. In addition, the right of way that is defined does not meet DPM requirements. Provide clarification of private/gated vs. public/non-gated streets for this development. Comments will follow related to this issue after clarification is made (i.e. street widths, p1 or p2 lot designation, access by solid waste and emergency, etc.).
- Site plan shall comply and be designed per DPM Standards.
- Platting must be a concurrent DRB action.*
- Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees for an individual townhouse will total approximately \$541.28 per unit if a building permit is obtained by December 30, 2005, \$1,066.64 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$1,592.00 would be payable thereafter.
- Based on a condominium size of approximately 1,500 square feet, it is estimated that impact fees for one triplex (3 individual condominiums) will total approximately \$1,217.88 (\$405.96 per unit) if a building

permit is obtained by December 30, 2005, \$2,399.94 (\$799.98/ unit) if a permit is obtained prior to December 29, 2006, and the full impact fee of \$3,582.00 (\$1,194.00/ unit) would be payable thereafter.

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

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)  
Reviewed, no comment.

Public Service Company of New Mexico  
Developer needs to meet with PNM due to existing gas and electric infrastructure prior to removal.

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** AUGUST 18, 2005  
**Zone Atlas Page:** K-21-Z  
**Notification Radius:** 100 Ft.

**Project# 1000572**  
**App# 05EPC-01114**  
**App# 05EPC-01116**

**Cross Reference and Location:** Chico Rd NE Between Eubank Blvd NE And Morris St. NE

**Applicant:** CENTEX HOMES  
**Address:** 5120 MASTHEAD NE  
ALBUQUERQUE NM 87109

**Agent:** CONSENSUS PLANNING, INC.  
**Address:** 924 PARK AVE SW  
ALBUQUERQUE NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 21 day prior to the meeting.**

**Date Mailed:** JULY 27, 2005

**Signature:** KYLE TSETHLIKAI

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1000572  
Application# DSEPC-01114

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	189-188	301-37	✓ DP
		173-242	35	✓ MP
		140-278	36	✓ DP
		246-197	32	✓ DP
		246-217	33	✓ DP
		238-236	34	✓ DP
		252-243	35	✓ DP
		122-155	31	✓
		065-162	29	✓ MP
		076-207	28	✓ MP
		079-277	20	✓
		125-070	317-0101	✓
		281-151	416-01	✓ MP
		278-205	21	✓ DP
		278-195	22	✓ DP
		278-188	24	✓
		278-175	25	✓ MP
		278-158	26	✓ MP
		273-107	408-09	✓ COA
		274-250	421-07	✓
		278-233	09	✓ COA
		271-292	424-01	✓
		274-289	02	✓
		281-287	03	✓





mainframe@coa1mp3.c  
abq.gov  
07/20/2005 03:11 PM

To:  
CC:  
CC:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01021057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105718918830137 LEGAL: LOT 3 PL AT OF LENKURT PROPERTIES CONT 21.5200  
AC LAND USE:  
PROPERTY ADDR: 00000 CHICO  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
PLANO TX 75093  
0102105717324230130 LEGAL: LOT 1-B PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
PR LAND USE:  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
PLANO TX 75024  
0102105714027830136 LEGAL: LOT 5-A PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
PR LAND USE:  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
PLANO TX 75024  
0102105724619730132 LEGAL: LOT 8 PL AT OF LENKURT PROPERTIES CONT 1.5350 AC  
LAND USE:  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
PLANO TX 75093  
0102105724621730133 LEGAL: LOT 7 PL AT OF LENKURT PROPERTIES CONT 1.2600 AC  
LAND USE:  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
PLANO TX 75093  
0102105723823630134 LEGAL: LOT 2 PL AT OF LENKURT PROPERTIES CONT .8690 AC  
LAND USE:  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
PLANO TX 75024  
0102105725224330135 LEGAL: LOT 6 PL AT OF LENKURT PROPERTIES CONT 2.2590 AC  
LAND USE:  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
PLANO TX 75024  
0102105712215530131 LEGAL: LOT 4A P LAT OF TRACTS B-3A-1 & LOT 4A TOWNE  
PARK P LAND USE:  
PROPERTY ADDR: 00000 CHICO  
OWNER NAME: SAM'S EAST INC  
OWNER ADDR: 00702 SW 8TH ST  
BENTONVILLE AR 72716

PAGE 2

0102105706516230129 TOWNE LAND USE: LEGAL: TRAC T B- 3A-1 PLAT OF TRACTS B-3A-1 & LOT 4A  
PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: TOWNE PARK PLAZA  
OWNER ADDR: 00446 SAN BERNARDINO AV

NEWPORT BEACCA 92663  
0102105707620730128 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105707927730120 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105712507031701L1 PH LAND USE: LEGAL: LAND IN THE S 1/2 OF SEC 21 T10N R4E TOWNE PARK  
PROPERTY ADDR: 00000  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 00700 LOMAS BL NE

ALBUQUERQUE NM 87102  
0102105728115141601 SANDIA LAND USE: LEGAL: C RE PLAT OF LOTS 9 & 10 & 11 BLK 11 RHODES  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW

ALBUQUERQUE NM 87120  
0102105727820541621 VISTA LAND USE: LEGAL: X 00 11RE PLAT LOTS 1 2&3 BLK 11 RHODES SANDIA  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: DEEDS ORLO & NETA  
OWNER ADDR: 04650 DULIN RD

FALLBROOK CA 92028  
0102105727819541622 VI LAND USE: LEGAL: Y 00 11RE PLAT OF LOTS 1 2 3 BLK 11 RHODES SANDIA  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: DEEDS ORLO & NETA  
OWNER ADDR: 04650 DULIN RD

FALLBROOK CA 92028  
0102105727818841624 LAND USE: LEGAL: 004 011R HODES SANDIA VISTA  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: POPADIUC VASILE & ANA  
OWNER ADDR: 00053 GARDEN PARK NW

ALBUQUERQUE NM 87107  
0102105727817541625 RHODES LAND USE: LEGAL: A 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW

ALBUQUERQUE NM 87120  
0102105727815841626 RHODES LAND USE: LEGAL: B 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW

ALBUQUERQUE NM 87120  
0102105727310740809 THR LAND USE: LEGAL: TRAC T B IN LAND DIVISION CERTIFICATE OF LOTS 1  
PROPERTY ADDR: 00000 GEORGIA  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87102





## 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.**, in 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, **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

**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

**Project # 1002635**

05EPC-01561 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 COMANCHE ROAD NE, containing approximately 3 acres. (H-22) Catalina Lehner, Staff Planner

**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

**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

**Project # 1004097**  
05EPC-01565 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, **Mesa del Sol Employment Center Phase I**, zoned SU-1 for IP Uses, located on UNIVERSITY BLVD., between Los Picares Road SE and La Semilla Road SE, containing approximately 8 acres. (Q-16) Catalina Lehner, Staff Planner

**Project # 1001275**  
05EPC-01566 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, **Lowes 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 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

PAGE 4

102105707620730128      LEGAL: TRACT B-2A-1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNING A REPLAT  
OF TRACT

PROPERTY ADDR:      3303 EUBANK BLVD NE

OWNERS NAME:      TOWNE PARK PLAZA

OWNERS ADDR:      446 SAN BERNARDINO AVE  
NEWPORT BEACH CA 92663

102105707927730120      LEGAL: TRACT B-1A-1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNING A REPLAT  
OF TRACT

PROPERTY ADDR:      400 EUBANK BLVD NE

OWNERS NAME:      WAL-MART STORES EAST, INC

OWNERS ADDR:      1304 S.E. 10TH STREET  
BENTONVILLE AR 72712

# CITY OF ALBUQUERQUE



NOV 19 37

*EPC*

102105728622342108

WHITTAKER BRUCE & JANICE M  
709 GRETTA NE  
ALBUQUERQUE NM 87123



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

ALBUQUERQUE - 09 0004

# CITY OF ALBUQUERQUE



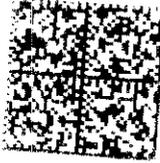
THREE HUNDRED YEARS  
1706-2006  
**ALBUQUERQUE**  
*Making History*

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102105712507031701L1  
SANDIA FOUNDATION  
700 LOMAS BL NE  
ALBUQUERQUE NM 87102



\$ 00.37

MAILED FROM (P.O. BOX 1293)

SAND700 97102202B 1204 20 09/01/05  
FORWARD TIME EXP RTN TO SEND  
: SANDIA FOUNDATION  
6211 SAN MATEO BLVD NE STE 100  
ALBUQUERQUE NM 87109-3551

RETURN TO SENDER

87102+2568-99 5016

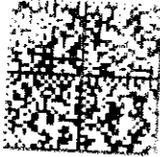


THREE HUNDRED YEARS  
1706-2006  
ALBUQUERQUE

*Making History*

# CITY OF ALBUQUERQUE

*EPC*



\$ 00.370

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102105711038020101

ZAGARI SAL S & NARIMAN B ETAL  
2202 LAGUNA ST  
SAN FRANCISCO 94115

#7103+1293-93 8012



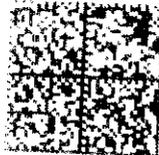


THREE HUNDRED YEARS  
1708-2008  
**ALBUQUERQUE**

*Making History*

# CITY OF ALBUQUERQUE

*EPC*



UNITED STATES POSTAGE

\$ 00.37

MAILED FROM ALBUQUERQUE, NM

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

Ana Beall, South Los Altos NA  
 1120 General Chemnault NE  
 Lincoln, Oklahoma 73105  
 Albuquerque, NM 87123



NO POSTAGE  
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 UNITED STATES

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 IN THE  
 UNITED STATES

27123/9393



**Project # 1004474**  
05EPC-01568 Zone Map Amendment  
05EPC-01569 EPC Site Development Plan-  
Subdivision

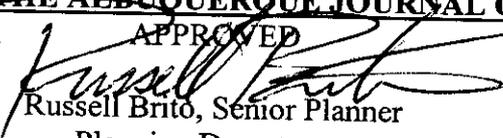
COMMUNITY SCIENCES CORP., agent for KB HOMES –  
NM requests the above actions for all or a portion of **Tracts**  
**F1, 3, 1A1B, 3A, 1C, 1B and 1A1A2, MRGCD, Map 36,**  
and abandoned portions of the **Alameda Lateral**, a zone map  
amendment from SU-1/Schools and Incidental Facilities and  
M-1 to 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

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 12:00 and  
between 2:00 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

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 26, 2005.**

APPROVED

  
Russell Brito, Senior Planner  
Planning Department

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** NOVEMBER 17, 2005  
**Zone Atlas Page:** K-21-Z  
**Notification Radius:** 100 Ft.

**Project# 1000572  
App#05EPC-01114  
App#05EPC-01116**

**Cross Reference and Location:** CHICO ROAD / BETWEEN EUBANK BLVD AND MORRIS STREET

**Applicant:** CENTEX HOMES  
**Address:** 5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

**Agent:** CONSENSUS PLANNING  
924 PARK AVENUE SW  
ALBUQUERQUE, NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 21 day prior to the meeting.**

**Date Mailed:** OCTOBER 26, 2005  
**Signature:** YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1000572

Application# 05EP001114 +1116

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	140-278	301-36	✓ Dup
		173-242	30	✓ Dup <sup>2</sup>
		189-188	37	✓ Dup
		246-197	32	✓
		246-217	33	✓ Dup <sup>2</sup>
		238-236	34	✓ Dup
		252-243	35	✓ Dup <sup>2</sup>
		079-277	20	✓
		076-207	28	✓ Dup
		122-155	31	✓
		065-162	29	✓ Dup <sup>2</sup>
		016-171	26	✓
		016-199	25	✓
		015-220	24	✓
		015-250	23	✓
		054-307	21	✓
		110-380	201-01	✓
		151-345	03	✓
		188-326	04	✓
		239-305	48	✓
		271-292	424-01	✓
		276-289	02	✓
		281-287	03	✓
		287-285	04	✓

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1000572

Application# 05 EPC-01147/116

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	292-282	424-05	✓
		298-280	06	✓
		274-250	421-07	✓
		278-233	09	COA ✓ Dup
		283-237	06	✓
		283-233	12	✓
		285-230	13	✓
		286-230	11	✓
		286-227	10	✓
		286-223	08	✓
		286-220	04	✓
		286-217	05	✓
		286-214	03	✓
		286-211	02	✓
		278-205	416-21	✓ Dup
		278-195	22	✓ Dup <sup>2</sup>
		278-188	24	✓
		278-175	25	✓
		278-158	26	✓
		281-151	01	✓
		273-107	408-09	✓ COA Dup <sup>2</sup>
		125-070	317-01/1	✓
		033-137	301-27	✓



Kyle S.  
Tsethlikai/PLN/CABQ  
10/11/2005 09:26 AM

To ysaavedra@cabq.gov  
cc  
bcc  
Subject mainframe labels

mainframe@coa1mp3.cabq.gov

To  
cc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01021057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105714027830136 LEGAL: LOT 5-A PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
PR LAND USE: PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
75024  
PLANO TX  
0102105717324230130 LEGAL: LOT 1-B PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
PR LAND USE: PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
75024  
PLANO TX  
0102105718918830137 LEGAL: LOT 3 PL AT OF LENKURT PROPERTIES CONT 21.5200  
AC LAND USE: PROPERTY ADDR: 00000 CHICO  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 04287 BELTLINE RD  
75001  
ADDISON TX  
0102105724619730132 LEGAL: LOT 8 PL AT OF LENKURT PROPERTIES CONT 1.5350 AC  
LAND USE: PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
75093  
PLANO TX  
0102105724621730133 LEGAL: LOT 7 PL AT OF LENKURT PROPERTIES CONT 1.2600 AC  
LAND USE: PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 04287 BELTLINE RD  
75001  
ADDISON TX



PAGE 3

0102105701525030123 SQ LAND USE: LEGAL: TRAC T C- 1 PLAT OF TOWNE PARK PLAZA CONT 29,630  
PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: DOUBLE CHEESE REALTY CORPORATI  
OWNER ADDR: 04810 HARDWARE DR NE  
87109

ALBUQUERQUE NM 0102105705430730121 10 LAND USE: LEGAL: TR A -1-A PLAT OF TR A-1-A TOWNE PARK PLAZA CONT  
PROPERTY ADDR: 00000 COPPER  
OWNER NAME: MILLER FAMILY REAL ESTATE LLC  
OWNER ADDR: 09350 SOUTH 150 EAST  
84070

SANDY UT 0102105711038020101 4-C2 LAND USE: LEGAL: TR 4 -C1 PLAT FOR 1-B1, 1-C1, 2A, 4-B1, 4-C1,  
PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: ZAGARI SAL S & NARIMAN B ETAL  
OWNER ADDR: 02202 LAGUNA ST  
94115

SAN FRANCISCCA 0102105715134520103 TRS LAND USE: LEGAL: TR 4 -C2- C HORNE DEVELOPMENT ADDITION (PLAT OF  
PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: BB PROPERTY COMPANY  
OWNER ADDR: 07601 S PENN AV  
55423

RICHFIELD MN 0102105718832620104 TRS LAND USE: LEGAL: TR 4 -C2- B HORNE DEVELOPMENT ADDITION (PLAT OF  
PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: WILLIAMS STORAGE PORTFOLIO III  
OWNER ADDR: 09198 GREENBACK LN  
95662

ORANGEVALE CA 0102105723930520148 PL LAND USE: LEGAL: TR 2 2 CO RONADO VILLAGE ADDN & POR VAC FREEWAY  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704  
87125

ALBUQUERQUE NM 0102105727129242401 LAND USE: LEGAL: 001 111P RINCESS JEANNE PARK  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BIRD DANNY W & BONNIE S  
OWNER ADDR: 11400 FREEWAY PL NE  
87123

ALBUQUERQUE NM 0102105727628942402 LAND USE: LEGAL: 002 111P RINCESS JEANNE PARK  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: SWISHER MICHAEL L & LUCAS  
OWNER ADDR: 11404 FREEWAY PL NE  
87123

ALBUQUERQUE NM 0102105728128742403 LAND USE: LEGAL: 003 111P RINCESS JEANNE PARK  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: TERRYDALE INC  
OWNER ADDR: 03430 DAKOTA NE  
87110

PAGE 4

0102105728728542404 LEGAL: 004 111P RINCESS JEANNE PARK  
LAND USE:

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: ORTEGA DANIEL ETUX  
OWNER ADDR: 11412 FREEWAY

PL NE

ALBUQUERQUE NM  
0102105729228242405  
LAND USE:

87123  
LEGAL: 005 111P RINCESS JEANNE PARK

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: SMITH KENNETH D ETUX  
OWNER ADDR: PO BOX 633

ELEPHANT BUTNM  
0102105729828042406  
LAND USE:

87935  
LEGAL: 006 111P RINCESS JEANNE PARK

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BROWN RAYNOR R  
OWNER ADDR: 11420 FREEWAY

ALBUQUERQUE NM  
0102105727425042107  
LAND USE:

87112  
LEGAL: 009 012R HODES SANDIA VISTA

PL NE

ALBUQUERQUE NM  
0102105727823342109  
THRU 1 LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: VAN NIEUWENBORG BEN  
OWNER ADDR: 00720 MORRIS

ST NE

87123  
LEGAL: TR A IN LAND DIVISION CERTIFICATE OF LTS 10

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM  
0102105728323742106  
VIS LAND USE:

87102  
LEGAL: 19A 12 R EPL OF LT 18 & POR LT 19 RHODES SANDIA

PROPERTY ADDR: 00000 GRETTA  
OWNER NAME: LINNEHAN MASAKO  
OWNER ADDR: 00721 GRETTA

ALBUQUERQUE NM  
0102105728323342112  
SANDIA LAND USE:

87123  
LEGAL: 18-B 12 REPL OF LT 18 & POR OF LT 19 RHODES

ST NE

PROPERTY ADDR: 00000 GRETTA  
OWNER NAME: ROCHELEAU LYNETTE A  
OWNER ADDR: 00717 GRETTA

ALBUQUERQUE NM  
0102105728523042113  
VI LAND USE:

87123  
LEGAL: 18-A 12 REPL OF LT 18 & POR LT 19 RHODES SANDIA

CT NE

PROPERTY ADDR: 00000 GRETTA  
OWNER NAME: CHASE MANHATTAN BANK  
OWNER ADDR: PO BOX 1900

HATBORO PA  
0102105728623042111  
& LAND USE:

19040  
LEGAL: 35 1 2RHO DES SANDIA VISTA SUMMARY PLAT OF LTS 17

PROPERTY ADDR: 00000 GRETTA  
OWNER NAME: BOMBACH ELMIRA A  
OWNER ADDR: 00713 GRETTA

ALBUQUERQUE NM  
0102105028622742110

87123  
CT NE

\*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

0102105728622342108      LEGAL: 33 1 2 RH ODES SANDIA VISTA SUMMARY PLAT OF LTS  
17 & LAND USE:  
PROPERTY ADDR: 00000      GRETTA  
OWNER NAME: WHITTAKER BRUCE & JANICE M  
OWNER ADDR: 00709      GRETTA  
ALBUQUERQUE NM      87123      NE  
0102105728622042104      LEGAL: 32A 12 R HODES SANDIA VISTA SUMMARY PLAT OF LTS  
17 LAND USE:  
PROPERTY ADDR: 00000      GRETTA  
OWNER NAME: PARKHILL JON & MARGARET  
OWNER ADDR: 00709      GRETTA  
ALBUQUERQUE NM      87123      NE  
0102105728621742105      LEGAL: 31 1 2 DI V CERTIFICATE LOTS 15 & 16 OF BLK 12 OF  
RH LAND USE:  
PROPERTY ADDR: 00000      GRETTA  
OWNER NAME: HOBBS E JAY  
OWNER ADDR: 00705      GRETTA  
ALBUQUERQUE NM      87123      NE  
0102105728621442103      LEGAL: 30 1 2 LA ND DIV CERTIFICATE LOTS 15 & 16 OF BLK  
12 LAND USE:  
PROPERTY ADDR: 00000      GRETTA  
OWNER NAME: GILBERT CHARLES R  
OWNER ADDR: 00703      GRETTA  
ALBUQUERQUE NM      87123      ST NE  
0102105728621142102      LEGAL: 29 1 2 DI V CERTIFICATE LOTS 15 & 16 OF BLK 12 OF  
RH LAND USE:  
PROPERTY ADDR: 00000      GRETTA  
OWNER NAME: CHAVEZ CARRIE L  
OWNER ADDR: 00701      GRETTA  
ALBUQUERQUE NM      87123      CT NE  
0102105727820541621      LEGAL: X 00 11RE PLAT LOTS 1 2&3 BLK 11 RHODES SANDIA  
VISTA LAND USE:  
PROPERTY ADDR: 00000      MORRIS  
OWNER NAME: DEEDS FAMILY TRUST  
OWNER ADDR: 04650      DULIN  
FALLBROOK CA      92028      RD  
0102105727819541622      LEGAL: Y 00 11RE PLAT OF LOTS 1 2 3 BLK 11 RHODES SANDIA  
VI LAND USE:  
PROPERTY ADDR: 00000      MORRIS  
OWNER NAME: DEEDS FAMILT TRUST  
OWNER ADDR: 04650      DULIN  
FALLBROOK CA      92028      RD  
0102105727818841624      LEGAL: 004 011R HODES SANDIA VISTA  
LAND USE:  
PROPERTY ADDR: 00000      MORRIS  
OWNER NAME: POPADIUC VASILE & ANA  
OWNER ADDR: 00053      GARDEN PARK  
ALBUQUERQUE NM      87107      NW  
0102105727817541625      LEGAL: A 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF  
RHODES LAND USE:  
PROPERTY ADDR: 00000      MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336      CANADA VISTA  
ALBUQUERQUE NM      87120      NW

PAGE 6

0102105728158141626  
0102105728115141601  
SANDIA LAND USE:

\*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
LEGAL: C RE PLAT OF LOTS 9 & 10 & 11 BLK 11 RHODES

ALBUQUERQUE NM  
0102105727310740809  
THR LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW  
87120

LEGAL: TRAC T B IN LAND DIVISION CERTIFICATE OF LOTS 1

ALBUQUERQUE NM  
010210571250703170111  
0102105703313730127  
CONT 0 LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293  
87102

\*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
LEGAL: TRAC T C- 5A FIRST REPLAT OF TOWNE PARK PLAZA

BENTONVILLE AR

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: SAM'S EAST INC #6672  
OWNER ADDR: 01301 SE 10TH  
72719

ST

QUIT

102105701617130126      LEGAL: TRACT C-4A FIRST REPLAT OF TOWN PARK PLAZA M/L OR 26,933  
SQ FT  
PROPERTY ADDR:            320 EUBANK NE  
  
OWNERS NAME:            H AND 3 22 WEST LLC  
OWNERS ADDR:            PO BOX 40366  
                                 DENVER, CO 80204

102105701619930125      LEGAL: TRACT C-3A FIRST REPLAT OF TOWN PARK PLAZA M/L OR 28,314  
SQ FT  
PROPERTY ADDR:            340 EUBANK BLVD NE  
  
OWNERS NAME:            SYSTEM CAPITAL REAL PROPERTY CORP  
OWNERS ADDR:            PO BOX 672346  
                                 HOUSTON, TX 77267

102105723930520148      LEGAL: TRACT 22 CORONADO VILLAGE ADDITION & PORTION VAC  
FREEWAY  
PROPERTY ADDR:            FREEWAY PL NE  
  
OWNERS NAME:            BOARD OF EDUCATION  
OWNERS ADDR:            PO BOX 25704  
                                 ALBUQUERQUE, NM 87125

102105729228242405      LEGAL: \*005 111 PRINCESS JEANNE PARK  
PROPERTY ADDR:            11416 FREEWAY PL NE  
  
OWNERS NAME:            SMITH KENNETH D ETUX  
OWNERS ADDR:            PO BOX 633  
                                 ELEPHANT BUTTE, NM 87935

102105727823342109      LEGAL: TRACT A IN LAND DIVISION CERTIFICATE OF LOTS 10 L K 12  
RHODES SANDIA  
PROPERTY ADDR:            716 MORRIS ST NE  
  
OWNERS NAME:            CITY OF ALBUQUERQUE  
OWNERS ADDR:            PO BOX 1293  
                                 ALBUQUERQUE, NM 87102

102105728523042113      LEGAL: \*18-A 12 REPLAT OF LOT 18 & PORTION LOT 19 RHODES  
PROPERTY ADDR:            715 GRETТА CT NE  
  
OWNERS NAME:            CHASE MANHATTAN BANK  
OWNERS ADDR:            PO BOX 1900  
                                 HATBORO, PA 19040

102105028622742110      LEGAL: \* 34 12 RHODES SANDIA VISTA SUMMARY PLAT OF LOT 12 OF  
RHODES SANDIA  
PROPERTY ADDR:            711 GRETТА NE  
  
OWNERS NAME:            CHARLES LAURA & SCOTT L  
OWNERS ADDR:            4437 GLENWOOD HILLS DR NE  
                                 ALBUQUERQUE, NM 87111

102105728158141626      LEGAL: \*B 11 REPLAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF VISTA  
PROPERTY ADDR:            612 MORRIS  
  
OWNERS NAME:            F R DODSON & ASSOCIATES INC  
OWNERS ADDR:            5336 CANADA VISTA NW  
                                 ALBUQUERQUE, NM 87120

102105727310740809

LEGAL: TRACT B IN LAND DIVISION CERTIFICATE OF LOTS S IVE BLOCK 4  
OF

PROPERTY ADDR: 514 MORRIS NE

OWNERS NAME: CITY OF ALBUQUERQUE

OWNERS ADDR: PO BOX 1293  
ALBUQUERQUE, NM 87102

1021057125070317011

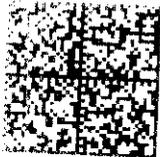
LEGAL: LAND IN THE S ½ OF SECTION 21 T1 ON R4E TOWNE P III & IV CONT.  
72

PROPERTY ADDR: N/A

OWNERS NAME: SANDIA FOUNDATION

OWNERS ADDR: 6211 SAN MATEO BLVD NE 100  
ALBUQUERQUE, NM 87109

# CITY OF ALBUQUERQUE



*EPD*

*CONTR 1900*

\$ 00.37<sup>00</sup>

MAILED FROM ZIP CODE

102105728523042113

CHASE MANHATTAN BANK  
PO BOX 1900  
HATBORO, PA 19040

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CONTR 1900 190402014 1904 21 10/31/05  
FORWARD TIME EXP RTN TO SEND  
:CONTIMORTGAGEEE  
PO BOX 1293  
SALT LAKE CITY UT 84165-0250  
RETURN TO SENDER

19040+2413-00 B093



## 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 to consider the following:

Distribution & Review – Current Land Use Matters for the August 18, 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, 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 # 1004309**

05EPC-01087 Zone Map Amendment

DAC ENTERPRISES, INC. agents for D & J SPICY FOODS, INC. request the above action for all or a portion of Tract Q2, Atrisco Business Park, a zone map amendment from R-1 & SU-1 for IP to C-2, located on COORS BLVD. NW, between FORTUNA RD. NW and DAYTONA RD. NW, containing approximately 1 acre. (J-10) Anna DiMambro, Staff Planner

**Project # 1004310**

05EPC-01088 Zone Map Amendment

DAC ENTERPRISES, INC. agents for JIM SAHD request the above action for all or a portion of Lot 7, **Volcano Cliffs**, a zone map amendment from O-1 to C-1, located on UNSER BLVD. NW, between SANTO DOMINGO ST. NW and MOJAVE ST. NW, containing approximately 1 acre. (E-10) Catalina Lehner, Staff Planner

**Project # 1000933**

05EPC-01096 Zone Map Amendment

CONSENSUS PLANNING, INC. agents for TS MCNANEY & ASSOCIATES request the above action for all or a portion of Tracts B1 & B2, **Manzano Mesa**, a zone map amendment from SU-1 C-1 to R-T, located on SOUTHERN BLVD. SE, between ELIZABETH and JUAN TABO, containing approximately 3 acres. (L-21) Elizabeth Pincus, Staff Planner

**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

**Project # 1003926**  
05EPC-01100 EPC Site Development Plan-  
Building Permit

Patrick Joseph Hoffman, request the above action for all or a portion of Lots 10 & 11, **Perea Addition**, zoned SU-1 for Bed & Breakfast, located on LOMAS NW, between 16TH ST. and FRUIT NW, containing approximately 1 acre. (J-13) Stephanie Shumsky, Staff Planner

**Project # 1004313**  
05EPC-01103 Zone Map Amendment

PHILLIPS EDISON & CO. agents for ROBERT SHERRY, PHILLIPS EDISON & C. request the above action for all or a portion of Tract 20A-1, **Paradise North**, a zone map amendment from SU-1/C-1 to SU-1/C-1 allowing Grocery Store w/Package Liquor Sales and Restaurant w/Full Service Liquor, located on the southwest corner of MCMAHON Blvd. NW and UNSER BLVD. NW, containing approximately 19 acres. (A-11) Elizabeth Pincus, Staff Planner

**Project # 1000089**  
05EPC-01106 EPC Site Development Plan-  
Subdivision  
05EPC-01107 EPC Site Development Plan-  
Building Permit

GEORGE RAINHART ARCHITECTS agents for RIVERSIDE PLAZA LTD. CO request the above actions for all or a portion of Tract 1-A-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) Stephanie Shumsky, Staff Planner

**Project # 1003812**  
05EPC-01112 EPC Site Development Plan-  
Subdivision  
05EPC-01113 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for GARCIA INVESTMENTS, requests the above actions for all or a portion of Tracts 83B3B, 87B1B, 87B2B, 88, 89A and 89B1, **MRGCD 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 Stallworth, Staff Planner

**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

**Project # 1000965**  
05EPC-01115 EPC Site Development Plan-  
Building Permit  
05EPC-01117 EPC Site Development Plan-  
Amendment to Subdivision

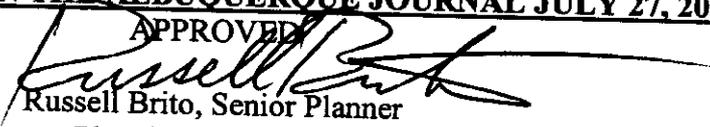
CONSENSUS PLANNING, INC. agent for ASW REALTY PARTNERS and ALUCIA DEVELOPMENT CORP. request the above actions for Tracts A and B, being a portion of **Andalucia at La Luz**, zoned SU-1 for PRD 5du/acre, located on COORS BLVD. NW, between NAMASTE ROAD and SEVILLA AVE. and containing approximately 28 acres of a 158-acre site. (F-11) Carmen Marrone, 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 12:00 and between 2:00 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

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JULY 27, 2005.**

APPROVED

  
Russell Brito, Senior Planner  
Planning Department

CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

**Meeting Date:** AUGUST 18, 2005  
**Zone Atlas Page:** K-21-Z  
**Notification Radius:** 100 Ft.

**Project#** 1000572  
**App#** 05EPC-01114  
**App#** 05EPC-01116

**Cross Reference and Location:** Chico Rd NE Between Eubank Blvd NE And Morris St. NE

**Applicant:** CENTEX HOMES  
**Address:** 5120 MASTHEAD NE  
ALBUQUERQUE NM 87109

**Agent:** CONSENSUS PLANNING, INC.  
**Address:** 924 PARK AVE SW  
ALBUQUERQUE NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 21 day prior to the meeting.**

**Date Mailed:** JULY 27, 2005

**Signature:** KYLE TSETHLIKAI

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1000572  
Application# DSEPC-01114

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	189-188	301-37	✓ DP
		173-242	35	✓ MP
		140-278	36	✓ DP
		246-197	32	✓ DP
		246-217	33	✓ DP
		238-236	34	✓ DP
		252-243	35	✓ DP
		122-155	31	✓
		065-162	29	✓ MP
		076-207	28	✓ MP
		079-277	20	✓
		125-070	317-0161	✓
		281-151	416-01	✓ MP
		278-205	21	✓ DP
		278-195	22	✓ DP
		278-188	24	✓
		278-175	25	✓ MP
		278-158	26	✓ DP
		273-107	408-09	✓ COA
		274-250	421-07	✓
		278-233	09	✓ COA
		271-292	424-01	✓
		274-289	02	✓
		281-287	03	✓





mainframe@coa1mp3.c  
abq.gov

07/20/2005 03:11 PM

To:  
cc:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE

1  
01021057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105718918830137 LEGAL: LOT 3 PL AT OF LENKURT PROPERTIES CONT 21.5200  
AC LAND USE:

PROPERTY ADDR: 00000 CHICO  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
75093

PLANO TX  
0102105717324230130 LEGAL: LOT 1-B PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
PR LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY  
75024

PLANO TX  
0102105714027830136 LEGAL: LOT 5-A PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
PR LAND USE: DR

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY  
75024

PLANO TX  
0102105724619730132 LEGAL: LOT 8 PL AT OF LENKURT PROPERTIES CONT 1.5350 AC  
LAND USE: DR

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
75093

PLANO TX  
0102105724621730133 LEGAL: LOT 7 PL AT OF LENKURT PROPERTIES CONT 1.2600 AC  
LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CINEMARK USA INC  
OWNER ADDR: 03900 N DALLAS PARKWAY  
75093

PLANO TX  
0102105723823630134 LEGAL: LOT 2 PL AT OF LENKURT PROPERTIES CONT .8690 AC  
LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY  
75024

PLANO TX  
0102105725224330135 LEGAL: LOT 6 PL AT OF LENKURT PROPERTIES CONT 2.2590 AC  
LAND USE: DR

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY  
75024

PLANO TX  
0102105712215530131 LEGAL: LOT 4A P LAT OF TRACTS B-3A-1 & LOT 4A TOWNE  
PARK P LAND USE: DR

PROPERTY ADDR: 00000 CHICO  
OWNER NAME: SAM'S EAST INC  
OWNER ADDR: 00702 SW 8TH  
72716

BENTONVILLE AR ST

0102105706516230129 TOWNE LAND USE: LEGAL: TRAC T B-3A-1 PLAT OF TRACTS B-3A-1 & LOT 4A

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: TOWNE PARK PLAZA  
OWNER ADDR: 00446 SAN BERNARDINO AV

NEWPORT BEACCA

0102105707620730128

0102105707927730120

0102105712507031701L1 PH LAND USE:

92663  
\*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
\*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
LEGAL: LAND IN THE S 1/2 OF SEC 21 T10N R4E TOWNE PARK

PROPERTY ADDR: 00000  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 00700 LOMAS

ALBUQUERQUE NM

0102105728115141601

SANDIA LAND USE:

87102  
LEGAL: C RE PLAT OF LOTS 9 & 10 & 11 BLK 11 RHODES

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA

ALBUQUERQUE NM

0102105727820541621

VISTA LAND USE:

87120  
LEGAL: X 00 11RE PLAT LOTS 1 2&3 BLK 11 RHODES SANDIA

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: DEEDS ORLO & NETA  
OWNER ADDR: 04650 DULIN

FALLBROOK CA

0102105727819541622

VI LAND USE:

92028  
LEGAL: Y 00 11RE PLAT OF LOTS 1 2 3 BLK 11 RHODES SANDIA

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: DEEDS ORLO & NETA  
OWNER ADDR: 04650 DULIN

FALLBROOK CA

0102105727818841624

LAND USE:

92028  
LEGAL: 004 011R HODES SANDIA VISTA

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: POPADIUC VASILE & ANA  
OWNER ADDR: 00053 GARDEN PARK

ALBUQUERQUE NM

0102105727817541625

RHODES LAND USE:

87107  
LEGAL: A 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA

ALBUQUERQUE NM

0102105727815841626

RHODES LAND USE:

87120  
LEGAL: B 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA

ALBUQUERQUE NM

0102105727310740809

THR LAND USE:

87120  
LEGAL: TRAC T B IN LAND DIVISION CERTIFICATE OF LOTS 1

PROPERTY ADDR: 00000 GEORGIA  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM

87102

PAGE 3

0102105727425042107 LAND USE: LEGAL: 009 012R HODES SANDIA VISTA  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: VAN NIEUWENBORG BEN  
OWNER ADDR: 00720 MORRIS 87123 ST NE

ALBUQUERQUE NM  
0102105727823342109 THRU 1 LAND USE: LEGAL: TR A IN LAND DIVISION CERTIFICATE OF LTS 10  
PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293 87102

ALBUQUERQUE NM  
0102105727129242401 LAND USE: LEGAL: 001 111P RINCESS JEANNE PARK  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BIRD DANNY W & BONNIE S  
OWNER ADDR: 11400 FREEWAY 87123 PL NE

ALBUQUERQUE NM  
0102105727628942402 LAND USE: LEGAL: 002 111P RINCESS JEANNE PARK  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: SWISHER MICHAEL L & LUCAS  
OWNER ADDR: 11404 FREEWAY 87123 PL NE

ALBUQUERQUE NM  
0102105728128742403 LAND USE: LEGAL: 003 111P RINCESS JEANNE PARK  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: TERRYDALE INC  
OWNER ADDR: 03430 DAKOTA 87110 NE

ALBUQUERQUE NM  
0102105715134520103 TRS LAND USE: LEGAL: TR 4 -C2- C HORNE DEVELOPMENT ADDITION (PLAT OF  
PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: BB PROPERTY COMPANY  
OWNER ADDR: 07601 PENN 55423 AV SO

RICHFIELD MN  
0102105718832620104 TRS LAND USE: LEGAL: TR 4 -C2- B HORNE DEVELOPMENT ADDITION (PLAT OF  
PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: SUSA PARTNERSHIP L P  
OWNER ADDR: PO BOX 4900 DEPT 201 85261

SCOTTSDALE AZ  
0102105723930520148 PL LAND USE: LEGAL: TR 2 2 CO RONADO VILLAGE ADDN & POR VAC FREEWAY  
PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704 87125

ALBUQUERQUE NM  
QUIT

PAGE 4

102105707620730128      LEGAL: TRACT B-2A-1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNING A REPLAT  
OF TRACT  
PROPERTY ADDR:      3303 EUBANK BLVD NE  
  
OWNERS NAME:      TOWNE PARK PLAZA  
OWNERS ADDR:      446 SAN BERNARDINO AVE  
NEWPORT BEACH CA 92663

102105707927730120      LEGAL: TRACT B-1A-1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNING A REPLAT  
OF TRACT  
PROPERTY ADDR:      400 EUBANK BLVD NE  
  
OWNERS NAME:      WAL-MART STORES EAST, INC  
OWNERS ADDR:      1304 S.E. 10TH STREET  
BENTONVILLE AR 72712

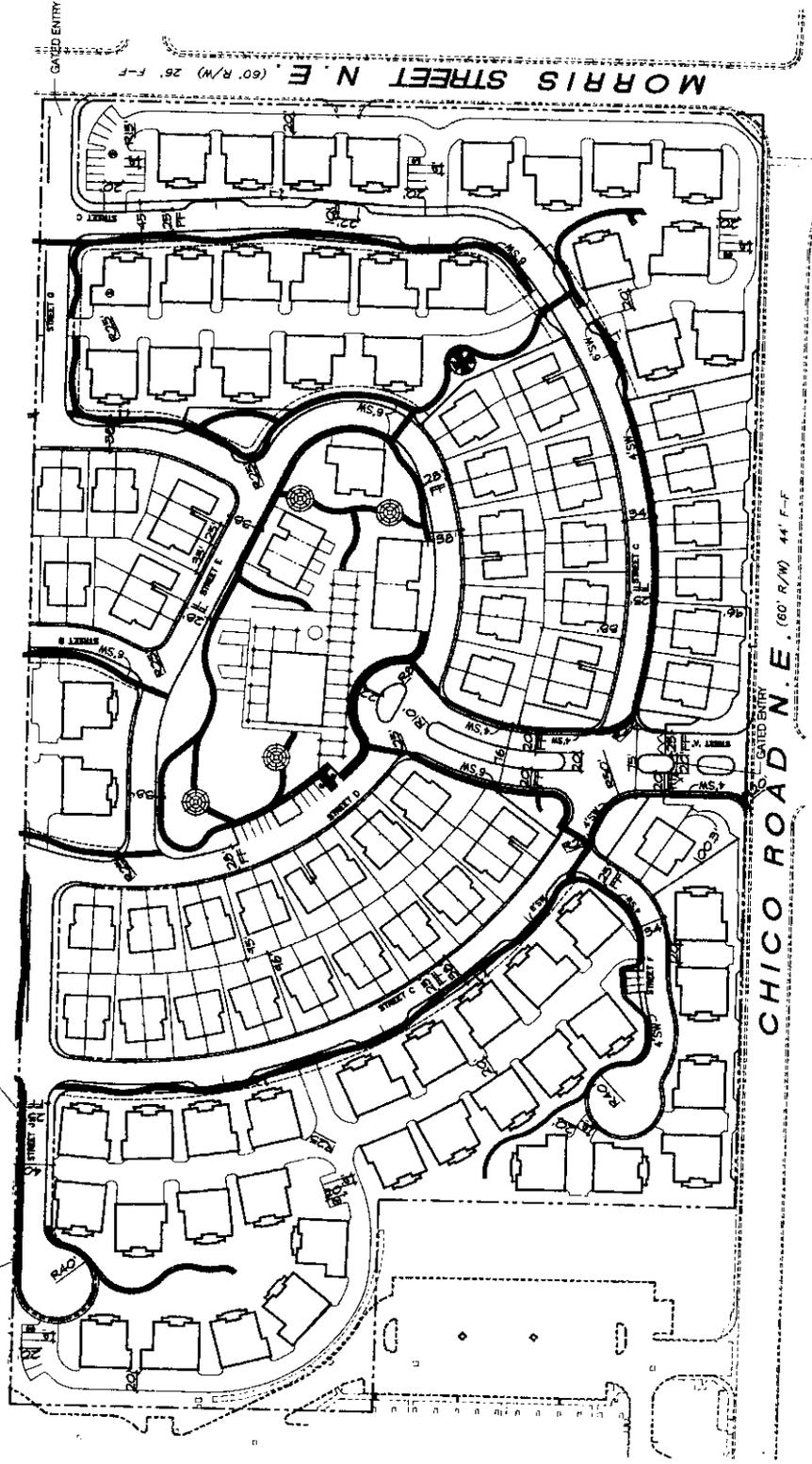
**SITE VICINITY**



SITE

GATED PEDESTRIAN ENTRY

5 PERIMETER WALL



**Site Information:**

The site covers approximately 24.3 acres. The final description for the site is 3.7 and 0.7 Acreland Proprietary.

**Proposed Use and Zoning:**

Approximately 31 townhomes and 35 duplex units comprising approximately 66 townhomes and 35 duplex units are proposed on the site. The townhomes will be constructed of double, triple and quad units. The duplexes will be 2 1/2 stories. The site also contains Private Open Space and a Clubhouse/Recreational building. The proposed zoning is S-U-1 (PUD). Close proximity to the existing residential area will be maintained. The community will be a mix of detached and attached housing and will be designed to be a self-contained neighborhood.

**Provisional and Vehicular Access:**

Provisional and vehicular access to the development will be off of Chico Road N.E. Access to the development will be provided along Chico Avenue N.E. to the northeast of the primary entrance. Other subdivisions are planned. All private roadways will be private.

**PEDESTRIAN ACCESS:**

Provisional access will be provided direct access to the development from the existing sidewalk along Chico Road N.E. and Chico Avenue N.E. These sidewalks will be gated and restricted to pedestrian use only. Pedestrian access shall be provided by sidewalks constructed within private roadway easements. Pedestrian circulation will be provided by sidewalks and paths. Sidewalks shall lead from the parking areas to each house or townhome unit. The paths through the site shall be ADA compliant.

**BIKEWAY ACCESS:**

A bicycle trail is located north of the site as shown on the site plan.

**TRANSIT ACCESS:**

The site is currently not on a direct transit route. However, it is located within walking distance of Albuquerque Bikes, Light Rail (Route #2) and the Development Process. Internal roads will be designed and built in compliance with the Development Process. Local roads will provide length to serve the development and provide access to each home and access to parking areas that serve its additional guest parking for the townhomes.

**PARKING:**

Parking will be provided in compliance with 14-165.1 of the City of Albuquerque Comprehensive Zoning Code. Additional guest parking will be provided in the form of a shared parking area located throughout the Provisional Community. There are 81 additional guest parking spaces provided within the Provisional Community.

**Landscaping Plan:**

The Landscaping Plan (see sheet 3) provides street trees within the development. Street trees will also be provided on the main road along Chico Avenue. Street trees will also be provided on the main road along Chico Avenue.

**PROJECT NUMBER:**

APPROVED BY:

DATE:

**SITE DEVELOPMENT PLAN FOR PRD  
THE PRESIDIO**

Prepared by:  
Cypress Homes,  
Albuquerque, NM 87109

Reviewed by:  
City of Albuquerque,  
Albuquerque, NM 87102

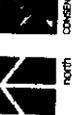
Prepared by:  
Cypress Homes,  
Albuquerque, NM 87109

Reviewed by:  
City of Albuquerque,  
Albuquerque, NM 87102

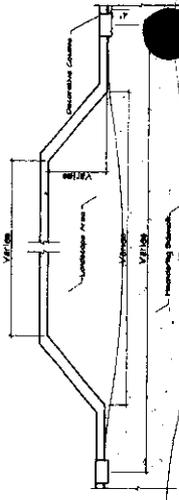
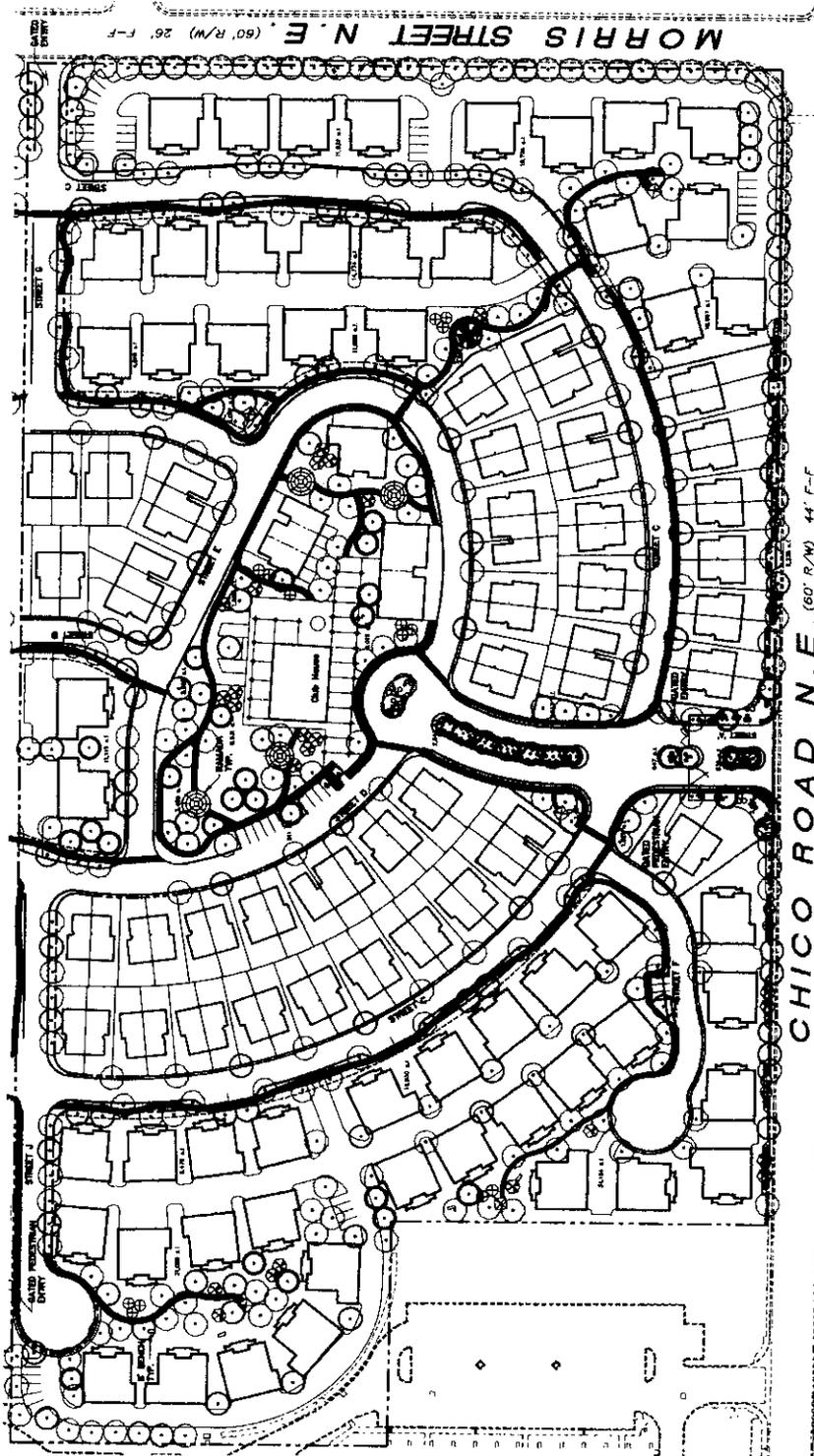
Prepared by:  
Cypress Homes,  
Albuquerque, NM 87109

Reviewed by:  
City of Albuquerque,  
Albuquerque, NM 87102

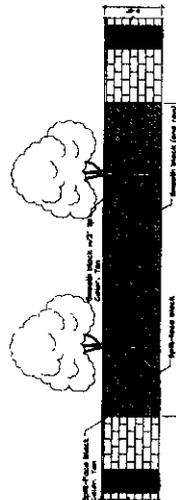
Scale 1" = 60'







Plan View - Perimeter Wall  
Scale 1" = 60'



Elevation - Perimeter Wall  
Scale 1" = 60'

**REGULATION SYSTEM**  
 Irrigation system standards outlined in the Water Conservation Landscaping and Water Use Ordinance shall be strictly adhered to. A fully automated irrigation system shall be installed for all landscaped areas. A temporary spray system will be provided to establish the native seeded areas.

**MAINTENANCE RESPONSIBILITY**  
 Maintenance of the landscaping and irrigation system, including those areas within the public ROW, shall be the responsibility of the Owner.

**LANDSCAPE NOTE**  
 The site plan shall include the provision of high water table areas. The Owner shall be responsible for the provision of high water table areas. The Owner shall be responsible for the provision of high water table areas. The Owner shall be responsible for the provision of high water table areas.

# LANDSCAPE PLAN THE PRESIDIO

- Prepared by:  
 GreenSource, Inc.  
 128 Morris Street NE  
 Albuquerque, NM 87109
- Reviewed by:  
 GreenSource, Inc.  
 128 Morris Street NE  
 Albuquerque, NM 87109
- Approved by:  
 GreenSource, Inc.  
 128 Morris Street NE  
 Albuquerque, NM 87109
- Approved by:  
 GreenSource, Inc.  
 128 Morris Street NE  
 Albuquerque, NM 87109

## LANDSCAPE AREA

2004.07.15.04.000

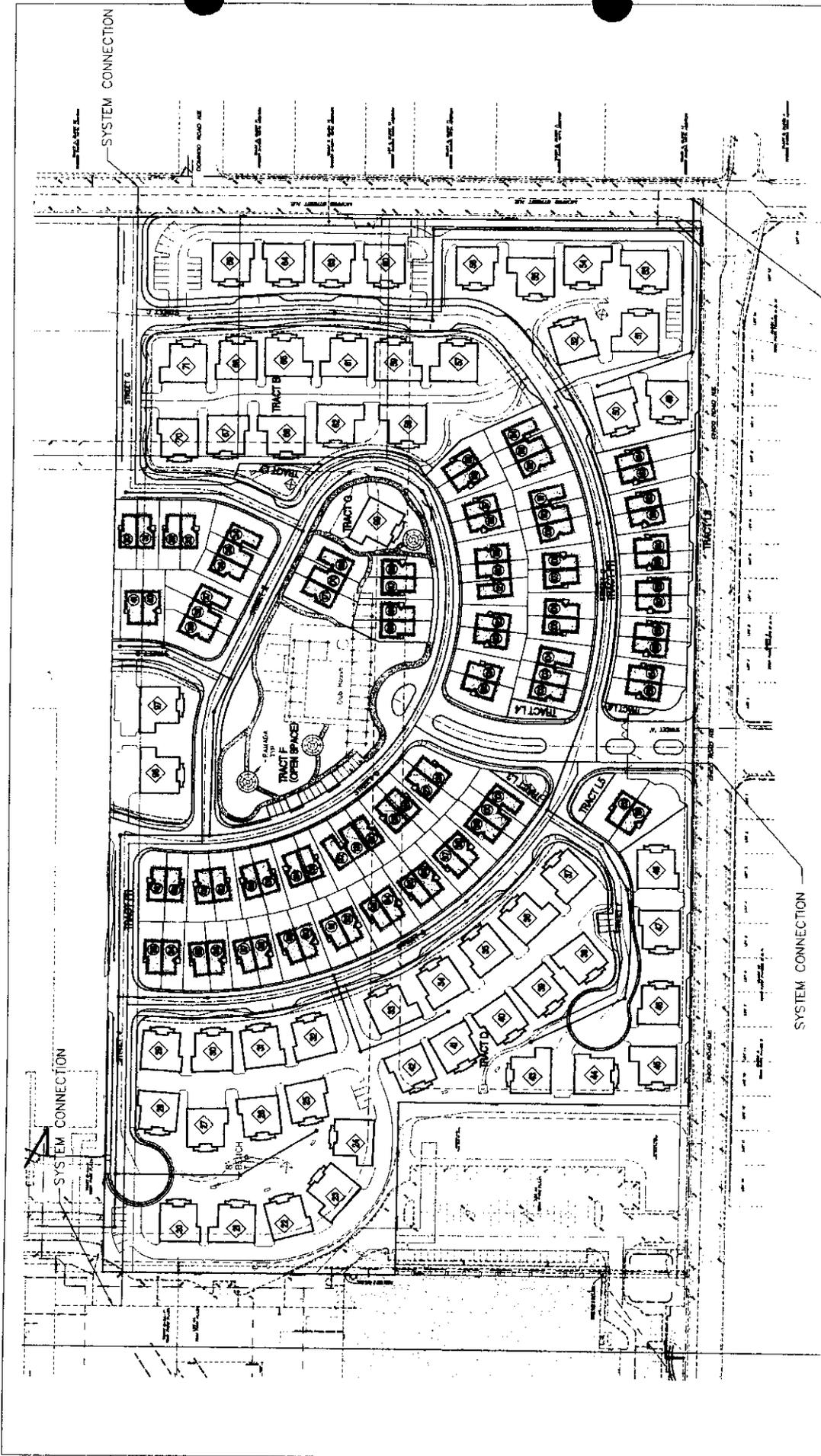
- GENERAL LANDSCAPE NOTES**
1. Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
  2. The Contractor shall notify the Owner's Representative for consultation prior to proceeding on any portion of work.
  3. All planting areas are to have seeds and competitive vegetation removed prior to planting.
  4. All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
  5. Plant quantities are provided for Contractor's convenience only. Plants shall take the Owner's Representative's approval of all plants selected prior to planting. In addition, the Owner's Representative reserves the right to reduce any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions.
  6. The Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
  7. The Contractor shall be in accordance with all City of Albuquerque Standard Specifications (Section 9005 - Irrigation) and Division 2 (Section 2100 - Planting - 2100.1, 2100.2, 2100.3, 2100.4, 2100.5, 2100.6, 2100.7, 2100.8, 2100.9, 2100.10, 2100.11, 2100.12, 2100.13, 2100.14, 2100.15, 2100.16, 2100.17, 2100.18, 2100.19, 2100.20, 2100.21, 2100.22, 2100.23, 2100.24, 2100.25, 2100.26, 2100.27, 2100.28, 2100.29, 2100.30, 2100.31, 2100.32, 2100.33, 2100.34, 2100.35, 2100.36, 2100.37, 2100.38, 2100.39, 2100.40, 2100.41, 2100.42, 2100.43, 2100.44, 2100.45, 2100.46, 2100.47, 2100.48, 2100.49, 2100.50, 2100.51, 2100.52, 2100.53, 2100.54, 2100.55, 2100.56, 2100.57, 2100.58, 2100.59, 2100.60, 2100.61, 2100.62, 2100.63, 2100.64, 2100.65, 2100.66, 2100.67, 2100.68, 2100.69, 2100.70, 2100.71, 2100.72, 2100.73, 2100.74, 2100.75, 2100.76, 2100.77, 2100.78, 2100.79, 2100.80, 2100.81, 2100.82, 2100.83, 2100.84, 2100.85, 2100.86, 2100.87, 2100.88, 2100.89, 2100.90, 2100.91, 2100.92, 2100.93, 2100.94, 2100.95, 2100.96, 2100.97, 2100.98, 2100.99, 2100.100).

## PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Height/Spread Feet/Inches	Water Use	Symbol	Scientific Name Common Name
1	⊗	<i>Chilodactylus</i> Common Name	8 gallon	8' H x 8' W	Low	⊗	<i>Artemisia tridentata</i> Sagebrush
2	⊙	<i>Quercus macrocarpa</i> White Oak	7' (B)	8' H x 8' W	Low	⊙	<i>Prosopis juliflora</i> Silky Wattle
3	⊙	<i>Quercus macrocarpa</i> White Oak	7' (B)	8' H x 8' W	Medium	⊙	<i>Prosopis juliflora</i> Silky Wattle
4	⊙	<i>Quercus macrocarpa</i> White Oak	7' (B)	8' H x 8' W	Medium	⊙	<i>Prosopis juliflora</i> Silky Wattle
5	⊙	<i>Quercus macrocarpa</i> White Oak	7' (B)	8' H x 8' W	Medium	⊙	<i>Prosopis juliflora</i> Silky Wattle
6	⊙	<i>Quercus macrocarpa</i> White Oak	7' (B)	8' H x 8' W	Low	⊙	<i>Prosopis juliflora</i> Silky Wattle







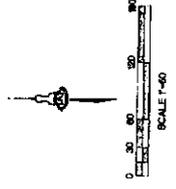
**SAACSON & ARMAN, P.A.**  
 Consulting Engineers & Architects  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: 404.525.1100  
 Fax: 404.525.1101  
 Website: www.saacson.com

**CONCEPTUAL UTILITY PLAN**

SYSTEM CONNECTION

SYSTEM CONNECTION

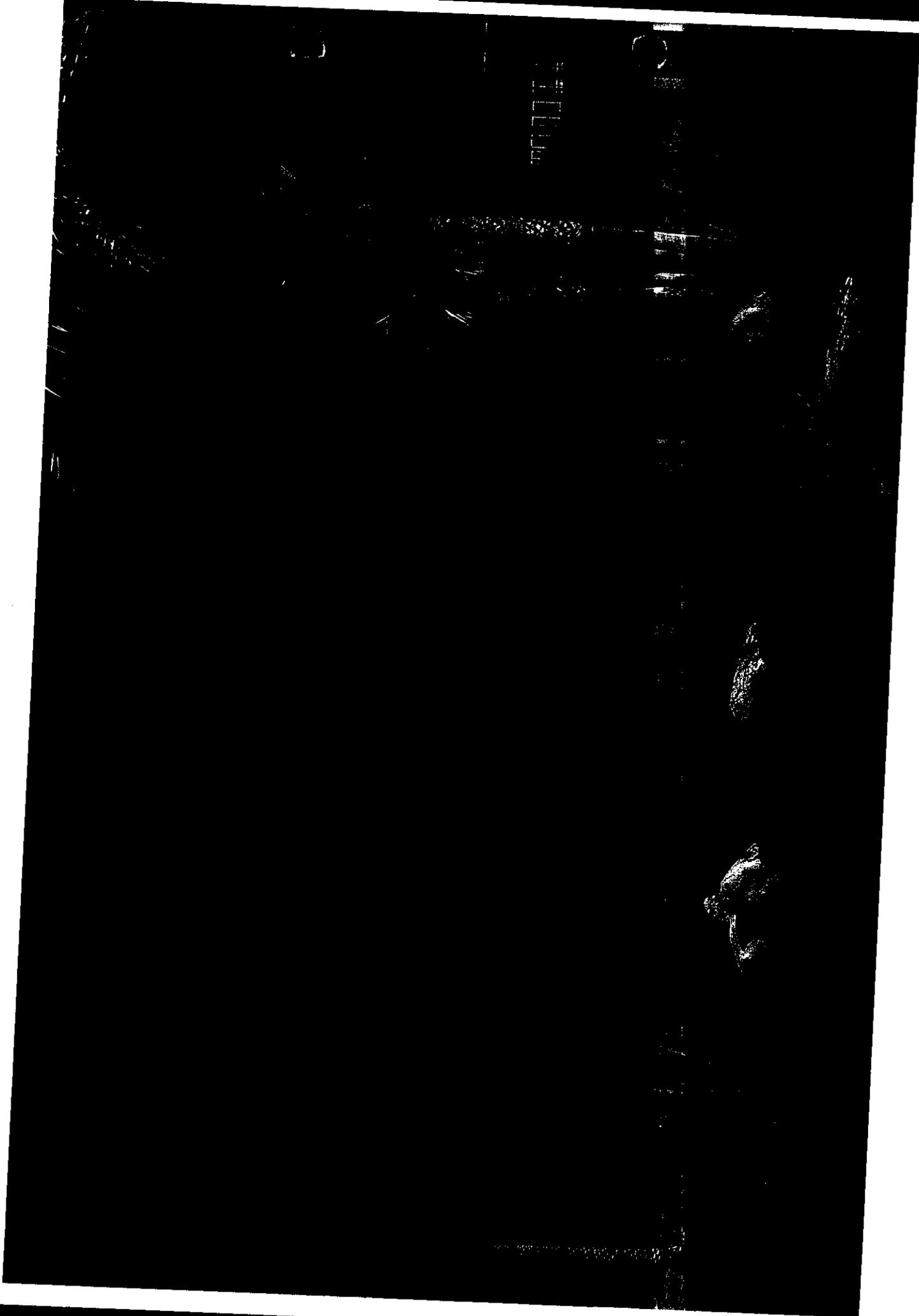
SYSTEM CONNECTION



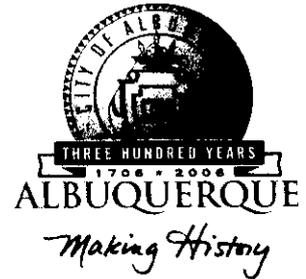
- NOTES:**
1. ALL MATERIALS ARE 6" DIA UNLESS NOTED.
  2. EXISTING UTILITIES SHALL BE DELETED PER LOCAL REQUIREMENTS.
  3. ALL SANITARY SEWER LINES ARE 6" DIA.







# CITY OF ALBUQUERQUE



December 14, 2005

City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Martin J. Chavez, Mayor

Paul A. Ledbetter, Esq.  
Real Estate Counsel  
CineMark, Inc.  
3900 Dallas Parkway, Suite 500  
Plano, TX 75093

RE: Termination of Site Development Plan for Subdivision-501 Morris NE (the Lenkurt site)

Dear Mr. Ledbetter,

This correspondence is in reference to the approximately 43 acres of land commonly known as the Lenkurt Properties. On October 16, 1998, the Environmental Planning Commission (EPC) approved a site development plan for subdivision which created eight lots for retail uses including a movie theater (Z-98-114). It is our understanding that no building permits have been procured for this site development plan.

P.O. Box 1293

Albuquerque

I want to inform you that this site development plan for subdivision has become void per Zoning Code 14-16-3-11(C)(1), which states that a site development plan for undeveloped areas shall terminate automatically seven years after adoption of the plan. Therefore, the site development plan for subdivision approved on October 16, 1998 became void as of October 16, 2005.

New Mexico 87103

The City will proceed to terminate the existing subdivision improvement agreement (SIA) and release the municipal lien that currently encumbers the property.

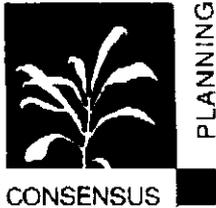
[www.cabq.gov](http://www.cabq.gov)

If you have questions, you may contact Assistant City Attorney Kevin Curran at (505) 924-3995. Thank you.

Sincerely,

Richard W. Dineen, AIA, Director  
Planning Department

Cc: Kevin Curran, City Legal Department  
Richard Dourte, City Planning Department  
David Landry, Centex Homes  
Dave Little, CineMark, Inc.  
John Salazar, Rodey Law Firm  
Jim Strozier, Consensus Planning  
Mark Sullivan, Barrett Lane Investments (BLI)



October 5, 2005

Catalina Lehner, AICP  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

RE: Project # 100572, 05EPC-01114, 05EPC-01116

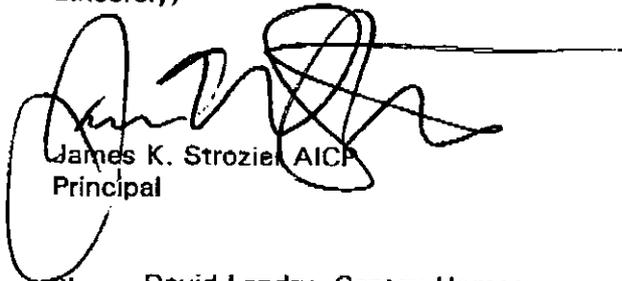
302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to seek a 30-day deferral to the November EPC hearing for the project referenced above. The basis for the deferral is that we are in the process of redesigning the site plan and reducing the size of the project. We anticipate resubmitting the drawings on October 6, 2005.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier", is written over a horizontal line. The signature is stylized and somewhat abstract.

James K. Strozier, AICP  
Principal

c: David Landry, Centex Homes

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



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.

**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,  
  
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



October 3, 2005

Catalina Lehner, AICP  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

RE: PROJECT #100572, 05EPC-01114, 05EPC-01116

Dear Ms. Lehner:

The purpose of this letter is to amend our existing submittal for zone map amendment and Site Plan for PRD. We requested a 60-day deferral in August for the project in order to work out neighborhood issues and to continue to conduct due diligence on the site. In response to these issues, the site plan has been revised. The revisions include the following:

- The request now only applies to Tracts 3, 7, and 8, Lenkurt Properties. The previous request included several other tracts to the north.
- The request now covers 24.32 acres, a reduction of approximately 17.68 acres from the previous request;
- The site will be comprised of 263 townhome units. The previous request was comprised of a combination of condominium units and townhomes. The developer has decided to focus on developing townhomes exclusively on the site. The Townhome units themselves will be a combination of duplexes, tri-plexes, and four-plexes;
- The clubhouse site has been reconfigured;
- Alleys previously shown on the original submittal have been eliminated; and
- Guest parking areas have been reconfigured. There are now approximately 91 guest parking spaces.

This request for a zone map amendment from SU-1 IP to SU-1 PRD zoning remains. The community will continue to be gated with all internal streets remaining private and maintained by the Homeowners Association. Since the site is no longer abutting Interstate 40 and the bike trail, no connection to the trail is shown. There will still be a secondary gated access on the northwest of the site that leads to an easement on the western property boundary of the property to the north of the site. This easement provides access to Copper Boulevard SE.

PRINCIPALS

*Karen R. Marcotte, AICP*  
*James K. Strozier, AICP*  
*Christopher J. Green, ASLA*

ASSOCIATES

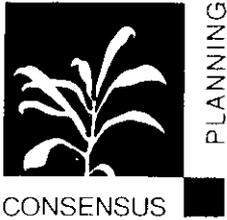
*Jacqueline Fishman, AICP*



The arguments for the zone map amendment that were made in the justification still hold true for this amendment. The basis of the zone map amendment is that this request would be more beneficial for the surrounding community for the following reasons:

- Only half of the original request will be utilized for residential development, leaving the original zoning on the portion between the site and Interstate 40. As a result, the amended request would:
  - Still allow for the development of industrial uses adjacent to the Interstate;
  - The higher density townhomes will provide a suitable buffer between the industrial portion and the existing Towne Park community;
  - The development comprised of all townhomes will bring about more stability in the area since residents will own their units and lots; and
  - The development is now less dense than originally proposed.
- While the Siemen's plant was developed in the area first, prior to residential development, industrial uses ceased on the site when the plant closed. Industrial uses have not been initiated since the closing, leaving only vacant land in its place. The closing of the plant now presents an opportunity to change the zoning to a type of use that is more compatible with the residential neighborhoods to the south and east.
- Chico is a local road not served by Transit. Retention of the current zoning could potentially mean that a major employer could locate on the site without adequate access to transit as a transportation alternative for their employees, contrary to City goals for the community.
- The City prefers transitions between more intense and less intense land uses. Currently there is no transition between the Wal-Mart/Sam's Club site, the subject site (zoned for industrial uses), and the Towne Park residential development. As a result, the request also furthers policy h under the Developing and Established Urban section of the *Comprehensive Plan*. The request provides the transition between the more intensive uses and the Interstate to Towne Park.
- If approved, the request would allow for a gated community comprised of townhomes and condominium units which range in price from \$135,000 to \$180,000. The community will also have amenities such as a clubhouse, open space areas, and shade structures. The development will add value to the surrounding residential areas.

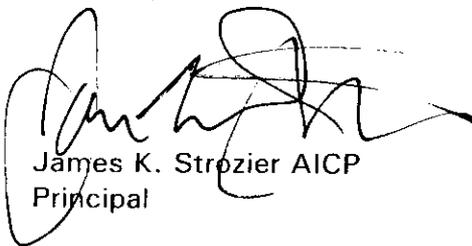
- Access is inadequate for industrial development. Primary access would more than likely have to be taken off of Chico Road NE, which is considered to be a local residential street. In order to reach the subject site, large industrial trucks would have to pass through this street and disrupt the stability of the neighborhood.
- The site does not have frontage along or direct access to an arterial, which are more appropriate for industrial development.
- Since the closing of the Siemen's site, the site was marketed to other industrial users without success. Industrial users have opted to locate in other areas of Albuquerque with better freeway or arterial access such as the Sandia Science and Technology Park, the Journal Center, or the Atrisco Business Park. Industrial land in this area does not appear to be in great demand.
- There is also City precedence for converting industrial land zoned SU-1 IP to commercial and residential in the area. Several properties north of southern have been rezoned to residential uses, mainly as a result of the emergence of the Sandia Science and Technology Park. The City has expressed a strong desire for industrial uses to be located at the Sandia Science and Technology Park.
- If the current zoning remains, the chances are greater that the site will remain vacant, which in turn, may attract typical nuisances associated with vacant land in urban areas. These include vagrancy, trash accumulation, and illegal dumping.
- Residential development on this site will be more compatible with the land uses located to the east and south.
- Development of the site would be classified as infill development that is already served by existing utilities. It also represents new residential development in a relatively older part of the City, located on the east side and within the 1960s boundaries. The infill study recognized that antiquated zoning constituted a barrier to infill development. The site was zoned for industrial development in 1969. If this request is denied, the chances are strong that this location will remain vacant.
- Residential development at this location would also support commercial uses existing along Eubank. The subject site is also within close proximity to the developing Sandia Science and Technology Park, Kirtland Air Force Base, and Sandia National Labs meaning that residents living here could potentially find employment options at the Park, thereby reducing the need for longer distance trips for both work and shopping.



- Development that occurs on the site would be site plan controlled given the SU-1 PRD designation.
- The site was approved for a Cinemark multi-screen theater in 1998 consistent with the existing zoning. The theater, however, was never built (Z-98-114). The Towne Park Neighborhood Association and Towne Park Homeowners Association strongly opposed the approval citing air quality, traffic, noise, and lighting impacts that the site would have on the adjacent residential areas. Town home and condominium development would generate less traffic and would not negatively impact air quality, noise, and lighting. Reference to this case is relevant to this request since the Towne Park Neighborhood Association and Towne Park Homeowners Association were both strongly opposed to this request. It has been stated that the reason the project was never developed was due to poor access and the costs for corrective measures to improve the access.
- Conversely, the same issues raised by the neighborhood during the Cinemark case would emerge if the current zoning remained as an industrial or heavy commercial use was proposed for the site.
- The previous case, Z-98-114 (EPC) approved a Cinemark theater, which would have utilized the majority of the subject site. Plans were in place to construct a multi-screen theater that took access from Chico and Copper. This project would have brought increased traffic to the neighborhood and decreased the neighborhood stability.

The request continues to conform to several policies of the Comprehensive Plan and Resolution 270-1980, all of which were outlined in the previous justification. Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



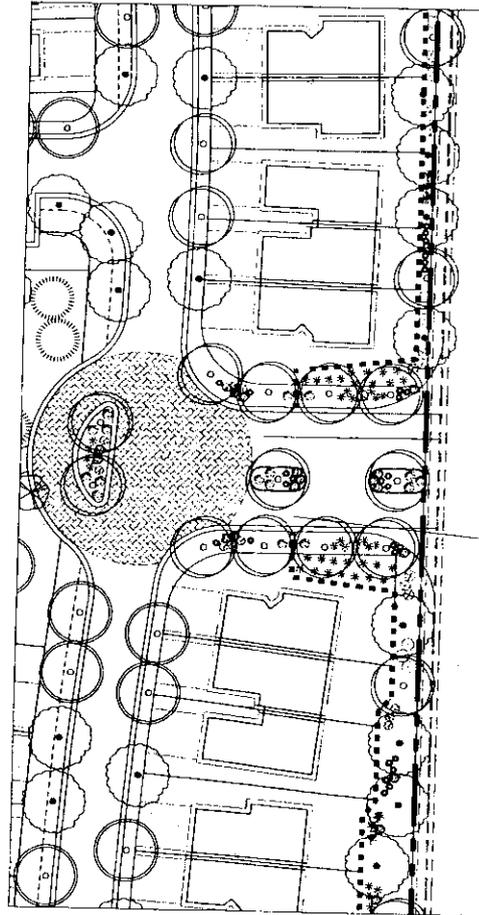
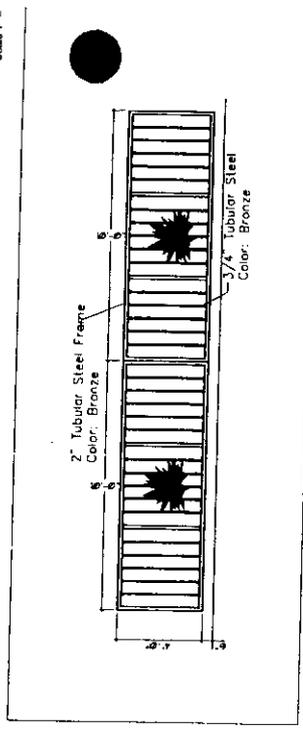
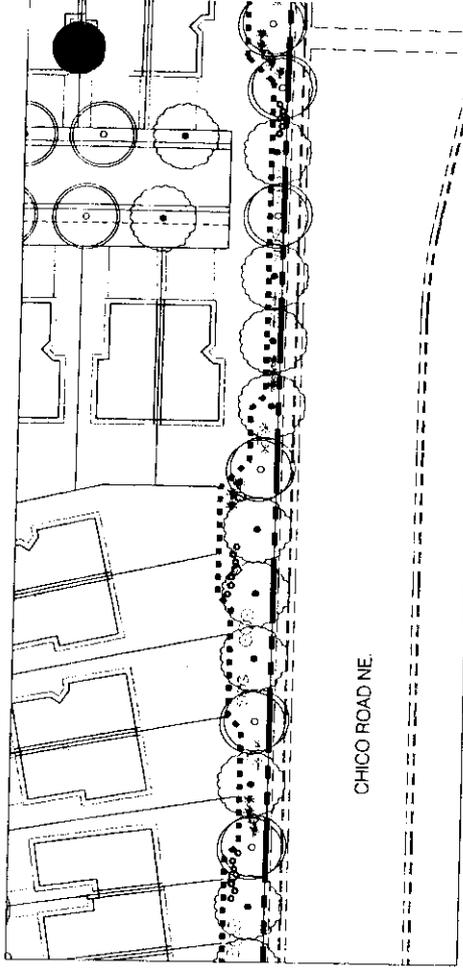
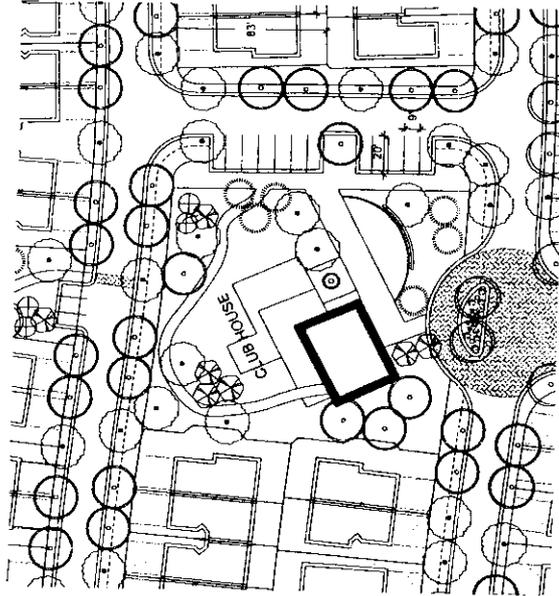
James K. Strozier AICP  
Principal

c: David Landry, Centex Homes







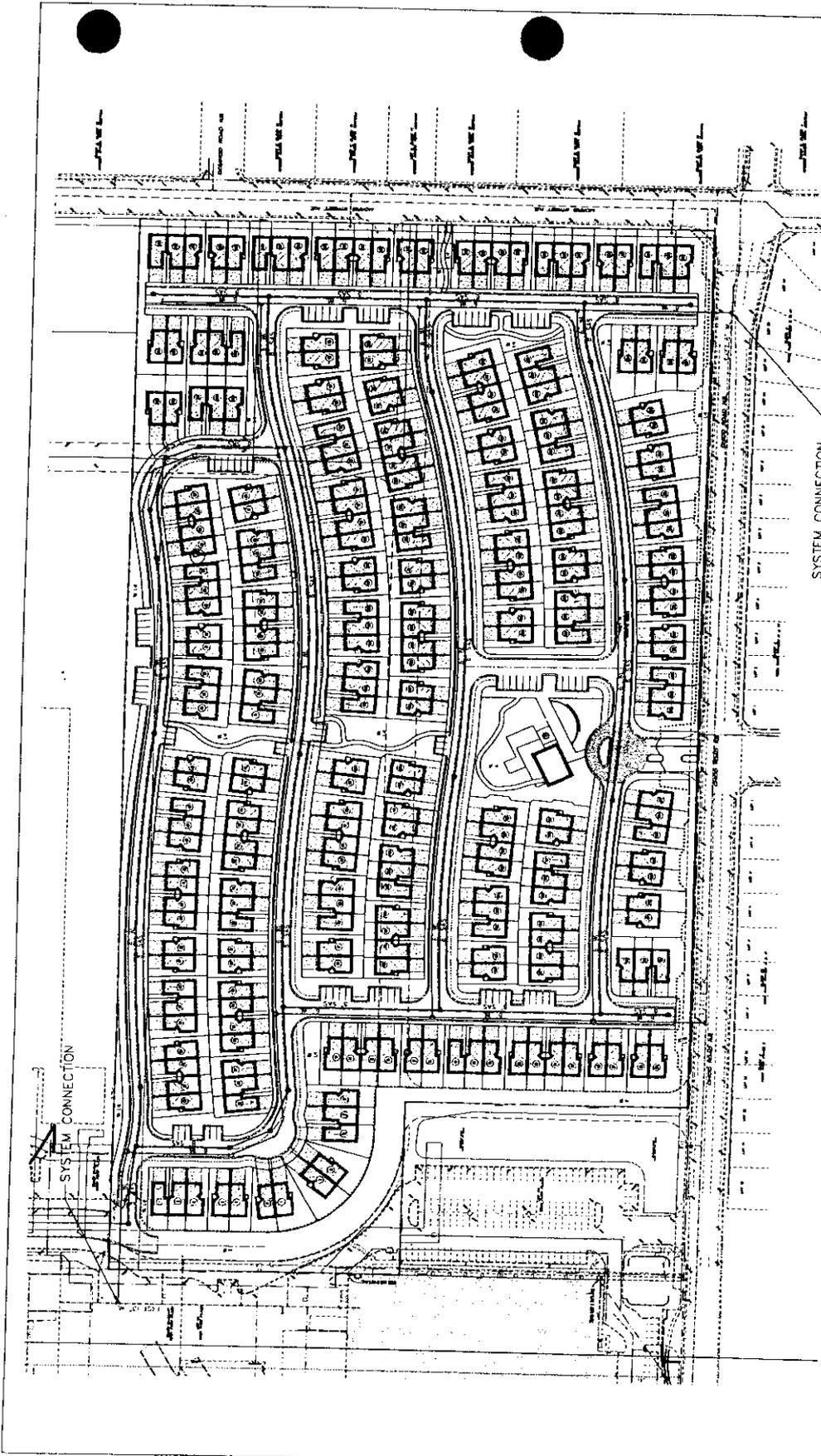


CONCEPTUAL LANDSCAPE PLAN  
**THE PRESIDIO**

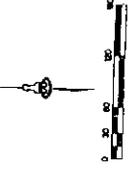
Prepared by:  
Cynthia Harnish  
5120 Mainhead NE  
Albuquerque, NM 87109

Prepared by:  
Consensus Planning, Inc.  
307 8th Street SW  
Albuquerque, NM 87102

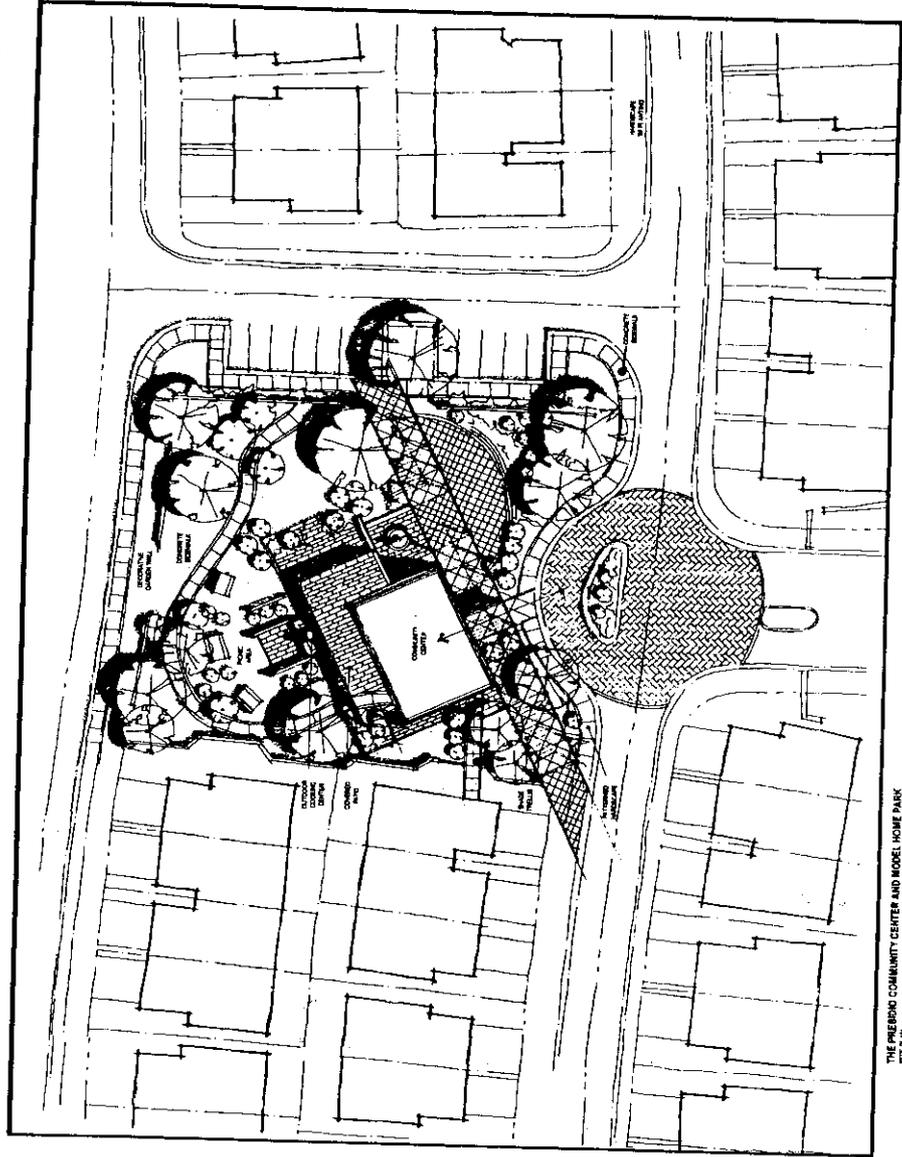




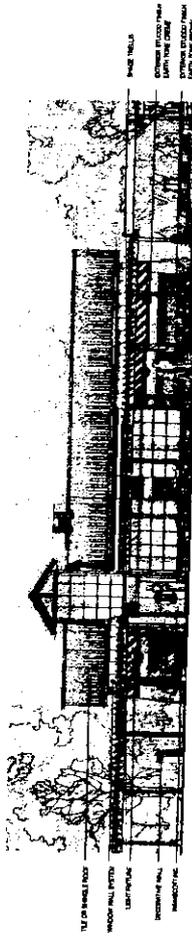
UNIT COUNT	DENSITY
28 BLDGS	79 UNITS
29 BLDGS	87 UNITS
30 BLDGS	92 UNITS
31 BLDGS	255 UNITS



- NOTES:
1. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
  2. ALL DIMENSIONS SHOWN SHALL BE TO CENTERLINE UNLESS NOTED OTHERWISE.
  3. ALL DIMENSIONS SHOWN UNLESS NOTED OTHERWISE.



THE HERITAGE COMMUNITY CENTER AND MODEL HOME PARK  
SITE PLAN



ELEVATION  
 HERITAGE COMMUNITY CENTER  
 1/4" = 1'-0"



November 2, 2005

VIA FEDERAL EXPRESS

Environmental Planning Commission  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102  
Attn: Jens Deichmann - Chairman

**RE: Cinemark USA, Inc.  
Project 6094.81 (Lenkurt Properties)  
#282 Albuquerque, NM**

Mr. Chairman:

On November 17, 2005, the Environmental Planning Commission is scheduled to hear a request from Centex Homes for an amendment to the Zoning Map (Project #100572) on approximately 43 acres of land, commonly known as the Lenkurt Properties. I believe you and the Commission are aware that Cinemark USA, Inc. ("Cinemark") is the owner of approximately 24.32 of those acres which are currently under contract to Centex Homes.

In April of 1999, site plan approval was granted to Cinemark for the construction of a movie theatre on its 24.32 acres (Project 6094.81). Subsequent to this approval, a decision was made not to proceed with the theatre project. Since that time the property has remained vacant.

Please consider this letter as Cinemark's formal request to abandon the previously approved subdivision and to approve the change in zoning as requested by Centex Homes.

Sincerely,

Margaret E. Richards  
Vice President-Real Estate

cc: Richard Dourte, City Engineer  
600 Second Street  
Suite 201  
Albuquerque, NM 87102

via Federal Express

100572



RECEIVED AUG - 9 2005

August 9, 2005  
Jens Deichmann  
City of Albuquerque, EPC Chairman

Re: Proposed Presidio Development, EPC Hearing Date 8/18/05

The residents and board of directors for Towne Park Homeowner's Association have met with the Presidio's development presenters and have the following concerns we would like to see addressed prior to approval of this project:

1. The new Presidio gated Chico entrance needs to be the secondary entrance and located away from the two existing gated Towne Park entrances on Chico. It is currently located exactly opposite of our east entry. We are completely opposed to this location, as well as, to any primary entry on Chico. This should be obvious for safety reasons and to avoid additional rush hour congestion.
2. All Presidio gated entrances need to be designed such that traffic does not back up onto Chico or Copper while waiting to enter The Presidio. This is an ongoing entry problem at the Towne Park gates where during peak hours traffic backs up on Chico often several vehicles deep. This could be resolved by utilizing a deceleration lane and/or a double lane gate entry system.
3. The Copper entry absolutely needs to be the primary entrance. This would vastly minimize the amount of traffic on Chico, as well as, providing more direct access to I-40 for the Presidio residents. Copper and Chico both have existing traffic signals at Eubank, where Morris does not at either Chico or Central.
4. We assume that EPA storm water and COA soil disturbance requirements will be strictly adhered to during the construction phase.

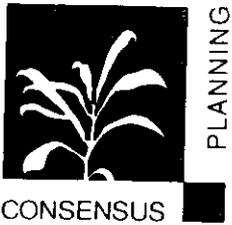
We appreciate your attention to these issues and look forward to having new neighbors.

Finally, please do not confuse Towne Park Homeowner's Association with Towne Park Neighborhood Association. They are two separate entities. Only TPHOA represents all 486 homeowners and only the Board of Directors of TPHOA has the authority to approve or enter into any legal agreement on the community's behalf.

Respectfully Submitted,

Rip Harwood  
President, Towne Park Homeowner's Association

pc: James Strozier - Consensus Planning



Example

October 6, 2005

Mr. Ripley Harwood  
Towne Park Homeowners Association  
901 Rio Grande Boulevard NW  
Albuquerque, NM 87104

Landscape Architecture  
Urban Design  
Planning Services

RE: Project 10572, 05EPC-01114 and 05EPC-01116

Dear Mr. Harwood:

The purpose of this letter is to inform you and the members of the Towne Park Homeowners Association that Consensus Planning, Inc. has submitted an amendment to the Presidio site plan and zone map amendment. We requested deferral for this project in order to make adjustments to the site plan. We made the following revisions to our submittal:

- The request now only applies to Tracts 3, 7, and 8, Lenkurt Properties. The previous request included several other tracts to the north.
- The request now covers 24.32 acres, a reduction of approximately 17.68 acres from the previous request;
- The site will be comprised of 263 townhome units. The previous request was comprised of a combination of condominium units and townhomes.
- The developer has decided to focus on developing townhomes exclusively on the site. The Townhome units themselves will be a combination of duplexes, tri-plexes, and four-plexes;
- The clubhouse site has been reconfigured;
- Alleys previously shown on the original submittal have been eliminated; and
- Guest parking areas have been reconfigured. There are now approximately 91 guest parking spaces.

This request for a zone map amendment from SU-1 IP to SU-1 PRD zoning remains in order to allow for residential development (the northern half of the project will remain SU-1 IP). The community will continue to be gated with all internal streets remaining private and maintained by the Homeowners Association. Since the site is no longer abutting Interstate 40 and the bike trail, no connection to the trail is shown. There will still be a secondary gated access on the northwest of the site that leads to an easement on the western property boundary of the property to the north of the site. This easement provides access to Copper Boulevard SE.

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



*transmittal memo*

---

<b>Date:</b> October 6, 2005	<b>Via:</b> Hand Delivery
<b>To:</b> Catalina Lehner, AICP	<b>From:</b> Jim Strozier, AICP 
<b>Re:</b> Amended Submittal	<b>Job #:</b> 1170-3

---

**We are transmitting the following:**

Our amended submittal for the Centex Presidio project (Project 10572, 05EPC-01114 and 05EPC-01116) including the following:

- 30 copies of our amended site plan sets including site plan, landscape plan, design guidelines, grading/drainage plan, utility layout plan, and club house elevations (including reductions)
- Description of our amendments and justification
- Copy of the letter that we will be sending to the neighborhood associations

**For Your:**

Review and Distribution.

**Comments:**

We appreciate your assistance on this project. Please let John Valdez or me know if you have any questions or require any additional information.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

924 Park Avenue SW • Albuquerque, NM • 87102

Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com



PLANNING

CONSENSUS

Centex Homes and Consensus Planning is committed to meeting with the neighborhood and homeowner associations that are impacted by development on this site. Please feel free to contact Consensus Planning at 764-9801 if you would like to set up a meeting to discuss this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strozier", written over a horizontal line.

James K. Strozier, AICP  
Principal

Enclosure: 11 x 17 Reduction of site and landscaping plan

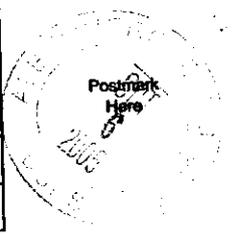
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PS Form 3800, June 2002 See Reverse for Instructions

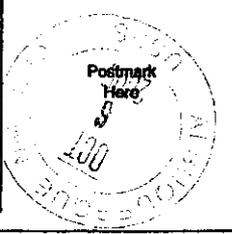
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Sent To R. Harwood  
 Street, Apt. No., or PO Box No. 901 Rio Grande NW  
 City, State, ZIP+4 87104

PS Form 3800, June 2002 See Reverse for Instructions

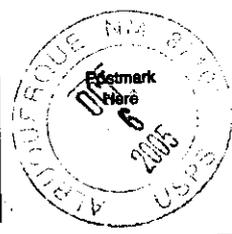
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Sent To J Hamrick  
 Street, Apt. No., or PO Box No. 10500 Schenel NE  
 City, State, ZIP+4 Alb NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

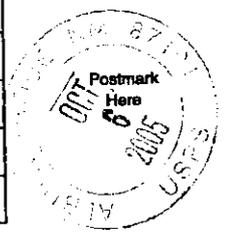
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Sent To A Beall  
 Street, Apt. No., or PO Box No. 421 General Chennault  
 City, State, ZIP+4 87123

PS Form 3800, June 2002 See Reverse for Instructions

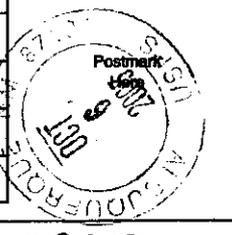
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Sent To L Scott Varner  
 Street, Apt. No., or PO Box No. 10824 Pennyback NE  
 City, State, ZIP+4 87123

PS Form 3800, June 2002 See Reverse for Instructions

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** NOVEMBER 17, 2005  
**Zone Atlas Page:** K-21-Z  
**Notification Radius:** 100 Ft.

**Project# 1000572**  
**App#05EPC-01114**  
**App#05EPC-01116**

**Cross Reference and Location:** CHICO ROAD / BETWEEN EUBANK BLVD AND MORRIS STREET

**Applicant:** CENTEX HOMES  
**Address:** 5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

**Agent:** CONSENSUS PLANNING  
924 PARK AVENUE SW  
ALBUQUERQUE, NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 21 day prior to the meeting.**

**Date Mailed:** OCTOBER 26, 2005  
**Signature:** YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1000572  
Application# 05EPC-01114 ↓ 1116

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	140-278	301-36	✓ Dup
		173-242	30	✓ Dup <sup>2</sup>
		189-188	37	✓ Dup
		246-197	32	✓
		246-217	33	✓ Dup <sup>2</sup>
		238-236	34	✓ Dup
		252-243	35	✓ Dup <sup>2</sup>
		079-277	20	✓
		076-207	28	✓ Dup
		122-155	31	✓
		065-162	29	✓ Dup <sup>2</sup>
		016-171	26	✓
		016-199	25	✓
		015-220	24	✓
		015-250	23	✓
		054-307	21	✓
		110-380	201-01	✓
		151-345	03	✓
		188-326	04	✓
		239-305	48	✓
		271-292	424-01	✓
		276-289	02	✓
		281-287	03	✓
		287-285	04	✓

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1000572  
Application# 05 EPC-01147116

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	292-282	424-05	✓
		298-280	06	✓
		274-250	421-07	✓
		278-233	09	COA ✓ Dup
		283-237	06	✓
		283-233	12	✓
		285-230	13	✓
		286-230	11	✓
		286-227	10	✓
		286-223	08	✓
		286-220	04	✓
		286-217	05	✓
		286-214	03	✓
		286-211	02	✓
		278-205	416-21	✓ Dup
		278-195	22	✓ Dup <sup>2</sup>
		278-188	24	✓
		278-175	25	✓
		278-158	26	✓
		281-151	01	✓
		273-107	408-09	✓ COA Dup <sup>2</sup>
		125-070	317-0121	✓
		033-137	301-27	✓



Kyle S.  
Tsethlikai/PLN/CABQ  
10/11/2005 09:26 AM

To ysaavedra@cabq.gov  
cc  
bcc  
Subject mainframe labels

mainframe@coa1mp3.cabq.gov

To  
cc  
Subject

1	RECORDS	WITH	LABELS	PAGE
1				
01021057			*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0102105714027830136			LEGAL: LOT 5-A PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT	
PR	LAND USE:			
		PROPERTY ADDR:	00000 MORRIS	
		OWNER NAME:	BLI ALBUQUERQUE LTD	
		OWNER ADDR:	05700 LEGACY	DR
PLANO	TX	75024		
0102105717324230130			LEGAL: LOT 1-B PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT	
PR	LAND USE:			
		PROPERTY ADDR:	00000 MORRIS	
		OWNER NAME:	BLI ALBUQUERQUE LTD	
		OWNER ADDR:	05700 LEGACY	DR
PLANO	TX	75024		
0102105718918830137			LEGAL: LOT 3 PL AT OF LENKURT PROPERTIES CONT 21.5200	
AC	LAND USE:			
		PROPERTY ADDR:	00000 CHICO	
		OWNER NAME:	CINEMARK USA INC	
		OWNER ADDR:	04287 BELTLINE	RD
ADDISON	TX	75001		
0102105724619730132			LEGAL: LOT 8 PL AT OF LENKURT PROPERTIES CONT 1.5350 AC	
LAND USE:				
		PROPERTY ADDR:	00000 MORRIS	
		OWNER NAME:	CINEMARK USA INC	
		OWNER ADDR:	03900 N DALLAS PARKWAY	
PLANO	TX	75093		
0102105724621730133			LEGAL: LOT 7 PL AT OF LENKURT PROPERTIES CONT 1.2600 AC	
LAND USE:				
		PROPERTY ADDR:	00000 MORRIS	
		OWNER NAME:	CINEMARK USA INC	
		OWNER ADDR:	04287 BELTLINE	RD
ADDISON	TX	75001		

0102105723823630134 LEGAL: LOT 2 PL AT OF LENKURT PROPERTIES CONT .8690 AC  
LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
75024

PLANO TX  
0102105725224330135 LEGAL: LOT 6 PL AT OF LENKURT PROPERTIES CONT 2.2590 AC  
LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: BLI ALBUQUERQUE LTD  
OWNER ADDR: 05700 LEGACY DR  
75024

PLANO TX  
0102105707927730120 LEGAL: TR B -1A- 1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNE  
PARK LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: WAL-MART STORES EAST INC  
OWNER ADDR: 01304 10 ST  
72712

BENTONVILLE AR  
0102105707620730128 LEGAL: TR B -2A- 1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNE  
PARK LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: TOWNE PARK PLAZA  
OWNER ADDR: 00446 SAN BERNARDINO AV  
92663

NEWPORT BEACCA  
0102105712215530131 LEGAL: LOT 4A P LAT OF TRACTS B-3A-1 & LOT 4A TOWNE  
PARK P LAND USE:

PROPERTY ADDR: 00000 CHICO  
OWNER NAME: SAM'S EAST INC  
OWNER ADDR: 00702 SW 8TH ST  
72716

BENTONVILLE AR  
0102105706516230129 LEGAL: TRAC T B- 3A-1 PLAT OF TRACTS B-3A-1 & LOT 4A  
TOWNE LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: TOWNE PARK PLAZA  
OWNER ADDR: 00446 SAN BERNARDINO AV  
92663

NEWPORT BEACCA  
0102105701617130126 LEGAL: TRAC T C- 4A FIRST REPLAT OF TOWNE PARK PLAZA  
CONT 0 LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: H AND E 22 WEST LLC  
OWNER ADDR: PO BOX 40366  
80204

DENVER CO  
0102105701619930125 LEGAL: TRAC T C- 3A FIRST REPLAT OF TOWNE PARK PLAZA  
CONT 0 LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: SYSTEM CAPITAL REAL PROP CORP  
OWNER ADDR: PO BOX 672346  
77267

HOUSTON TX  
0102105701522030124 LEGAL: TRAC T C- 2 PLAT OF TOWNE PARK PLAZA CONT 26,911  
SQ LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: HAKEEM ROBERT J & JAYNIE H  
OWNER ADDR: 01212 DASKALOS DR NE  
87123

ALBUQUERQUE NM

0102105701525030123 SQ LAND USE: LEGAL: TRAC T C- 1 PLAT OF TOWNE PARK PLAZA CONT 29,630

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: DOUBLE CHEESE REALTY CORPORATI  
OWNER ADDR: 04810 HARDWARE DR NE  
87109

ALBUQUERQUE NM 0102105705430730121 10 LAND USE: LEGAL: TR A -1-A PLAT OF TR A-1-A TOWNE PARK PLAZA CONT

PROPERTY ADDR: 00000 COPPER  
OWNER NAME: MILLER FAMILY REAL ESTATE LLC  
OWNER ADDR: 09350 SOUTH 150 EAST  
84070

SANDY UT 0102105711038020101 4-C2 LAND USE: LEGAL: TR 4 -C1 PLAT FOR 1-B1, 1-C1, 2A, 4-B1, 4-C1,

PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: ZAGARI SAL S & NARIMAN B ETAL  
OWNER ADDR: 02202 LAGUNA ST  
94115

SAN FRANCISCCA TRS LAND USE: LEGAL: TR 4 -C2- C HORNE DEVELOPMENT ADDITION (PLAT OF

PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: BB PROPERTY COMPANY  
OWNER ADDR: 07601 S PENN AV  
55423

RICHFIELD MN 0102105718832620104 TRS LAND USE: LEGAL: TR 4 -C2- B HORNE DEVELOPMENT ADDITION (PLAT OF

PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: WILLIAMS STORAGE PORTFOLIO III  
OWNER ADDR: 09198 GREENBACK LN  
95662

ORANGEVALE CA 0102105723930520148 PL LAND USE: LEGAL: TR 2 2 CO RONADO VILLAGE ADDN & POR VAC FREEWAY

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704  
87125

ALBUQUERQUE NM 0102105727129242401 LAND USE: LEGAL: 001 111P RINCESS JEANNE PARK

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BIRD DANNY W & BONNIE S  
OWNER ADDR: 11400 FREEWAY PL NE

ALBUQUERQUE NM 0102105727628942402 LAND USE: LEGAL: 002 111P RINCESS JEANNE PARK

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: SWISHER MICHAEL L & LUCAS  
OWNER ADDR: 11404 FREEWAY PL NE

ALBUQUERQUE NM 0102105728128742403 LAND USE: LEGAL: 003 111P RINCESS JEANNE PARK

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: TERRYDALE INC  
OWNER ADDR: 03430 DAKOTA NE

ALBUQUERQUE NM 87110

PAGE 4

0102105728728542404      LEGAL: 004    111P RINCESS JEANNE PARK  
LAND USE:                      PROPERTY ADDR: 00000    FREEWAY  
                                    OWNER NAME: ORTEGA DANIEL ETUX  
                                    OWNER ADDR: 11412    FREEWAY                      PL NE

ALBUQUERQUE NM              87123  
0102105729228242405      LEGAL: 005    111P RINCESS JEANNE PARK  
LAND USE:                      PROPERTY ADDR: 00000    FREEWAY  
                                    OWNER NAME: SMITH KENNETH D ETUX  
                                    OWNER ADDR: PO BOX 633

ELEPHANT BUTNM              87935  
0102105729828042406      LEGAL: 006    111P RINCESS JEANNE PARK  
LAND USE:                      PROPERTY ADDR: 00000    FREEWAY  
                                    OWNER NAME: BROWN RAYNOR R  
                                    OWNER ADDR: 11420    FREEWAY                      PL NE

ALBUQUERQUE NM              87112  
0102105727425042107      LEGAL: 009    012R HODES SANDIA VISTA  
LAND USE:                      PROPERTY ADDR: 00000    MORRIS  
                                    OWNER NAME: VAN NIEUWENBORG BEN  
                                    OWNER ADDR: 00720    MORRIS                      ST NE

ALBUQUERQUE NM              87123  
0102105727823342109      LEGAL: TR A    IN    LAND DIVISION CERTIFICATE OF LTS 10  
THRU 1    LAND USE:              PROPERTY ADDR: 00000    MORRIS  
                                    OWNER NAME: CITY OF ALBUQUERQUE  
                                    OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM              87102  
0102105728323742106      LEGAL: 19A    12 R EPL OF LT 18 & POR LT 19 RHODES SANDIA  
VIS    LAND USE:                      PROPERTY ADDR: 00000    GRETTA  
                                    OWNER NAME: LINNEHAN MASAKO  
                                    OWNER ADDR: 00721    GRETTA                      ST NE

ALBUQUERQUE NM              87123  
0102105728323342112      LEGAL: 18-B    12    REPL OF LT 18 & POR OF LT 19 RHODES  
SANDIA    LAND USE:              PROPERTY ADDR: 00000    GRETTA  
                                    OWNER NAME: ROCHELEAU LYNETTE A  
                                    OWNER ADDR: 00717    GRETTA                      CT NE

ALBUQUERQUE NM              87123  
0102105728523042113      LEGAL: 18-A    12    REPL OF LT 18 & POR LT 19 RHODES SANDIA  
VI    LAND USE:                      PROPERTY ADDR: 00000    GRETTA  
                                    OWNER NAME: CHASE MANHATTAN BANK  
                                    OWNER ADDR: PO BOX 1900

HATBORO                      PA              19040  
0102105728623042111      LEGAL: 35 1 2RHO DES SANDIA VISTA SUMMARY PLAT OF LTS 17  
&    LAND USE:                      PROPERTY ADDR: 00000    GRETTA  
                                    OWNER NAME: BOMBACH ELMIRA A  
                                    OWNER ADDR: 00713    GRETTA                      CT NE

ALBUQUERQUE NM              87123  
0102105028622742110      \*\*\*    THIS UPC CODE HAS NO MASTER RECORD ON FILE



PAGE 6

0102105728158141626 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105728115141601 LEGAL: C RE PLAT OF LOTS 9 & 10 & 11 BLK 11 RHODES  
SANDIA LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW  
87120

ALBUQUERQUE NM  
0102105727310740809 LEGAL: TRAC T B IN LAND DIVISION CERTIFICATE OF LOTS 1  
THR LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87102  
010210571250703170111 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102105703313730127 LEGAL: TRAC T C- 5A FIRST REPLAT OF TOWNE PARK PLAZA  
CONT 0 LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: SAM'S EAST INC #6672  
OWNER ADDR: 01301 SE 10TH ST  
72719

BENTONVILLE AR

QUIT

102105701617130126      LEGAL: TRACT C-4A FIRST REPLAT OF TOWN PARK PLAZA M/L OR 26,933  
SQ FT  
PROPERTY ADDR:      320 EUBANK NE  
  
OWNERS NAME:      H AND 3 22 WEST LLC  
OWNERS ADDR:      PO BOX 40366  
                         DENVER, CO 80204

102105701619930125      LEGAL: TRACT C-3A FIRST REPLAT OF TOWN PARK PLAZA M/L OR 28,314  
SQ FT  
PROPERTY ADDR:      340 EUBANK BLVD NE  
  
OWNERS NAME:      SYSTEM CAPITAL REAL PROPERTY CORP  
OWNERS ADDR:      PO BOX 672346  
                         HOUSTON, TX 77267

102105723930520148      LEGAL: TRACT 22 CORONADO VILLAGE ADDITION & PORTION VAC  
FREEWAY  
PROPERTY ADDR:      FREEWAY PL NE  
  
OWNERS NAME:      BOARD OF EDUCATION  
OWNERS ADDR:      PO BOX 25704  
                         ALBUQUERQUE, NM 87125

102105729228242405      LEGAL: \*005 111 PRINCESS JEANNE PARK  
PROPERTY ADDR:      11416 FREEWAY PL NE  
  
OWNERS NAME:      SMITH KENNETH D ETUX  
OWNERS ADDR:      PO BOX 633  
                         ELEPHANT BUTTE, NM 87935

102105727823342109      LEGAL: TRACT A IN LAND DIVISION CERTIFICATE OF LOTS 10 L K12  
RHODES SANDIA  
PROPERTY ADDR:      716 MORRIS ST NE  
  
OWNERS NAME:      CITY OF ALBUQUERQUE  
OWNERS ADDR:      PO BOX 1293  
                         ALBUQUERQUE, NM 87102

102105728523042113      LEGAL: \*18-A 12 REPLAT OF LOT 18 & PORTION LOT 19 RHODES  
PROPERTY ADDR:      715 GRETTA CT NE  
  
OWNERS NAME:      CHASE MANHATTAN BANK  
OWNERS ADDR:      PO BOX 1900  
                         HATBORO, PA 19040

102105028622742110      LEGAL: \* 34 12 RHODES SANDIA VISTA SUMMARY PLAT OF LOT 12 OF  
RHODES SANDIA  
PROPERTY ADDR:      711 GRETTA NE  
  
OWNERS NAME:      CHARLES LAURA & SCOTT L  
OWNERS ADDR:      4437 GLENWOOD HILLS DR NE  
                         ALBUQUERQUE, NM 87111

102105728158141626      LEGAL: \*B 11 REPLAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF VISTA  
PROPERTY ADDR:      612 MORRIS  
  
OWNERS NAME:      F R DODSON & ASSOCIATES INC  
OWNERS ADDR:      5336 CANADA VISTA NW  
                         ALBUQUERQUE, NM 87120

102105727310740809

LEGAL: TRACT B IN LAND DIVISION CERTIFICATE OF LOTS S IVE BLOCK 4  
OF

PROPERTY ADDR: 514 MORRIS NE

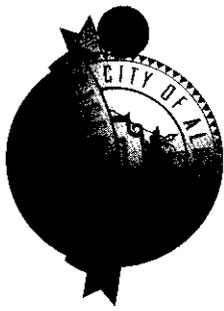
OWNERS NAME: CITY OF ALBUQUERQUE  
OWNERS ADDR: PO BOX 1293  
ALBUQUERQUE, NM 87102

1021057125070317011

LEGAL: LAND IN THE S ½ OF SECTION 21 T1 ON R4E TOWNE P III & IV CONT.  
72

PROPERTY ADDR: N/A

OWNERS NAME: SANDIA FOUNDATION  
OWNERS ADDR: 6211 SAN MATEO BLVD NE 100  
ALBUQUERQUE, NM 87109



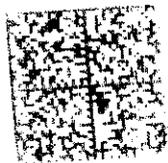
Planning Department

# CITY OF ALBUQUERQUE

Mr. [Name]  
Attn: [Name]  
Phone: [Number]  
Address: [Address]  
City: [City] State: [State] Zip: [Zip]

*EPC MAIL*

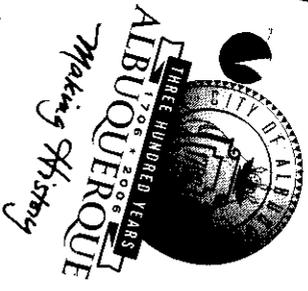
Ana Beall, South Los Altos NA  
42 General Chennault NE  
Albuquerque, NM 87123



\$ 00.39<sup>00</sup>

87123/3333





Zoning Enforcement  
600 2nd St., NW - 7th Fl.  
Albuquerque, NM 87102

*DR. DAN W*

# CITY OF ALBUQUERQUE

Ana Beall, South Los Altos NA  
42 General Chennault NE  
Albuquerque, NM 87123

RETURN TO SENDER  
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*SP*

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**  
 \_\_\_ Major Subdivision action  
 \_\_\_ Minor Subdivision action  
 \_\_\_ Vacation  
 \_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**  
 for Subdivision Purposes | P R P  
 \_\_\_ for Building Permit  
 \_\_\_ IP Master Development Plan  
 \_\_\_ Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**  
 \_\_\_ Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**  
 \_\_\_ Annexation  
 \_\_\_ County Submittal  
 \_\_\_ EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 \_\_\_ Sector Plan (Phase I, II, III)  
 \_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan  
 \_\_\_ Text Amendment (Zoning Code/Sub Regs)  
 \_\_\_ Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**  
 \_\_\_ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Centex Homes PHONE: 923-1622  
 ADDRESS: 5120 Masthead NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Consensus Planning PHONE: 764-9801  
 ADDRESS: 924 Park Avenue SW FAX: 842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

**DESCRIPTION OF REQUEST:** Request for Site Development Plan for PRD and Zone Map Amendment Approval for a mixed single-family and multi-family residential development

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes  No

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Lot 1B, 2, 3, 5A, 6, 7, and 8 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Lenkurt Properties  
 Current Zoning: SU-1 for Industrial Park Proposed zoning: SU-1 PRD  
 Zone Atlas page(s): K-21 No. of existing lots: 7 No. of proposed lots: 164  
 Total area of site (acres): 42.3 Density if applicable: dwellings per gross acre: 10.9 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. see attached page MRGCD Map No. \_\_\_\_\_

**LOCATION OF PROPERTY BY STREETS:** On or Near: Chico Road  
 Between: Eubank Boulevard and Morris Street

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project # 1000572  
Z98-114

Check-off if project was previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? Date of review: \_\_\_\_\_

SIGNATURE James K. Strozier DATE 7/7/05  
 (Print) James K. Strozier, AICP Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>CSEA</u> <u>01114</u>	<u>ZMA</u>		<u>\$ 1115.00</u>
<input type="checkbox"/> All fees have been collected	<u>CSEA</u> <u>01116</u>	<u>SPS</u>		<u>\$ 385</u>
<input type="checkbox"/> All case #s are assigned				<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent	<u>Con fee</u>			<u>\$ 50</u>
<input type="checkbox"/> Case history #s are listed	<u>Adv fee</u>			<u>\$ 75</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>August 18, 2005</u>			<u>\$ 1625.00</u>
	<u>7/7/05</u>	Project #	<u>1000572</u>	

**FORM Z: ZONE MAP, ZONING CODE TEXT & PLAN AMENDMENT**

**ANNEXATION**

- \_\_\_ Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
- \_\_\_ Petition for Annexation form and necessary attachments
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied).  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- \_\_\_ Letter briefly describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ BCC Notice of Decision for City Submittals
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- \_\_\_ Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

- SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)**
- SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)**
- SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)**

- \_\_\_ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- \_\_\_ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- \_\_\_ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval - public hearing only)
- \_\_\_ Fee for EPC final review and approval only (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. Unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

**AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE)**

- N/A* \_\_\_ Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN**

- \_\_\_ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- \_\_\_ Plan to be amended with materials to be changed noted and marked
- \_\_\_ Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT**

- \_\_\_ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- \_\_\_ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**STREET NAME CHANGE**

**24 copies of the request are required**

- \_\_\_ Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- \_\_\_ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Lynne Wells Applicant name (print)  
Lynne Wells Applicant signature / date



Form revised 4/04

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
0524 -	0114
-	-
-	-

Paul Carden Planner signature / date  
**Project #** 000572

FORM P(1): SITE PLAN REVIEW - E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
  - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
  - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
  - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
  - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
  - Registered Engineer's stamp on the Site Development Plans
  - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
  - Site plans and related drawings reduced to 8.5" x 11" format
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Lynne Wells  
Lynne Wells  
 Applicant name (print)  
 Applicant signature / date



Form revised October 2004

- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers  
0588 - 0116  
 -  
 -  
 -

Rand Rade  
 Planner signature / date  
 Project # 1000572

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100' - **Will not fit on 24" x 36" sheet if 100' scale is used**
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height **See Design Guidelines**
  - b. Minimum Building Setback **See Design Guidelines**
  - c. Maximum Total Dwelling Units and / or
  - NA** d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

1. Overall Design Theme and Land Use Concept
2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
3. Street Design
4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.) **see Design Guidelines**
7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.) **see Design Guidelines**
9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from Aug 3 To August 18

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

7-7-05  
(Date)

I issued 2 signs for this application.

7/7/05  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1000572

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

Center Homes

DATE OF REQUEST: 6/27/05 ZONE ATLAS PAGE(S)

PROJECT: 54-1 IP  
(AC/SQ. FT.) 42.2 Acres

LEGAL DESCRIPTION:  
LOT OR TRACT # 18, 2, 3 SA. 6 BLOCK #  
SUBDIVISION NAME LENCURT PROPE

### CITY ACTION(S):

- SECTION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:
- PLAN [ ] ZONE CHANGE [X] A) SUBDIVISION [X] BUILDING PERMIT
- PERMIT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT
- C) AMENDMENT [ ] OTHER

### DEVELOPMENT:

- NEW CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 1462 units
- RECONSTRUCTION [X] BUILDING SIZE: (sq. ft.)
- EXPANSION OF EXISTING DEVELOPMENT [ ]

### GENERAL DESCRIPTION OF ACTION: 1

Changes made to development proposals / assumptions, from the information provided above, may change requirements.

APPLICANT REPRESENTATIVE [Signature] DATE 6-27-05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL ENGINEER)

Department, Development & Building Services Division, Transportation Development Section -  
600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

NEEDS UPDATE? YES [X] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED AS CINEMARK THEATERS. HOW  
UPDATE IS REQUIRED.  
Required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis and parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

ENGINEER [Signature] DATE 6-27-05

### TRAFFIC IMPACT ANALYSIS (AQIA) MAY BE REQUIRED:

Section 3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to the COA for more information. Your proposal merits study for air quality impacts. No AQIA is required, if an associated TIS shows interse-  
ction (LOS) C or better or if a TIS is not required by the City.

Required: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. The meeting must be held at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the con-  
dition. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Update and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to the EPC. If an update or AQIA procedure is requested and noted on this form, otherwise the application may not be accepted or deferred. If the update or AQIA are not complied with.

APPROVED:          DATE           
TRAFFIC ENGINEER

# CENTEX HOMES

5120 Masthead NE  
Albuquerque, NM 87109

Phone: 505-761-9606  
Fax: 505-761-9850

June 15, 2005

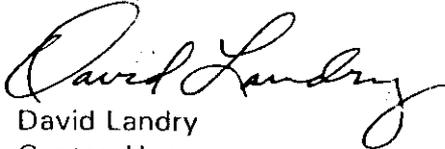
Mr. Jens Deichman, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: Lot 1B, 2,3,6,7, and 8 The Lenkurt Properties

Dear Chairman Deichman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment and site plan submittal. The property is located in northeast Albuquerque and consists of approximately 41 acres. We would like to change the zoning on the property from SU-1 IP to SU-1 PRD. The property is located off Chico Road NE. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,



David Landry  
Centex Homes



**DRAFT**

## **The Presidio Zone Map Amendment and Site Plan**

**Prepared For:**  
Centex Homes  
5120 Masthead NE  
Albuquerque, NM 87109

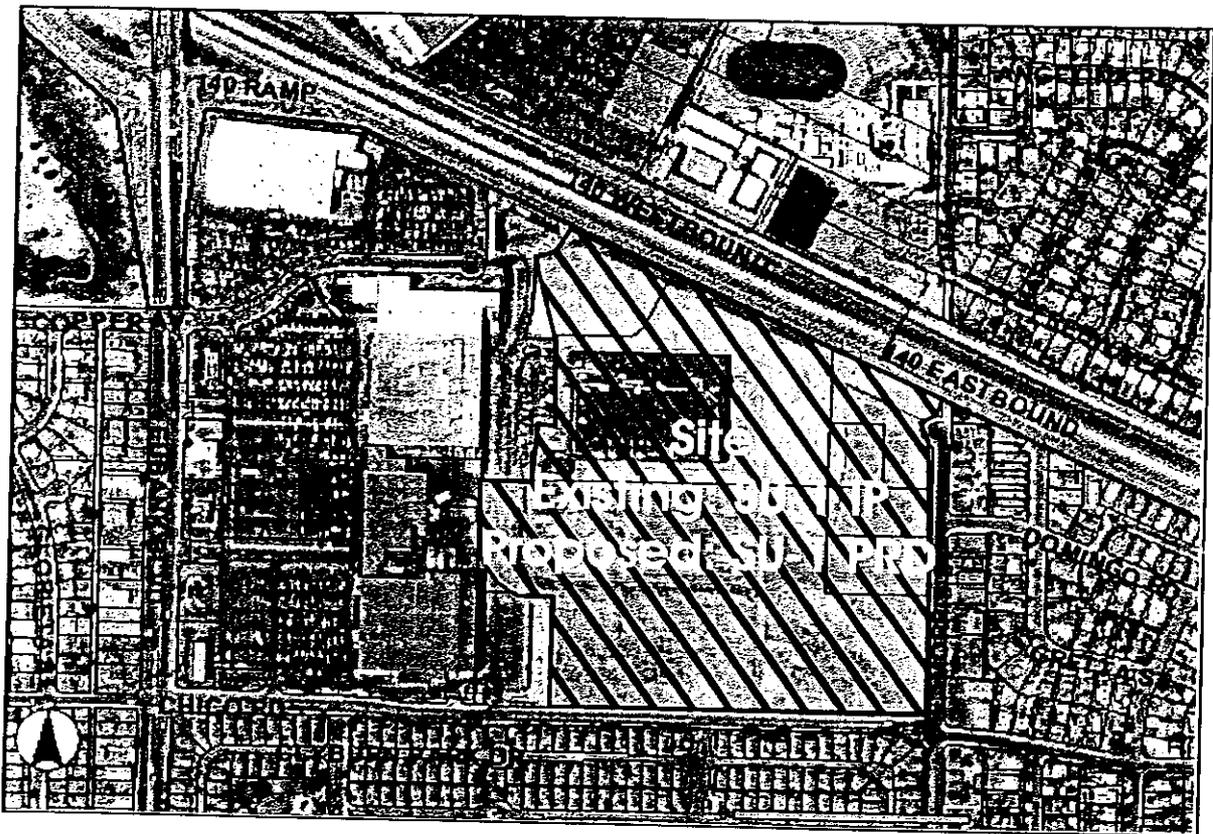
**Prepared By:**  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street SW  
Albuquerque, NM 87102

July 7, 2005

## A. INTRODUCTION

This zone map amendment and site plan approval request covers 42 acres of property located on Albuquerque's east side. Specifically, the subject site is located at the northwest corner of the Chico Road NE and Morris Street NE. It consists of seven separate tracts. These tracts include:

- Lot 1B, Lenkurt Properties
- Lot 2, Lenkurt Properties
- Lot 3, Lenkurt Properties
- Lot 5A, Lenkurt Properties
- Lot 6, Lenkurt Properties
- Lot 7, Lenkurt Properties
- Lot 8, Lenkurt Properties



The current zoning for the property is SU-1 Industrial Park. The proposed zone is SU-1 PRD. This project will constitute a unique community that combines condominiums and town home sites within the same property. Approximately 99 triplex units are planned for the site, consisting of approximately 297 individual condominium units. Approximately 164 townhome sites are also planned for the property. The property will be tied together by a trail network that links each condominium building and small areas of open space. Centex Homes has conducted

a market study that suggests that the development at this location will appeal to several different groups, ranging from young professionals, empty-nesters, retirees, and military personnel working at Kirtland Air Force Base.

This zone map amendment is based upon the fact that the new zone and proposed uses would be more beneficial for the community for reasons discussed in this justification.

## B. SITE CHARACTERISTICS AND EXISTING CONDITIONS

Much of the site is currently vacant, however, there is a vacant building shell on the site. The vacant building once housed the Siemen's factory, which at one point was a thriving employer in the community. Once the factory closed, new industrial users failed to locate in their building or on the site. With the zone map amendment and subsequent development, this building would be removed entirely from the site. The site is surrounded by medium and higher density residential development, and high-intensity commercial development in all four directions. Uses in the area include industrial, commercial, and higher density residential. Interstate 40 is located farther north of the site and is accessed from Chico Road NE. The closest entrance/exit to Interstate 40 is at Eubank Boulevard NE, which is located west of the subject site. The following table provides a summary of the uses surrounding the subject site.

Direction	Zoning	Land Use
North	SU Industrial Park	Industrial Use
East (Across Morris St. NE)	R-2, R-LT farther to the east	Higher Density Residential Uses within the Sandia Vista Subdivision
South (Across Chico Road NE)	SU-1 Manufactured Housing Development	Town Park Manufactured Home Community
West	SU-1 for C-1 Permissive Uses*	Commercial Development including a Walmart Super Center and various other shops

*\*The full zone category description for the western property is SU-1 for C-1 permissive uses to include restaurant with full-service liquor and excluding the following uses: Drive Thru liquor establishment, night club or lounges, adult entertainment and bowling establishment, vehicle sales and storage.*

The site is not located within the boundaries of a sector development plan.

Albuquerque Ride operates a fixed route service along Eubank Boulevard, with stops located within easy walking distance from the subject site. The Eubank route provides direct access to Kirtland Air Force Base gates, which could prove attractive to base personnel.

## C. BASIS OF THE ZONE MAP AMENDMENT

As previously indicated, this zone map amendment is based on the fact that this request would be more beneficial for the community for the reasons listed below:

- Access is inadequate for industrial development. Primary access would more than likely have to be taken off of Chico Road NE, which is considered to be a local residential street. In order to reach the subject site, large industrial trucks would have to pass through this street and disrupt the stability of the neighborhood.
- The site does not have frontage along or direct access to an arterial, which are more appropriate for industrial park development.
- Since the closing of the Siemen's site, the site was marketed to other industrial users without success. Industrial users have opted to locate in other areas of Albuquerque with better freeway or arterial access such as the Sandia Science and Technology Park, the Journal Center, or the Atrisco Business Park. Industrial land in this area does not appear to be in great demand.
- If the current zoning remains, the chances are greater that the site will remain vacant, which in turn, may attract typical nuisances associated with vacant land in urban areas. These include vagrancy, trash accumulation, and illegal dumping. The vacant building on the subject site, has been broken into on previous locations for people wanting to steal equipment.
- Industrial development at this location would not be appropriate adjacent to the residential uses located to the east and south.
- Development of the site represents infill development within the existing 1960's municipal boundaries.
- Residential development on this site would be more compatible with the land uses located to the east and south.
- Development of the site would be classified as infill development that is already served by existing utilities. It also represents new residential development in a relatively older part of the City, located on the east side and within the 1960s boundaries.
- Residential development at this location would also support commercial uses existing along Eubank. The subject site is also within close proximity to the developing Sandia Science and Technology Park, Kirtland Air Force Base, and Sandia National Labs meaning that residents living here could potentially find employment options at the Park.

- Development that occurs on the site would be site plan controlled given the SU-1 PRD designation. As a result, the site will be planned in a way that minimizes the impacts to the neighborhood.
- The site was formerly approved for a Cinemark multi-screen theater in 1998, however, it was never built (Z-98-114). The Towne Parke Neighborhood Association opposed the approval citing air quality, traffic, noise, and lighting impacts that the site would have on the adjacent residential areas. Town home and condominium development would generate less traffic and would not negatively impact air quality, noise and lighting.
- Conversely, the same issues raised by the neighborhood during the Cinemark case would emerge if the current zoning remained and an industrial or heavy commercial use was proposed for the site.

## D. CASE HISTORY

### 1. Z-69-109 (EPC)

This case changed the zoning of the site from R-1 to SU-1 IP for approximately 10 acres that would comprise the Lenkurt Industrial Park. The case, approved in January of 1970, facilitated the eventual development of the Siemen's Manufacturing facility. The Siemen's factory consisted of a building approximately 198,000 square feet in size. According to a preliminary site plan found in the file, the southern portion of the site, Lot B, was intended to be utilized for expansion of the plant.

### 2. Z-98-114 (EPC)

The subject site is part of the larger Lenkurt Industrial Park. In 1998, a site development plan for subdivision and building permit were approved by the EPC. Approximately 22.4 acres of the site, roughly all of Lot 3, was approved for a multi-screen Cinemark movie theater. The EPC approved the request based on several conditions placed on the approval by the Planning Department. Most of these conditions dealt with making the site attractive and reducing the impacts to the residential neighborhoods located to the south and east.

The Neighborhood Association appealed the EPC's decision on the basis that the theater would disrupt the stability of the neighborhood by increasing traffic and degrading air quality. Specifically, the Association listed the following as part of the appeal:

- The EPC failed to give full consideration to the real hardships that would be inflicted upon the neighborhoods by the development of the multi-screened theater.

- The EPC decision was not unanimous and reflected disagreements among the Commission.
- The site would handle traffic from all over the City and would impact Chico and Morris. An estimated 6,000 cars per day would access the site, adding to the existing traffic problems in the area.
- Air quality concerns were not addressed and would further deteriorate as the theater pulls patrons from the entire Albuquerque Metropolitan Region.
- Comprehensive Plan policies were not applied correctly. The theater did not respect neighborhood values or integrity and did not promote the area's social concerns. The proposal did nothing to minimize the adverse affects of light pollution, noise, and traffic.

The appeal was denied.

### 3. Project #1000572

On March 17, 2004, the DRB approved a two-year extension of the subdivision improvement agreement on behalf of Cinemark Theaters, which intended to sell the site.

## **E. ZONE MAP AMENDMENT JUSTIFICATION – APPLICABLE PLANS AND POLICIES**

This request conforms to all City of Albuquerque plans and policies. Furthermore, it addresses several of the concerns listed by neighborhood from the previous Theater proposal.

Since the site is not within the boundaries of a Sector Plan, development of the site is guided by the Albuquerque/Bernalillo County Comprehensive Plan and the Centers Corridors Amendments as well as Resolution 270-1980.

### 1. Planned Growth Strategy

O-02-39 (2) stipulates that an Infrastructure and Growth Plan be adopted and incorporate certain principles, including the following:

*Section 6(B)(2)(a): Grow efficiently by developing where infrastructure and facilities already exist.*

*Section 6(B)(2)(g): Prioritize the needs of the older parts of Albuquerque in terms of vitality and development. Encourage infill and redevelopment.*

This request would implement both of these principles since it would allow for development in an area that is already served by infrastructure and facilities. It would also represent infill development.

## 2. Centers and Corridors Amendments to the Comprehensive Plan

The subject site is located within walking distance of Central Avenue, which in the leg of Central is considered to be an enhanced transit corridor (Central Avenue becomes a major transit corridor at Louisiana). Policy C pertains to development located near corridors.

*Policy c      In order to add to transit ridership, and where it will not stabilize neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit Corridors.*

Although the subject site is not directly located on a Major or Enhanced Transit Corridor, the intersection of Chico and Eubank is approximately two blocks away from the Central Enhanced Transit Corridor. The higher density residential development allowed by this zoning request would provide homes within easy walking distance of the Corridor.

Eubank itself is a transit route so the site is easily accessible to the Albuquerque Ride bus system. From the Eubank route, a rider has the ability to transfer to other east-west major routes such as the Central route, Lomas route, and Montgomery route. Additionally, the Eubank route provides direct access to the Sandia Science and Technology Park. People living on the homes developed on the subject site could easily live there and access jobs at the Park.

## 3. Albuquerque/Bernalillo Comprehensive Plan

### *Goals and Policies Relating to the Established Urban Area*

The site is located within the Established Urban area as defined by the Comprehensive Plan. Specific goals and policies, which justify this request include:

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

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

Development of townhomes and condominiums on the subject site will respect the existing residential neighborhood areas more than the existing zoning. Development will be controlled by a site plan and would not generate the same impacts to noise, air quality, lighting, and traffic that industrial uses would potentially generate.

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

*Technique 1) Identify and remove unnecessary obstacles to appropriate infill development.*

Any new significant development on the subject site will be site plan controlled, which will ensure that the development will respect the existing neighborhood. The proposed residential use proposed for the site will generate less traffic and air quality impacts than uses that could allow with the current zoning. Townhomes and condominiums are more compatible with the existing neighborhood. Integrity of the surrounding neighborhood is also ensured since a new neighborhood will be developed with permanent residents rather than having people from outside the community come in on a daily basis, as is the case with the existing zoning.

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

Any significant development on the site will require site plan approval by the Environmental Planning Commission at a public hearing. All Neighborhood associations would also have the opportunity to review and comment on any proposed development. Review by the neighborhoods and Planning Commission would ensure high quality design appropriate the neighborhoods and Uptown area.

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

The proposed zone change would facilitate redevelopment of a site in an older and established neighborhood, one that is located within the 1960 City boundary.

*Policy p*      *Cost-effective redevelopment techniques shall be developed and utilized.*

*Technique 1) Provide legal and practicable assistance which does not require direct financial participation.*

*Technique 2) Emphasize private investment as a primary means of achieving redevelopment objectives*

The zone change would represent legal and practicable assistance that the City could provide to foster redevelopment. The zone change would allow for private investment in an infill/redevelopment project.

#### **4. Resolution 70**

The purpose of R-70 is to establish a growth policy framework to govern key land use decisions of the City of Albuquerque. A theme of the resolution is to encourage sound development encouraging infill. This requested zone change is to allow redevelopment of an existing business, including development of a vacant lot, and would be considered an infill project in an area already served by existing City services and utilities.

#### **5. Resolution 270-1980**

Resolution 270-1980 is the City policy that directs zone map amendments. This request conforms to the principles established by Resolution 270-1980.

- A. The proposed zone map amendment is consistent with the health, safety, morals, and general welfare of the City. The requested zoning of SU-1 PRD ensures that the site will be site planned controlled, giving the City and EPC greater leverage to ensure quality development. The use of townhomes and condominiums allowed by the zoning will generate less traffic and air quality impacts than the existing industrial zoning. In addition, the site's location near transit routes provides future residents with an option of utilizing Albuquerque Ride as an alternative to the car. As a result, several of the issues raised by the neighborhood will be addressed through this zone map amendment.
- B. The proposed use of residential dwelling units would provide more stability than industrial uses, which generate more traffic and bring more non-residents into the area on a daily basis to access services on the site. Residential uses also offer a more stable land use as oppose to a business that may or may not remain in the community over the course of several years. Under the current zoning, there are a number of different uses that could develop. The requested zoning would allow the development of residential uses. Industrial type uses at this location are not as desirable at this location given the other areas of the City that are more suitable for industrial development. As a result, there is a greater chance that this area may remain vacant resulting in several nuisances that characterized vacant land in an urban setting.
- C. The proposed zone change is not in conflict with any of the adopted City plans or policies that pertain to development. Instead, it helps to implement policies and plans that call for infill development, cost-effective development, neighborhood integrity, and the promotion of transit ridership. Specifically, development of the site would take place on vacant land that is served by existing infrastructure and facilities. The development would also promote

residential development in an older part of the City, located within the 1960s City boundaries.

- 0100  
-517
- D. (3) The proposed zoning of SU-1 for PRD is more beneficial for the community than the existing use. It will generate less traffic and impacts to air quality, something that the neighborhood was concerned about with the current zoning. In addition, it is more compatible with the existing residential development located to the south and east of the site. The community that will develop on the site will include several amenities that will attract a mix of young professionals and retirees.
- E. The permissive uses allowed by the zone map amendment would not be harmful to the adjacent property, neighborhood, or community. Residential development on this site would be more compatible with the residential neighborhoods located to the south and east than industrial development allowed by the existing zoning.
- F. The zone map amendment would take place on a property that is already served by water and wastewater utilities. The site is also located within the existing 1960's municipal boundaries. It would not result in the need to develop new, major, and unprogrammed capital expenditures.
- G. The cost of land or other economic considerations is not the determining factor for this zone map amendment. The site is better suited for residential development than industrial uses.
- H. This request is not located along a major street and is not for commercial or office use. It would allow high density development, however, its location would allow better integration between land uses with the existing neighborhoods.
- I. This zone map amendment would not constitute a spot zone. The community to the south is zoned SU-1 Manufactured Housing Development, while the community to the east is a mix of R-2 and R-LT uses.
- J. The zone map amendment would not allow commercial zoning, therefore it would not be considered strip zoning.

## **F. TRAILS AND BIKEWAYS FACILITY PLAN**

An existing bike trail is located at the north end of the property, along Interstate 40. The Trails and Bikeways Facility Plan also shows a proposed secondary trail located on Eubank. Secondary trails supplement the primary trail system and provide links to primary trails. Residents living on the property could easily access major activity and employment centers using the trail network.

## G. SITE DEVELOPMENT PLAN FOR PRD

The site development plan shows the layout of the site in relation to the dwelling units and site amenities. It also shows the internal circulation point as well as access points.

## H. CONCLUSION

- This zone map amendment request covers approximately 42 acres in the east part of Albuquerque.
- The site is located at the northwest corner of the intersection of Chico and Morris Rd. NE.
- The site is currently zoned SU-1 for Industrial Park. The requested zoning is SU-1 PRD.
- A Cinemark Movie theater was approved on the site in 1998, however, the project was never constructed. There was strong neighborhood opposition to the theater, which cited traffic, neighborhood instability, and deterioration of air quality as their chief concerns.
- This proposed zone change would allow the development of multi-family residential units, which would be constructed by a reputable builder, active in the community.
- The proposed use of multi-family residential units complies with City of Albuquerque plans and policies.
- The basis of this zone map amendment is that the proposed use would be better for the community for the following reasons:
  - Residential development would provide greater stability to the neighborhood than the current SU-1 for Industrial Park, which would bring in people from outside the community on a regular basis;
  - Residential development would generate less traffic than permissible uses allowed by the SU-1 for Industrial Park;
  - Less traffic also means that air quality in the area would be preserved;
  - The project will be site plan controlled, with the City Planning Department having greater control in the design of the project;
  - Development of the site represents infill development and is served by existing utilities and infrastructure. Furthermore, the site is located within the 1960 City of Albuquerque municipal boundaries;
  - The site is located close to the Albuquerque Ride Eubank route, which provides direct access to Kirtland Air Force Base.

## APPENDIX B

### ENACTMENT 270-1980

ADOPTING POLICIES FOR ZONE MAP CHANGE APPLICATIONS AND APPEALS OF ENVIRONMENTAL PLANNING COMMISSION DECISIONS; SUPERSEDING CITY COUNCIL RESOLUTIONS 217-1975 AND 182-1978 RELATING TO ZONE CHANGE APPLICATIONS AND APPEALS.

**WHEREAS**, the usefulness of the Comprehensive City Zoning Code in implementing the City's Comprehensive Plan and promoting health, safety, morals, and general welfare is enhanced by a reasonable flexibility in order to deal reasonably with changes in the physical, economic, and sociological aspects of the city; and

**WHEREAS**, certain general policies for consideration of zone map changes and other zoning regulation changes should be recognized as determinative.

**BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:**

Section 1. The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.
- B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.
- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.
- D. The applicant must demonstrate that the existing zoning is inappropriate because;
  - (1) there was an error when the existing zone map pattern was created, or
  - (2) changed neighborhood or community conditions justify the change, or
  - (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.
- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.
- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be;
  - (1) denied due to lack of capital funds, or

(2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

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

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

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

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;

(1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Section 2. City Council Resolutions 217-1975 and 182-1978 adopting policies for zone map change applications and appeals of (the) Environmental Planning Commission are hereby superseded.



*transmittal memo*

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<b>Date:</b> August 10, 2005	<b>Via:</b> Hand Delivery
<b>To:</b> Catalina Lehner, AICP	<b>From:</b> John Valdez, AICP
<b>Re:</b> Addendum to the Justification	<b>Job #:</b>

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**We are transmitting the following:** Addendum to the Justification for Project # 100572, 05EPC-01114, 05EPC-01116),

**Comments:**

RECEIVED AUG 10 2005



## Memorandum

**To:** Catalina Lehner, AICP

**From:** John Valdez, AICP

**Date:** August 10, 2005

**Re:** Project # 100572, 05EPC-01114, 05EPC-01116), Justification Addendum

The purpose of this memo is to provide additional information and justification for the zone map amendment for the project referenced above. This request seeks to change the zoning from SU-1 IP to SU-1 PRD. The basis for this zone map amendment is that this request would be more beneficial for the neighborhood and the community.

Essentially, the existing zoning is inappropriate because it is incompatible with the existing Towne Park Neighborhood and the Rhodes Sandia Vista neighborhood. The existing zoning fails to provide a transition between these residential neighborhoods and the more intensive big box retailers and Interstate, located to the north. As a result, the existing zoning would bring about more instability to the existing neighborhood by utilizing Chico, a local street, as an entrance and by potentially bringing people in from outside of the neighborhood to conduct business at this location. The existing zoning is also inappropriate for this area since it is not located in an Activity Center. The Centers and Corridors amendments to the Comprehensive Plan encourage more intensive development to Activity Centers and existing industrial parks.

We stand by the points we made on page three of the Justification as submitted and would like to expound upon the points made.

- While the Siemen's plant was developed in the area first, prior to residential development, industrial uses ceased on the site when the plant closed. Industrial uses have not been initiated since the closing, leaving only vacant land in its place. The closing of the plant now presents an opportunity to change the zoning to a type of use that is more compatible with the residential neighborhoods to the south and east.
- Chico is a local road not served by Transit. Retention of a the current zoning could potentially mean that a major employer could locate on the site without adequate access to transit as a transportation alternative for their employees, contrary to City goals for the community.
- The City prefers transitions between more intense and less intense land uses. Currently there is no transition between the Wal-Mart/Sam's Club site, the subject site (zoned for industrial uses), and the Towne Park residential development. As a result, the request also furthers policy h under the

Developing and Established Urban section of the *Comprehensive Plan*. The request provides the transition between the more intensive uses and the Interstate to north of Towne Park.

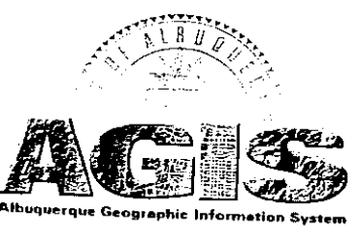
- If approved, the request would allow for a gated community comprised of townhomes and condominium units which range in price from \$135,000 to \$180,000. The community will also have amenities such as a clubhouse, pool, jacuzzi, open space areas, and shade structures. The development will add value to the surrounding residential areas.
- Access is inadequate for industrial development. Primary access would more than likely have to be taken off of Chico Road NE, which is considered to be a local residential street. In order to reach the subject site, large industrial trucks would have to pass through this street and disrupt the stability of the neighborhood.
- The site does not have frontage along or direct access to an arterial, which are more appropriate for industrial development.
- Since the closing of the Siemen's site, the site was marketed to other industrial users without success. Industrial users have opted to locate in other areas of Albuquerque with better freeway or arterial access such as the Sandia Science and Technology Park, the Journal Center, or the Atrisco Business Park. Industrial land in this area does not appear to be in great demand.
- There is also City precedence for converting industrial land zoned SU-1 IP to commercial and residential in the area. Several properties north of southern have been rezoned to residential uses, mainly as a result of the emergence of the Sandia Science and Technology Park. The City has expressed a strong desire for industrial uses to be located at the Sandia Science and Technology Park.
- If the current zoning remains, the chances are greater that the site will remain vacant, which in turn, may attract typical nuisances associated with vacant land in urban areas. These include vagrancy, trash accumulation, and illegal dumping. The vacant building on the subject site, has been broken into on previous occasions for people wanting to steal equipment.
- Residential development on this site would be more compatible with the land uses located to the east and south.
- Development of the site would be classified as infill development that is already served by existing utilities. It also represents new residential development in a relatively older part of the City, located on the east side and within the 1960s boundaries. The infill study recognized that antiquated zoning constituted a barrier to infill development. The site was zoned for industrial development in

1969. If this request is denied, the chances are strong that this location will remain vacant.

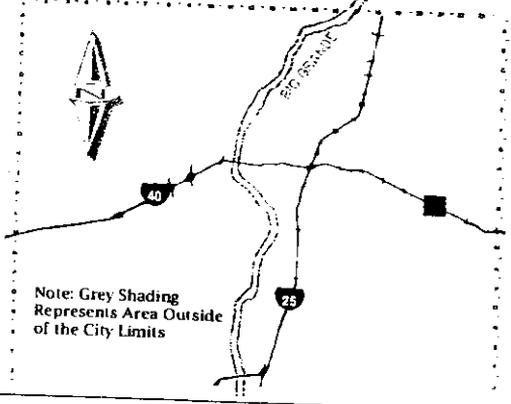
- Residential development at this location would also support commercial uses existing along Eubank. The subject site is also within close proximity to the developing Sandia Science and Technology Park, Kirtland Air Force Base, and Sandia National Labs meaning that residents living here could potentially find employment options at the Park, thereby reducing the need for longer distance trips for both work and shopping.
  - Development that occurs on the site would be site plan controlled given the SU-1 PRD designation. As a result, the site will be planned in a way that minimizes the impacts to the neighborhood.
  - The site was approved for a Cinemark multi-screen theater in 1998 consistent with the existing zoning. The theater, however, was never built (Z-98-114). The Towne Park Neighborhood Association and Towne Park Homeowners Association strongly opposed the approval citing air quality, traffic, noise, and lighting impacts that the site would have on the adjacent residential areas. Town home and condominium development would generate less traffic and would not negatively impact air quality, noise, and lighting. Reference to this case is relevant to this request since the Towne Park Neighborhood Association and Towne Park Homeowners Association were both strongly opposed to this request. It has been stated that the reason the project was never developed was due to poor access and the costs for corrective measures to improve the access.
  - Conversely, the same issues raised by the neighborhood during the Cinemark case would emerge if the current zoning remained and an industrial or heavy commercial use was proposed for the site.
  - The previous case, Z-98-114 (EPC) approved a Cinemark theater, which would have utilized the majority of the subject site. Plans were in place to construct a multi-screen theater that took access from Chico and Copper.
  - Centex homes has met with the Towne Park Neighborhood Association and participated in a facilitated neighborhood meeting with the Towne Park Homeowners Association. Neighbors expressed concern over the entrance to the Presidio development, specifically that the Presidio entrance was located directly across from the Towne Park East Gate. Centex Homes is committed to examining these issues and mitigating the traffic on Chico as much as possible.
- c: Towne Park Homeowners Association  
Towne Park Neighborhood Association  
South Los Altos Neighborhood Association



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 22, 2005

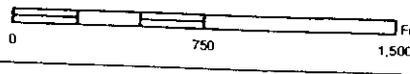


Note: Grey Shading Represents Area Outside of the City Limits

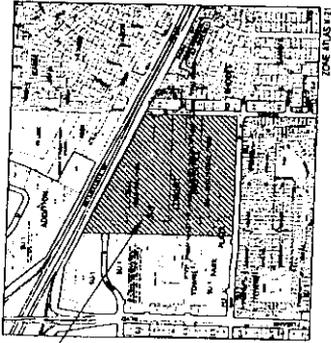
Zone Atlas Page:  
**K-21-Z**

Selected Symbols

- Outside City Limits
- Sector Plans
- ▭ Design Overlay Zones
- ▭ City Historic Zone
- ▭ H-1 Buffer Zone
- ▭ Petroglyph Mon.
- ▭ Escarpment
- ▭ 2 Mile Airport Zone
- ▭ Airport Noise Contour
- ▭ Wall Overlay Zone



**SITE VICINITY**

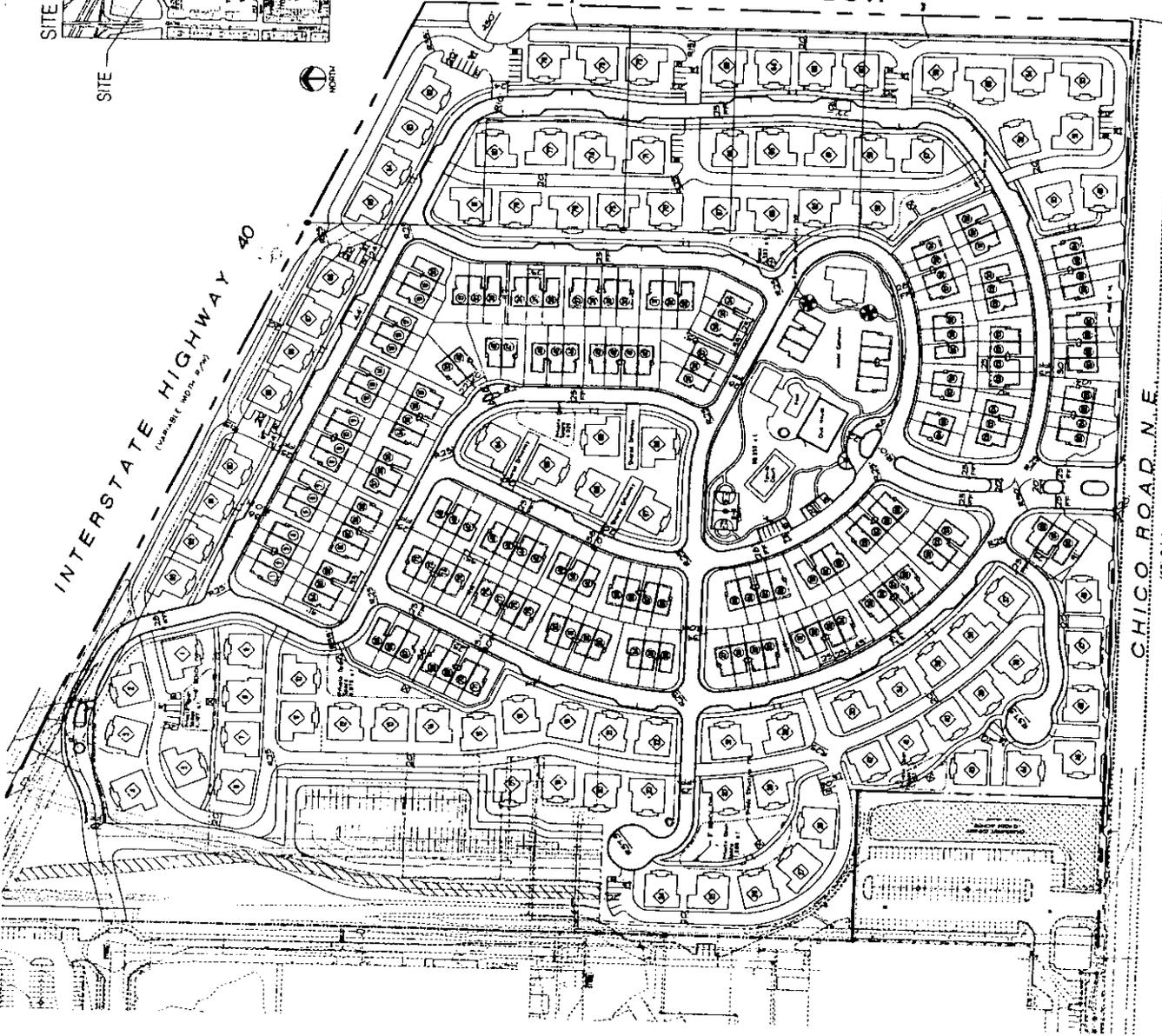


SITE

**INTERSTATE HIGHWAY 40**  
(I-40) (IND. TO P.M.)

MORRIS STREET N.E.  
(60' R/W)

**CHICO ROAD N.E.**  
(60' R/W)



**SITE INFORMATION:**  
The site consists of approximately 42 acres. The major description to the site is Lot 18, 23, 33, 34, 6, 7, and 8, Leland Park.

**Proposed Use and Zoning:**  
Residential, Single-Family, Detached (R-1). The site is zoned R-1, which is consistent with the surrounding area. The proposed use is for a residential development consisting of approximately 100 single-family detached homes. The proposed building is a two-story, detached, single-family home.

**Access and Egress:**  
Access to the site is provided by Morris Street N.E. to the east of the site. The proposed access is a paved driveway leading to the site. The proposed access is consistent with the surrounding area.

**UTILITIES:**  
The site is served by water, sewer, and gas. The water and sewer lines are located along Morris Street N.E. to the east of the site. The gas lines are located along Morris Street N.E. to the east of the site. The proposed access is consistent with the surrounding area.

**RECREATION:**  
The site is located adjacent to the University of Oklahoma. The site is consistent with the surrounding area.

**ENVIRONMENTAL:**  
The site is located in an urban area. The site is consistent with the surrounding area.

**TRAFFIC:**  
The site is located adjacent to Interstate Highway 40. The site is consistent with the surrounding area.

**LANDSCAPE:**  
The site is located in an urban area. The site is consistent with the surrounding area.

**UTILITIES:**  
The site is served by water, sewer, and gas. The water and sewer lines are located along Morris Street N.E. to the east of the site. The gas lines are located along Morris Street N.E. to the east of the site. The proposed access is consistent with the surrounding area.

**RECYCLE ACCESS:** A recycling bin will be located near the site, as shown on the site plan. The proposed development will contain a connection to the site on the northern portion of the site.

**TRAILER ACCESS:** The site is currently not an enclosed trailer. However, it is located adjacent to the University of Oklahoma. The site is consistent with the surrounding area.

**INTERNAL CIRCULATION:** Internal roads will be developed and built in compliance with the Oklahoma State Department of Transportation (OSDT) standards. The proposed development will be consistent with the surrounding area.

**PAVING:** The site is currently not paved. The proposed development will be consistent with the surrounding area.

**LANDSCAPE PLAN:** The landscape plan will be developed and built in compliance with the Oklahoma State Department of Transportation (OSDT) standards. The proposed development will be consistent with the surrounding area.

**UTILITIES:** The site is served by water, sewer, and gas. The water and sewer lines are located along Morris Street N.E. to the east of the site. The gas lines are located along Morris Street N.E. to the east of the site. The proposed access is consistent with the surrounding area.

**PROJECT NAME:**  
The Presidio

**PROPOSED DEVELOPER:**  
The Presidio Development, Inc.

**PROPOSED ARCHITECT:**  
The Presidio Architecture, Inc.

**PROPOSED ENGINEER:**  
The Presidio Engineering, Inc.

**PROPOSED LANDSCAPE ARCHITECT:**  
The Presidio Landscape Architecture, Inc.

**PROPOSED UTILITIES ENGINEER:**  
The Presidio Utilities Engineering, Inc.

**PROPOSED TRAFFIC ENGINEER:**  
The Presidio Traffic Engineering, Inc.

**PROPOSED ENVIRONMENTAL ENGINEER:**  
The Presidio Environmental Engineering, Inc.

**PROPOSED RECREATION ENGINEER:**  
The Presidio Recreation Engineering, Inc.

**PROPOSED HISTORIC PRESERVATION ENGINEER:**  
The Presidio Historic Preservation Engineering, Inc.

**PROPOSED ARCHITECTURAL RENDERING ENGINEER:**  
The Presidio Architectural Rendering Engineering, Inc.

**PROPOSED SITE DEVELOPMENT PLAN ENGINEER:**  
The Presidio Site Development Plan Engineering, Inc.

Task	Engineer	Discipline	Date
Final Site Development Plan	John Doe	Site Development	10/1/2023
Final Landscape Plan	John Doe	Landscape Architecture	10/1/2023
Final Utilities Engineering	John Doe	Utilities Engineering	10/1/2023
Final Traffic Engineering	John Doe	Traffic Engineering	10/1/2023
Final Environmental Engineering	John Doe	Environmental Engineering	10/1/2023
Final Recreation Engineering	John Doe	Recreation Engineering	10/1/2023
Final Historic Preservation Engineering	John Doe	Historic Preservation Engineering	10/1/2023
Final Architectural Rendering Engineering	John Doe	Architectural Rendering Engineering	10/1/2023

**THE PRESIDIO**

**THE PRESIDIO DEVELOPMENT, INC.**

**THE PRESIDIO ARCHITECTURE, INC.**

**THE PRESIDIO ENGINEERING, INC.**

**THE PRESIDIO LANDSCAPE ARCHITECTURE, INC.**

**THE PRESIDIO UTILITIES ENGINEERING, INC.**

**THE PRESIDIO TRAFFIC ENGINEERING, INC.**

**THE PRESIDIO ENVIRONMENTAL ENGINEERING, INC.**

**THE PRESIDIO RECREATION ENGINEERING, INC.**

**THE PRESIDIO HISTORIC PRESERVATION ENGINEERING, INC.**

**THE PRESIDIO ARCHITECTURAL RENDERING ENGINEERING, INC.**

**THE PRESIDIO SITE DEVELOPMENT PLAN ENGINEERING, INC.**

**THE PRESIDIO**

**THE PRESIDIO DEVELOPMENT, INC.**

**THE PRESIDIO ARCHITECTURE, INC.**

**THE PRESIDIO ENGINEERING, INC.**

**THE PRESIDIO LANDSCAPE ARCHITECTURE, INC.**

**THE PRESIDIO UTILITIES ENGINEERING, INC.**

**THE PRESIDIO TRAFFIC ENGINEERING, INC.**

**THE PRESIDIO ENVIRONMENTAL ENGINEERING, INC.**

**THE PRESIDIO RECREATION ENGINEERING, INC.**

**THE PRESIDIO HISTORIC PRESERVATION ENGINEERING, INC.**

**THE PRESIDIO ARCHITECTURAL RENDERING ENGINEERING, INC.**

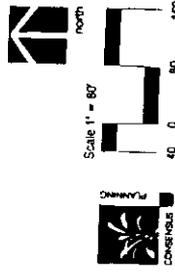
**THE PRESIDIO SITE DEVELOPMENT PLAN ENGINEERING, INC.**

Prepared by:  
The Presidio  
5120 Morris Street NE  
Altamonte Springs, FL 32714

Prepared by:  
The Presidio  
302 8th Street SW  
Albuquerque, NM 87102

Isaacson & Arfman, P.A.  
178 Monroe Street NE  
Albuquerque, NM 87108

Decker Perich Schmitt  
5801 Jefferson NE, Suite 100  
Albuquerque, NM 87110



## Design Guidelines for the Presidio

### A. Introduction

The purpose of these Design Guidelines is to provide a framework for ensuring that a high quality development occurs within the Presidio.

### B. Design Guidelines

The purpose of these Design Guidelines is to provide an overview of the development concepts and design standards that will be required for any development in the Presidio. The primary goal of this program is to achieve a high quality, multi-functional development that respects the historic and natural resources of the Presidio and provides a variety of open space and amenities for the benefit of residents living in the Subdivision.

The Design Guidelines should be used by the architect and designer to integrate the Subdivision into the surrounding built environment. These guidelines should be used to guide the design of the building, site, and landscape. The guidelines should be used to guide the design of the building, site, and landscape. The guidelines should be used to guide the design of the building, site, and landscape.

#### Site Amenities

The project's use should include a network of walking paths that connect the development. Walking paths will be located throughout the Presidio, connecting the development to the surrounding built environment. Other amenities include parks, trails, and open space that are located throughout the Presidio.

#### Private Open Space

- Private common areas will be located throughout the Presidio. Common areas should include:
  - The common areas will be owned, developed, and maintained by the Homeowners Association.
  - Four private parks will provide park amenities and shade structures in some of the larger open spaces.
  - Unfenced areas will be provided at intervals along the development.
- There will be 1 pool and a 2,500 square foot clubhouse to be used by the residents of the Presidio.
- Covered outdoor areas and balconies shall be considered on-site amenity space.
- A network of trails will be developed throughout the development, providing access from walking areas to parks, individual common areas, and other amenities.
- 7' wide private paths shall be provided along the site boundaries.

#### Setbacks for The Buildings

- The use of building setbacks is required to provide open space for the residents of the Presidio. Setbacks shall be provided for the following reasons:
  - Front Yard Setbacks - There shall be a front yard setback of 10 feet from the front property line.
  - Side Yard Setbacks - There shall be a side yard setback of 10 feet from the side property line.
  - Rear Yard Setbacks - There shall be a rear yard setback of 10 feet from the rear property line.

#### Lighting

- The development of an overall landscape concept will require a landscape design plan that includes lighting. The lighting design plan should include the following:
  - Street lighting shall be provided along the development.
  - The lighting design plan shall be submitted to the City of Albuquerque for review and approval.
  - The lighting design plan shall be submitted to the City of Albuquerque for review and approval.

#### Screening Walls, Fencing, and Barriers

- Screening walls, fencing, and barriers shall be used to screen the development from the surrounding built environment. The screening walls, fencing, and barriers shall be used to screen the development from the surrounding built environment. The screening walls, fencing, and barriers shall be used to screen the development from the surrounding built environment.

#### Utilities

- All new electric distribution lines shall be placed underground. The utilities shall be placed underground. The utilities shall be placed underground. The utilities shall be placed underground.

#### Architectural Standards

- The minimum lot width of the lots shall be 30 feet. The minimum lot width of the lots shall be 30 feet. The minimum lot width of the lots shall be 30 feet.

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### Setbacks for The Buildings

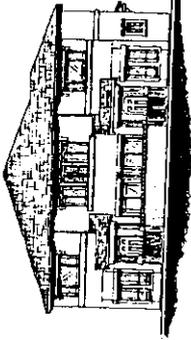
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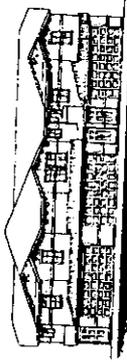
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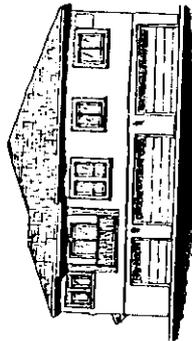
Section from the Street



Section from the Street



Section from the Street



Section from the Street

# Design Guidelines THE PRESIDIO

Prepared For:  
Centex Homes  
5120 Masthead NE  
Albuquerque, NM 87109

Prepared By:  
Consensus Planning, Inc.  
302 8th Street SW  
Albuquerque, NM 87102

Consensus & Adams  
138 Monroe St. NE  
Albuquerque, NM 87108

Dekker Perich Sabatini  
6801 Jefferson NE, Suite 100  
Albuquerque, NM 87109

**CENTEX HOMES**



Miller/Perich Sabatini  
ARCHITECTS  
6801 Jefferson NE, Suite 100  
Albuquerque, NM 87109



Jackson & Adams, Inc.  
302 8th Street SW  
Albuquerque, NM 87102





**WATER SYSTEM:**

CAUSING THE 42 ACRES SITE IS SERVED BY PUBLIC WATER LINES IN CHICAGO PD. (1.04), WORTH RD. (1.04) AND SEVERAL WATERLINE STOPS AROUND THE SITE WHICH SERVED THE ABANDONED INDUSTRIAL FACILITY.

**TOWNSHIPS:** THE INDIVIDUAL TOWNSHIP LOTS SHALL BE SERVED BY A NETWORK OF LOOPED PUBLIC WATER LINES. THE TOWNSHIP LOTS AND EXISTING EACH TOWNSHIP SHALL BE INDIVIDUALLY SERVED AND COORDINATED BY FIRE HYDRANTS PER CITY OF ALBANY/ROCKVILLE (FIRE MARSHALL) REQUIREMENTS.

**MULTIFAMILY UNITS:** THE CONDOMINIUMS ARE PROPOSED TO BE BUILT BY THE MULTI-FAMILY (APARTMENT) BUILDING CODE. THE BUILDING CODE SHALL BE SERVED BY MASTER METERS FOR DOMESTIC WATER. ADDITIONAL NEEDS THE FIRE HYDRANTS SHALL BE PER THE FIRE DEPARTMENT AND THOSE HYDRANTS MAY BE A COMBINATION OF PUBLIC AND PRIVATE.

**SANITARY SEWER:**

CAUSING THE SITE IS SERVED BY 8" DIA AND 12" DIA SEWER MAINS EXTENDING OUTTO THE PROPERTY. ANOTHER 8" DIA MAIN EXIST IN CHICAGO PD BOUNDING ON THE SOUTH SIDE.

**TOWNSHIPS:** THE INDIVIDUAL TOWNSHIP LOTS SHALL BE SERVED BY THE EXTENSIONS OF THE PUBLIC SANITARY SEWER MAINS. THE TOWNSHIP LOTS AND EXISTING EACH TOWNSHIP SHALL ALLOW FOR EACH TOWNSHIP TO HAVE INDIVIDUAL BILLING ACCORDING WITH THE CITY OF ALBANY/ROCKVILLE.

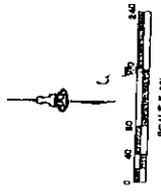
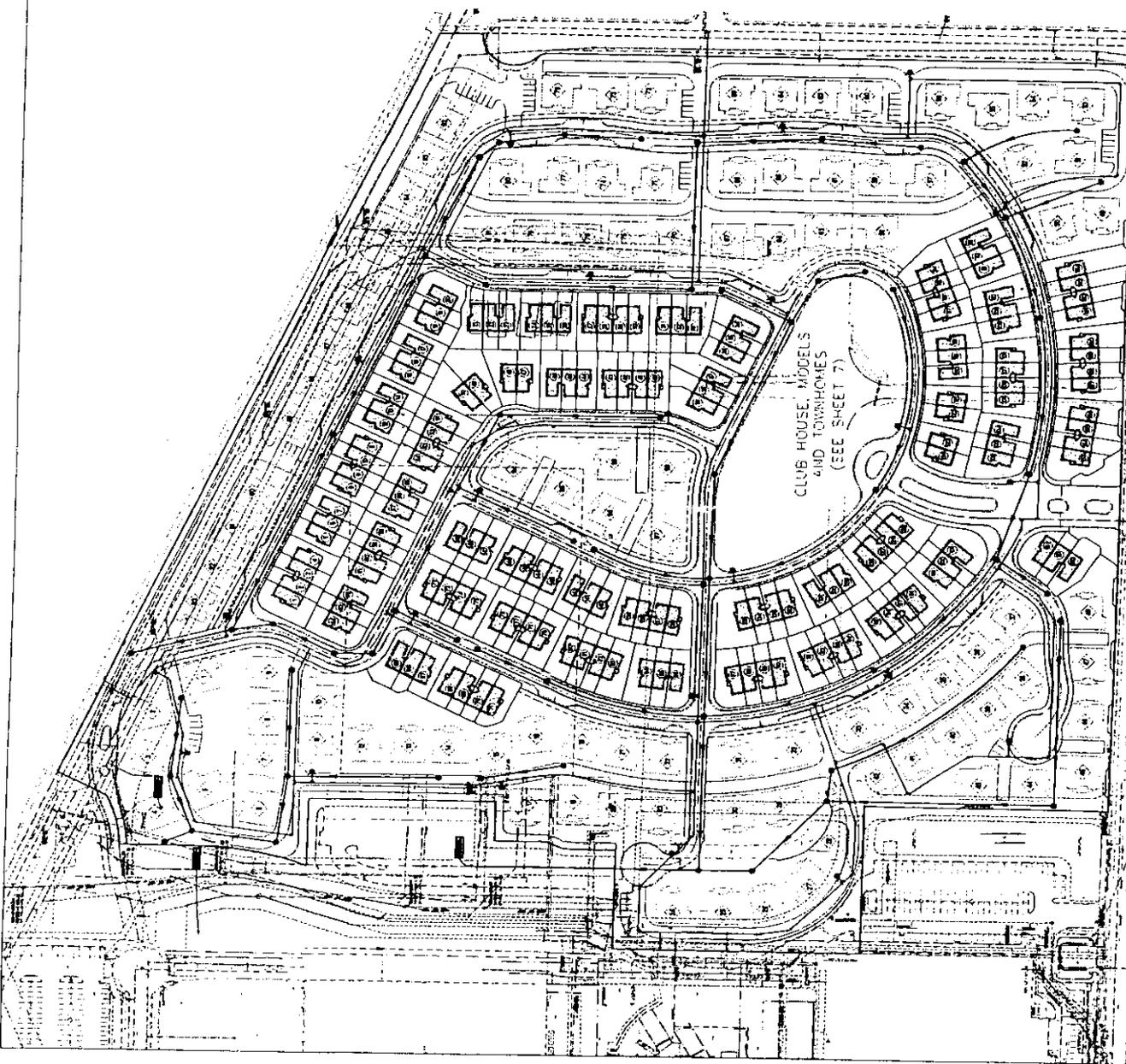
**MULTIFAMILY:** THE TOWNSHIP STRUCTURES ARE PROPOSED TO BE SERVED BY PRIVATE SANITARY SEWER COLLECTION LINES. THESE LINES SHALL BE SERVED TO THE CURB AND/OR OFFSITE PUBLIC SANITARY SEWER COLLECTION SYSTEMS.

**LEGEND:**

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE w/ VALVE BOX
- FIRE HYDRANT
- SES MANHOLE
- 8" WATER LINE w/ FITTING
- 8" WATER LINE w/ FITTING

**ACSON & ARPMAN, P.A.**  
 Consulting Engineering Architects  
 1000 North Main Street  
 Suite 1000  
 Albany, New York 12205  
 Phone: 518-486-1111  
 Fax: 518-486-1112

**ENTER HOMES**  
**PRESTO**  
 THE BEST AND MOST AFFORDABLE







"John Valdez"  
<valdez@consensusplanning.com>

08/02/2005 06:08 PM

To <CLehner@cabq.gov>

cc "Jim Strozier" <cp@consensusplanning.com>

bcc

Subject RE: Presidio-Project #1000572

Thanks. I will work on this and get it back to you.

John

---

**From:** CLehner@cabq.gov [mailto:CLehner@cabq.gov]

**Sent:** Tuesday, August 02, 2005 6:02 PM

**To:** valdez@consensusplanning.com

**Subject:** Presidio-Project #1000572

Hi John,

Here's the list I told you about regarding items to address/correct on the site development plan for subdivision.

Please get me the improved version this Friday. Give me a call if you have questions. Thanks.

-Catalina

Date: August 2, 2005  
To: John Valdez, Consensus Planning  
From: Catalina Lehner, COA Planning Dept.  
RE: Project # 1000572, The Presidio

---

I have reviewed the site development plan for subdivision submitted with the proposal for Project # 1000572 and have found some deficiencies which I am requesting are corrected. I need the revised site development plan for subdivision this Friday, August 5<sup>th</sup>, in order to complete my review. Please address/correct the following:

- Break out the types of residential product being proposed. How many bedrooms/bathrooms do the townhomes have? Are the units all the same? How many bedrooms/bathrooms do the condominiums have and how many styles of units? (it appears that two are identical and 1 has a balcony).
- See Zoning Code §14-16-2-22 (p. 2-86) for a list of what exactly needs to be included on a site development plan for subdivision. Everything in this paragraph needs to be addressed and included in the submittal.

Sheet 1-

- clarify max and min # of DUs and densities.
- correct vehicular access paragraph
- explain pedestrian entryways and show on site plan
- show bike trail connection, if there will be one
- indicate community is gated
- show location of sign, if sign is part of the proposal

Sheet 2-

- Open space discussion-How was open space calculated? How did you decide how much open space to provide?
- Landscaping discussion needs to address landscaping in front yards of both townhomes and condominiums, and open spaces.
- Add reference to the Zoning Code section that the development will adhere to with respect to landscaping.
- Architectural standards: are all the roofs pitched? What is the exact color scheme?

- What is the architectural style? Please describe.
- Add max and min lot sizes for both townhomes and condominium as per Zoning Code §14-16-2-22.
- What are the setbacks for the condominiums?
- Add reference to the Zoning Code section (14-16-3-9) that the development will adhere to with respect to lighting. Specify compliance with these state night sky ordinance.
- If there are going to be any minor variations in style, please show what they may be-for example, if there are different residential products being considered, include them on the drawings.

Sheet 3-

- Landscape detail is needed for front yards of townhomes, condominiums and open spaces. (note indicates that all shrubs are not shown due to scale size, so the detail is needed).
- Improve the sidewalk detail, esp. since pedestrian connectivity is so important here. Show width and describe appearance and materials.

Sheet 4-

- Address/correct references to single-family residential and an I-25 (?) storm drain (unless I'm mistaken here).

Sheet 6-

- Provide detail of the Ramada structures, shade structures and benches used throughout the plan.



RECEIVED AUG - 8 20

*transmittal memo*

Date: August 8, 2005

Via: Hand Delivery

To: Catalina Lehner, AICP

From: John Valdez, AICP 

Re: Revised Site Plans

Job #: 1170-3

We are transmitting the following: 12 copies of the revised site plan for PRD for the Presidio (Project #100572, 05EPC-01114, 05EPC-01116)

Comments: We were able to address the majority of the comments. Details of the Ramada structure, shade structure, and benches are still being decided upon. We are fine with providing these details are a condition of approval. Please feel free to call me if you have any questions.

John Valdez, AICP

924 Park Avenue SW • Albuquerque, NM • 87102

Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail [cp@consensusplanning.com](mailto:cp@consensusplanning.com)



"Elizabeth E. Neustadter"  
<emc@fireowl.com>

07/28/2005 09:48 AM

Please respond to  
emc@fireowl.com

To Catalina Lehner <clehner@cabq.gov>, Debbi Miera  
<bkmiera@aol.com>, Diane Grover  
<lifedancelessons@aol.com>, Stephanie Winklepleck

cc

bcc

Subject project # 1000572

Greetings all,

I've set up a meeting with Towne Park Home Owners Association on Monday, August 8th at 6 p.m. at their Clubhouse, 425 Towne Park Drive, NE. Diane Grover will be co-facilitating. Towne Park Homeowners Association deferred a meeting, as did South Los Altos Neighborhood Association. However, South Los Altos may send some representatives to this meeting. And, since the Towne Park Neighborhood Association is part of the Homeowners Association, there will probably be representatives from that Neighborhood Association as well.

I checked in with Catalina prior to setting up this meeting. She said that as long as she had the report by the 10th (before the study session on the 11th) she'd be fine. We chose this date to allow Diane time to contact her residents.

I need names to submit to Denise Kelly (the new manager of the Towne Park Home Owners Association, Evelyn Jensen is no longer in that role) in order for people to be allowed into the Clubhouse. So let me know if you are planning on coming to the meeting.

Call or email with any other questions.

Elizabeth Neustadter  
505.820.6046

1000572

RECEIVED AUG - 9 2005

August 9, 2005  
Jens Deichmann  
City of Albuquerque, EPC Chairman



Re: Proposed Presidio Development, EPC Hearing Date 8/18/05

The residents and board of directors for Towne Park Homeowner's Association have met with the Presidio's development presenters and have the following concerns we would like to see addressed prior to approval of this project:

1. The new Presidio gated Chico entrance needs to be the secondary entrance and located away from the two existing gated Towne Park entrances on Chico. It is currently located exactly opposite of our east entry. We are completely opposed to this location, as well as, to any primary entry on Chico. This should be obvious for safety reasons and to avoid additional rush hour congestion.
2. All Presidio gated entrances need to be designed such that traffic does not back up onto Chico or Copper while waiting to enter The Presidio. This is an ongoing entry problem at the Towne Park gates where during peak hours traffic backs up on Chico often several vehicles deep. This could be resolved by utilizing a deceleration lane and/or a double lane gate entry system.
3. The Copper entry absolutely needs to be the primary entrance. This would vastly minimize the amount of traffic on Chico, as well as, providing more direct access to I-40 for the Presidio residents. Copper and Chico both have existing traffic signals at Eubank, where Morris does not at either Chico or Central.
4. We assume that EPA storm water and COA soil disturbance requirements will be strictly adhered to during the construction phase.

We appreciate your attention to these issues and look forward to having new neighbors.

Finally, please do not confuse Towne Park Homeowner's Association with Towne Park Neighborhood Association. They are two separate entities. Only TPHOA represents all 486 homeowners and only the Board of Directors of TPHOA has the authority to approve or enter into any legal agreement on the community's behalf.

Respectfully Submitted,

Rip Harwood  
President, Towne Park Homeowner's Association

pc: James Strozier - Consensus Planning

Facilitator's Report

Date: Tuesday, August 9, 2005

Facilitators: Elizabeth Neustadter and Diane Grover

**Facilitated Meeting Held:**

Date and Time: Monday, August 8, 2005  
Location: Towne Hall Home Owners Association Clubhouse  
Between:  
Applicant: David Landry, Centex Homes  
4110 Wolcott, NE, 87109,  
[dlandry@centexhomes.com](mailto:dlandry@centexhomes.com)  
cell: (505) 991.2556  
Agent: Jim Strozier, John Valdez, Consensus Planning  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)

AND

(Names in bold requested a copy of the report)

**Dorothy Mowery**, 10800 Central Park Dr., 87123, [DB1929@Juno.com](mailto:DB1929@Juno.com)  
**Roger Aden**, 10863 Towne Park Dr., 87123  
**Tom & Marsha Krege**, 11000 Clyburn Park Dr., NE, 87123, [TMSKrege@aol.com](mailto:TMSKrege@aol.com)  
**Cordie Briggs**, 524 Seward Park Dr., NE, 87123, [cbabanm@aol.com](mailto:cbabanm@aol.com)  
**Don F. Day**, 10616 Towne Park Dr., NE, 87127  
Adrean and Eva Hesselben, 10915 La Grange, NE, 87123  
**Victor Suazo**, 10909 LaGrange Pk Dr., 87123, [visuazo@earthlink.net](mailto:visuazo@earthlink.net)  
**Eveln Courtin**, 10604 Towne Park, NE, 87123, [mecourt85@aol.com](mailto:mecourt85@aol.com)  
**Nancy Foxwell**, 10600 Towne Park NE, 87123  
Don & Lila Odell, 10805 Pennyback Pk., Dr., 87123  
Robert & Gene Nalley, 11015 LaGrange Pk., Dr., NE, 87123  
**Stephanie Portor**, 329 Fairmount Park, 87123, [subirge@hotmail.com](mailto:subirge@hotmail.com)  
**Don & Pearl Furtivo**, 500 Seward Park Ave., NE, 87123, [d4tvo@yahoo.com](mailto:d4tvo@yahoo.com)  
**Jo & John Pierce**, 10600 Pennyback Pl., NE, 87123, [JoisJo@yahoo.com](mailto:JoisJo@yahoo.com)  
**Charles Hammond**, 11000 LaGrange, NE, 87123, [HchuckHammond@aol.com](mailto:HchuckHammond@aol.com)  
**Jan Dodson Barnhart**, 10713 Griffith Pk., NE, 87123, [TPKPerson@aol.com](mailto:TPKPerson@aol.com)  
**Robert Harris**, 10825, Pennyback Pl., NE, 87123  
Gloria Postel, 10520 Griffith Park Dr., NE 87123  
**Bob & Charlene Dunagan**, 10817 Griffith Park, 87123, [bdunagan1967@comcast.net](mailto:bdunagan1967@comcast.net)  
**Rip Harwood**, 10408 Griffith Park, NE, 87123  
**John Fidel**, 10900 Central Park Dr., NE, 87123, [JJFidel@comcast.net](mailto:JJFidel@comcast.net)  
**Heidi Streif**, 10733 Clyburn Pk., Dr., NE, 87123  
**Ariys Sasser**, 324 Paler Park Dr., NE 87123  
**Tom Bercher**, 10800 Clyburn Park Dr., NE, 87123  
**Tom Bussell**, 10512 LaGrange Park, Dr., NE 87123  
Lloyd A. Jud  
**Ester Schneider**, 10912 LaGrange Pk., Dr. NE, 87123, [eschn1@yahoo.com](mailto:eschn1@yahoo.com)  
**Eileen Rosenthal**, 10728 Central Park Dr., NE, 87123  
**John Donnellon**, 10917 LaGrange NE, 87123, "great presentation"  
**Natalia Quintana**, 10917 LaGrange, NE, 87123  
**Rob Sedillo**, 10920 Clyburn Pk., Dr., 87123, [rsedillo@msn.com](mailto:rsedillo@msn.com)  
**Louis Silva**, 10915 Clyburn Pk, Dr., NE, 87123

RE:

Project #: 1000572

**Address/Property Description:**

The site includes approximately 43 acres on Chico Road, NE, between Eubank Boulevard, NE, and Morris Street, NE. The Applicant is requesting a zone map amendment from SU-1 for IP to SU-1 P&D.

**Background/Meeting Summary:**

Jim Strozier began the meeting with a presentation on the plans Centex homes has for the site. He and David Landry stressed that Centex has a history of wanting to be a part of the neighborhood. Centex is requesting a zone downgrade from industrial/commercial use to planned residential development, which is a less intensive use. The meeting naturally progressed from the presentation to questions. There were residents primarily of the Towne Park Home Owners Association present, though some also belonged to the Towne Park Neighborhood Association. Though South Los Altos Neighborhood Association were invited to join the meeting, no representatives were present.

The majority of time was spent on the resident's primary concern: traffic. There are already complex and challenging traffic issues, as discussed in detail further on in this report, and the residents want to be sure that Centex is doing all they can to avoid adding to the problems.

Overall, the residents supported the development Centex is proposing, and are happy to see a downgrade of intensity. The main issue they had, which was the main talking point of the evening, was the entry gate directly across from theirs on Chico. They were completely opposed to this being the main entry gate, with some residents wondering why there needed to be any entry off of Chico into this development at all. Key concerns regarding this, which are offered in greater detail throughout the report, included:

- Safety!!! Mainly of pedestrians. But also of emergency vehicles being obstructed from getting through due to traffic.
- Traffic!!! Already a concern, the addition of the entry from Chico would make an already bad situation worse.
- Fumes, which would be added by cars idling as they stacked at the two entry gates.

Of primary concern regarding traffic was the residents' lack of confidence in the City Traffic Engineering office. The neighbors expressed this concern repeatedly, in many different ways, throughout the course of the meeting.

**Outcome:**

**Agreements**

- Everyone agreed that the proposed residential use was much more favorable than the current tract zoning.
- The residents were concerned because Chico has never been striped appropriately (it is currently striped as two-lane and should be striped as four-lane). Jim Strozier agreed, and said that he would bring this to the attention of the planning board.
- One resident in particular mentioned that the walkways painted on the roads are disregarded. Everyone present agreed that pedestrian safety is a key issue, and Jim Strozier said that he would look into this issue.
- Another resident asked about how the entrance off of Chico would impact visibility, because Towne Park visibility was poor. Jim Strozier answered that

they observe a clear site triangle, but that it didn't seem that the builders of Towne Home observed that same triangle.

- Everyone agreed that it was important for Copper to be an important entryway into the community. There was also disagreement on this point, covered in the following section.
- Everyone agreed that attention needed to be placed on the safest way for pedestrians to cross Chico.
- Everyone agreed that anything possible needed to be done to avoid stacking. Residents did not cause a stacking problem, as they have quick entry into the gates. Guests, emergency vehicles, and service vehicles were the main issue.
- Everyone agreed that the traffic on Eubank and Chico was challenging. Jim Strozier said that much could be done to improve traffic by adjusting the timing and signal functions.
- Regarding covenants, everyone agreed with the basic idea that covenants increased the value of homes. David Landry cited a study that said home values increased by something like 19% when covenants were present. Jim Strozier also made the point that much of what will be covered in the covenants – like lighting, landscaping, etc., – would also be covered in the development plan guidelines submitted for special use. This means that the city, as well as the association, would be called in when residents are in violation of the development plan guidelines.
- One resident expressed that they'd heard Centex builds good homes. Jim Strozier and David Landry were pleased to hear that, and agreed.
- One neighbor asked about construction hours. David Landry didn't know, but all agreed that construction shouldn't start too early or go too late. This neighbor also suggested that all construction vehicles use the Copper entrance. David Landry and Jim Strozier felt this was an excellent idea.

#### **Disagreements/Unresolved Issues**

- Residents were opposed to having an entrance on Chico and, if there had to be an entrance on Chico residents were strongly opposed to having that entrance located directly across from Towne Park's entrance. Traffic was the main issue and concern of neighbors, and this entrance was the main obstacle that neighbors felt regarding this development. Neighbors could not stress enough how key this issue was for them, and how much this was a safety issue. Reasons are detailed below, under Primary Issues/Interests of Residents.
- Residents wanted Copper to be the main entrance. They felt Jim Strozier understood that it needed to be an important entrance, but they kept reiterating that it should be the primary entrance. They made this point clearly and strongly more than once. Some residents said that Chico could be a secondary entrance – one or two residents offered that Chico could be the emergency entrance, with Morris being the secondary entrance. Jim responded that Morris was not being used as an entrance because it wasn't as pretty and it wasn't as accessible – and also because it would not really allay the traffic issues, as people would still drive from Eubank to Chico to get to Morris. Residents didn't really seem to hear this last point, and felt that Centex was prioritizing beauty over their safety.
- One idea was putting a four-way stop where the two entrances would be across from one another on Chico. Some residents seemed to like that idea. Others were skeptical, saying that four-way stops didn't solve any problems,

and that they see people "blowing through" the stop signs on Morris all the time.

- One resident wondered if Towne Park's crash gate could be turned into a working entrance. Jim Strozier replied that this was Towne Parks' decision.
- After Jim Strozier explained how the traffic study was compiled, neighbors were concerned that the traffic study did not accurately capture the major traffic issues in their area. They were also upset that the traffic study was compiled without anyone having spoken with them. Jim Strozier said that there wasn't time to have another meeting with Terry present. Neighbors made a strong point that, as opposed to their being a typical morning or evening "rush hour," traffic was heavy and ongoing throughout the day. Neighbors also expressed strong reservations in the City's historic handling of traffic issues, citing as one example the lack of appropriate striping on Chico. Jim Strozier gave the neighbors' Tony Lloyd's phone number: 924.3994. He is a Traffic Engineer that is the primary interface and goes to traffic meetings. More issues regarding the Traffic Report can be found under Primary Interests of Neighbors.
- Jim Strozier offered that the Chico entrance would have a set-back wall to allow for more landscaping and sidewalks along Chico. This was done both to offer a pleasing entrance and to give pedestrians a safe place to walk. Neighbors were not completely mollified by this response, and wanted to see other things done to ensure safety, including:
  - speed humps along Chico, and
  - pedestrian overpasses from one side to the other on Chico.Jim Strozier said he would look into this.
- Residents saw stacking as a major issue - one person suggested Chico be used as the resident's entrance and Copper used as the guest/service vehicle entrance. Jim Strozier thought about that idea, but wasn't sure of the practicality of enforcing it. Some neighbors agreed.
- One neighbor felt strongly that one-car garages were not at all useful, and homes should have at least a two-car garage.

#### Action Items:

- Jim Strozier said that he and/or David Landry would do the following:
  - Send a traffic report to the Home Association office for neighbors to see,
  - Leave plans brought for the presentation with the Home Association for neighbors to reference,
  - Check into the percentage of the Chico entrance versus the Copper entrance use (50/50, 60/40?),
  - Let the City Planner's know about the striping issue on Chico,
  - Inquire about the pedestrian walkways not being observed, and speak with Terry/Tony about improving pedestrian safety (Jim Strozier noted the City was firmly committed to having the entrances directly across from each other, rather than offset - that with this scenario there was less of a chance of pedestrians being hit by cars),
  - Explore ways to better ensure pedestrian safety when crossing Chico, including speed humps and/or pedestrian overpasses on Chico,
  - Look into the timing/signal functions of the light on Eubank and Chico and
  - Send a copy of the covenants to neighbors when they were finalized.

### Primary Issues/Interests of Applicant:

Jim Strozier gave a presentation of the plans at this stage, which included:

- The staff planner has not yet made a recommendation. There had been a non-facilitated meeting with the Towne Park Neighborhood Association, and the current plans include feedback incorporated from that meeting.
- The property is 42 acres, which will be developed into Townhouses and condominiums. Similar to the Towne Park Development, there will be a recreational area, clubhouse, and a swimming pool. There will be open park areas spread throughout, and a lot of attention on creating a landscaping buffer along the Interstate and inviting landscaping at the main entrance. There will also be defined guest parking, mostly as parallel parking along the area where the condominiums are built, with some smaller clusters of parking areas for guests scattered throughout the development.
- The main entrance will be on Chico, directly across from the entrance into Towne Park. The Chico entrance will have two lanes, and a turn-around point. It will be 100 feet long. This was chosen for two main reasons, first, Towne Park is a beautiful development, and secondly, the City prefers to have entrances line up, so that they can pool their resources more easily (eg. Putting one crosswalk at that intersection, rather than having to choose between two intersections). The secondary entrance will be off of Copper, and while not as wide as the entry off of Chico, it will have more length, which will handle the stacking issue. There will also be an emergency entrance with a "crash fence" off of Morris, to be used only for emergency vehicles.
- This development mixes two products:
  - Condominiums will be built around the perimeter, as freestanding units, each holding three condo units. Garages will be at the rear of the buildings, with front doors facing into the center of the development. Owners of condos will own the unit and a percentage of the property.
  - Town homes will be more in the center of the project, and will include single and double-story homes on single family lots. Garages will be located away from the homes around the perimeter of the development. Owners will own the homes and land.
  - The garages would be one and two car garages.
- There will be 469 units altogether:
  - 297 condominiums, mostly 2 bedroom/2 bath, and roughly 1100 to 1500 square feet (though David was clear that square footage was not yet firmed up). Though no price had yet been set, David Landry imagined the condos would be under \$150,00, probably around \$135,00 to \$140.
  - 172 Town houses, mostly 3 bedroom/2.5 bath, and roughly 1,600 to 2,200 square feet. Though no price had yet been set, David Landry imagined the town houses would be in the \$160,000 to \$180,000 range.
- The development will use city garbage collection and water. The streets would be private.
- All landscaping would meet pollen and water usage guidelines/restrictions set by the city.
- Though Jim Strozier and David Landry did not have an idea of actual

occupancy, one resident came up with 1,400 people by assuming an average of three people each in the 460+ units.

#### **Primary Issues/Interests of Neighbors:**

The key issue for residents was traffic. Traffic issues included:

- Residents were opposed to having an entrance on Chico and, if there had to be an entrance on Chico they were strongly opposed to having that entrance located directly across from Towne Park's entrance. Traffic was the main issue and concern of neighbors, and this entrance was the main obstacle that neighbors felt regarding this development. Reasons included:
  - Chico is currently a raceway, with people speeding and disregarding pedestrian crosswalks. Adding an entrance to the development there will only increase the danger of people being hit by cars.
  - There is currently bad stacking at the Towne Park gate entrance off of Chico. Adding another development entrance will exacerbate this.
  - The traffic situation on Eubank and Chico – not only during high traffic volume times like rush hour, but *all the time* due to Sam's Club and Wal-Mart, is challenging, with constant back-ups occurring. Adding another development entrance will exacerbate this as well.
  - Many emergency vehicles (and non-emergency vehicles delivering important items like oxygen) enter Towne Park in service to the residents. Exacerbating traffic issues as defined previously will render it even harder for emergency vehicles to respond when response time is key.
  - With an additional entrance on Chico, it will be virtually impossible for residents of either development to make a left onto Chico.
  - The Chico entrance was not long enough at 100 feet to avoid stacking.
  - The additional entrance would add fumes as cars stacked at both entryways.
- Residents did ask if there would be a traffic light on Chico where the two entrances met, and Jim Strozier said that no, based on the Traffic Report, there would not be. Please see bullet under Unresolved Issues for more information as to neighbors' concerns about the Traffic report.
- The Traffic report was a big talking point. Please see bullet under Unresolved Issues for some details. More details include:
  - Neighbors said that during peak hours 55-60% of traffic on Chico and 30% of traffic on Copper goes to Wal-Mart and Sams Club. The security person for Towne Home said that the traffic engineer was present at 1 p.m. Jim Strozier responded that Terry always counts over an extended period during the morning and evening, and takes the four highest consecutive 15-minute blocks to set the peak time. Peaks change from neighborhood to neighborhood. If they saw Terry there during off-peak hours, he was probably measuring or doing other research.
- Residents wanted to know how many phases of building there would be, and when construction would start. David Landry did not have an exact idea about phases, as they hadn't gotten to this stage of the planning.

which also revolved around drainage. At first glance he saw potentially three different phases, the first being right off of Chico, the second being the side closest to Wal-Mart/Sams Club, and the third being whatever is left. David Landry saw construction starting at the first of the year.

- Neighbors wanted to know about other Centex developments. David Landry responded that Centex had developments throughout Albuquerque, Rio Rancho, and Santa Fé. One recently completed development is Terecita on Southern and Juan Tabo.

Note:

There is a study session on Thursday, May 11<sup>th</sup>  
The EPC hearing is on Thursday, August 18<sup>th</sup>



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

June 7, 2005

John Valdez  
Consensus Planning  
924 Park Avenue SW/87102  
Phone: 764-9801/Fax: 842-5495  
E-mail: valdez@consensusplanning.com

Dear John:

Thank you for your inquiry of **June 7, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1B, 2, 3, 5A, 6, 7 AND 8 LENKURT PROPERTIES** zone map **K-21**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

## **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani J. Winklepleck***

Stephani I. Winklepleck  
Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/08/04)

# "Attachment A"

Date of Request: June 7, 2005  
Name: John Valdez, Consensus Planning  
Address/Zip: 924 Park Avenue SW/87102  
Phone: 764-9801 Fax: 842-5495  
Zone Map: K-21

## TOWNE PARK N.A. (TPK) "R"

\*L. Scott Varner  
10824 Pennyback NE/87123 294-7791 (h)  
Jeanne Hamrick  
10500 Scheneley NE/87123 291-1504 (h)

## SOUTH LOS ALTOS N.A. (SLA) "R"

\*Ana Beall  
424 General Chennault NE/87123 275-7955 (h)  
Allen Osborn  
345 Espejo NE/87123 293-7152 (h)

*The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.*

## TOWNE PARK H.O.A. (TPH)

Evelyn Jensen  
425 Towne Park Dr. NE/87123 291-8379 (h)  
Jessica Jimenez  
425 Towne Park Dr. NE/87123 291-8379 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



July 7, 2005

Mr. L. Scott Varner  
Towne Park Neighborhood Association  
10824 Pennyback NE  
Albuquerque, NM 87123

Dear Mr. Varner:

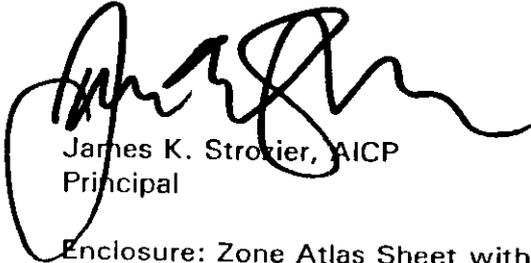
The purpose of this letter is to inform you and the members of the Towne Park Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment and site development plan for 42 acres of property located at the northwest corner of Morris Road NE and Chico Road NE. The property is currently zoned SU-1 for Industrial Park and had been previously approved for a Cinemark movie theater. A copy of the zone atlas sheet showing the property is enclosed.

Our application seeks to rezone the property to SU-1 Planned Residential Development (PRD) in order to develop a condominium/townhome residential community on the site. Uses allowed with the new zoning would generate less traffic and bring more stability to the neighborhood than those allowed by the current zoning. The community is proposed to be gated.

The application is scheduled to be heard at EPC on August 18<sup>th</sup>, 2005 beginning at 8:30 AM. The site is not located within the boundaries of a sector plan so the Albuquerque/Bernalillo County Comprehensive Plan and Resolution 270-1980 set forth the policies needed for the zone map amendment. In addition, the current site plan as approved for the theater is on file in the City of Albuquerque Planning Department file room, which is open daily between 10:00 AM – 12:00 PM and 2:00 PM – 4:00 PM.

The developers of the property are available to present and discuss this project at any time with your board and membership. We would welcome the opportunity to receive input. Thank you for all your work. Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



July 7, 2005

Ms. Jeanne Hamrick  
Towne Park Neighborhood Association  
10500 Schenley NE  
Albuquerque, NM 87123

Dear Ms. Hamrick:

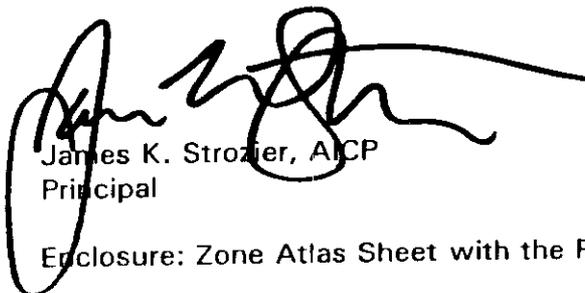
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James K. Strozier, AICP  
Christopher J. Green, ASLA

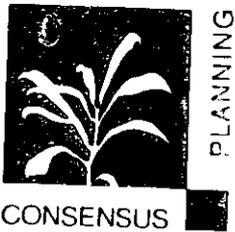
ASSOCIATES

Jacqueline Fishman, AICP

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com



July 7, 2005

Ms. Ana Beall  
South Los Altos Neighborhood Association  
424 General Chennault NE  
Albuquerque, NM 87123

Dear Ms. Beall:

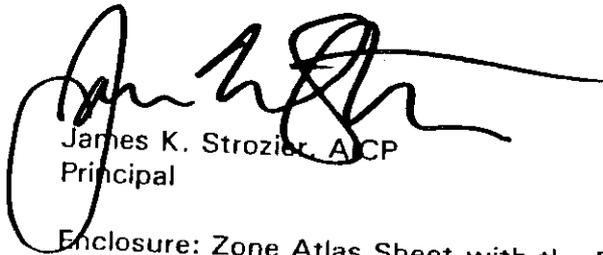
The purpose of this letter is to inform you and the members of the South Los Altos Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment and site development plan for 42 acres of property located at the northwest corner of Morris Road NE and Chico Road NE. The property is currently zoned SU-1 for Industrial Park and had been previously approved for a Cinemark movie theater. A copy of the zone atlas sheet showing the property is enclosed.

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James K. Strozier, AICP  
Principal

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James K. Strozier, AICP  
Christopher J. Green, ASLA

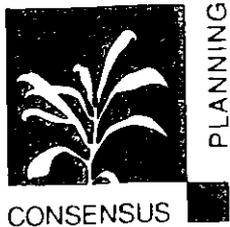
ASSOCIATES

Jacqueline Fishman, AICP

Landscape Architecture  
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Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 542-5495  
cp@consensusplanning.com  
www.consensusplanning.com



July 7, 2005

Mr. Allen Osborn  
South Los Altos Neighborhood Association  
345 Espejo NE  
Albuquerque, NM 87123

Dear Mr. Osborn:

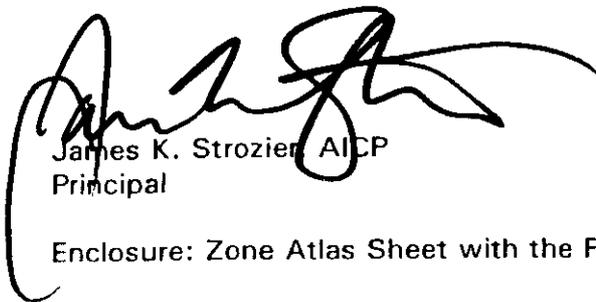
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Sincerely,



James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



PLANNING

CONSENSUS

July 7, 2005

Ms. Evelyn Jensen  
Towne Park Home Owners Association  
425 Towne Park Drive NE  
Albuquerque, NM 87123

Dear Ms. Jensen:

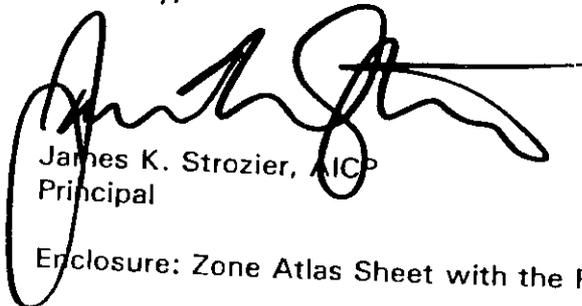
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Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

PRINCIPALS

Karen R. Mancotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

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 City, State, ZIP+4 Albuquerque, NM 87123

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 L. Scott Varner  
 Street, Apt. No., or PO Box No. 10824 Pennybuck No  
 City, State, ZIP+4 Albuquerque NM 87123

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 City, State, ZIP+4 Albuquerque, NM 87123

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 Ana Beall  
 Street, Apt. No., or PO Box No. 424 General Chennault  
 City, State, ZIP+4 Albuquerque, NM 87123

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 Jessica Jensen  
 Street, Apt. No., or PO Box No. 425 Towne Park Dr No  
 City, State, ZIP+4 Albuquerque NM 87123

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To  
 Evelyn Jensen  
 Street, Apt. No., or PO Box No. 425 Park Towne Park  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** AUGUST 18, 2005  
**Zone Atlas Page:** K-21-Z  
**Notification Radius:** 100 Ft.

**Project# 1000572**  
**App# 05EPC-01114**  
**App# 05EPC-01116**

**Cross Reference and Location:** Chico Rd NE Between Eubank Blvd NE And Morris St. NE

**Applicant:** CENTEX HOMES  
**Address:** 5120 MASTHEAD NE  
ALBUQUERQUE NM 87109

**Agent:** CONSENSUS PLANNING, INC.  
**Address:** 924 PARK AVE SW  
ALBUQUERQUE NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 21 day prior to the meeting.**

**Date Mailed:** JULY 27, 2005

**Signature:** KYLE TSETHLIKAI

CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 PROPERTY OWNERSHIP / LEGAL LIST

Project# 1000572

Application# DSEPC-01114

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-21	1021057	189-188	301-37	✓ DP
		173-242	30	✓ MP
		140-278	36	✓ DP
		246-197	32	✓ DP
		246-217	33	✓ DP
		238-236	34	✓ DP
		252-243	35	✓ DP
		122-155	31	✓
		065-162	29	✓ MP
		076-207	28	✓ DP
		079-277	20	✓
		125-070	317-011	✓
		281-151	416-01	✓ MP
		278-205	21	✓ DP
		278-195	22	✓ DP
		278-188	24	✓
		278-175	25	✓ MP
		278-158	26	✓ DP
		273-107	408-09	✓ COA
		274-250	421-07	✓
		278-233	09	✓ COA
		271-292	424-01	✓
		276-289	02	✓
		281-287	03	✓





mainframe@coa1mp3.c  
 abq.gov  
 07/20/2005 03:11 PM

To:  
 cc:  
 cc:  
 Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
 1  
 01021057 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0102105718918830137 LEGAL: LOT 3 PL AT OF LENKURT PROPERTIES CONT 21.5200  
 AC LAND USE:  
 PROPERTY ADDR: 00000 CHICO  
 OWNER NAME: CINEMARK USA INC  
 OWNER ADDR: 03900 N DALLAS PARKWAY  
 PLANO TX 75093  
 0102105717324230130 LEGAL: LOT 1-B PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
 PR LAND USE:  
 PROPERTY ADDR: 00000 MORRIS  
 OWNER NAME: BLI ALBUQUERQUE LTD  
 OWNER ADDR: 05700 LEGACY DR  
 PLANO TX 75024  
 0102105714027830136 LEGAL: LOT 5-A PLAT OF LOTS 1-A, 1-B & 5-A THE LENKURT  
 PR LAND USE:  
 PROPERTY ADDR: 00000 MORRIS  
 OWNER NAME: BLI ALBUQUERQUE LTD  
 OWNER ADDR: 05700 LEGACY DR  
 PLANO TX 75024  
 0102105724619730132 LEGAL: LOT 8 PL AT OF LENKURT PROPERTIES CONT 1.5350 AC  
 LAND USE:  
 PROPERTY ADDR: 00000 MORRIS  
 OWNER NAME: CINEMARK USA INC  
 OWNER ADDR: 03900 N DALLAS PARKWAY  
 PLANO TX 75093  
 0102105724621730133 LEGAL: LOT 7 PL AT OF LENKURT PROPERTIES CONT 1.2600 AC  
 LAND USE:  
 PROPERTY ADDR: 00000 MORRIS  
 OWNER NAME: CINEMARK USA INC  
 OWNER ADDR: 03900 N DALLAS PARKWAY  
 PLANO TX 75093  
 0102105723823630134 LEGAL: LOT 2 PL AT OF LENKURT PROPERTIES CONT .8690 AC  
 LAND USE:  
 PROPERTY ADDR: 00000 MORRIS  
 OWNER NAME: BLI ALBUQUERQUE LTD  
 OWNER ADDR: 05700 LEGACY DR  
 PLANO TX 75024  
 0102105725224330135 LEGAL: LOT 6 PL AT OF LENKURT PROPERTIES CONT 2.2590 AC  
 LAND USE:  
 PROPERTY ADDR: 00000 MORRIS  
 OWNER NAME: BLI ALBUQUERQUE LTD  
 OWNER ADDR: 05700 LEGACY DR  
 PLANO TX 75024  
 0102105712215530131 LEGAL: LOT 4A P LAT OF TRACTS B-3A-1 & LOT 4A TOWNE  
 PARK P LAND USE:  
 PROPERTY ADDR: 00000 CHICO  
 OWNER NAME: SAM'S EAST INC  
 OWNER ADDR: 00702 SW 8TH  
 BENTONVILLE AR 72716 ST

0102105706516230129 LEGAL: TRAC T B-3A-1 PLAT OF TRACTS B-3A-1 & LOT 4A  
TOWNE LAND USE:

PROPERTY ADDR: 00000 EUBANK  
OWNER NAME: TOWNE PARK PLAZA  
OWNER ADDR: 00446 SAN BERNARDINO AV

NEWPORT BEACCA 92663

0102105707620730128 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

0102105707927730120 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

0102105712507031701L1 LEGAL: LAND IN THE S 1/2 OF SEC 21 T10N R4E TOWNE PARK  
PH LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 00700 LOMAS BL NE

ALBUQUERQUE NM 87102

0102105728115141601 LEGAL: C RE PLAT OF LOTS 9 & 10 & 11 BLK 11 RHODES  
SANDIA LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW

ALBUQUERQUE NM 87120

0102105727820541621 LEGAL: X 00 11RE PLAT LOTS 1 2&3 BLK 11 RHODES SANDIA  
VISTA LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: DEEDS ORLO & NETA  
OWNER ADDR: 04650 DULIN RD

FALLBROOK CA 92028

0102105727819541622 LEGAL: Y 00 11RE PLAT OF LOTS 1 2 3 BLK 11 RHODES SANDIA  
VI LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: DEEDS ORLO & NETA  
OWNER ADDR: 04650 DULIN RD

FALLBROOK CA 92028

0102105727818841624 LEGAL: 004 011R HODES SANDIA VISTA  
LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: POPADIUC VASILE & ANA  
OWNER ADDR: 00053 GARDEN PARK NW

ALBUQUERQUE NM 87107

0102105727817541625 LEGAL: A 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF  
RHODES LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW

ALBUQUERQUE NM 87120

0102105727815841626 LEGAL: B 11 REP LAT OF LOTS 5 & 6 & 7 & 8 BLK 11 OF  
RHODES LAND USE:

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: F R DODSON & ASSOCIATES INC  
OWNER ADDR: 05336 CANADA VISTA NW

ALBUQUERQUE NM 87120

0102105727310740809 LEGAL: TRAC T B IN LAND DIVISION CERTIFICATE OF LOTS 1  
THR LAND USE:

PROPERTY ADDR: 00000 GEORGIA  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87102

PAGE 3

0102105727425042107  
LAND USE:

LEGAL: 009 012R HODES SANDIA VISTA

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: VAN NIEUWENBORG BEN  
OWNER ADDR: 00720 MORRIS

ST NE

ALBUQUERQUE NM  
0102105727823342109  
THRU 1 LAND USE:

87123  
LEGAL: TR A IN LAND DIVISION CERTIFICATE OF LTS 10

PROPERTY ADDR: 00000 MORRIS  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM  
0102105727129242401  
LAND USE:

87102  
LEGAL: 001 111P RINCESS JEANNE PARK

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BIRD DANNY W & BONNIE S  
OWNER ADDR: 11400 FREEWAY

ALBUQUERQUE NM  
0102105727628942402  
LAND USE:

87123  
LEGAL: 002 111P RINCESS JEANNE PARK

PL NE

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: SWISHER MICHAEL L & LUCAS  
OWNER ADDR: 11404 FREEWAY

ALBUQUERQUE NM  
0102105728128742403  
LAND USE:

87123  
LEGAL: 003 111P RINCESS JEANNE PARK

PL NE

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: TERRYDALE INC  
OWNER ADDR: 03430 DAKOTA

ALBUQUERQUE NM  
0102105715134520103  
TRS LAND USE:

87110  
LEGAL: TR 4 -C2- C HORNE DEVELOPMENT ADDITION (PLAT OF

NE

PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: BB PROPERTY COMPANY  
OWNER ADDR: 07601 PENN

RICHFIELD MN  
0102105718832620104  
TRS LAND USE:

55423  
LEGAL: TR 4 -C2- B HORNE DEVELOPMENT ADDITION (PLAT OF

AV SO

PROPERTY ADDR: 00000 HOTEL  
OWNER NAME: SUSAN PARTNERSHIP L P  
OWNER ADDR: PO BOX 4900 DEPT 201

SCOTTSDALE AZ  
0102105723930520148  
PL LAND USE:

85261  
LEGAL: TR 2 2 CO RONADO VILLAGE ADDN & POR VAC FREEWAY

PROPERTY ADDR: 00000 FREEWAY  
OWNER NAME: BOARD OF EDUCATION  
OWNER ADDR: PO BOX 25704

ALBUQUERQUE NM

87125

QUIT

PAGE 4

102105707620730128

LEGAL: TRACT B-2A-1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNING A REPLAT  
OF TRACT

PROPERTY ADDR: 3303 EUBANK BLVD NE

OWNERS NAME: TOWNE PARK PLAZA

OWNERS ADDR: 446 SAN BERNARDINO AVE  
NEWPORT BEACH CA 92663

102105707927730120

LEGAL: TRACT B-1A-1 PLAT OF TRACT B-1A-1 & B-2A-1 TOWNING A REPLAT  
OF TRACT

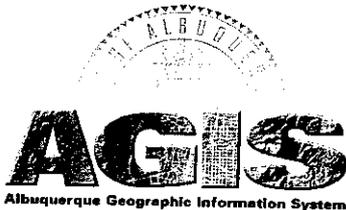
PROPERTY ADDR: 400 EUBANK BLVD NE

OWNERS NAME: WAL-MART STORES EAST, INC

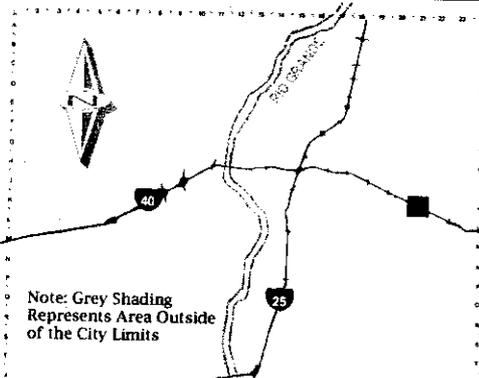
OWNERS ADDR: 1304 S.E. 10TH STREET  
BENTONVILLE AR 72712



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 22, 2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-21-Z**

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet



# "Attachment A"

**Date of Request: June 7, 2005**

**Name: John Valdez, Consensus Planning**

**Address/Zip: 924 Park Avenue SW/87102**

**Phone: 764-9801 Fax: 842-5495**

**Zone Map: K-21**

**TOWNE PARK N.A. (TPK) "R"**

**\*L. Scott Varner**

10824 Pennyback NE/87123 294-7791 (h)

Jeanne Hamrick

10500 Scheneley NE/87123 291-1504 (h)

**SOUTH LOS ALTOS N.A. (SLA) "R"**

**\*Ana Beall**

424 General Chennault NE/87123 275-7955 (h)

Allen Osborn

345 Espejo NE/87123 293-7152 (h)

*The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.*

**TOWNE PARK H.O.A. (TPH)**

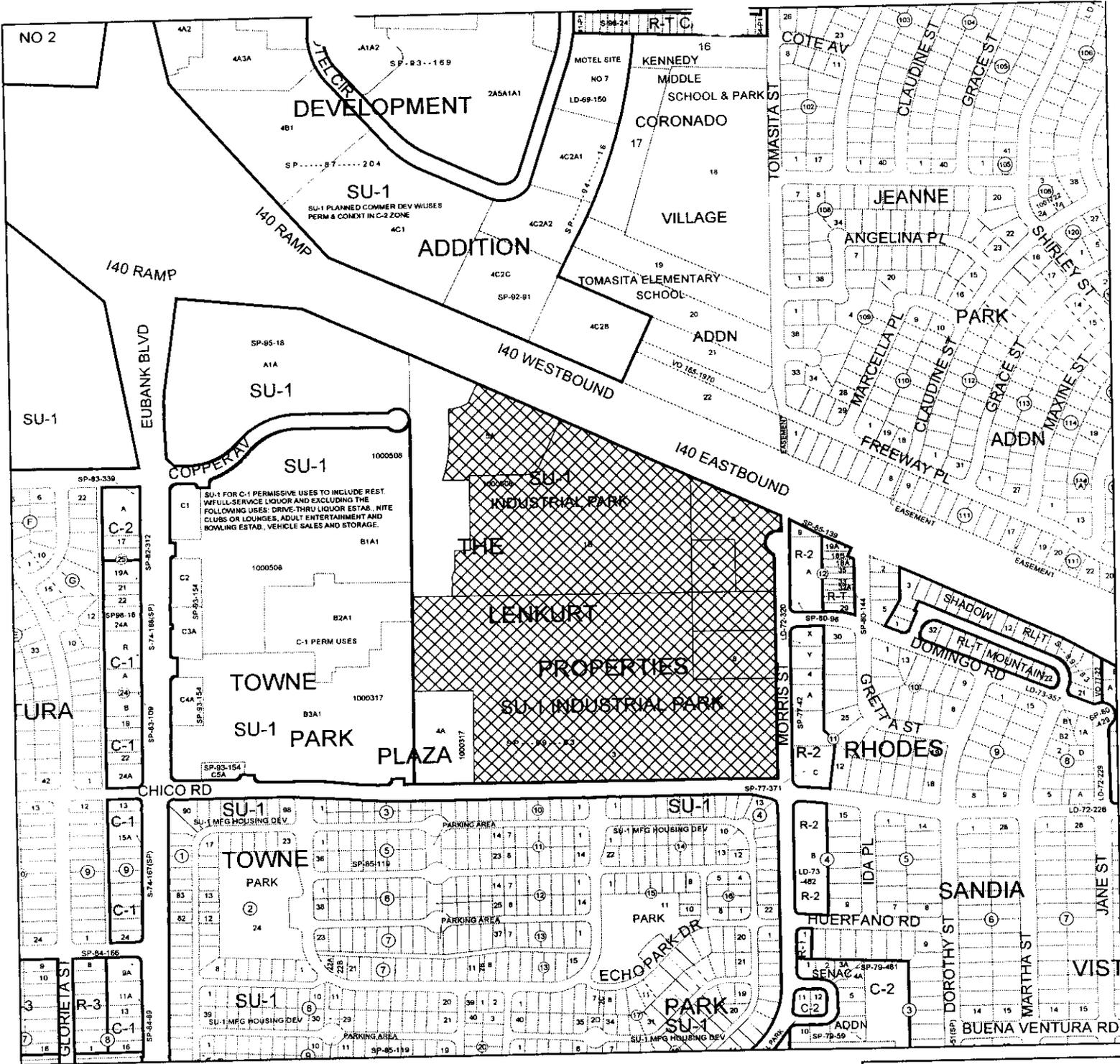
Evelyn Jensen

425 Towne Park Dr. NE/87123 291-8379 (h)

Jessica Jimenez

425 Towne Park Dr. NE/87123 291-8379 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



# ZONING MAP



1 inch equals 565 feet

Project Number:

1000572

Hearing Date:

8/18/05

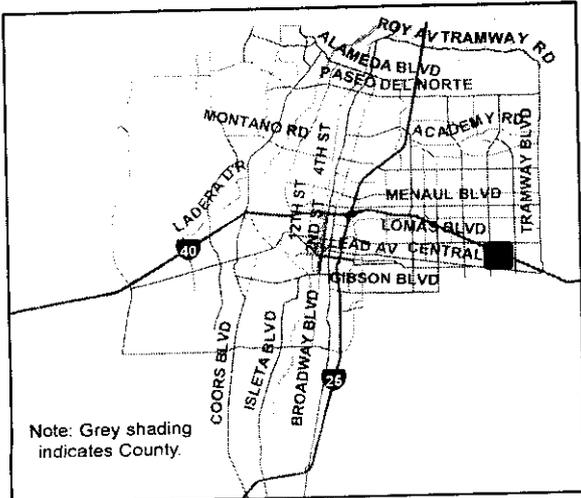
Zone Map Page:

K-21

Additional Case Numbers:

05EPC-01114

05EPC-01116



Note: Grey shading indicates County.

Project # 1000572

CENTEX HOMES  
5120 MASTHEAD NE  
ALBUQUERQUE, NM 87109

Project # 1000572

JEANNE HAMRICK  
Towne Parke N.A.  
10500 SCHENELEY NE  
ALBUQUERQUE, NM 87123

102105714027830136

BLI ALBUQUERQUE LTD  
5700 LEGACY DR  
PLANO TX 75024

102105724621730133

CINEMARK USA INC  
4287 BELTLINE RD  
ADDISON TX 75001

102105707620730128

TOWNE PARK PLAZA  
446 SAN BERNARDINO AV  
NEWPORT BEACCA 92663

102105701619930125

SYSTEM CAPITAL REAL PROP CORP  
PO BOX 672346  
HOUSTON, TX 77267

102105705430730121

MILLER FAMILY REAL ESTATE LLC  
9350 SOUTH 150 EAST  
SANDY UT 84070

102105718832620104

WILLIAMS STORAGE PORTFOLIO II  
9198 GREENBACK LN  
ORANGEVALE CA 95662

102105727628942402

SWISHER MICHAEL L & LUCAS  
11404 FREEWAY PL NE  
ALBUQUERQUE NM 87123

102105729228242405

SMITH KENNETH D ETUX  
PO BOX 633  
ELEPHANT BUTTE, NM 87935

Project# 1000572

CONSENSUS PLANNING  
924 PARK AVENUE SW  
ALBUQUERQUE, NM 87102

Project # 1000572

ANA BEALL  
South Los Altos N.A.  
424 GENERAL CHENNAULT NE  
ALBUQUERQUE, NM 87123

102105718918830137

CINEMARK USA INC  
4287 BELTLINE RD  
ADDISON TX 75001

102105723823630134

BLI ALBUQUERQUE LTD  
5700 LEGACY DR  
PLANO TX 75024

102105712215530131

SAM'S EAST INC  
702 SW 8TH ST  
BENTONVILLE AR 72716

102105701522030124

HAKEEM ROBERT J & JAYNIE H  
1212 DASKALOS DR NE  
ALBUQUERQUE NM 87123

102105711038020101

ZAGARI SAL S & NARIMAN B ETAL  
2202 LAGUNA ST  
SAN FRANCISCCA 94115

102105723930520148

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE, NM 87125

102105728128742403

TERRYDALE INC  
3430 DAKOTA NE  
ALBUQUERQUE NM 87110

102105729828042406

BROWN RAYNOR R  
11420 FREEWAY PL NE  
ALBUQUERQUE NM 87112

Project # 1000572

L. SCOTT VARNER  
Towne Park N.A.  
10824 PENNYBACK NE  
ALBUQUERQUE, NM 87123

Project # 1000572

ALLEN OSBORN  
South Los Altos N.A.  
345 ESPEJO NE  
ALBUQUERQUE, NM 87123

102105724619730132

CINEMARK USA INC  
3900 N DALLAS PARKWAY  
PLANO TX 75093

102105707927730120

WAL-MART STORES EAST INC  
1304 10 ST  
BENTONVILLE AR 72712

102105701617130126

H AND E 22 WEST LLC  
PO BOX 40366  
DENVER, CO 80204

102105701525030123

DOUBLE CHEESE REALTY CORPORAT  
4810 HARDWARE DR NE  
ALBUQUERQUE NM 87109

102105715134520103

BB PROPERTY COMPANY  
7601 S PENN AV  
RICHFIELD MN 55423

102105727129242401

BIRD DANNY W & BONNIE S  
11400 FREEWAY PL NE  
ALBUQUERQUE NM 87123

102105728728542404

ORTEGA DANIEL ETUX  
11412 FREEWAY PL NE  
ALBUQUERQUE NM 87123

102105727425042107

VAN NIEUWENBORG BEN  
720 MORRIS ST NE  
ALBUQUERQUE NM 87123

102105727823342109

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE, NM 87102

102105728523042113

CHASE MANHATTAN BANK  
PO BOX 1900  
HATBORO, PA 19040

102105728621742105

HOBBS E JAY  
705 GRETTA NE  
ALBUQUERQUE NM 87123

102105727820541621

DEEDS FAMILY TRUST  
4650 DULIN RD  
FALLBROOK CA 92028

102105728115141601

F R DODSON & ASSOCIATES INC  
5336 CANADA VISTA NW  
ALBUQUERQUE NM 87120

102105728323742106

LINNEHAN MASAKO  
721 GRETTA ST NE  
ALBUQUERQUE NM 87123

102105728623042111

BOMBACH ELMIRA A  
713 GRETTA CT NE  
ALBUQUERQUE NM 87123

102105728621442103

GILBERT CHARLES R  
703 GRETTA ST NE  
ALBUQUERQUE NM 87123

102105727818841624

POPADIUC VASILE & ANA  
53 GARDEN PARK NW  
ALBUQUERQUE NM 87107

102105703313730127

SAM'S EAST INC #6672  
1301 SE 10TH ST  
BENTONVILLE AR 72719

102105728323342112

ROCHELEAU LYNETTE A  
717 GRETTA CT NE  
ALBUQUERQUE NM 87123

102105728622342108

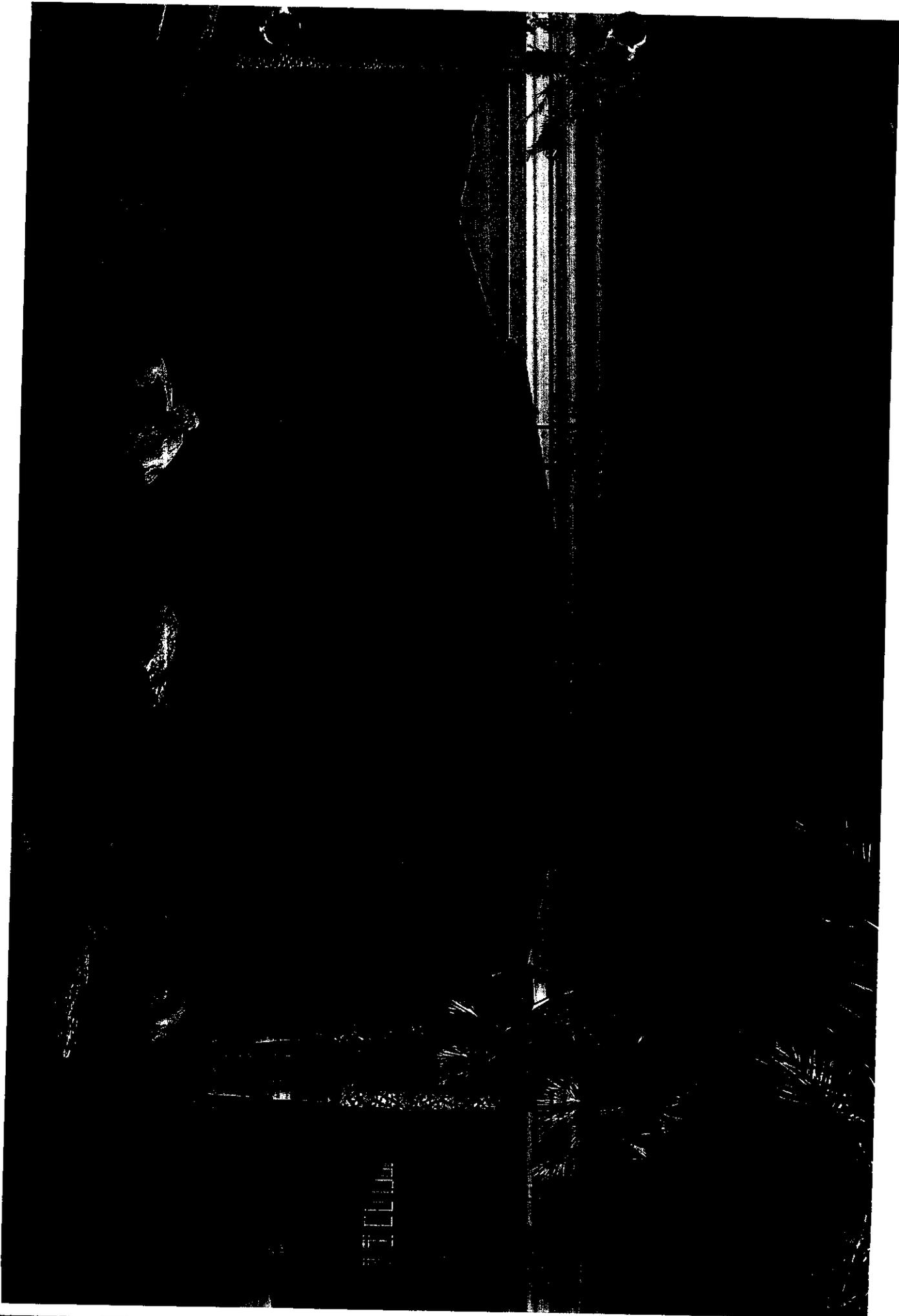
WHITTAKER BRUCE & JANICE M  
709 GRETTA NE  
ALBUQUERQUE NM 87123

102105728621142102

CHAVEZ CARRIE L  
701 GRETTA CT NE  
ALBUQUERQUE NM 87123

102105727817541625

F R DODSON & ASSOCIATES INC  
5336 CANADA VISTA NW  
ALBUQUERQUE NM 87120





# CENTEX HOMES

June 15, 2005

Mr. Jens Deichman, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: Lot 1B, 2,3,6,7, and 8 The Lenkurt Properties

Dear Chairman Deichman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent on this submittal for zone map amendment and site plan submittal. The property is located in northeast Albuquerque and consists of approximately 7.5 acres. We would like to change the zoning on the property from SU-1 IP to PRD. The property is located off Chico Road NE. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

David Landry  
Centex Homes

**Project # 1000572**

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

CONSENSUS PLANNING, INC. agents for C  
HOMES request the above actions for all or a  
of Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 an  
**Lenkurt Properties**, a zone map amendme  
SU-1 for IP to SU-1 PRD, located on CHICO  
NE, between EUBANK BLVD. NE and MORR  
NE, containing approximately 43 acres.  
Catalina Lehner, Staff Planner (**DEFERR  
OCTOBER 20, 2005**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission vote  
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.

MOVED BY COMMISSIONER JESIONOWSKI  
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUS

**Project # 1003570**

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

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

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

MOVED BY COMMISSIONER JESIONOWSKI  
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUS



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

Date: October 21, 2005

**OFFICIAL NOTIFICATION OF DECISION**

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

Centex Homes  
20 Masthead NE  
Albuquerque, NM 87109

LEGAL DESCRIPTION: for all or a portion  
Lot 1B, Lot 2, Lot 3, Lot 5A, Lot 6, Lot 7 and  
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 October 20, 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 November 17, 2005.

**There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by NOVEMBER 4, 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 NOVEMBER 4, 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.**



November 2, 2005

VIA FEDERAL EXPRESS

Environmental Planning Commission  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102  
Attn: Jens Deichmann - Chairman

**RE: Cinemark USA, Inc.  
Project 6094.81 (Lenkurt Properties)  
#282 Albuquerque, NM**

Mr. Chairman:

On November 17, 2005, the Environmental Planning Commission is scheduled to hear a request from Centex Homes for an amendment to the Zoning Map (Project #100572) on approximately 43 acres of land, commonly known as the Lenkurt Properties. I believe you and the Commission are aware that Cinemark USA, Inc. ("Cinemark") is the owner of approximately 24.32 of those acres which are currently under contract to Centex Homes.

In April of 1999, site plan approval was granted to Cinemark for the construction of a movie theatre on its 24.32 acres (Project 6094.81). Subsequent to this approval, a decision was made not to proceed with the theatre project. Since that time the property has remained vacant.

Please consider this letter as Cinemark's formal request to abandon the previously approved subdivision and to approve the change in zoning as requested by Centex Homes.

Sincerely,

Margaret E. Richards  
Vice President-Real Estate

cc: Richard Dourte, City Engineer  
600 Second Street  
Suite 201  
Albuquerque, NM 87102

via Federal Express



CONSENSUS

October 5, 2005

Catalina Lehner, AICP  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

RE: Project # 100572, 05EPC-01114, 05EPC-01116

302 Eighth St. NW  
Albuquerque, NM 87102

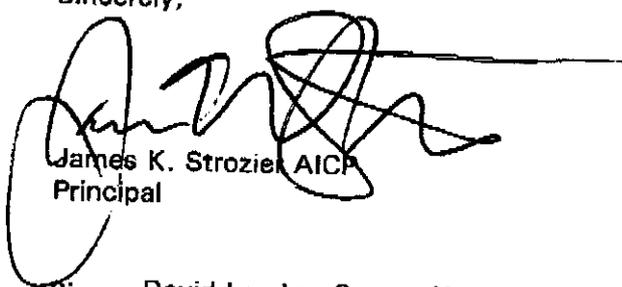
(505) 764-9801  
Fax 842-5495

cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to seek a 30-day deferral to the November EPC hearing for the project referenced above. The basis for the deferral is that we are in the process of redesigning the site plan and reducing the size of the project. We anticipate resubmitting the drawings on October 6, 2005.

Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,



James K. Strozier, AICP  
Principal

c: David Landry, Centex Homes

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



*transmittal memo*

---

<b>Date:</b>	October 6, 2005	<b>Via:</b>	Hand Delivery
<b>To:</b>	Catalina Lehner, AICP	<b>From:</b>	Jim Strozier, AICP 
<b>Re:</b>	Amended Submittal	<b>Job #:</b>	1170-3

---

**We are transmitting the following:**

Our amended submittal for the Centex Presidio project (Project 10572, 05EPC-01114 and 05EPC-01116) including the following:

- 30 copies of our amended site plan sets including site plan, landscape plan, design guidelines, grading/drainage plan, utility layout plan, and club house elevations (including reductions)
- Description of our amendments and justification
- Copy of the letter that we will be sending to the neighborhood associations

**For Your:**

Review and Distribution.

**Comments:**

We appreciate your assistance on this project. Please let John Valdez or me know if you have any questions or require any additional information.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

924 Park Avenue SW • Albuquerque, NM • 87102

Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com



October 3, 2005

Catalina Lehner, AICP  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

RE: PROJECT #100572, 05EPC-01114, 05EPC-01116

Dear Ms. Lehner:

The purpose of this letter is to amend our existing submittal for zone map amendment and Site Plan for PRD. We requested a 60-day deferral in August for the project in order to work out neighborhood issues and to continue to conduct due diligence on the site. In response to these issues, the site plan has been revised. The revisions include the following:

- The request now only applies to Tracts 3, 7, and 8, Lenkurt Properties. The previous request included several other tracts to the north.
- The request now covers 24.32 acres, a reduction of approximately 17.68 acres from the previous request;
- The site will be comprised of 263 townhome units. The previous request was comprised of a combination of condominium units and townhomes. The developer has decided to focus on developing townhomes exclusively on the site. The Townhome units themselves will be a combination of duplexes, tri-plexes, and four-plexes;
- The clubhouse site has been reconfigured;
- Alleys previously shown on the original submittal have been eliminated; and
- Guest parking areas have been reconfigured. There are now approximately 91 guest parking spaces.

This request for a zone map amendment from SU-1 IP to SU-1 PRD zoning remains. The community will continue to be gated with all internal streets remaining private and maintained by the Homeowners Association. Since the site is no longer abutting Interstate 40 and the bike trail, no connection to the trail is shown. There will still be a secondary gated access on the northwest of the site that leads to an easement on the western property boundary of the property to the north of the site. This easement provides access to Copper Boulevard SE.

PRINCIPALS

*Karen R. Marcotte, AICP*  
*James K. Strozler, AICP*  
*Christopher J. Green, ASLA*

ASSOCIATES

*Lucy Elaine Fishman, AICP*

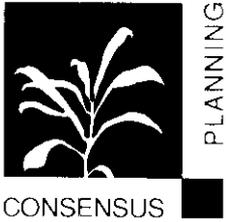


CONSENSUS

PLANNING

The arguments for the zone map amendment that were made in the justification still hold true for this amendment. The basis of the zone map amendment is that this request would be more beneficial for the surrounding community for the following reasons:

- Only half of the original request will be utilized for residential development, leaving the original zoning on the portion between the site and Interstate 40. As a result, the amended request would:
  - Still allow for the development of industrial uses adjacent to the Interstate;
  - The higher density townhomes will provide a suitable buffer between the industrial portion and the existing Towne Park community;
  - The development comprised of all townhomes will bring about more stability in the area since residents will own their units and lots; and
  - The development is now less dense than originally proposed.
- While the Siemen's plant was developed in the area first, prior to residential development, industrial uses ceased on the site when the plant closed. Industrial uses have not been initiated since the closing, leaving only vacant land in its place. The closing of the plant now presents an opportunity to change the zoning to a type of use that is more compatible with the residential neighborhoods to the south and east.
- Chico is a local road not served by Transit. Retention of the current zoning could potentially mean that a major employer could locate on the site without adequate access to transit as a transportation alternative for their employees, contrary to City goals for the community.
- The City prefers transitions between more intense and less intense land uses. Currently there is no transition between the Wal-Mart/Sam's Club site, the subject site (zoned for industrial uses), and the Towne Park residential development. As a result, the request also furthers policy h under the Developing and Established Urban section of the *Comprehensive Plan*. The request provides the transition between the more intensive uses and the Interstate to Towne Park.
- If approved, the request would allow for a gated community comprised of townhomes and condominium units which range in price from \$135,000 to \$180,000. The community will also have amenities such as a clubhouse, open space areas, and shade structures. The development will add value to the surrounding residential areas.



- Access is inadequate for industrial development. Primary access would more than likely have to be taken off of Chico Road NE, which is considered to be a local residential street. In order to reach the subject site, large industrial trucks would have to pass through this street and disrupt the stability of the neighborhood.
- The site does not have frontage along or direct access to an arterial, which are more appropriate for industrial development.
- Since the closing of the Siemen's site, the site was marketed to other industrial users without success. Industrial users have opted to locate in other areas of Albuquerque with better freeway or arterial access such as the Sandia Science and Technology Park, the Journal Center, or the Atrisco Business Park. Industrial land in this area does not appear to be in great demand.
- There is also City precedence for converting industrial land zoned SU-1 IP to commercial and residential in the area. Several properties north of southern have been rezoned to residential uses, mainly as a result of the emergence of the Sandia Science and Technology Park. The City has expressed a strong desire for industrial uses to be located at the Sandia Science and Technology Park.
- If the current zoning remains, the chances are greater that the site will remain vacant, which in turn, may attract typical nuisances associated with vacant land in urban areas. These include vagrancy, trash accumulation, and illegal dumping.
- Residential development on this site will be more compatible with the land uses located to the east and south.
- Development of the site would be classified as infill development that is already served by existing utilities. It also represents new residential development in a relatively older part of the City, located on the east side and within the 1960s boundaries. The infill study recognized that antiquated zoning constituted a barrier to infill development. The site was zoned for industrial development in 1969. If this request is denied, the chances are strong that this location will remain vacant.
- Residential development at this location would also support commercial uses existing along Eubank. The subject site is also within close proximity to the developing Sandia Science and Technology Park, Kirtland Air Force Base, and Sandia National Labs meaning that residents living here could potentially find employment options at the Park, thereby reducing the need for longer distance trips for both work and shopping.



- Development that occurs on the site would be site plan controlled given the SU-1 PRD designation.
- The site was approved for a Cinemark multi-screen theater in 1998 consistent with the existing zoning. The theater, however, was never built (Z-98-114). The Towne Park Neighborhood Association and Towne Park Homeowners Association strongly opposed the approval citing air quality, traffic, noise, and lighting impacts that the site would have on the adjacent residential areas. Town home and condominium development would generate less traffic and would not negatively impact air quality, noise, and lighting. Reference to this case is relevant to this request since the Towne Park Neighborhood Association and Towne Park Homeowners Association were both strongly opposed to this request. It has been stated that the reason the project was never developed was due to poor access and the costs for corrective measures to improve the access.
- Conversely, the same issues raised by the neighborhood during the Cinemark case would emerge if the current zoning remained as an industrial or heavy commercial use was proposed for the site.
- The previous case, Z-98-114 (EPC) approved a Cinemark theater, which would have utilized the majority of the subject site. Plans were in place to construct a multi-screen theater that took access from Chico and Copper. This project would have brought increased traffic to the neighborhood and decreased the neighborhood stability.

The request continues to conform to several policies of the Comprehensive Plan and Resolution 270-1980, all of which were outlined in the previous justification. Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier".

James K. Strozier AICP  
Principal

c: David Landry, Centex Homes



## Design Guidelines for the Presidio

### A. Introduction

The purpose of these Design Guidelines is to provide a framework for ensuring that a high quality development occur within the Presidio.

### B. Design Guidelines

The purpose of these Design Guidelines is to provide an overview of the development, context, and vision for the property. The purpose is to achieve a vibrant, residential community that fosters pedestrian accessibility and maintains a network of open space and amenities for the benefit of residents living in the subdivision.

The Design Guidelines should be used to facilitate a design that integrates the subdivision into the surrounding built environment. These standards shall be consistent with the City of Albuquerque's Comprehensive Zoning Code, and shall be consistent with the City of Albuquerque's Comprehensive Zoning Code, and shall be consistent with the City of Albuquerque's Comprehensive Zoning Code. They are intended to establish a development framework that is complementary to the existing neighborhoods to the south and east.

#### Site Amenities

The project's site amenities include a network of walking paths that connect the development, walkways, and bicycle paths. The project shall be designed in order to offer a pleasant pedestrian environment. Walkways and bicycle paths shall be provided for the use of residents of the property. A chain-link fence is included in amenities.

Private common areas will be located throughout the Presidio. Common area characteristics include:

- The common areas will be owned, developed, and maintained by the Homeowners Association.
- Small pocket parks will provide park benches and shade structures in some of the larger open areas.
- Landscaped areas will be provided as amenities into the development.
- There will be a 2,300 square foot club house for use by the residents of the Presidio with a patio, workout room, common living room, and catering kitchen.
- Covered outdoor space and balconies shall be considered on each usable open space.
- A network of trails will be developed throughout the property. The network will consist of 6 meandering asphalt trails that will be placed within the site landscaping.

#### Setbacks for Townhomes

Setbacks for buildings and walking area setbacks is required to provide space for the creation of usable, walkable, and bicycle paths. Front yard setbacks for single family residential developments have been reduced from the City's standard in order to provide an intimate a streetscape experience as possible.

- Front yard setbacks - There shall be a fence-and setback of not less than 10 feet.
- Rear yard setbacks - Rear yard setbacks shall not be less than 15 feet.
- Side yard setbacks - There shall be no required side and setback except.
- There shall be ten feet on the street side of corner lots.

#### Landscaping

The development of an overall landscape concept will establish a framework that unifies the property and is complementary to the surrounding neighborhoods. The landscape design shall be designed to create a sense of place and to provide a sense of continuity. The landscape design shall be designed to provide a sense of place and to provide a sense of continuity. The landscape design shall be designed to provide a sense of place and to provide a sense of continuity.

- Street trees are required along Chaco Road NE and according with the City of Albuquerque Street Tree Ordinance. The Ordinance tree placement shall be every 50 linear feet along Chaco Road. In addition, tree setbacks shall be applied to Morris Street.
- For the interior residential streets, street trees shall be provided along roadways between driveways and parking bays.
- The Homeowners Association will be responsible for the installation and maintenance of all landscaping in the common areas. Landscaping shall be maintained by the townhome lot owner in a high, attractive manner.
- The Homeowners Association will also be responsible for maintaining the front yard landscape for each townhome.
- All private common parking areas, public, private, roads, trails, and the street trees along Chaco Road NE and Morris Road NE shall be maintained by the Homeowners Association.
- The landscaping plan, identifying plant material that will be used in the Presidio development.
- A fully automated irrigation system shall be designed as part of the landscaping for each property. The system shall be designed to avoid overspraying walks, buildings, fences, etc.

#### Screening Walls, Fencing, and Buffering

This shall comply with the adopted City of Albuquerque Visual Design Regulations. The following shall comply with the adopted City of Albuquerque Visual Design Regulations. The following shall comply with the adopted City of Albuquerque Visual Design Regulations. The following shall comply with the adopted City of Albuquerque Visual Design Regulations.

- Unfinished block walls and chain-link, chain-link, concrete wire and chain-link fencing are prohibited.
- Privacy fencing - Each townhome lot shall be provided with a 6' maximum height CMU privacy wall located on the common property line between adjacent lots. The height of this fence shall conform to the Zoning Code. View fences located adjacent to park open space

areas will be constructed of 3 courses of CMU with wrought iron fencing to an equivalent height of 5'-0".

- Materials acceptable for retaining walls are railroad ties, masonry block (no unfinished), split-face block, and stone.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building. Enclosures shall be constructed of materials and colors that complement the visual character of the property.

#### Architectural Standards

The architecture for the Presidio will be classified as Spanish.

- The minimum lot width of the townhomes shall be 35 feet. The maximum lot size for the townhomes shall be 5,273 square feet. The minimum lot size for the townhomes shall be 7,150 square feet. The average lot size is 2,988 square feet.

#### Building Height

Structures shall not exceed 26 feet in height, as defined in the Zoning Code.

#### Roof Materials and Colors

These roof materials are appropriate for the townhomes in the Presidio:

- Asphalt Shingles.
- Clay or Concrete tile, mission barrel or S shapes in solid or modeled colors.
- Roof materials will match the primary building colors, which will be limited to browns, earth tones, light tan, beige, and dark beige, reddish brown, and sand. All roofs will have the same color scheme.

#### Building Materials

All buildings will contain a stucco finish.

#### Stucco Finish

Each townhome will have a storage area for residential automated cars, not to be visible from the street.

#### Building Colors

Primary building colors will be limited to browns, earth tones, light beige, medium beige, and dark beige, reddish brown, and sand. All buildings will have the same color scheme.

#### Rooftop Equipment

The top of all rooftop equipment shall be located below the top of parapet and screened from view. Rooftop equipment shall be screened from view for color or overall predominant building color. All ground mounted equipment shall be screened by walls with the top of the equipment below the top of the wall.

#### Lighting

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance. Careful consideration must be given to both the daytime and nighttime appearance. Careful consideration must be given to both the daytime and nighttime appearance. Careful consideration must be given to both the daytime and nighttime appearance.

- Area lighting, including parking, trails, and walkways, will be arranged so that the location of the lighting fixture, together with the street angle shall be such that it does not directly shine on any public right-of-way.
- Placement of fixtures and standards shall conform to size and City safety and illumination standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra lights are prohibited.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.
- The use of shield lighting fixtures are encouraged to accent landscape and walkways, and the use of uplighting fixtures to highlight trees, walls and architectural features.
- All light fixtures shall be shown as fully shielded horizontal lamp with no light lens or bulb protruding below the bottom of the fixture housing in order that no fugitive light shall escape from the fixture housing and no site lighting light source shall be visible from the site perimeter.
- The height of street lights and parking area lights shall be a maximum of 30 feet.
- All lighting shall comply with the State of New Mexico.

The following signage standards were developed to regulate the size, location, type, and quality of signage. The goal is to provide a signage program that is visually appealing, maintains a complement style, creates a sense of place, and complements the visual character of the property.

- Every sign shall be mounted type of wall, freestanding and shall complement the materials, color, and architectural character of the subdivision.

#### Utilities

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment should be minimized by the following:

- All new electric distribution lines shall be placed underground.



Lighting - should be shielded source, with the light source shielded horizontally to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".

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- Transformers, utility pedestals, and meter boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- When an above-ground backbone present or device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If necessary, signs enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Utility enclosures shall be a minimum of 2.5 feet in width and may be supported instead of continuous easements for above-ground structures.

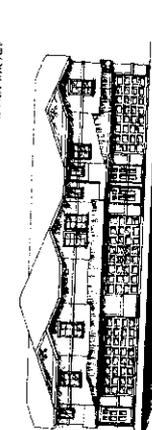
#### Parking and Pedestrian Access

Parking shall be provided per City of Albuquerque Zoning Regulations Chapter 14-16-3-1. Common parking areas will be provided for the 10 townhomes at a rate of one space per unit bathroom. Each townhome unit shall contain two parking spaces per unit.

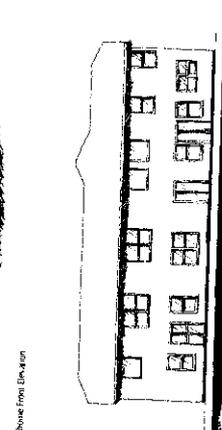
- ADA Compliant parking shall be provided and located adjacent to walking paths and core to buildings.
- All sidewalks in front of parking stalls should be 6 feet wide. All pedestrian connectors shall be 6 feet wide.
- Bicycle racks shall be located throughout the property and consist of 27 D.A. Painted steel pipes that extend 27" into the concrete, set 24" from the edge of the concrete.
- Undesignated parking spaces shall be located adjacent to curb cut and be as close to the common areas, walkways, and trails as possible.

#### Elevations

Architectural styles shown in this section are illustrative. Minor variations to these styles are permitted.



townhome front elevation



townhome rear elevation

Architectural styles shown in this section are illustrative. Minor variations to these styles are permitted.

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## Design Guidelines THE PRESIDIO

Prepared For:  
Centex Homes  
5120 Mashead NE  
Albuquerque, NM 87109

Prepared By:  
Consensus Planning, Inc.  
302 8th Street SW  
Albuquerque, NM 87102

Isaacson & Ariman  
128 Monroe St. NE  
Albuquerque, NM 87108

Decker Perich Sabatini  
6801 Jefferson NE, Suite 100  
Albuquerque, NM 87109

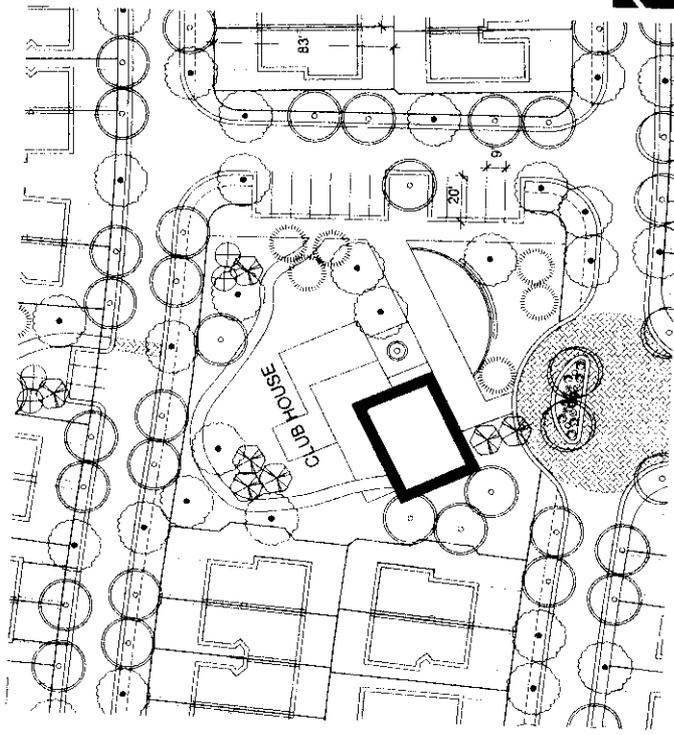
**CENTEX HOMES**

PLANNING  
CONSENSUS

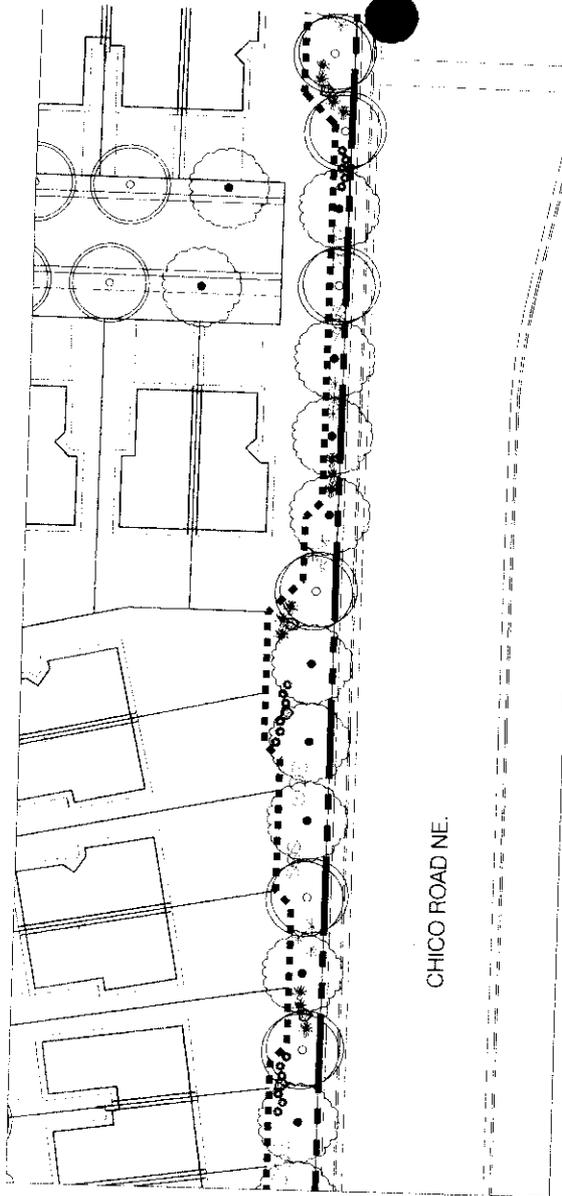
Decker Perich Sabatini  
ARCHITECTS

ISAACSON & ARIMAN P.A.  
CONSULTING ARCHITECTS  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108



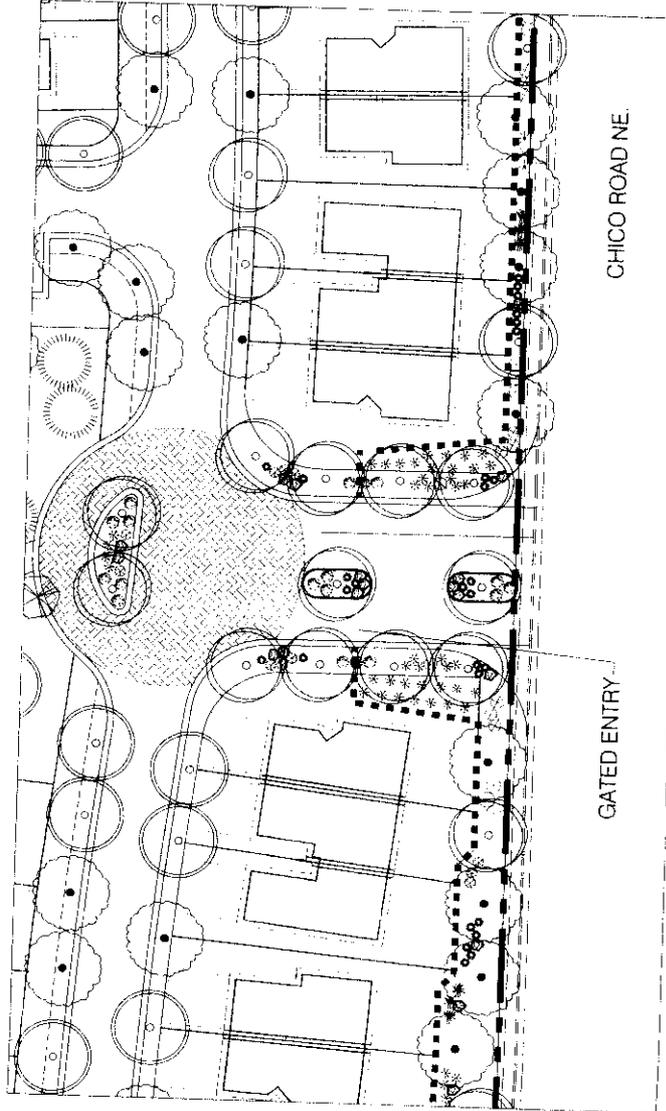


COMMUNITY SQUARE LANDSCAPE DETAIL  
Scale 1" = 20'



TYPICAL WALL LANDSCAPE DETAIL  
Scale 1" = 20'

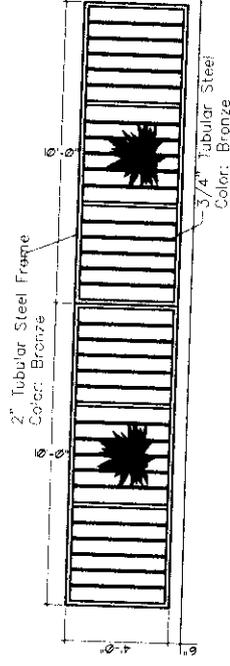
CHICO ROAD NE.



MAIN ENTRANCE LANDSCAPE DETAIL

CHICO ROAD NE.

GATED ENTRY



PROPOSED ENTRANCE GATE ELEVATION DETAIL  
Scale 1" = 20'

# CONCEPTUAL LANDSCAPE PLAN THE PRESIDIO

Prepared for:  
Centex Homes  
5120 Mashhead NE  
Albuquerque, NM 87109

Prepared by:  
Consensus Planning, Inc.  
302 8th Street SW  
Albuquerque, NM 87102

Isaacson & Arfman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108  
Dekker Parich Schmitt

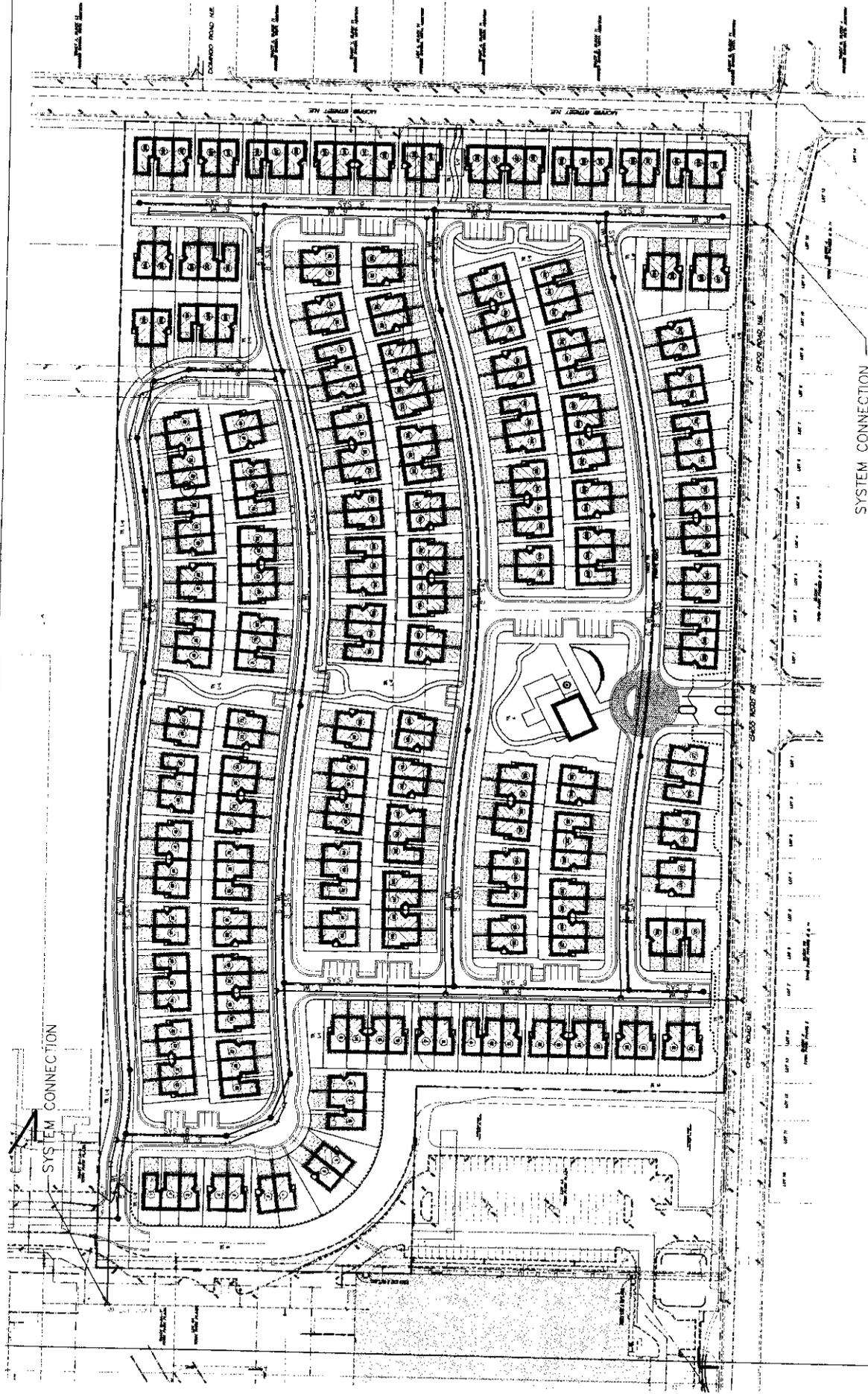


north



**BRACONSON & ARIMAN, P.A.**  
 Consulting Engineering Associates  
 1000 North Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: 404-525-1100  
 Fax: 404-525-1101

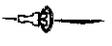
**CONCEPTUAL UTILITY PLAN**



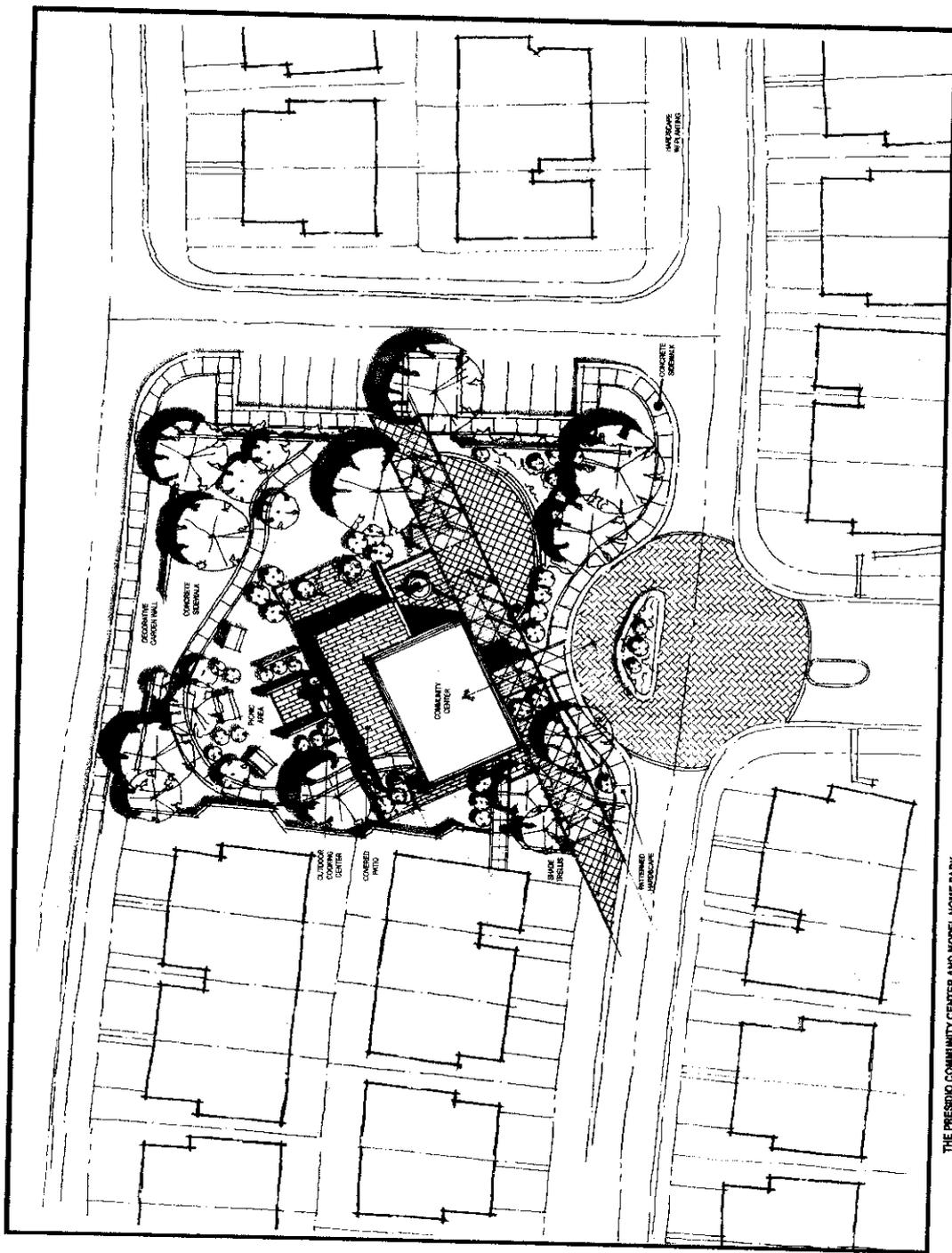
SYSTEM CONNECTION

UNIT COUNT	88 BLDGS.	76 UNITS
DUPLEX	28 BLDGS.	87 UNITS
TRIPLEX	23 BLDGS.	92 UNITS
QUADPLEX		255 UNITS

DENSITY  
 LOT AREA 2432 ACRES  
 10.48 UNITS / ACRE



- NOTES**
1. ALL UNITS ARE 9' DIA.
  2. UNITS ARE 10' HIGH.
  3. REFER TO DRAWING SHEET 24-11 FOR DIMENSIONS.
  4. SEE 24-11 FOR DIMENSIONS.
  5. SEE 24-11 FOR DIMENSIONS.



THE PRESIDIO COMMUNITY CENTER AND MODEL HOME PARK  
SITE PLAN



THE PRESIDIO COMMUNITY CENTER  
CONCEPTUAL SOUTH ENTRY ELEVATION



November 2, 2005

**VIA FEDERAL EXPRESS**

Environmental Planning Commission  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102  
Attn: Jens Deichmann - Chairman

***RE: Cinemark USA, Inc.  
Project 6094.81 (Lenkurt Properties)  
#282 Albuquerque, NM***

Mr. Chairman:

On November 17, 2005, the Environmental Planning Commission is scheduled to hear a request from Centex Homes for an amendment to the Zoning Map (Project #100572) on approximately 43 acres of land, commonly known as the Lenkurt Properties. I believe you and the Commission are aware that Cinemark USA, Inc. ("Cinemark") is the owner of approximately 24.32 of those acres which are currently under contract to Centex Homes.

In April of 1999, site plan approval was granted to Cinemark for the construction of a movie theatre on its 24.32 acres (Project 6094.81). Subsequent to this approval, a decision was made not to proceed with the theatre project. Since that time the property has remained vacant.

Please consider this letter as Cinemark's formal request to abandon the previously approved subdivision and to approve the change in zoning as requested by Centex Homes.

Sincerely,

Margaret E. Richards  
Vice President-Real Estate

cc: Richard Dourte, City Engineer  
600 Second Street  
Suite 201  
Albuquerque, NM 87102

via Federal Express

100572

RECEIVED AUG - 9 2005

August 9, 2005  
Jens Deichmann  
City of Albuquerque, EPC Chairman



Re: Proposed Presidio Development, EPC Hearing Date 8/18/05

The residents and board of directors for Towne Park Homeowner's Association have met with the Presidio's development presenters and have the following concerns we would like to see addressed prior to approval of this project:

1. The new Presidio gated Chico entrance needs to be the secondary entrance and located away from the two existing gated Towne Park entrances on Chico. It is currently located exactly opposite of our east entry. We are completely opposed to this location, as well as, to any primary entry on Chico. This should be obvious for safety reasons and to avoid additional rush hour congestion.
2. All Presidio gated entrances need to be designed such that traffic does not back up onto Chico or Copper while waiting to enter The Presidio. This is an ongoing entry problem at the Towne Park gates where during peak hours traffic backs up on Chico often several vehicles deep. This could be resolved by utilizing a deceleration lane and/or a double lane gate entry system.
3. The Copper entry absolutely needs to be the primary entrance. This would vastly minimize the amount of traffic on Chico, as well as, providing more direct access to I-40 for the Presidio residents. Copper and Chico both have existing traffic signals at Eubank, where Morris does not at either Chico or Central.
4. We assume that EPA storm water and COA soil disturbance requirements will be strictly adhered to during the construction phase.

We appreciate your attention to these issues and look forward to having new neighbors.

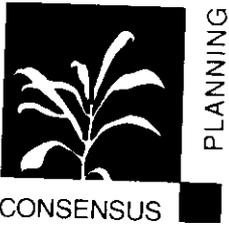
Finally, please do not confuse Towne Park Homeowner's Association with Towne Park Neighborhood Association. They are two separate entities. Only TPHOA represents all 486 homeowners and only the Board of Directors of TPHOA has the authority to approve or enter into any legal agreement on the community's behalf.

Respectfully Submitted,

Rip Harwood  
President, Towne Park Homeowner's Association

pc: James Strozier - Consensus Planning

Example



October 6, 2005

Mr. Ripley Harwood  
Towne Park Homeowners Association  
901 Rio Grande Boulevard NW  
Albuquerque, NM 87104

Landscape Architecture  
Urban Design  
Planning Services

RE: Project 10572, 05EPC-01114 and 05EPC-01116

Dear Mr. Harwood:

The purpose of this letter is to inform you and the members of the Towne Park Homeowners Association that Consensus Planning, Inc. has submitted an amendment to the Presidio site plan and zone map amendment. We requested deferral for this project in order to make adjustments to the site plan. We made the following revisions to our submittal:

- The request now only applies to Tracts 3, 7, and 8, Lenkurt Properties. The previous request included several other tracts to the north.
- The request now covers 24.32 acres, a reduction of approximately 17.68 acres from the previous request;
- The site will be comprised of 263 townhome units. The previous request was comprised of a combination of condominium units and townhomes.
- The developer has decided to focus on developing townhomes exclusively on the site. The Townhome units themselves will be a combination of duplexes, tri-plexes, and four-plexes;
- The clubhouse site has been reconfigured;
- Alleys previously shown on the original submittal have been eliminated; and
- Guest parking areas have been reconfigured. There are now approximately 91 guest parking spaces.

This request for a zone map amendment from SU-1 IP to SU-1 PRD zoning remains in order to allow for residential development (the northern half of the project will remain SU-1 IP). The community will continue to be gated with all internal streets remaining private and maintained by the Homeowners Association. Since the site is no longer abutting Interstate 40 and the bike trail, no connection to the trail is shown. There will still be a secondary gated access on the northwest of the site that leads to an easement on the western property boundary of the property to the north of the site. This easement provides access to Copper Boulevard SE.

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



PLANNING

CONSENSUS

Centex Homes and Consensus Planning is committed to meeting with the neighborhood and homeowner associations that are impacted by development on this site. Please feel free to contact Consensus Planning at 764-9801 if you would like to set up a meeting to discuss this project.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier".

James K. Strozier, AICP  
Principal

Enclosure: 11 x 17 Reduction of site and landscaping plan

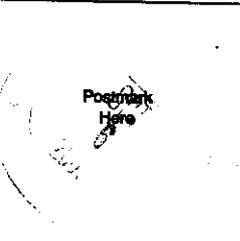
7004 2510 0002 8837 2135

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.88</b>



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 Street, Apt. No.,  
 or PO Box No. 345 Espejo NE  
 City, State, ZIP+4 87123

PS Form 3800, June 2002 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$ 4.88</b>



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 or PO Box No. 10500 Schenel NE  
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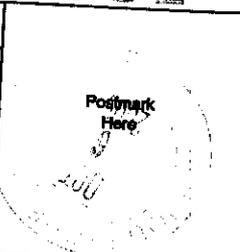
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<b>Total Postage &amp; Fees</b>	<b>\$ 4.88</b>



Sent To R. Harwood  
 Street, Apt. No.,  
 or PO Box No. 901 Rio Grande NW  
 City, State, ZIP+4 87104

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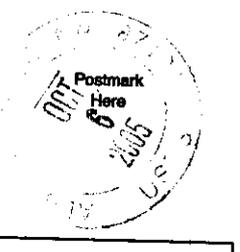
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.88</b>



Sent To A. Beall  
 Street, Apt. No.,  
 or PO Box No. 424 General Chennault  
 City, State, ZIP+4 87123

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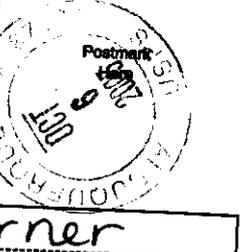
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.88</b>



Sent To L. Scott Varner  
 Street, Apt. No.,  
 or PO Box No. 10824 Pennyback NE  
 City, State, ZIP+4 87123

PS Form 3800, June 2002 See Reverse for Instructions

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME CENTEX HOMES  
AGENT CONSENSUS PLANNING  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1000572 / 0114, 0114  
PROJECT NAME \_\_\_\_\_

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ 110.<sup>00</sup> 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification DEFERRAL

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 110.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

**ONE MAP, ZONING CODE TEXT & PLAN AMENDMENT**

it inc'

Ann



**DEVELOPMENT REVIEW APPLICATION**

Supplemental form

<b>SDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
Major Subdivision action	_____	Annexation
Minor Subdivision action	_____	County Submittal
Vacation	<b>V</b> _____	EPC Submittal
Variance (Non-Zoning)	_____	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Amend Zoning)
<b>DEVELOPMENT PLAN</b>	<b>P</b> _____	Sector Plan (Phase I, II, III)
for Subdivision Purposes (PRD)	_____	Amendment to Sector, Area, Facility Comprehensive Plan
for Building Permit	_____	Text Amendment (Zoning Code/Supplemental Code)
IP Master Development Plan	_____	Street Name Change (Local & Collector)
Cert. of Appropriateness (LUCC)	<b>L A</b> _____	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b> _____	Decision by: DRB, EPC, LUCC, Planning Director, ZHE, Zoning Board of Appeals
Storm Drainage Cost Allocation Plan	_____	

TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid in full. Refer to supplemental forms for submittal requirements.

**CONTACT INFORMATION:**

Centex Homes PHONE: 923-1822  
 Address: 5120 Masthead NE FAX: \_\_\_\_\_  
 City: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Property interest in site: Owner List all owners: \_\_\_\_\_  
 (if any): Consensus Planning PHONE: 764-9801  
 Address: 924 Park Avenue SW FAX: 842-5495  
 City: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

**TYPE OF REQUEST:** Request for Site Development Plan for PRD and Zone Map Amendment Approval for mixed single-family and multi-family residential development

Applicant seeking incentives pursuant to the Family Housing Development Program? Yes  No

**NOTICE:** ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Tract No. Lot 1B, 2, 3, 5A, 6, 7, and 8 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 / Addn. Lenkurt Properties

Zoning: SU-1 for Industrial Park Proposed zoning: SU-1 PRD

Class page(s): K-21 No. of existing lots: 7 No. of proposed lots: \_\_\_\_\_  
 Area of site (acres): 42.3 Density if applicable: dwellings per gross acre: 10.9 dwellings per net acre: \_\_\_\_\_

City limits?  Yes No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill?   
 see attached page MRGCD Map No. \_\_\_\_\_

**LOCATION OF PROPERTY BY STREETS:** On or Near: Chico Road  
 and Eubank Boulevard and Morris Street

**REFERENCE:** Current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Project # 14

Was this project previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? Date of review: \_\_\_\_\_  
 James K. Strozier, AICP DATE 7/7/05 Applicant \_\_\_\_\_

**ADMINISTRATIVE USE ONLY**

ROUTING	Application case numbers	Action	S.F.	Fees
Plans are complete	USER - 01114	ZMA	_____	\$ _____
Plans have been collected	OSER - 01116	SPS	_____	\$ _____
Plans are assigned	_____	_____	_____	\$ _____
Plans have been sent	_____	_____	_____	\$ _____
Priority #s are listed	_____	_____	_____	\$ _____
Plans within 1000ft of a landfill	_____	_____	_____	\$ _____
Density bonus	_____	_____	_____	Total
Fee rebate	_____	_____	_____	\$ _____

Hearing date August 18, 2005  
 \_\_\_\_\_ 7/7/05 - Project # 1000572

**DEVELOPMENT PLAN FOR SUBDIVISION**

**POSTER DEVELOPMENT PLAN**

Submit site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearing. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.  
 Plans and related drawings reduced to 8.5" x 11" format  
 Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) and briefly describing, explaining, and justifying the request  
 Letter of authorization from the property owner if application is submitted by an agent  
 Certificate of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipt  
 Completed Site Plan for Subdivision and/or Building Permit Checklist  
 Posting Agreement  
 AQIA Traffic Impact Study form with required signature  
 (see schedule)  
 Original and/or related file numbers are listed on the cover application  
 Hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**DEVELOPMENT PLAN FOR BUILDING PERMIT**

**DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITIES**

Submit plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearing. For Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.  
 Plans and related drawings reduced to 8.5" x 11" format  
 Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) and briefly describing, explaining, and justifying the request  
 Letter of authorization from the property owner if application is submitted by an agent  
 Certificate of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipt  
 Posting Agreement  
 Completed Site Plan for Subdivision and/or Building Permit Checklist  
 AQIA Traffic Impact Study form with required signature  
 (see schedule)  
 Original and/or related file numbers are listed on the cover application  
 For wireless telecom facilities (administrative reviews that have been referred to the EPC, or require special requirements) the following materials are required in addition to those listed above for applications: location evidence as described in Zoning Code §14-16-3-17(A)(5)  
 Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(d)2  
 Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(10)(e)  
 Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower  
 Registered Engineer's stamp on the Site Development Plans  
 Certificate of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius  
 Hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearing. For amended signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearing.  
 For amended signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings  
 Plans and related drawings reduced to 8.5" x 11" format  
 Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) and briefly describing, explaining, and justifying the request  
 Letter of authorization from the property owner if application is submitted by an agent  
 Certificate of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipt  
 Posting Agreement  
 Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)  
 AQIA Traffic Impact Study form with required signature  
 (see schedule)  
 Original and/or related file numbers are listed on the cover application  
 Hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

Applicant, acknowledge that information required but not provided with this application will result in deferral of actions.

Lynne Wells Applicant name (print)  
Lynne Wells Applicant signature / date

Form revised October 2004

Checklists complete Application case numbers  
 Plans collected USER - 01116  
 Priority #s assigned \_\_\_\_\_  
 Plans listed \_\_\_\_\_  
 \_\_\_\_\_ Planner  
 Project # 1000572

## SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 4-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

### Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

### SHEET # 1 - SITE PLAN (Required)

- 1. Scale: at least 1" = 100' - **Will not fit on 24" x 36" sheet if 100' scale**
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height **See Design Guide**
  - b. Minimum Building Setback **See Design Guide**
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.) **SEE DESIGN GUIDELINES**
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.) **SEE DESIGN GUIDELINES**
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Centex Homes DATE OF REQUEST: 6/27/05 ZONE ATLAS PAGE(S): \_\_\_\_\_

CURRENT: ZONING SH-1 IP LEGAL DESCRIPTION: LOT OR TRACT # 18, 2, 3, 5, 6 BLOCK # 727  
PARCEL SIZE (AC/SQ. FT.) 42.3 Acres SUBDIVISION NAME LEWISBURT PROPERTIES

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:  
COMP. PLAN [ ] ZONE CHANGE [  ] A) SUBDIVISION [  ] BUILDING PERMIT [ ]  
AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 1 462 units  
NEW CONSTRUCTION [  ] BUILDING SIZE: \_\_\_\_\_ (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 6-27-05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES  NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:   
Notes: SITE WAS PREVIOUSLY STUDIED AS CINEMARK THEATERS. HOWEVER, A TIS UPDATE IS REQUIRED.  
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] 6-27-05  
TRAFFIC ENGINEER DATE

### AIR QUALITY IMPACT ANALYSIS (AQIA) MAY BE REQUIRED:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required, if an associated TIS shows intersections functioning at Level of Service (LOS) C or better or if a TIS is not required by the City.

If an AQIA is required: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED     /     /     TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED     /     /

# CENTEX HOMES

5120 Masthead NE  
Albuquerque, NM 87109

Phone: 505-761-9606  
Fax: 505-761-9850

June 15, 2005

Mr. Jens Deichman, Chairman  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

RE: Lot 1B, 2,3,6,7, and 8 The Lenkurt Properties

Dear Chairman Deichman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map amendment and site plan submittal. The property is located in northeast Albuquerque and consists of approximately 41 acres. We would like to change the zoning on the property from SU-1 IP to SU-1 PRD. The property is located off Chico Road NE. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,



David Landry  
Centex Homes



**DRAFT**

**The Presidio  
Zone Map Amendment and Site Plan**

**Prepared For:**  
Centex Homes  
5120 Masthead NE  
Albuquerque, NM 87109

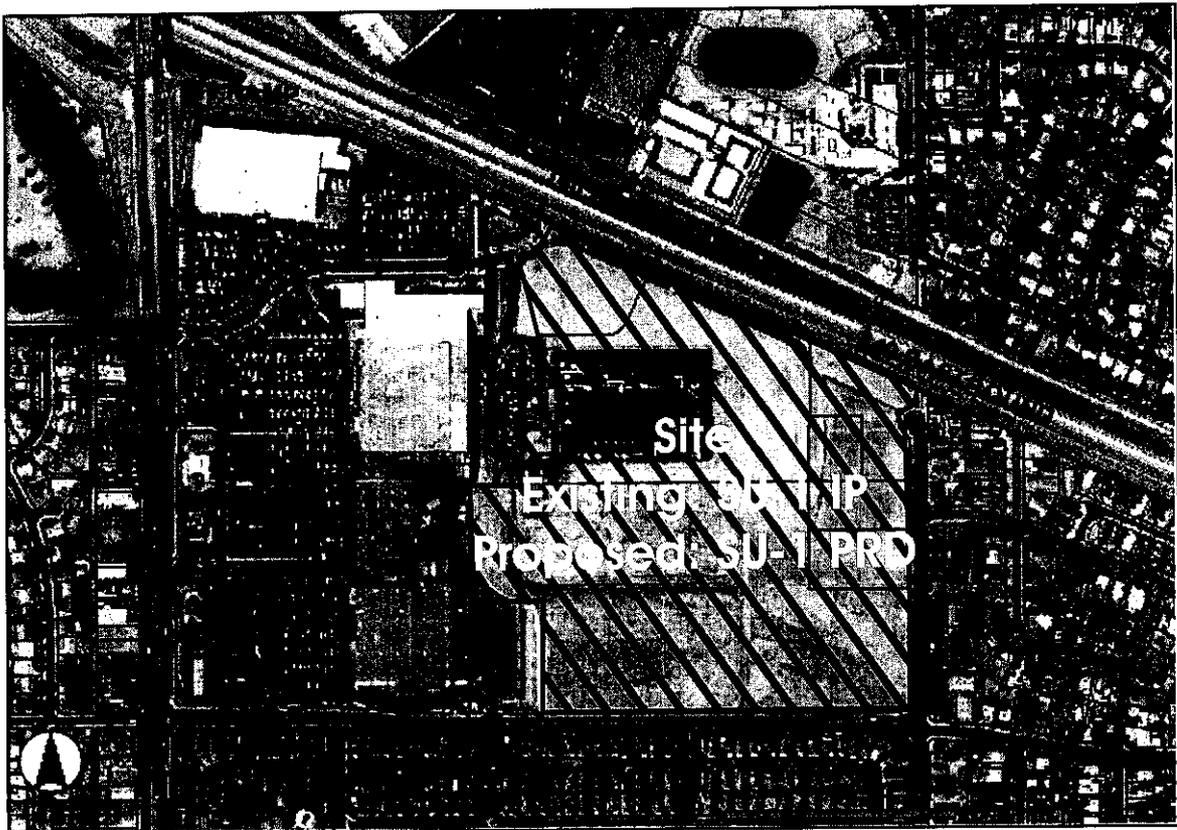
**Prepared By:**  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street SW  
Albuquerque, NM 87102

July 7, 2005

## A. INTRODUCTION

This zone map amendment and site plan approval request covers 42 acres of property located on Albuquerque's east side. Specifically, the subject site is located at the northwest corner of the Chico Road NE and Morris Street NE. It consists of seven separate tracts. These tracts include:

- Lot 1B, Lenkurt Properties
- Lot 2, Lenkurt Properties
- Lot 3, Lenkurt Properties
- Lot 5A, Lenkurt Properties
- Lot 6, Lenkurt Properties
- Lot 7, Lenkurt Properties
- Lot 8, Lenkurt Properties



The current zoning for the property is SU-1 Industrial Park. The proposed zone is SU-1 PRD. This project will constitute a unique community that combines condominiums and town home sites within the same property. Approximately 99 triplex units are planned for the site, consisting of approximately 297 individual condominium units. Approximately 164 townhome sites are also planned for the property. The property will be tied together by a trail network that links each condominium building and small areas of open space. Centex Homes has conducted

a market study that suggests that the development at this location will appeal to several different groups, ranging from young professionals, empty-nesters, retirees, and military personnel working at Kirtland Air Force Base.

This zone map amendment is based upon the fact that the new zone and proposed uses would be more beneficial for the community for reasons discussed in this justification.

## B. SITE CHARACTERISTICS AND EXISTING CONDITIONS

Much of the site is currently vacant, however, there is a vacant building shell on the site. The vacant building once housed the Siemen's factory, which at one point was a thriving employer in the community. Once the factory closed, new industrial users failed to locate in their building or on the site. With the zone map amendment and subsequent development, this building would be removed entirely from the site. The site is surrounded by medium and higher density residential development, and high-intensity commercial development in all four directions. Uses in the area include industrial, commercial, and higher density residential. Interstate 40 is located farther north of the site and is accessed from Chico Road NE. The closest entrance/exit to Interstate 40 is at Eubank Boulevard NE, which is located west of the subject site. The following table provides a summary of the uses surrounding the subject site.

Direction	Zoning	Land Use
North	SU Industrial Park	Industrial Use
East (Across Morris St. NE)	R-2, R-LT farther to the east	Higher Density Residential Uses within the Sandia Vista Subdivision
South (Across Chico Road NE)	SU-1 Manufactured Housing Development	Town Park Manufactured Home Community
West	SU-1 for C-1 Permissive Uses*	Commercial Development including a Walmart Super Center and various other shops

*\*The full zone category description for the western property is SU-1 for C-1 permissive uses to include restaurant with full-service liquor and excluding the following uses: Drive Thru liquor establishment, night club or lounges, adult entertainment and bowling establishment, vehicle sales and storage.*

The site is not located within the boundaries of a sector development plan.

Albuquerque Ride operates a fixed route service along Eubank Boulevard, with stops located within easy walking distance from the subject site. The Eubank route provides direct access to Kirtland Air Force Base gates, which could prove attractive to base personnel.

## C. BASIS OF THE ZONE MAP AMENDMENT

As previously indicated, this zone map amendment is based on the fact that this request would be more beneficial for the community for the reasons listed below:

- Access is inadequate for industrial development. Primary access would more than likely have to be taken off of Chico Road NE, which is considered to be a local residential street. In order to reach the subject site, large industrial trucks would have to pass through this street and disrupt the stability of the neighborhood.
- The site does not have frontage along or direct access to an arterial, which are more appropriate for industrial park development.
- Since the closing of the Siemen's site, the site was marketed to other industrial users without success. Industrial users have opted to locate in other areas of Albuquerque with better freeway or arterial access such as the Sandia Science and Technology Park, the Journal Center, or the Atrisco Business Park. Industrial land in this area does not appear to be in great demand.
- If the current zoning remains, the chances are greater that the site will remain vacant, which in turn, may attract typical nuisances associated with vacant land in urban areas. These include vagrancy, trash accumulation, and illegal dumping. The vacant building on the subject site, has been broken into on previous locations for people wanting to steal equipment.
- Industrial development at this location would not be appropriate adjacent to the residential uses located to the east and south.
- Development of the site represents infill development within the existing 1960's municipal boundaries.
- Residential development on this site would be more compatible with the land uses located to the east and south.
- Development of the site would be classified as infill development that is already served by existing utilities. It also represents new residential development in a relatively older part of the City, located on the east side and within the 1960s boundaries.
- Residential development at this location would also support commercial uses existing along Eubank. The subject site is also within close proximity to the developing Sandia Science and Technology Park, Kirtland Air Force Base, and Sandia National Labs meaning that residents living here could potentially find employment options at the Park.

- Development that occurs on the site would be site plan controlled given the SU-1 PRD designation. As a result, the site will be planned in a way that minimizes the impacts to the neighborhood.
- The site was formerly approved for a Cinemark multi-screen theater in 1998, however, it was never built (Z-98-114). The Towne Parke Neighborhood Association opposed the approval citing air quality, traffic, noise, and lighting impacts that the site would have on the adjacent residential areas. Town home and condominium development would generate less traffic and would not negatively impact air quality, noise, and lighting.
- Conversely, the same issues raised by the neighborhood during the Cinemark case would emerge if the current zoning remained and an industrial or heavy commercial use was proposed for the site.

## D. CASE HISTORY

### 1. Z-69-109 (EPC)

This case changed the zoning of the site from R-1 to SU-1 IP for approximately 180 acres that would comprise the Lenkurt Industrial Park. The case, approved in January of 1970, facilitated the eventual development of the Siemen's Manufacturing facility. The Siemen's factory consisted of a building approximately 198,000 square feet in size. According to a preliminary site plan found in the file, the southern portion of the site, Lot B, was intended to be utilized for expansion of the plant.

### 2. Z-98-114 (EPC)

The subject site is part of the larger Lenkurt Industrial Park. In 1998, a site development plan for subdivision and building permit were approved by the EPC. Approximately 22.4 acres of the site, roughly all of Lot 3, was approved for a multi-screen Cinemark movie theater. The EPC approved the request based on several conditions placed on the approval by the Planning Department. Most of these conditions dealt with making the site attractive and reducing the impacts to the residential neighborhoods located to the south and east.

The Neighborhood Association appealed the EPC's decision on the basis that the theater would disrupt the stability of the neighborhood by increasing traffic and eroding air quality. Specifically, the Association listed the following as part of their appeal:

- The EPC failed to give full consideration to the real hardships that would be inflicted upon the neighborhoods by the development of the multi-screened theater.

- The EPC decision was not unanimous and reflected disagreements among the Commission.
- The site would handle traffic from all over the City and would impact Chico and Morris. An estimated 6,000 cars per day would access the site, adding to the existing traffic problems in the area.
- Air quality concerns were not addressed and would further deteriorate as the theater pulls patrons from the entire Albuquerque Metropolitan Region.
- Comprehensive Plan policies were not applied correctly. The theater did not respect neighborhood values or integrity and did not promote the area's social concerns. The proposal did nothing to minimize the adverse affects of light pollution, noise, and traffic.

The appeal was denied.

### 3. Project #1000572

On March 17, 2004, the DRB approved a two-year extension of the subdivision improvement agreement on behalf of Cinemark Theaters, which intended to sell the site.

## **E. ZONE MAP AMENDMENT JUSTIFICATION – APPLICABLE PLANS AND POLICIES**

This request conforms to all City of Albuquerque plans and policies. Furthermore, it addresses several of the concerns listed by neighborhood from the previous Theater proposal.

Since the site is not within the boundaries of a Sector Plan, development of the site is guided by the Albuquerque/Bernalillo County Comprehensive Plan and the Centers Corridors Amendments as well as Resolution 270-1980.

### 1. Planned Growth Strategy

O-02-39 (2) stipulates that an Infrastructure and Growth Plan be adopted and incorporate certain principles, including the following:

*Section 6(B)(2)(a): Grow efficiently by developing where infrastructure and facilities already exist.*

*Section 6(B)(2)(g): Prioritize the needs of the older parts of Albuquerque in terms of vitality and development. Encourage infill and redevelopment.*

This request would implement both of these principles since it would allow for development in an area that is already served by infrastructure and facilities. It would also represent infill development.

## 2. Centers and Corridors Amendments to the Comprehensive Plan

The subject site is located within walking distance of Central Avenue, which in that leg of Central is considered to be an enhanced transit corridor (Central Avenue becomes a major transit corridor at Louisiana). Policy C pertains to development located near corridors.

*Policy c      In order to add to transit ridership, and where it will not stabilize neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit Corridors.*

Although the subject site is not directly located on a Major or Enhanced Transit Corridor, the intersection of Chico and Eubank is approximately two blocks away from the Central Enhanced Transit Corridor. The higher density residential development allowed by this zoning request would provide homes within easy walking distance of the Corridor.

Eubank itself is a transit route so the site is easily accessible to the Albuquerque Ride bus system. From the Eubank route, a rider has the ability to transfer to other east-west major routes such as the Central route, Lomas route, and Montgomery route. Additionally, the Eubank route provides direct access to the Sandia Science and Technology Park. People living on the homes developed on the subject site could easily live there and access jobs at the Park.

## 3. Albuquerque/Bernalillo Comprehensive Plan

### *Goals and Policies Relating to the Established Urban Area*

The site is located within the Established Urban area as defined by the Comprehensive Plan. Specific goals and policies, which justify this request include:

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

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

Development of townhomes and condominiums on the subject site will respect the existing residential neighborhood areas more than the existing zoning. Development will be controlled by a site plan and would not generate the same impacts to noise, air quality, lighting, and traffic that industrial uses would potentially generate.

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

*Technique 1) Identify and remove unnecessary obstacles to appropriate infill development.*

Any new significant development on the subject site will be site plan controlled, which will ensure that the development will respect the existing neighborhood. The proposed residential use proposed for the site will generate less traffic and air quality impacts than uses that could allow with the current zoning. Townhomes and condominiums are more compatible with the existing neighborhood. Integrity of the surrounding neighborhood is also ensured since a new neighborhood will be developed with permanent residents rather than having people from outside the community come in on a daily basis, as is the case with the existing zoning.

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

Any significant development on the site will require site plan approval by the Environmental Planning Commission at a public hearing. All Neighborhood associations would also have the opportunity to review and comment on any proposed development. Review by the neighborhoods and Planning Commission would ensure high quality design appropriate the neighborhoods and Uptown area.

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

The proposed zone change would facilitate redevelopment of a site in an older and established neighborhood, one that is located within the 1960 City boundary.

*Policy p*      *Cost-effective redevelopment techniques shall be developed and utilized.*

*Technique 1) Provide legal and practicable assistance which does not require direct financial participation.*

*Technique 2) Emphasize private investment as a primary means of achieving redevelopment objectives*

The zone change would represent legal and practicable assistance that the City could provide to foster redevelopment. The zone change would allow for private investment in an infill/redevelopment project.

**4. Resolution 70**

The purpose of R-70 is to establish a growth policy framework to govern key land use decisions of the City of Albuquerque. A theme of the resolution is to encourage sound development encouraging infill. This requested zone change is to allow redevelopment of an existing business, including development of a vacant lot, and would be considered an infill project in an area already served by existing City services and utilities.

**5. Resolution 270-1980**

Resolution 270-1980 is the City policy that directs zone map amendments. This request conforms to the principles established by Resolution 270-1980.

- A. The proposed zone map amendment is consistent with the health, safety, morals, and general welfare of the City. The requested zoning of SU-1 PRD ensures that the site will be site planned controlled, giving the City and EPC greater leverage to ensure quality development. The use of townhomes and condominiums allowed by the zoning will generate less traffic and air quality impacts than the existing industrial zoning. In addition, the site's location near transit routes provides future residents with an option of utilizing Albuquerque Ride as an alternative to the car. As a result, several of the issues raised by the neighborhood will be addressed through this zone map amendment.
- B. The proposed use of residential dwelling units would provide more stability than industrial uses, which generate more traffic and bring more non-residents into the area on a daily basis to access services on the site. Residential uses also offer a more stable land use as oppose to a business that may or may not remain in the community over the course of several years. Under the current zoning, there are a number of different uses that could develop. The requested zoning would allow the development of residential uses. Industrial type uses at this location are not as desirable at this location given the other areas of the City that are more suitable for industrial development. As a result, there is a greater chance that this area may remain vacant resulting in several nuisances that characterized vacant land in an urban setting.
- C. The proposed zone change is not in conflict with any of the adopted City plans or policies that pertain to development. Instead, it helps to implement policies and plans that call for infill development, cost-effective development, neighborhood integrity, and the promotion of transit ridership. Specifically, development of the site would take place on vacant land that is served by existing infrastructure and facilities. The development would also promote

residential development in an older part of the City, located within the 1960s City boundaries.

- D. (3) The proposed zoning of SU-1 for PRD is more beneficial for the community than the existing use. It will generate less traffic and impacts to air quality, something that the neighborhood was concerned about with the current zoning. In addition, it is more compatible with the existing residential development located to the south and east of the site. The community that will develop on the site will include several amenities that will attract a mix of young professionals and retirees.
- E. The permissive uses allowed by the zone map amendment would not be harmful to the adjacent property, neighborhood, or community. Residential development on this site would be more compatible with the residential neighborhoods located to the south and east than industrial development allowed by the existing zoning.
- F. The zone map amendment would take place on a property that is already served by water and wastewater utilities. The site is also located within the existing 1960's municipal boundaries. It would not result in the need to develop new, major, and unprogrammed capital expenditures.
- G. The cost of land or other economic considerations is not the determining factor for this zone map amendment. The site is better suited for residential development than industrial uses.
- H. This request is not located along a major street and is not for commercial or office use. It would allow high density development, however, its location would allow better integration between land uses with the existing neighborhoods.
- I. This zone map amendment would not constitute a spot zone. The community to the south is zoned SU-1 Manufactured Housing Development, while the community to the east is a mix of R-2 and R-LT uses.
- J. The zone map amendment would not allow commercial zoning, therefore it would not be considered strip zoning.

## **F. TRAILS AND BIKEWAYS FACILITY PLAN**

An existing bike trail is located at the north end of the property, along Interstate 40. The Trails and Bikeways Facility Plan also shows a proposed secondary trail located on Eubank. Secondary trails supplement the primary trail system and provide links to primary trails. Residents living on the property could easily access major activity and employment centers using the trail network.

## G. SITE DEVELOPMENT PLAN FOR PRD

The site development plan shows the layout of the site in relation to the dwelling units and site amenities. It also shows the internal circulation point as well as access points.

## H. CONCLUSION

- This zone map amendment request covers approximately 42 acres in the east part of Albuquerque.
- The site is located at the northwest corner of the intersection of Chico and Morris Rd. NE.
- The site is currently zoned SU-1 for Industrial Park. The requested zoning is SU-1 PRD.
- A Cinemark Movie theater was approved on the site in 1998, however, the project was never constructed. There was strong neighborhood opposition to the theater, which cited traffic, neighborhood instability, and deterioration of air quality as their chief concerns.
- This proposed zone change would allow the development of multi-family residential units, which would be constructed by a reputable builder, active in the community.
- The proposed use of multi-family residential units complies with City of Albuquerque plans and policies.
- The basis of this zone map amendment is that the proposed use would be better for the community for the following reasons:
  - Residential development would provide greater stability to the neighborhood than the current SU-1 for Industrial Park, which would bring in people from outside the community on a regular basis;
  - Residential development would generate less traffic than permissible uses allowed by the SU-1 for Industrial Park;
  - Less traffic also means that air quality in the area would be preserved;
  - The project will be site plan controlled, with the City Planning Department having greater control in the design of the project;
  - Development of the site represents infill development and is served by existing utilities and infrastructure. Furthermore, the site is located within the 1960 City of Albuquerque municipal boundaries;
  - The site is located close to the Albuquerque Ride Eubank route, which provides direct access to Kirtland Air Force Base.

## APPENDIX B

### ENACTMENT 270-1980

ADOPTING POLICIES FOR ZONE MAP CHANGE APPLICATIONS AND APPEALS OF ENVIRONMENTAL PLANNING COMMISSION DECISIONS; SUPERSEDING CITY COUNCIL RESOLUTIONS 217-1975 AND 182-1978 RELATING TO ZONE CHANGE APPLICATIONS AND APPEALS.

**WHEREAS**, the usefulness of the Comprehensive City Zoning Code in implementing the City's Comprehensive Plan and promoting health, safety, morals, and general welfare is enhanced by a reasonable flexibility in order to deal reasonably with changes in the physical, economic, and sociological aspects of the city; and

**WHEREAS**, certain general policies for consideration of zone map changes and other zoning regulation changes should be recognized as determinative.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

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

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

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

D. The applicant must demonstrate that the existing zoning is inappropriate because;

(1) there was an error when the existing zone map pattern was created, or

(2) changed neighborhood or community conditions justify the change, or

(3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

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

F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be;

(1) denied due to lack of capital funds, or

(2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

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

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

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

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;

(1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Section 2. City Council Resolutions 217-1975 and 182-1978 adopting policies for zone map change applications and appeals of (the) Environmental Planning Commission are hereby superseded.



*transmittal memo*

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<b>Date:</b>	August 10, 2005	<b>Via:</b>	Hand Delivery
<b>To:</b>	Catalina Lehner, AICP	<b>From:</b>	John Valdez, AICP
<b>Re:</b>	Addendum to the Justification	<b>Job #:</b>	

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We are transmitting the following: Addendum to the Justification for Project # 100572, 05EPC-01114, 05EPC-01116),

**Comments:**

RECEIVED AUG 10 2005



## Memorandum

**To:** Catalina Lehner, AICP  
**From:** John Valdez, AICP  
**Date:** August 10, 2005  
**Re:** Project # 100572, 05EPC-01114, 05EPC-01116), Justification Addendum

The purpose of this memo is to provide additional information and justification for the zone map amendment for the project referenced above. This request seeks to change the zoning from SU-1 IP to SU-1 PRD. The basis for this zone map amendment is that this request would be more beneficial for the neighborhood and the community.

Essentially, the existing zoning is inappropriate because it is incompatible with the existing Towne Park Neighborhood and the Rhodes Sandia Vista neighborhood. The existing zoning fails to provide a transition between these residential neighborhoods and the more intensive big box retailers and Interstate, located to the north. As a result, the existing zoning would bring about more instability to the existing neighborhood by utilizing Chico, a local street, as an entrance and by potentially bringing people in from outside of the neighborhood to conduct business at this location. The existing zoning is also inappropriate for this area since it is not located in an Activity Center. The Centers and Corridors amendments to the Comprehensive Plan encourage more intensive development to Activity Centers and existing industrial parks.

We stand by the points we made on page three of the Justification as submitted and would like to expound upon the points made.

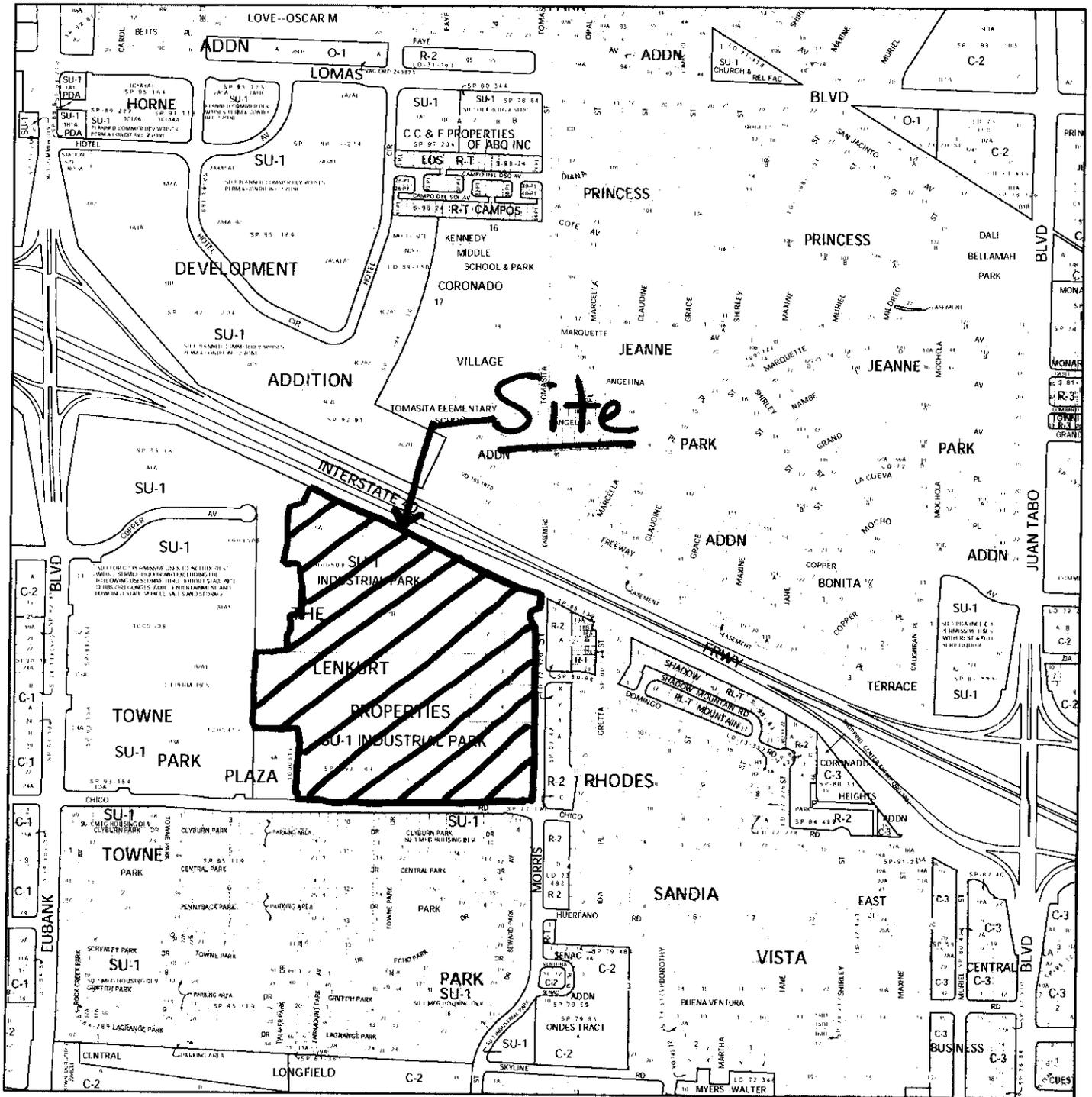
- While the Siemen's plant was developed in the area first, prior to residential development, industrial uses ceased on the site when the plant closed. Industrial uses have not been initiated since the closing, leaving only vacant land in its place. The closing of the plant now presents an opportunity to change the zoning to a type of use that is more compatible with the residential neighborhoods to the south and east.
- Chico is a local road not served by Transit. Retention of a the current zoning could potentially mean that a major employer could locate on the site without adequate access to transit as a transportation alternative for their employees, contrary to City goals for the community.
- The City prefers transitions between more intense and less intense land uses. Currently there is no transition between the Wal-Mart/Sam's Club site, the subject site (zoned for industrial uses), and the Towne Park residential development. As a result, the request also furthers policy h under the

Developing and Established Urban section of the *Comprehensive Plan*. The request provides the transition between the more intensive uses and the Interstate to north of Towne Park.

- If approved, the request would allow for a gated community comprised of townhomes and condominium units which range in price from \$135,000 to \$180,000. The community will also have amenities such as a clubhouse, pool, jacuzzi, open space areas, and shade structures. The development will add value to the surrounding residential areas.
- Access is inadequate for industrial development. Primary access would more than likely have to be taken off of Chico Road NE, which is considered to be a local residential street. In order to reach the subject site, large industrial trucks would have to pass through this street and disrupt the stability of the neighborhood.
- The site does not have frontage along or direct access to an arterial, which are more appropriate for industrial development.
- Since the closing of the Siemen's site, the site was marketed to other industrial users without success. Industrial users have opted to locate in other areas of Albuquerque with better freeway or arterial access such as the Sandia Science and Technology Park, the Journal Center, or the Atrisco Business Park. Industrial land in this area does not appear to be in great demand.
- There is also City precedence for converting industrial land zoned SU-1 IP to commercial and residential in the area. Several properties north of southern have been rezoned to residential uses, mainly as a result of the emergence of the Sandia Science and Technology Park. The City has expressed a strong desire for industrial uses to be located at the Sandia Science and Technology Park.
- If the current zoning remains, the chances are greater that the site will remain vacant, which in turn, may attract typical nuisances associated with vacant land in urban areas. These include vagrancy, trash accumulation, and illegal dumping. The vacant building on the subject site, has been broken into on previous occasions for people wanting to steal equipment.
- Residential development on this site would be more compatible with the land uses located to the east and south.
- Development of the site would be classified as infill development that is already served by existing utilities. It also represents new residential development in a relatively older part of the City, located on the east side and within the 1960s boundaries. The infill study recognized that antiquated zoning constituted a barrier to infill development. The site was zoned for industrial development in

1969. If this request is denied, the chances are strong that this location will remain vacant.

- Residential development at this location would also support commercial uses existing along Eubank. The subject site is also within close proximity to the developing Sandia Science and Technology Park, Kirtland Air Force Base, and Sandia National Labs meaning that residents living here could potentially find employment options at the Park, thereby reducing the need for longer distance trips for both work and shopping.
  - Development that occurs on the site would be site plan controlled given the SU-1 PRD designation. As a result, the site will be planned in a way that minimizes the impacts to the neighborhood.
  - The site was approved for a Cinemark multi-screen theater in 1998 consistent with the existing zoning. The theater, however, was never built (Z-98-114). The Towne Park Neighborhood Association and Towne Park Homeowners Association strongly opposed the approval citing air quality, traffic, noise, and lighting impacts that the site would have on the adjacent residential areas. Town home and condominium development would generate less traffic and would not negatively impact air quality, noise, and lighting. Reference to this case is relevant to this request since the Towne Park Neighborhood Association and Towne Park Homeowners Association were both strongly opposed to this request. It has been stated that the reason the project was never developed was due to poor access and the costs for corrective measures to improve the access.
  - Conversely, the same issues raised by the neighborhood during the Cinemark case would emerge if the current zoning remained and an industrial or heavy commercial use was proposed for the site.
  - The previous case, Z-98-114 (EPC) approved a Cinemark theater, which would have utilized the majority of the subject site. Plans were in place to construct a multi-screen theater that took access from Chico and Copper.
  - Centex homes has met with the Towne Park Neighborhood Association and participated in a facilitated neighborhood meeting with the Towne Park Homeowners Association. Neighbors expressed concern over the entrance to the Presidio development, specifically that the Presidio entrance was located directly across from the Towne Park East Gate. Centex Homes is committed to examining these issues and mitigating the traffic on Chico as much as possible.
- c:     Towne Park Homeowners Association  
       Towne Park Neighborhood Association  
       South Los Altos Neighborhood Association



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: **Apr 22, 2005**

Zone Atlas Page:  
**K-21-Z**

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



## Design Guidelines for the Presidio

### A. Introduction

The purpose of these Design Guidelines is to provide a framework for ensuring a high quality development occurs within the Presidio.

### B. Design Guidelines

The purpose of these Design Guidelines is to provide an overview of the development guidelines and vision for the property. The primary goal for this project is to achieve a historic, residential community that fosters pedestrian accessibility and maintains a network of open space and amenities for the benefit of citizens living in the Subdivision.

The Design Guidelines should be used to facilitate a design that integrates the subdivision into the surrounding built environment. These standards address the issues of landscape, building, parking, and site plan. They are intended to establish a development framework that is complementary to the existing neighborhoods to the north and east.

### Site Amenities

The project site amenities include a network of walking paths that connect the development. Walking paths will be incorporated in order to create a vibrant pedestrian environment throughout the project. These amenities include parking, bike racks, and open space for use throughout the project.

### Private Open Space

Private common areas will be located throughout the Presidio. Common area characteristics include:

- The common areas will be owned, developed, and maintained by the Homeowners Association.
- Small pocket parks will provide built, benches, and shade structures in some of the larger open areas.
- Landscaped areas will be provided at intervals along the sidewalks of the Presidio.
- There will be a pool and a 2,500 square foot outdoor area for use by the residents of the Presidio.
- Covered outdoor space and balconies will be considered for use by the residents of the Presidio.
- A network of trails will be developed throughout the property, providing access to existing walking paths to parks, individual buildings, and common open areas. The trails will connect to 7' wide concrete asphalt trails that will be placed within the site landscaping.

### Standards for Townhomes

The use of building and landscaping standards is required to provide a sense of continuity and architectural coherence. Front yard setbacks for single family residential development have been set for the City's standard in order to provide an intuitive a streetscape experience as possible.

- Front yard setbacks - These shall be a minimum setback of six (6) feet from 10 feet.
- Side yard setbacks - Front yard setbacks shall not be less than 15 feet.
- Set-back setbacks - These shall be no less than 10 feet from the street line.

### Landscaping

The development of an overall landscape concept will include a landscape plan that includes the property and is complementary to the surrounding neighborhoods. The landscape design should incorporate native and naturalized plant species. All landscaped areas need to be coordinated and approved by the City of Albuquerque. The City of Albuquerque will provide a list of plants that are suitable for the site. The City of Albuquerque will also provide a list of plants that are suitable for the site. The City of Albuquerque will also provide a list of plants that are suitable for the site.

- The following are minimum standards for the development of open (or landscaped) areas:
  - Streets trees are required along Chaco Road and are to be planted in accordance with the City of Albuquerque Street Tree Ordinance. For the Street Tree Ordinance, tree placement shall be every 20 linear feet along Chaco Road. In addition, the same standard shall be applied to Adams Street.
  - For the interior residential streets, street trees shall be provided along sidewalks between townhomes and parking ramp areas.
  - The Homeowners Association will be responsible for the installation and maintenance of all trees and landscaping within the subdivision. The City of Albuquerque will be responsible for the installation of trees and landscaping within the City of Albuquerque.
  - All trees and landscaping shall be installed in accordance with the City of Albuquerque Street Tree Ordinance. The Street Tree Ordinance and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.
  - The following are minimum standards for the development of open (or landscaped) areas:
    - Streets trees are required along Chaco Road and are to be planted in accordance with the City of Albuquerque Street Tree Ordinance. For the Street Tree Ordinance, tree placement shall be every 20 linear feet along Chaco Road. In addition, the same standard shall be applied to Adams Street.
    - For the interior residential streets, street trees shall be provided along sidewalks between townhomes and parking ramp areas.
    - The Homeowners Association will be responsible for the installation and maintenance of all trees and landscaping within the subdivision. The City of Albuquerque will be responsible for the installation of trees and landscaping within the City of Albuquerque.
    - All trees and landscaping shall be installed in accordance with the City of Albuquerque Street Tree Ordinance. The Street Tree Ordinance and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

### Screening Walls, Fencing, and Buffering

All walls shall comply with the adopted City of Albuquerque Wall Design Regulations. The objective of the screening walls, fencing, and buffering is to provide a visual barrier between the project and the surrounding neighborhoods. The screening walls, fencing, and buffering should be designed to provide a visual barrier between the project and the surrounding neighborhoods. The screening walls, fencing, and buffering should be designed to provide a visual barrier between the project and the surrounding neighborhoods. The screening walls, fencing, and buffering should be designed to provide a visual barrier between the project and the surrounding neighborhoods.

### Lighting

The lighting plan identifies plan elements that will be used in the Presidio. The lighting plan shall be designed to provide a visual barrier between the project and the surrounding neighborhoods. The lighting plan shall be designed to provide a visual barrier between the project and the surrounding neighborhoods. The lighting plan shall be designed to provide a visual barrier between the project and the surrounding neighborhoods.

- Privacy fencing - Each townhome for single or two units shall be provided with a 6' maximum height wood or vinyl privacy fence. The fence shall be located on the common property line between adjoining lots. The height of the fence shall be consistent with the surrounding neighborhoods. The fence shall be located on the common property line between adjoining lots. The height of the fence shall be consistent with the surrounding neighborhoods.
- Materials acceptable for retaining walls are: cast-in-place concrete, masonry block, or precast concrete. The retaining walls shall be located on the common property line between adjoining lots. The height of the retaining walls shall be consistent with the surrounding neighborhoods.
- All other retaining walls shall be constructed with a minimum of 2' height and a maximum of 4' height. The retaining walls shall be located on the common property line between adjoining lots. The height of the retaining walls shall be consistent with the surrounding neighborhoods.

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- The design of all retaining walls shall be consistent with the surrounding neighborhoods. The retaining walls shall be located on the common property line between adjoining lots. The height of the retaining walls shall be consistent with the surrounding neighborhoods.
- The retaining walls shall be constructed with a minimum of 2' height and a maximum of 4' height. The retaining walls shall be located on the common property line between adjoining lots. The height of the retaining walls shall be consistent with the surrounding neighborhoods.

### Alleys

Alleys will be utilized throughout the property to provide access to the townhome garages. The alleys shall be located on the common property line between adjoining lots. The height of the alleys shall be consistent with the surrounding neighborhoods.

- Alleys will be a minimum of 10 feet in width.
- Additional alley parking spaces will be located at most of the alley entrances throughout the property and in the parking ramp area along the exterior of the property.

### Architectural Standards

#### Lot Size

- The minimum lot width in the development shall be 25 feet.

#### Building Height

- Structures shall not exceed 26 feet in height, as defined in the Zoning Code.

#### Roof Materials

- There are no materials that are appropriate for the townhome and townhome units in the Presidio.

#### Architectural Standards

- Aerial Shingles
- City of Concrete tile, mission based on 3' squares in solid or mottled colors.

#### Building Materials

- All buildings shall contain a stucco finish.

#### Staircase

- All staircases shall have a storage area for residential assistance units. The storage area shall be located on the common property line between adjoining lots. The height of the storage area shall be consistent with the surrounding neighborhoods.

#### Building Colors

- Buildings shall be finished in a light color. The buildings shall be located on the common property line between adjoining lots. The height of the buildings shall be consistent with the surrounding neighborhoods.

#### Roofing

- The roof of all buildings shall be finished in a light color. The roofs shall be located on the common property line between adjoining lots. The height of the roofs shall be consistent with the surrounding neighborhoods.

#### Lighting

- The lighting of all buildings shall be consistent with the surrounding neighborhoods. The lighting shall be located on the common property line between adjoining lots. The height of the lighting shall be consistent with the surrounding neighborhoods.

#### Signage

- The signage of all buildings shall be consistent with the surrounding neighborhoods. The signage shall be located on the common property line between adjoining lots. The height of the signage shall be consistent with the surrounding neighborhoods.

#### Utilities

- The utilities of all buildings shall be consistent with the surrounding neighborhoods. The utilities shall be located on the common property line between adjoining lots. The height of the utilities shall be consistent with the surrounding neighborhoods.

#### Architectural Standards

- The architectural standards of all buildings shall be consistent with the surrounding neighborhoods. The architectural standards shall be located on the common property line between adjoining lots. The height of the architectural standards shall be consistent with the surrounding neighborhoods.

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### Utilities

color, and architectural character of the subdivision.

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and other equipment shall be located in a way that is consistent with the surrounding neighborhoods. The equipment shall be located on the common property line between adjoining lots. The height of the equipment shall be consistent with the surrounding neighborhoods.
- When an above-ground electric distribution line is required by the City of Albuquerque, the line shall be located in a way that is consistent with the surrounding neighborhoods. The line shall be located on the common property line between adjoining lots. The height of the line shall be consistent with the surrounding neighborhoods.
- All utility lines shall be a minimum of 7.5 feet in width and may be placed in a way that is consistent with the surrounding neighborhoods.

### Parking and Pedestrian Access

Parking shall be provided per City of Albuquerque Zoning regulations (Chapter 14.16.3.1). Common areas shall be provided for the use of the residents of the property. The common areas shall be located on the common property line between adjoining lots. The height of the common areas shall be consistent with the surrounding neighborhoods.

- ADA Compliant parking shall be provided and located adjacent to walking paths and ramps to buildings.
- All sidewalks in front of building shall be 6 feet wide. All pedestrian connections shall be 6 feet wide.
- Bicycle racks shall be located throughout the property and located at 27' DIA. parked and paved areas. The bicycle racks shall be located on the common property line between adjoining lots. The height of the bicycle racks shall be consistent with the surrounding neighborhoods.
- Handicapped parking spaces shall be located adjacent to curb cuts and be as close to the common areas, walkways, and ramps as possible.

### Elevations

Architectural styles shown in this report are illustrative. Future variations to these styles are permitted.

- The elevations of all buildings shall be consistent with the surrounding neighborhoods. The elevations shall be located on the common property line between adjoining lots. The height of the elevations shall be consistent with the surrounding neighborhoods.

### Architectural Standards

- The architectural standards of all buildings shall be consistent with the surrounding neighborhoods. The architectural standards shall be located on the common property line between adjoining lots. The height of the architectural standards shall be consistent with the surrounding neighborhoods.

### Lighting

- The lighting of all buildings shall be consistent with the surrounding neighborhoods. The lighting shall be located on the common property line between adjoining lots. The height of the lighting shall be consistent with the surrounding neighborhoods.

### Signage

- The signage of all buildings shall be consistent with the surrounding neighborhoods. The signage shall be located on the common property line between adjoining lots. The height of the signage shall be consistent with the surrounding neighborhoods.

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### Architectural Standards

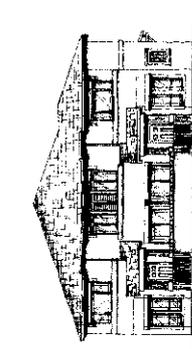
- The architectural standards of all buildings shall be consistent with the surrounding neighborhoods. The architectural standards shall be located on the common property line between adjoining lots. The height of the architectural standards shall be consistent with the surrounding neighborhoods.

### Lighting

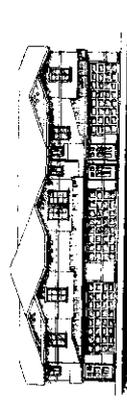
- The lighting of all buildings shall be consistent with the surrounding neighborhoods. The lighting shall be located on the common property line between adjoining lots. The height of the lighting shall be consistent with the surrounding neighborhoods.

### Signage

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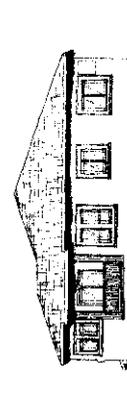
Common area view looking east.



View from the street.



View from the street.



Common area view looking east from the alley.

**CENTEX HOMES**



**Peter Prich Sabatini**  
PLANNING  
CONSENSUS



**ERICKSON & ARMAN, P.A.**  
Consulting Engineering Architects  
1000 University Blvd. NE  
Albuquerque, NM 87102



**SITE PLAN FOR SUBDIVISION**  
(Updated 4/8/05)

PAGE \_\_\_\_ of \_\_\_\_

**Deficiencies**

- \_\_\_\_\_ scale (at least 1" = 100')
- \_\_\_\_\_ bar scale
- \_\_\_\_\_ north arrow
- \_\_\_\_\_ scaled vicinity map
- \_\_\_\_\_ property lines
- \_\_\_\_\_ proposed uses
- \_\_\_\_\_ pedestrian access
- \_\_\_\_\_ vehicular access
- \_\_\_\_\_ internal circulation
- \_\_\_\_\_ for each lot: maximum building height, setbacks, total DUs, and/or F.A.R (non-residential uses)
- \_\_\_\_\_ phases of development

**Design Standards (if applicable)**

**Deficiencies**

- \_\_\_\_\_ overall design theme/land use concept •
- \_\_\_\_\_ off-street parking requirements and design •
- \_\_\_\_\_ street design •
- \_\_\_\_\_ transit facilities/amenities •
- \_\_\_\_\_ design requirements:
  - \_\_\_\_\_ landscape •
  - \_\_\_\_\_ architectural •
  - \_\_\_\_\_ signage •
  - \_\_\_\_\_ lighting •
- \_\_\_\_\_ pedestrian amenities •

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Centex Homes  
AGENT Consensus Planning  
ADDRESS 924 Park Ave SW  
PROJECT & APP # 1000572  
PROJECT NAME 05EPC 01114 / 100115

\$ 50 441032/3424000 Conflict Management Fee  
\$            441006/4983000 DRB Actions  
\$ 1500 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75 441018/4971000 Public Notification  
           441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
          ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
          ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
          ( ) Traffic Impact Study  
1625 TOTAL AMOUNT DUE

**\*\*NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

interreceipt.doc 6/21/04

UPC Numbers for Lots 1B, 2, 3, 5A, 6, 7, and 8, Lenkurt Properties request.

Lot 1B: 102105717324230130  
Lot 2: 102105723823630134  
Lot 3: 102105718918830137  
Lot 5A: 102105714027830136  
Lot 6: 102105725224330135  
Lot 7: 102105724621730133  
Lot 8: 102105724619730132









"John Valdez"  
<valdez@consensusplanning.com>  
08/02/2005 06:08 PM

To <CLehner@cabq.gov>  
cc "Jim Strozier" <cp@consensusplanning.com>  
bcc  
Subject RE: Presidio-Project #1000572

Thanks. I will work on this and get it back to you.

John

**From:** CLehner@cabq.gov [mailto:CLehner@cabq.gov]  
**Sent:** Tuesday, August 02, 2005 6:02 PM  
**To:** valdez@consensusplanning.com  
**Subject:** Presidio-Project #1000572

Hi John,

Here's the list I told you about regarding items to address/correct on the site development plan for subdivision.

Please get me the improved version this Friday. Give me a call if you have questions. Thanks.

-Catalina

Date: August 2, 2005  
To: John Valdez, Consensus Planning  
From: Catalina Lehner, COA Planning Dept.  
RE: Project # 1000572, The Presidio

---

I have reviewed the site development plan for subdivision submitted with the proposal for Project # 1000572 and have found some deficiencies which I am requesting are corrected. I need the revised site development plan for subdivision this Friday, August 5<sup>th</sup>, in order to complete my review. Please address/correct the following:

- Break out the types of residential product being proposed. How many bedrooms/bathrooms do the townhomes have? Are the units all the same? How many bedrooms/bathrooms do the condominiums have and how many styles of units? (it appears that two are identical and 1 has a balcony).
- See Zoning Code §14-16-2-22 (p. 2-86) for a list of what exactly needs to be included on a site development plan for subdivision. Everything in this paragraph needs to be addressed and included in the submittal.

Sheet 1-

- clarify max and min # of DUs and densities.
- correct vehicular access paragraph
- explain pedestrian entryways and show on site plan
- show bike trail connection, if there will be one
- indicate community is gated
- show location of sign, if sign is part of the proposal

Sheet 2-

- Open space discussion-How was open space calculated? How did you decide how much open space to provide?
- Landscaping discussion needs to address landscaping in front yards of both townhomes and condominiums, and open spaces.
- Add reference to the Zoning Code section that the development will adhere to with respect to landscaping.
- Architectural standards: are all the roofs pitched? What is the exact color scheme?

- What is the architectural style? Please describe.
- Add max and min lot sizes for both townhomes and condominium as per Zoning Code §14-16-2-22.
- What are the setbacks for the condominiums?
- Add reference to the Zoning Code section (14-16-3-9) that the development will adhere to with respect to lighting. Specify compliance with these state night sky ordinance.
- If there are going to be any minor variations in style, please show what they may be-for example, if there are different residential products being considered, include them on the drawings.

Sheet 3-

- Landscape detail is needed for front yards of townhomes, condominiums and open spaces. (note indicates that all shrubs are not shown due to scale size, so the detail is needed).
- Improve the sidewalk detail, esp. since pedestrian connectivity is so important here. Show width and describe appearance and materials.

Sheet 4-

- Address/correct references to single-family residential and an I-25 (?) storm drain (unless I'm mistaken here).

Sheet 6-

- Provide detail of the Ramada structures, shade structures and benches used throughout the plan.



RECEIVED AUG  
*transmittal memo*

**Date:** August 8, 2005

**Via:** Hand Delivery

**To:** Catalina Lehner, AICP

**From:** John Valdez, AICP 

**Re:** Revised Site Plans

**Job #:** 1170-3

**We are transmitting the following:** 12 copies of the revised site plan for PRD for the Presidio (Project #100572, 05EPC-01114, 05EPC-01116)

**Comments:** We were able to address the majority of the comments. Details of the Ramada structure, shade structure, and benches are still being decided upon. We are fine with providing these details are a condition of approval. Please feel free to call me if you have any questions.

John Valdez, AICP

924 Park Avenue SW • Albuquerque, NM • 87102

Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail [cp@consensusplanning.com](mailto:cp@consensusplanning.com)



"Elizabeth E. Neustadter"  
<emc@fireowl.com>

07/28/2005 09:48 AM

Please respond to  
emc@fireowl.com

To Catalina Lehner <clehner@cabq.gov>, Debbi Miera  
<bkmiera@aol.com>, Diane Grover  
<lifedancelessons@aol.com>, Stephanie Winklepleck

cc

bcc

Subject project # 1000572

Greetings all,

I've set up a meeting with Towne Park Home Owners Association on Monday, August 8th at 6 p.m. at their Clubhouse, 425 Towne Park Drive, NE. Diane Grover will be co-facilitating. Towne Park Homeowners Association deferred a meeting, as did South Los Altos Neighborhood Association. However, South Los Altos may send some representatives to this meeting. And, since the Towne Park Neighborhood Association is part of the Homeowners Association, there will probably be representatives from that Neighborhood Association as well.

I checked in with Catalina prior to setting up this meeting. She said that as long as she had the report by the 10th (before the study session on the 11th) she'd be fine. We chose this date to allow Diane time to contact her residents.

I need names to submit to Denise Kelly (the new manager of the Towne Park Home Owners Association, Evelyn Jensen is no longer in that role) in order for people to be allowed into the Clubhouse. So let me know if you are planning on coming to the meeting.

Call or email with any other questions.

Elizabeth Neustadter  
505.820.6046

1000572



RECEIVED AUG - 9 2

August 9, 2005  
Eileen Deichmann  
City of Albuquerque, EPC Chairman

Subject: Proposed Presidio Development, EPC Hearing Date 8/18/05

The residents and board of directors for Towne Park Homeowner's Association have met with the Presidio Development presenters and have the following concerns we would like to see addressed prior to approval of this project:

1. The new Presidio gated Chico entrance needs to be the secondary entrance and located away from the two existing gated Towne Park entrances on Chico. It is currently located exactly opposite of our main entry. We are completely opposed to this location, as well as, to any primary entry on Chico. This location would be obvious for safety reasons and to avoid additional rush hour congestion.
2. All Presidio gated entrances need to be designed such that traffic does not back up onto Chico or onto the Presidio while waiting to enter The Presidio. This is an ongoing entry problem at the Towne Park gates which during peak hours traffic backs up on Chico often several vehicles deep. This could be resolved by utilizing a deceleration lane and/or a double lane gate entry system.
3. The Copper entry absolutely needs to be the primary entrance. This would vastly minimize the amount of traffic on Chico, as well as, providing more direct access to I-40 for the Presidio residents. Copper and Chico both have existing traffic signals at Eubank, where Morris does not at either Chico or Copper.
4. We assume that EPA storm water and COA soil disturbance requirements will be strictly adhered to during the construction phase.

We appreciate your attention to these issues and look forward to having new neighbors.

Finally, please do not confuse Towne Park Homeowner's Association with Towne Park Neighborhood Association. They are two separate entities. Only TPHOA represents all 486 homeowners and only the Board of Directors of TPHOA has the authority to approve or enter into any legal agreement on the behalf of the community's behalf.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Rip Harwood", written in a cursive style.

Rip Harwood  
President, Towne Park Homeowner's Association

cc: James Strozier - Consensus Planning

Facilitator's Report

Date: Tuesday, August 9, 2005

Facilitators: Elizabeth Neustadter and Diane Grover

**Facilitated Meeting Held:**

Date and Time: Monday, August 8, 2005  
Location: Towne Hall Home Owners Association Clubhouse  
Between:  
Applicant: David Landry, Centex Homes  
4110 Wolcott, NE, 87109,  
[dlandry@centexhomes.com](mailto:dlandry@centexhomes.com)  
cell: (505) 991.2556  
Agent: Jim Strozier, John Valdez, Consensus Planning  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)

AND

(Names in bold requested a copy of the report)

**Dorothy Mowery, 10800 Central Park Dr., 87123, [DB1929@Juno.com](mailto:DB1929@Juno.com)**  
**Roger Aden, 10863 Towne Park Dr., 87123**  
**Tom & Marsha Krege, 11000 Clyburn Park Dr., NE, 87123, [TMSKrege@aol.com](mailto:TMSKrege@aol.com)**  
**Cordie Briggs, 524 Seward Park Dr., NE, 87123, [cbabanm@aol.com](mailto:cbabanm@aol.com)**  
**Don F. Day, 10616 Towne Park Dr., NE, 87127**  
Adrean and Eva Hesselben, 10915 La Grange, NE, 87123  
**Victor Suazo, 10909 LaGrange Pk Dr., 87123, [visuazo@earthlink.net](mailto:visuazo@earthlink.net)**  
**Eveln Courtin, 10604 Towne Park, NE, 87123, [mecourt85@aol.com](mailto:mecourt85@aol.com)**  
**Nancy Foxwell, 10600 Towne Park NE, 87123**  
Don & Lila Odell, 10805 Pennyback Pk., Dr., 87123  
Robert & Gene Nalley, 11015 LaGrange Pk., Dr., NE, 87123  
**Stephanie Portor, 329 Fairmount Park, 87123, [subirge@hotmail.com](mailto:subirge@hotmail.com)**  
**Don & Pearl Furtivo, 500 Seward Park Ave., NE, 87123, [d4tvo@yahoo.com](mailto:d4tvo@yahoo.com)**  
**Jo & John Pierce, 10600 Pennyback Pl., NE, 87123, [JoisJo@yahoo.com](mailto:JoisJo@yahoo.com)**  
**Charles Hammond, 11000 LaGrange, NE, 87123, [HchuckHammond@aol.com](mailto:HchuckHammond@aol.com)**  
**Jan Dodson Barnhart, 10713 Griffith Pk., NE, 87123, [TPKPerson@aol.com](mailto:TPKPerson@aol.com)**  
**Robert Harris, 10825, Pennyback Pl., NE, 87123**  
Gloria Postel, 10520 Griffith Park Dr., NE 87123  
**Bob & Charlene Dunagan, 10817 Griffith Park, 87123, [bdunagan1967@comcast.net](mailto:bdunagan1967@comcast.net)**  
**Rip Harwood, 10408 Griffith Park, NE, 87123**  
**John Fidel, 10900 Central Park Dr., NE, 87123, [JJFidel@comcast.net](mailto:JJFidel@comcast.net)**  
**Heidi Streit, 10733 Clyburn Pk., Dr., NE, 87123**  
**Arlys Sasser, 324 Paler Park Dr., NE 87123**  
**Tom Bercher, 10800 Clyburn Park Dr., NE, 87123**  
**Tom Bussell, 10512 LaGrange Park, Dr., NE 87123**  
Lloyd A. Jud  
**Ester Schneider, 10912 LaGrange Pk., Dr. NE, 87123, [eschn1@yahoo.com](mailto:eschn1@yahoo.com)**  
**Eileen Rosenthal, 10728 Central Park Dr., NE, 87123**  
**John Donnellon, 10917 LaGrange NE, 87123, "great presentation"**  
**Natalia Quintana, 10917 LaGrange, NE, 87123**  
**Rob Sedillo, 10920 Clyburn Pk., Dr., 87123, [rlsedillo@msn.com](mailto:rlsedillo@msn.com)**  
**Louis Silva, 10915 Clyburn Pk, Dr., NE, 87123**

RE:

Project #: 1000572

**Address/Property Description:**

The site includes approximately 43 acres on Chico Road, NE, between Eubank Boulevard, NE, and Morris Street, NE. The Applicant is requesting a zone map amendment from SU-1 for IP to SU-1 PRD.

**Background/Meeting Summary:**

Jim Strozier began the meeting with a presentation on the plans Centex homes has for the site. He and David Landry stressed that Centex has a history of wanting to be a part of the neighborhood. Centex is requesting a zone downgrade from industrial/commercial use to planned residential development, which is a less intensive use. The meeting naturally progressed from the presentation to questions. There were residents primarily of the Towne Park Home Owners Association present, though some also belonged to the Towne Park Neighborhood Association. Though South Los Altos Neighborhood Association were invited to join the meeting, no representatives were present.

The majority of time was spent on the resident's primary concern: traffic. There are already complex and challenging traffic issues, as discussed in detail further on in this report, and the residents want to be sure that Centex is doing all they can to avoiding adding to the problems.

Overall, the residents supported the development Centex is proposing, and are happy to see a downgrade of intensity. The main issue they had, which was the main talking point of the evening, was the entry gate directly across from theirs on Chico. They were completely opposed to this being the main entry gate, with some residents wondering why there needed to be any entry off of Chico into this development at all. Key concerns regarding this, which are offered in greater detail throughout the report, included:

- Safety!!! Mainly of pedestrians. But also of emergency vehicles being obstructed from getting through due to traffic.
- Traffic!!! Already a concern, the addition of the entry from Chico would make an already bad situation worse.
- Fumes, which would be added by cars idling as they stacked at the two entry gates.

Of primary concern regarding traffic was the residents' lack of confidence in the City Traffic Engineering office. The neighbors expressed this concern repeatedly, in many different ways, throughout the course of the meeting.

**Outcome:**

**Agreements**

- Everyone agreed that the proposed residential use was much more favorable than the current tract zoning.
- The residents were concerned because Chico has never been striped appropriately (it is currently striped as two-lane and should be striped as four-lane). Jim Strozier agreed, and said that he would bring this to the attention of the planning board.
- One resident in particular mentioned that the walkways painted on the roads are disregarded. Everyone present agreed that pedestrian safety is a key issue, and Jim Strozier said that he would look into this issue.
- Another resident asked about how the entrance off of Chico would impact visibility, because Towne Park visibility was poor. Jim Strozier answered that

- they observe a clear site triangle, but that it didn't seem that the builders of Towne Home observed that same triangle.
- Everyone agreed that it was important for Copper to be an important entryway into the community. There was also disagreement on this point, covered in the following section.
  - Everyone agreed that attention needed to be placed on the safest way for pedestrians to cross Chico.
  - Everyone agreed that anything possible needed to be done to avoid stacking. Residents did not cause a stacking problem, as they have quick entry into the gates. Guests, emergency vehicles, and service vehicles were the main issue.
  - Everyone agreed that the traffic on Eubank and Chico was challenging. Jim Strozier said that much could be done to improve traffic by adjusting the timing and signal functions.
  - Regarding covenants, everyone agreed with the basic idea that covenants increased the value of homes. David Landry cited a study that said home values increased by something like 19% when covenants were present. Jim Strozier also made the point that much of what will be covered in the covenants – like lighting, landscaping, etc., – would also be covered in the development plan guidelines submitted for special use. This means that the city, as well as the association, would be called in when residents are in violation of the development plan guidelines.
  - One resident expressed that they'd heard Centex builds good homes. Jim Strozier and David Landry were pleased to hear that, and agreed.
  - One neighbor asked about construction hours. David Landry didn't know, but all agreed that construction shouldn't start too early or go too late. This neighbor also suggested that all construction vehicles use the Copper entrance. David Landry and Jim Strozier felt this was an excellent idea.

#### **Disagreements/Unresolved Issues**

- Residents were opposed to having an entrance on Chico and, if there had to be an entrance on Chico residents were strongly opposed to having that entrance located directly across from Towne Park's entrance. Traffic was the main issue and concern of neighbors, and this entrance was the main obstacle that neighbors felt regarding this development. Neighbors could not stress enough how key this issue was for them, and how much this was a safety issue. Reasons are detailed below, under Primary Issues/Interests of Residents.
- Residents wanted Copper to be the main entrance. They felt Jim Strozier understood that it needed to be an important entrance, but they kept reiterating that it should be the primary entrance. They made this point clearly and strongly more than once. Some residents said that Chico could be a secondary entrance – one or two residents offered that Chico could be the emergency entrance, with Morris being the secondary entrance. Jim responded that Morris was not being used as an entrance because it wasn't as pretty and it wasn't as accessible – and also because it would not really allay the traffic issues, as people would still drive from Eubank to Chico to get to Morris. Residents didn't really seem to hear this last point, and felt that Centex was prioritizing beauty over their safety.
- One idea was putting a four-way stop where the two entrances would be across from one another on Chico. Some residents seemed to like that idea. Others were skeptical, saying that four-way stops didn't solve any problems,

and that they see people "blowing through" the stop signs on Morris all the time.

- One resident wondered if Towne Park's crash gate could be turned into a working entrance. Jim Strozier replied that this was Towne Parks' decision.
- After Jim Strozier explained how the traffic study was compiled, neighbors were concerned that the traffic study did not accurately capture the major traffic issues in their area. They were also upset that the traffic study was compiled without anyone having spoken with them. Jim Strozier said that there wasn't time to have another meeting with Terry present. Neighbors made a strong point that, as opposed to their being a typical morning and evening "rush hour," traffic was heavy and ongoing throughout the day. Neighbors also expressed strong reservations in the City's historic handling of traffic issues, citing as one example the lack of appropriate striping on Chico. Jim Strozier gave the neighbors' Tony Lloyd's phone number: 924.3994. He is a Traffic Engineer that is the primary interface and goes to traffic meetings. More issues regarding the Traffic Report can be found under Primary Interests of Neighbors.
- Jim Strozier offered that the Chico entrance would have a set-back wall to allow for more landscaping and sidewalks along Chico. This was done both to offer a pleasing entrance and to give pedestrians a safe place to walk. Neighbors were not completely mollified by this response, and wanted to see other things done to ensure safety, including:
  - speed humps along Chico, and
  - pedestrian overpasses from one side to the other on Chico.Jim Strozier said he would look into this.
- Residents saw stacking as a major issue – one person suggested Chico be used as the resident's entrance and Copper used as the guest/service vehicle entrance. Jim Strozier thought about that idea, but wasn't sure of the practicality of enforcing it. Some neighbors agreed.
- One neighbor felt strongly that one-car garages were not at all useful, and all homes should have at least a two-car garage.

**Action Items:**

- Jim Strozier said that he and/or David Landry would do the following:
  - Send a traffic report to the Home Association office for neighbors to see,
  - Leave plans brought for the presentation with the Home Association for neighbors to reference,
  - Check into the percentage of the Chico entrance versus the Copper entrance use (50/50, 60/40?),
  - Let the City Planner's know about the striping issue on Chico,
  - Inquire about the pedestrian walkways not being observed, and speak with Terry/Tony about improving pedestrian safety (Jim Strozier noted the City was firmly committed to having the entrances directly across from each other, rather than offset – that with this scenario there was less of a chance of pedestrians being hit by cars),
  - Explore ways to better ensure pedestrian safety when crossing Chico, including speed humps and/or pedestrian overpasses on Chico,
  - Look into the timing/signal functions of the light on Eubank and Chico, and
  - Send a copy of the covenants to neighbors when they were finalized.

### Primary Issues/Interests of Applicant:

Jim Strozier gave a presentation of the plans at this stage, which included:

- The staff planner has not yet made a recommendation. There had been a non-facilitated meeting with the Towne Park Neighborhood Association, and the current plans include feedback incorporated from that meeting.
- The property is 42 acres, which will be developed into Townhouses and condominiums. Similar to the Towne Park Development, there will be a recreational area, clubhouse, and a swimming pool. There will be open park areas spread throughout, and a lot of attention on creating a landscaping buffer along the Interstate and inviting landscaping at the main entrance. There will also be defined guest parking, mostly as parallel parking along the area where the condominiums are built, with some smaller clusters of parking areas for guests scattered throughout the development.
- The main entrance will be on Chico, directly across from the entrance into Towne Park. The Chico entrance will have two lanes, and a turn-around point. It will be 100 feet long. This was chosen for two main reasons, first, Towne Park is a beautiful development, and secondly, the City prefers to have entrances line up, so that they can pool their resources more easily (eg. Putting one crosswalk at that intersection, rather than having to choose between two intersections). The secondary entrance will be off of Copper, and while not as wide as the entry off of Chico, it will have more length, which will handle the stacking issue. There will also be an emergency entrance with a "crash fence" off of Morris, to be used only for emergency vehicles.
- This development mixes two products:
  - Condominiums will be built around the perimeter, as freestanding units, each holding three condo units. Garages will be at the rear of the buildings, with front doors facing into the center of the development. Owners of condos will own the unit and a percentage of the property.
  - Town homes will be more in the center of the project, and will include single and double-story homes on single family lots. Garages will be located away from the homes around the perimeter of the development. Owners will own the homes and land.
  - The garages would be one and two car garages.
- There will be 469 units altogether:
  - 297 condominiums, mostly 2 bedroom/2 bath, and roughly 1100 to 1500 square feet (though David was clear that square footage was not yet firmed up). Though no price had yet been set, David Landry imagined the condos would be under \$150,000, probably around \$135,000 to \$140,000.
  - 172 Town houses, mostly 3 bedroom/2.5 bath, and roughly 1,600 to 2,200 square feet. Though no price had yet been set, David Landry imagined the town houses would be in the \$160,000 to \$180,000 range.
- The development will use city garbage collection and water. The streets would be private.
- All landscaping would meet pollen and water usage guidelines/restrictions set by the city.
- Though Jim Strozier and David Landry did not have an idea of actual

occupancy, one resident came up with 1,400 people by assuming an average of three people each in the 460+ units.

#### **Primary Issues/Interests of Neighbors:**

The key issue for residents was traffic. Traffic issues included:

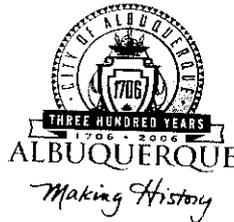
- Residents were opposed to having an entrance on Chico and, if there had to be an entrance on Chico they were strongly opposed to having that entrance located directly across from Towne Park's entrance. Traffic was the main issue and concern of neighbors, and this entrance was the main obstacle that neighbors felt regarding this development. Reasons included:
  - Chico is currently a raceway, with people speeding and disregarding pedestrian crosswalks. Adding an entrance to the development there will only increase the danger of people being hit by cars.
  - There is currently bad stacking at the Towne Park gate entrance off of Chico. Adding another development entrance will exacerbate this.
  - The traffic situation on Eubank and Chico – not only during high traffic volume times like rush hour, but *all the time* due to Sam's Club and Wal-Mart, is challenging, with constant back-ups occurring. Adding another development entrance will exacerbate this as well.
  - Many emergency vehicles (and non-emergency vehicles delivering important items like oxygen) enter Towne Park in service to the residents. Exacerbating traffic issues as defined previously will render it even harder for emergency vehicles to respond when response time is key.
  - With an additional entrance on Chico, it will be virtually impossible for residents of either development to make a left onto Chico.
  - The Chico entrance was not long enough at 100 feet to avoid stacking.
  - The additional entrance would add fumes as cars stacked at both entryways.
- Residents did ask if there would be a traffic light on Chico where the two entrances met, and Jim Strozier said that no, based on the Traffic Report, there would not be. Please see bullet under Unresolved Issues for more information as to neighbors' concerns about the Traffic report.
- The Traffic report was a big talking point. Please see bullet under Unresolved Issues for some details. More details include:
  - Neighbors said that during peak hours 55-60% of traffic on Chico and 30% of traffic on Copper goes to Wal-Mart and Sams Club. The security person for Towne Home said that the traffic engineer was present at 1 p.m. Jim Strozier responded that Terry always counts over an extended period during the morning and evening, and takes the four highest consecutive 15-minute blocks to set the peak time. Peaks change from neighborhood to neighborhood. If they saw Terry there during off-peak hours, he was probably measuring or doing other research.
- Residents wanted to know how many phases of building there would be, and when construction would start. David Landry did not have an exact idea about phases, as they hadn't gotten to this stage of the planning,

which also revolved around drainage. At first glance he saw potentially three different phases, the first being right off of Chico, the second being the side closest to Wal-Mart/Sams Club, and the third being whatever is left. David Landry saw construction starting at the first of the year.

- Neighbors wanted to know about other Centex developments. David Landry responded that Centex had developments throughout Albuquerque, Rio Rancho, and Santa Fé. One recently completed development is Terecita on Southern and Juan Tabo.

Note:

There is a study session on Thursday, May 11<sup>th</sup>  
The EPC hearing is on Thursday, August 18<sup>th</sup>



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

June 7, 2005

John Valdez  
Consensus Planning  
924 Park Avenue SW/87102  
Phone: 764-9801/Fax: 842-5495  
E-mail: valdez@consensusplanning.com

Dear John:

Thank you for your inquiry of **June 7, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1B, 2, 3, 5A, 6, 7 AND 8 LENKURT PROPERTIES** zone map **K-21**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

## **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani J. Winklepleck***

Stephani I. Winklepleck  
Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/08/04)

# "Attachment A"

**Date of Request: June 7, 2005**

**Name: John Valdez, Consensus Planning**

**Address/Zip: 924 Park Avenue SW/87102**

**Phone: 764-9801 Fax: 842-5495**

**Zone Map: K-21**

**TOWNE PARK N.A. (TPK) "R"**

**\*L. Scott Varner**

10824 Pennyback NE/87123 294-7791 (h)

Jeanne Hamrick

10500 Scheneley NE/87123 291-1504 (h)

**SOUTH LOS ALTOS N.A. (SLA) "R"**

**\*Ana Beall**

424 General Chennault NE/87123 275-7955 (h)

Allen Osborn

345 Espejo NE/87123 293-7152 (h)

*The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.*

**TOWNE PARK H.O.A. (TPH)**

Evelyn Jensen

425 Towne Park Dr. NE/87123 291-8379 (h)

Jessica Jimenez

425 Towne Park Dr. NE/87123 291-8379 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



July 7, 2005

Mr. L. Scott Varner  
Towne Park Neighborhood Association  
10824 Pennyback NE  
Albuquerque, NM 87123

Dear Mr. Varner:

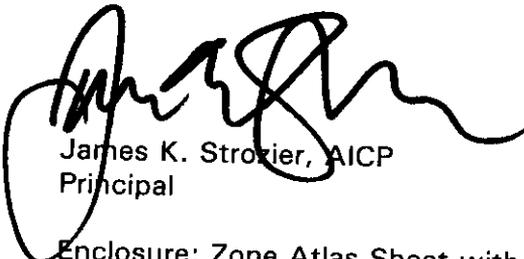
The purpose of this letter is to inform you and the members of the Towne Park Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment and site development plan for 42 acres of property located at the northwest corner of Morris Road NE and Chico Road NE. The property is currently zoned SU-1 for Industrial Park and had been previously approved for a Cinemark movie theater. A copy of the zone atlas sheet showing the property is enclosed.

Our application seeks to rezone the property to SU-1 Planned Residential Development (PRD) in order to develop a condominium/townhome residential community on the site. Uses allowed with the new zoning would generate less traffic and bring more stability to the neighborhood than those allowed by the current zoning. The community is proposed to be gated.

The application is scheduled to be heard at EPC on August 18<sup>th</sup>, 2005 beginning at 8:30 AM. The site is not located within the boundaries of a sector plan so the Albuquerque/Bernalillo County Comprehensive Plan and Resolution 270-1980 set forth the policies needed for the zone map amendment. In addition, the current site plan as approved for the theater is on file in the City of Albuquerque Planning Department file room, which is open daily between 10:00 AM – 12:00 PM and 2:00 PM – 4:00 PM.

The developers of the property are available to present and discuss this project at any time with your board and membership. We would welcome the opportunity to receive input. Thank you for all your work. Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,

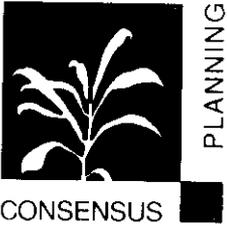


James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

IPALS  
R. Marcotte, AICP  
C. Strozier, AICP  
her J. Green, ASLA

CIATES  
ne Fishman, AICP



July 7, 2005

Ms. Jeanne Hamrick  
Towne Park Neighborhood Association  
10500 Scheneley NE  
Albuquerque, NM 87123

Dear Ms. Hamrick:

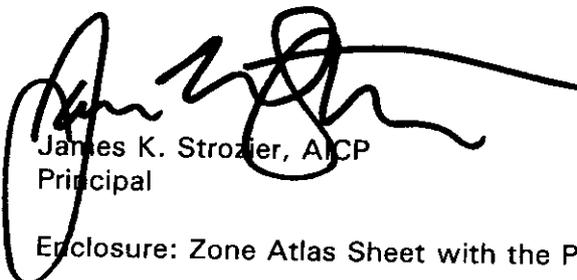
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James K. Strozier, AICP  
Principal

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PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

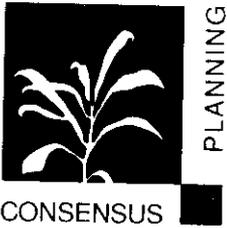
ASSOCIATES

Jacqueline Fishman, AICP

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com



July 7, 2005

Ms. Ana Beall  
South Los Altos Neighborhood Association  
424 General Chennault NE  
Albuquerque, NM 87123

Dear Ms. Beall:

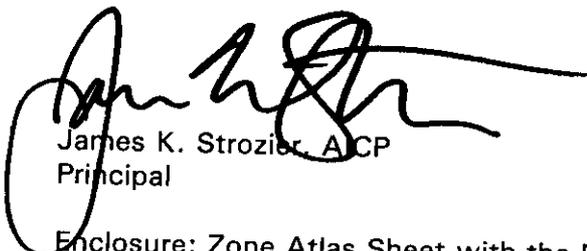
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Sincerely,



James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

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Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

Landscape Architecture  
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302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 542-5495  
cp@consensusplanning.com  
www.consensusplanning.com



July 7, 2005

Mr. Allen Osborn  
South Los Altos Neighborhood Association  
345 Espejo NE  
Albuquerque, NM 87123

Dear Mr. Osborn:

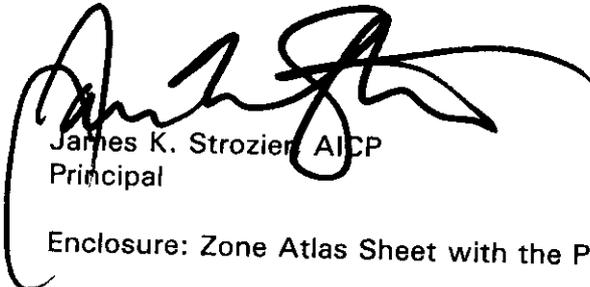
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Sincerely,



James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

Landscape Architecture  
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302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 542-5495  
cp@consensusplanning.com  
www.consensusplanning.com



PLANNING

CONSENSUS

July 7, 2005

Ms. Evelyn Jensen  
Towne Park Home Owners Association  
425 Towne Park Drive NE  
Albuquerque, NM 87123

Dear Ms. Jensen:

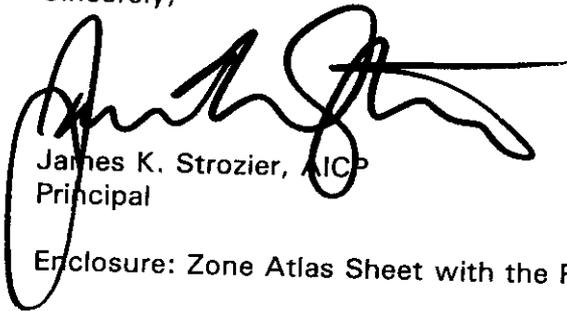
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Sincerely,



James K. Strozier, AICP  
Principal

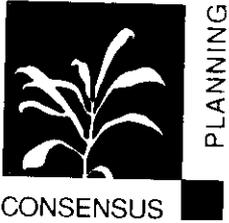
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PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



July 7, 2005

Jessica Jimenez  
Towne Park Home Owners Association  
425 Towne Park Drive NE  
Albuquerque, NM 87123

Dear Ms. Jimenez:

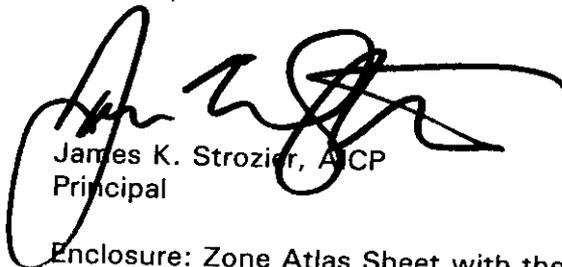
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James K. Strozier, AICP  
Principal

Enclosure: Zone Atlas Sheet with the Property marked

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

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 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
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 Street, Apt. No., or PO Box No. 10824 Perryback No  
 City, State, ZIP+4 Albuquerque NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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 Street, Apt. No., or PO Box No. 345 Espejo No  
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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 Street, Apt. No., or PO Box No. 424 General Chennault No  
 City, State, ZIP+4 Albuquerque, NM 87123

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To: Jessica Tineroz  
 Street, Apt. No., or PO Box No. 425 Towne Park Dr. W6  
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

7004 2510 0002 8837 1930

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To: Evelyn Jensen  
 Street, Apt. No., or PO Box No. 425 Park Towne Park Dr. W6  
 City, State, ZIP+4 Albuquerque, NM 87123

# FAX TRANSMITTAL

City of Albuquerque Planning Department  
Development Review Division  
924-3860 / 924-3339 FAX

PAGE \_\_\_\_ of \_\_\_\_

DATE: 7/8/05

rev: 12/2003 x:\share\epc\stuffs\siteplan\NewFaxist

TO: Consensus Planning FAX #: \_\_\_\_\_

FROM: \_\_\_\_\_ Contact Phone #: \_\_\_\_\_

RE: **Site Development Plan**  
Project Description: The Presidio okay  
EPC Project #: 1000572 EPC Case #: 05 EPC 0114, 05 EPC 0116

The Planning Department changed the application schedule for EPC submittals in 2003, decreasing the time interval between application deadline and hearing date. This shortened schedule requires site plan submittals to be complete: **all items on the site development plan checklist must be shown and/or accounted for on the submittal.** After submittal on Thursday, applications and accompanying site plans are reviewed for completeness by Planning staff on Friday, and then distributed to commenting City Departments and other Agencies on Monday – **there is no opportunity to revise or amend severely deficient submittals before agency distribution.**

Upon review, our office has determined that there are <sup>not</sup> deficiencies with your EPC submittal for Site Development Plan. The attached sheet(s) indicate these deficiencies. Because of the extent and/or nature of these deficiencies:

- Provisional distribution to other agencies and City Departments is possible; eleven (11) copies of a complete site plan that clearly addresses all Site Development Plan Checklist items must be submitted to the Planning Department (staff planner) by \_\_\_\_\_.
- Your site plan submittal is **rejected**: Severe and/or copious deficiencies prevent a complete and meaningful review of the submittal. Consequently, this request will not be scheduled for the EPC hearing on \_\_\_\_\_; resubmittal of site plans that address all Site Development Plan Checklist items is necessary to be scheduled for a future EPC hearing.

Site development plan packets shall be composed of:

- |   | <u>Deficient</u> |
|---|------------------|
| 1. Site Plan for Subdivision and/or       |                  |
| 2. Site Plan for Building Permit          |                  |
| 2a. Landscaping Plan                      | _____            |
| 2b. Utility Plan                          | _____            |
| 2c. Preliminary Grading and Drainage Plan | _____            |
| 2d. Building and Structure Elevations     | _____            |
| 3. Plan reductions 8.5" x 11"             | _____            |
| 4. Written project summary                | _____            |

November 4, 2005  
Jens Deichmann  
City of Albuquerque, EPC Chairman



**Re: Proposed Presidio Development, EPC Hearing Date 11/17/05**

Dear Mr. Deichmann:

The residents and Board of Directors of the Towne Park Homeowners Association, having met with Presidio's representatives, and having been kept apprised of interim plan changes, express the following concerns we would like to see addressed prior to, or as conditions of, City approval of this project:

1. Presidio's gated Chico entrance needs to be the secondary entrance, and should be located away from the two existing gated Towne Park entrances on Chico. It is currently located exactly opposite of our east entry. For obvious safety reasons, and to avoid additional rush hour congestion, we are steadfastly opposed to this proposed gate location, as well as to any primary entry on Chico.
2. All Presidio gated entrances need to be designed such that traffic does not back up onto Chico or Copper while waiting to enter The Presidio. This is an ongoing entry problem at the Towne Park gates where during peak hours, traffic backs up on Chico often several vehicles deep. This could be resolved by utilizing a deceleration lane and/or a double lane gate entry system.
3. The Copper entry absolutely needs to be the primary entrance. This would vastly minimize the amount of traffic on Chico, and would provide more direct access to I-40 for Presidio residents. Copper and Chico both have existing traffic signals at Eubank, where Morris does not, at either Chico or Central.
4. We assume that EPA storm water and COA soil disturbance requirements will be strictly adhered to during the construction phase.

We appreciate your attention to these issues and look forward to having new neighbors.

Finally, please do not confuse Towne Park Homeowner's Association with Towne Park Neighborhood Association. They are two separate entities. Only TPHOA represents all 486 homeowners and only the Board of Directors of TPHOA has the authority to approve or enter into any legal agreement on the community's behalf.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ripley B. Harwood".

Ripley B. Harwood  
President, Towne Park Homeowners Association

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Aug 3 To August 18

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

7-7-05  
(Date)

I issued 2 signs for this application,

7/7/05  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1000572