CITY OF ALBUQUERQUE DEVELOPMENT SERVICES DIVISION P.O. BOX 1293, ALBUQUERQUE, NM 87103

Curb West, Inc. 6301 Indian School NE, Suite 208 Albuq. NM 87110

May 3, 2001

CERTIFICATION OF ZONING

FILE: 00110 00000 01626 (Project #1000931)
DATE OF FINAL ACTION: February 15, 2001
LEGAL DESCRIPTION: for Tract B-2 & Lots 128 & Lots 1-29, Block 15 & 16, Paradise Heights
Addition, located on Irving Boulevard between
Universe Boulevard and Unser Boulevard,
containing approximately 146.8 acres. (A-10)
Mary Piscitelli, Staff Planner

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

FROM R-1

R-LT, R-1 AND SU-1 FOR C-1 USES TO SU-1 FOR C-1 USES (INCLUDING RESTAURANTS WITH FULL-SERVICE LIQUOR AND LIQUOR SALES FOR OFF-PREMISE CONSUMPTION ANCILLARY TO FULL SERVICE GROCERY STORE AND LIMITED TO THE BUILDING AREA WHERE DRIVE-UP WINDOWS, SALE OF MINIATURES, SINGLES, 40 OZ. CONTAINERS, AND FORTIFIED WINES ARE PROHIBITED)/O-1 AND R-2 USES, AND FROM R-1 TO SU-1 FOR CHURCH AND RELATED FACILITIES RESTRICTED TO OFFICE, DAY CARE, AND SCHOOL USES NOT TO EXCEED 25% OF THE BUILDING SQUARE FOOTAGE/O-1/R-2, FOR TRACT B-2 & LOTS 1-28 & LOTS 1-29, BLOCK 15 & 16, UNIT FIVE, PARADISE HEIGHTS ADDITION

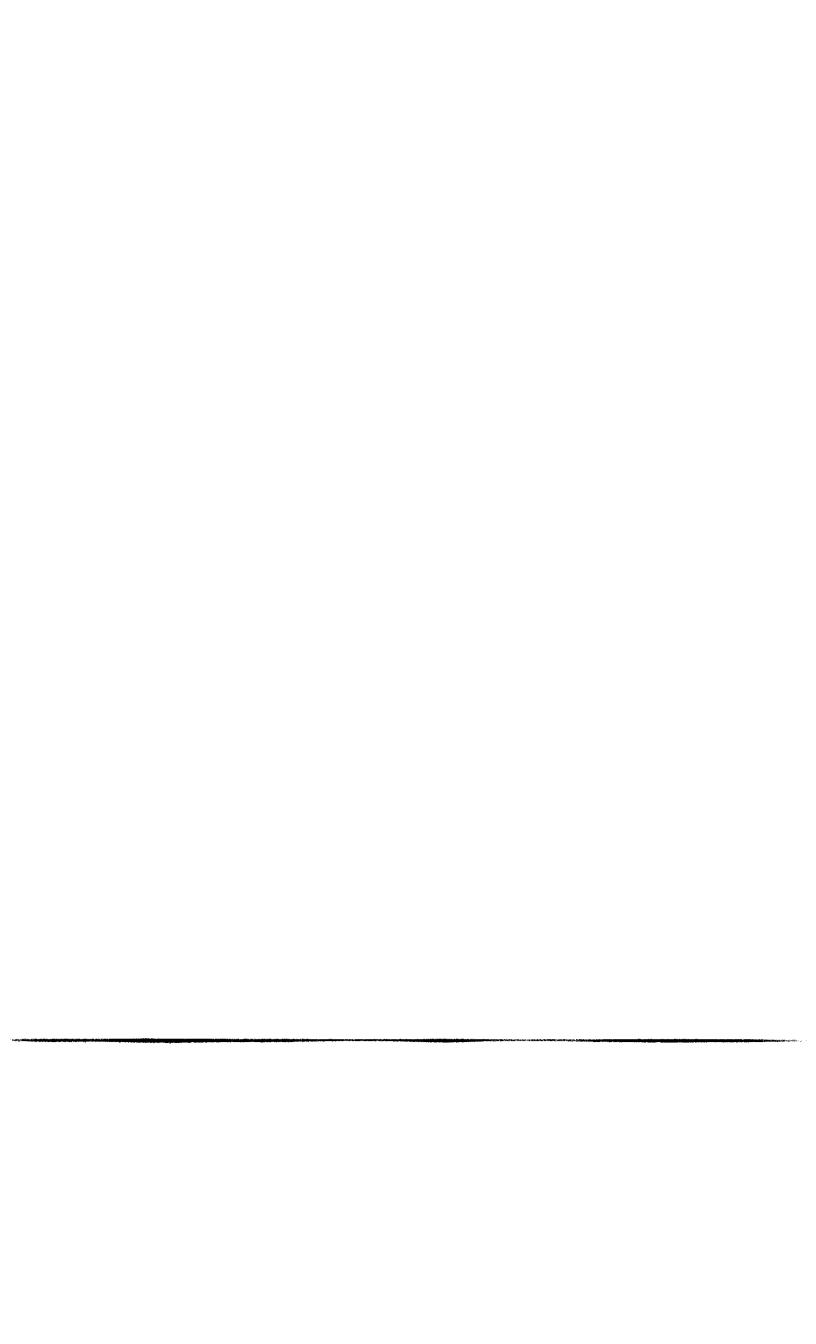
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,
Sussell Fint

Robert McCabe
Planning Director

RM/ac cc: Zoning

Neal Weinberg/AGIS



3. 00110 00000 01626 00128 00000 01625 Project #1000931 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner (APPROVED ZONE MAP AMENDMENT TO SU-1 FOR CHURCH & RELATED FACILTIES O-1, AND R-2 PERMISSIVE USES; SU-1 FOR C-1 O-1 & R-2 (WITH RESTAURANTS WILL FULL SERVICE LIQUOR AND LIQUOR SALES FOR OFF SITE CONSUMPTION & R-LT). (APPROVED SITE DEVELOPMENT PLAN WITH CONDITIONS.)

STAFF PRESENT:

Mary Piscitelli, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

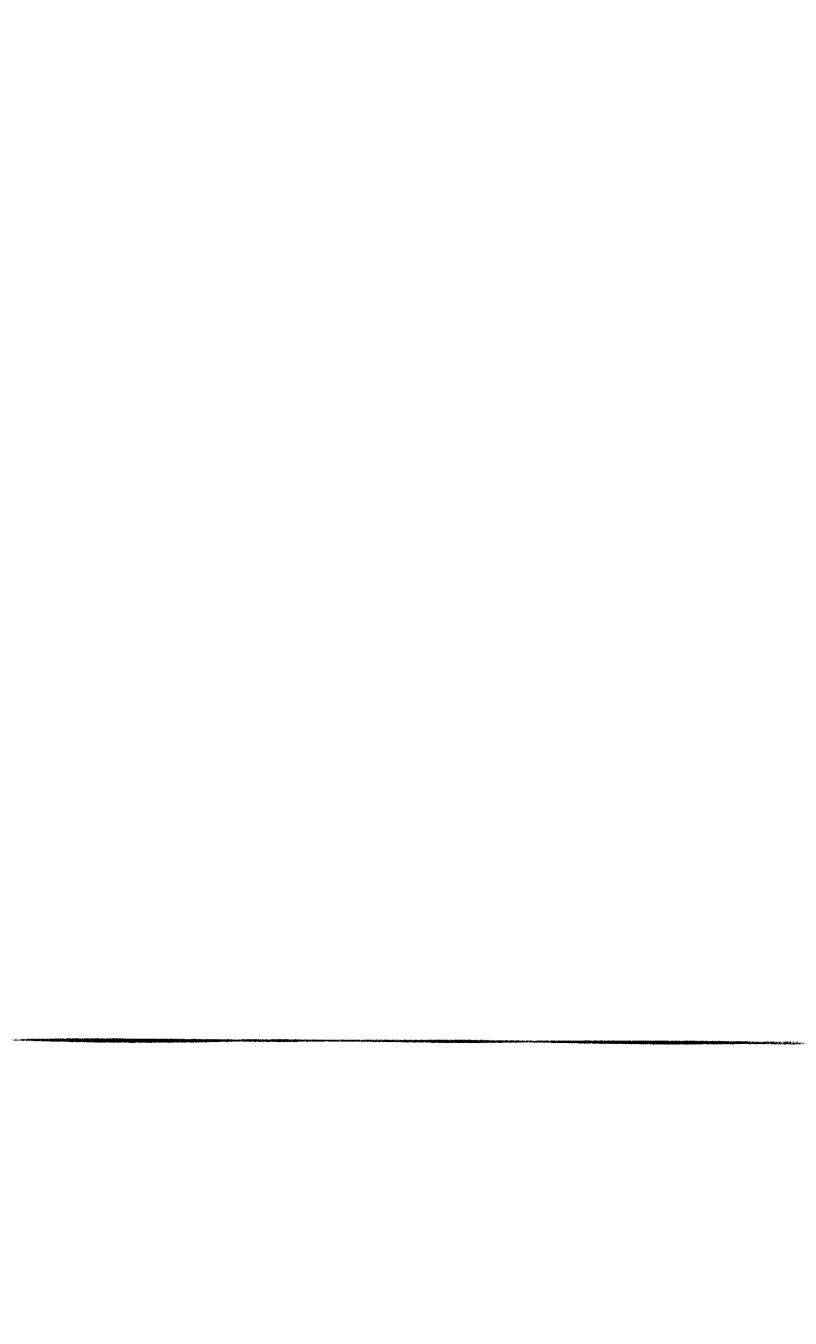
Jim Strozier, 924 Park Ave. SW

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

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

FINAL ACTION TAKEN

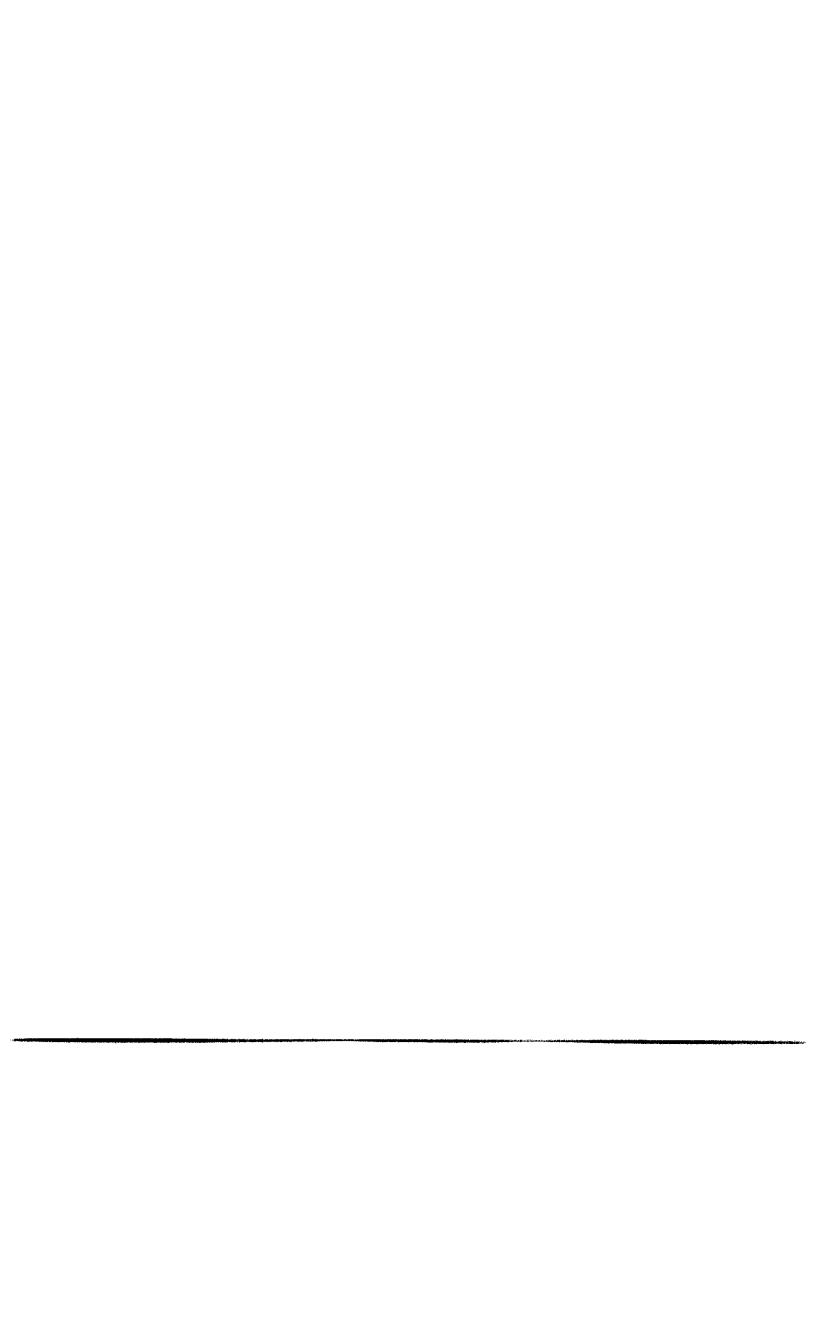
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store and limited to the building area where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities restricted to office, day care, and school uses not to exceed 25% of the building square footage/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings:



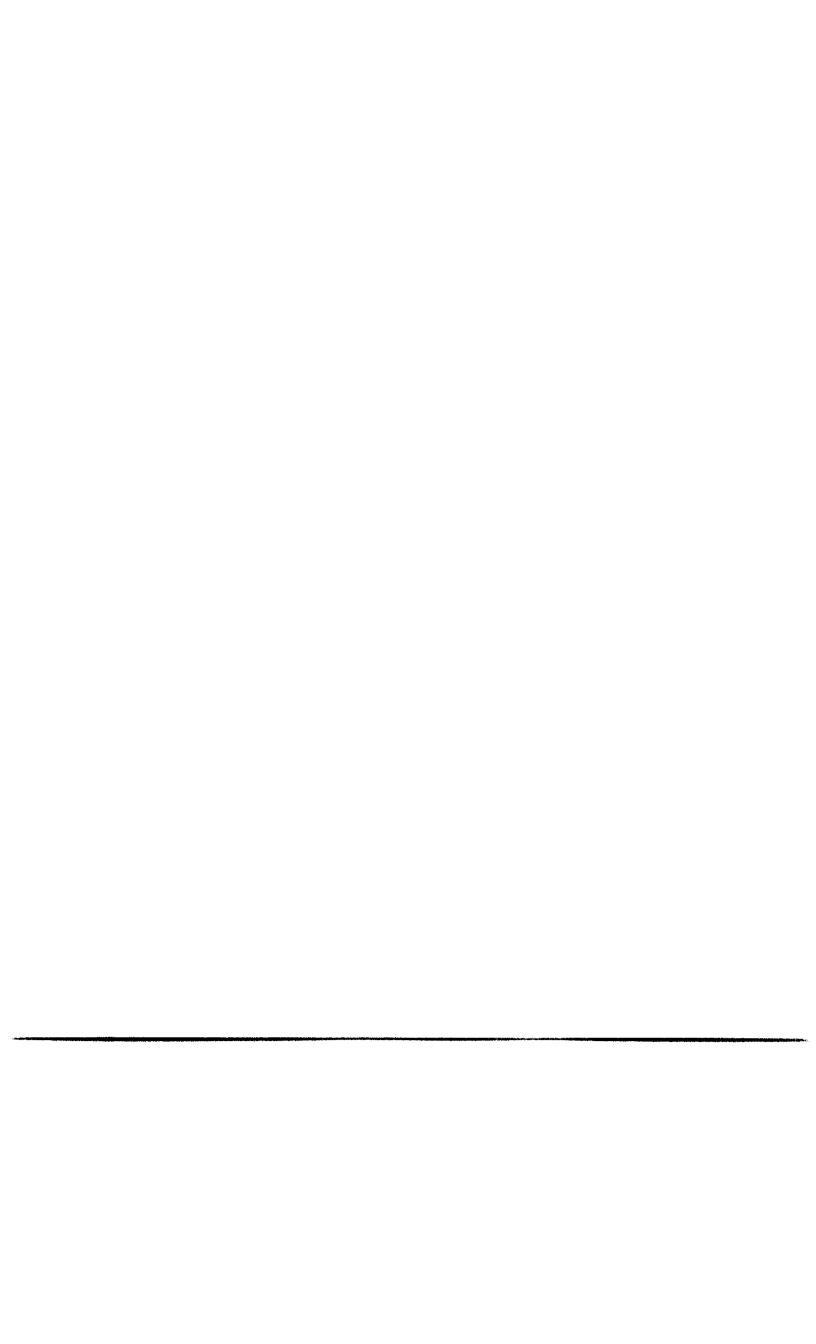
EPC MINUTES FEBRUARY 15, 2001 PAGE 28

FINDINGS:

- 1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
- 3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
- 5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 7. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.



- 8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
- 10. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented low to medium intensity development in this area.
- 13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
- 14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.



- 15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional use in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a permissive and conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
- 17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the permissive use of C-2 as per the Zoning Code language. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows, and mandating that the liquor use is limited to building area.
- 18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.
- 19. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the West Side Strategic Plan. The request will incorporate this center into the Planning Department's request for text amendments to the West Side Strategic Plan and the map amendments of the neighborhood centers in the West Side Strategic Plan.

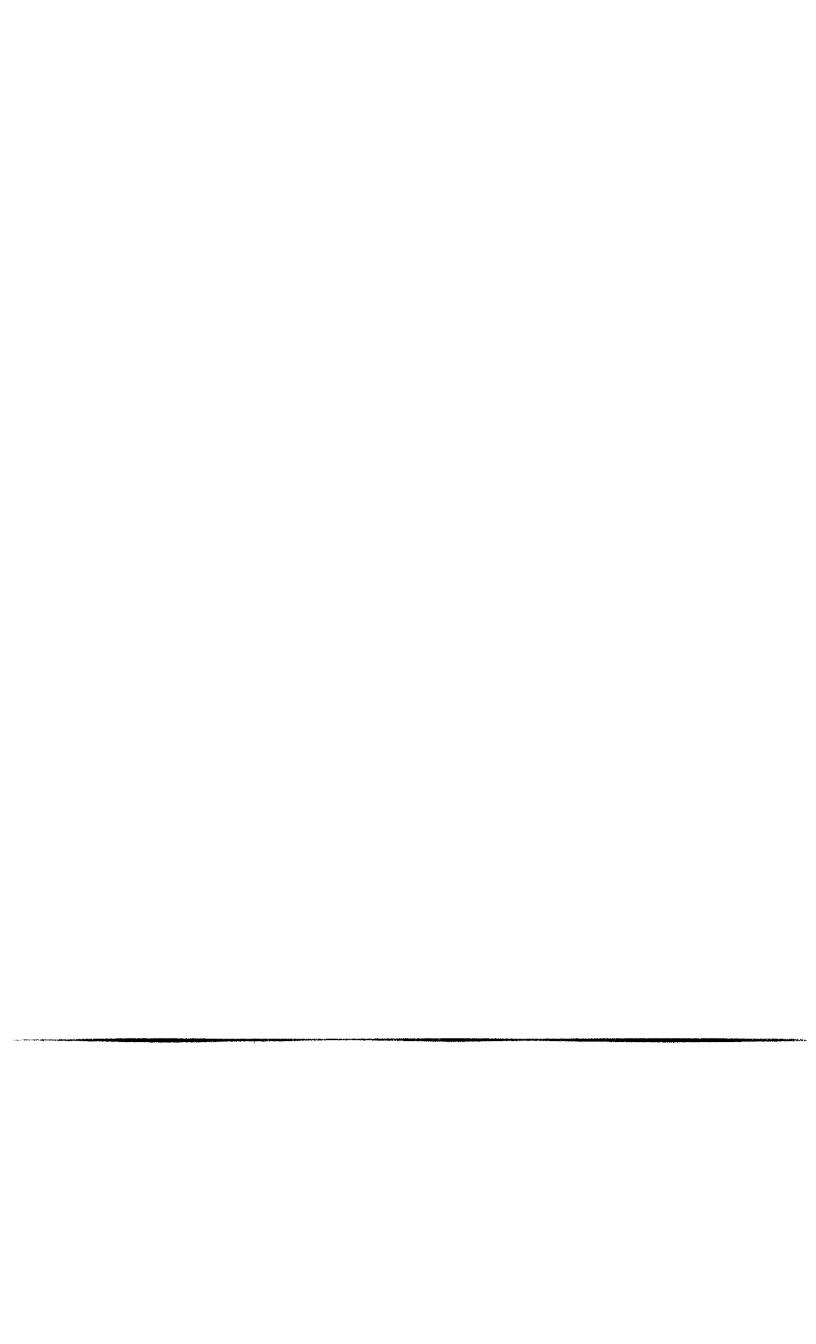
MOVED BY COMMISSIONER GARA SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

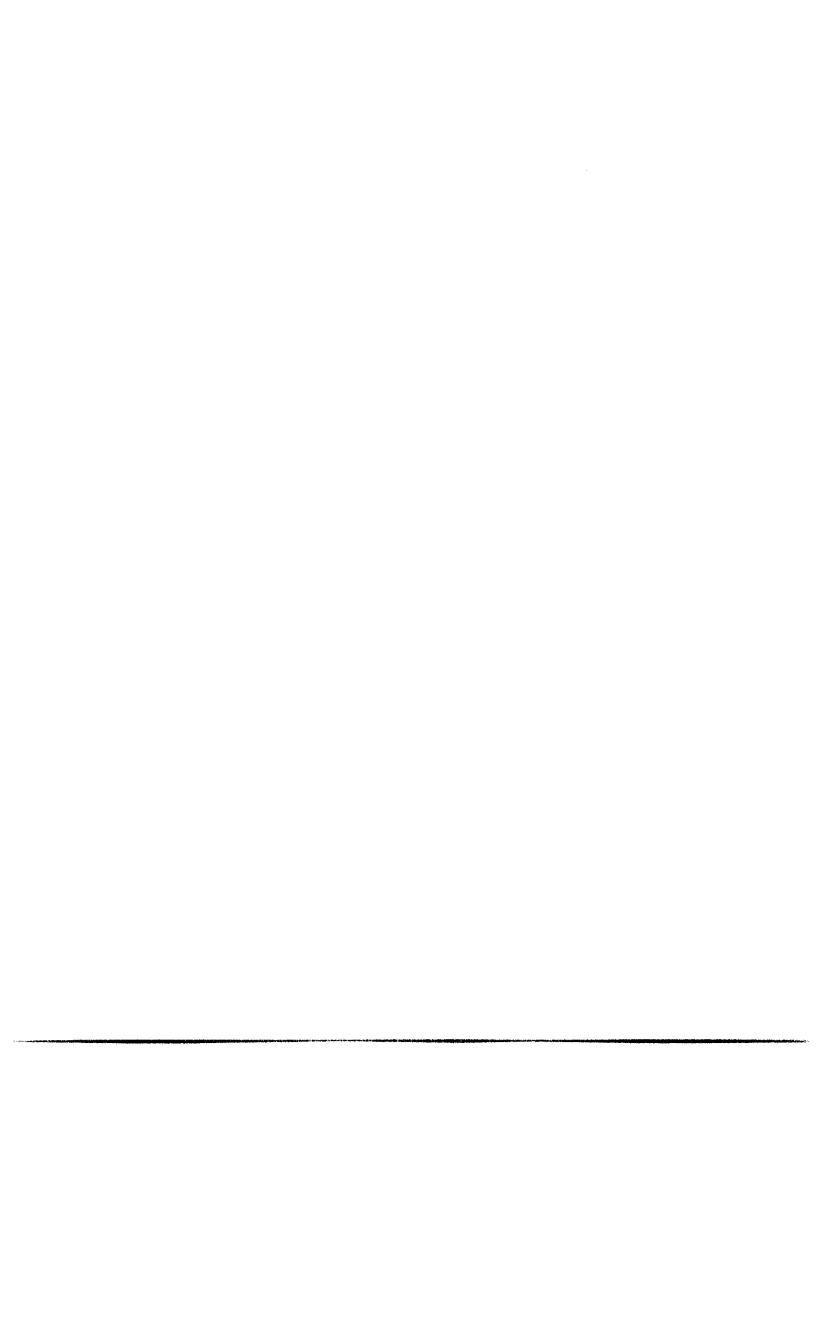
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings, with the subject to the following Conditions:

FINDINGS:

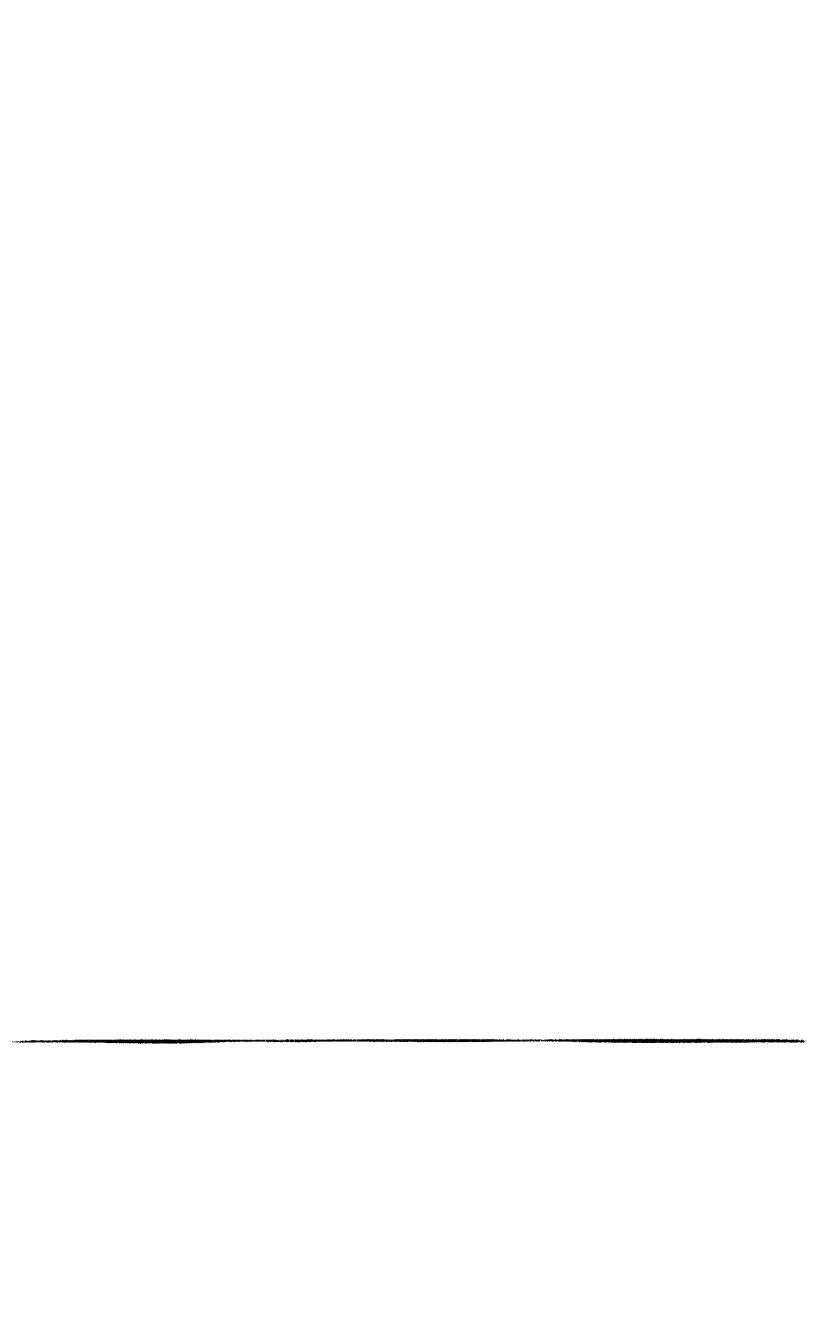
1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.



- 2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
- 3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
- 6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
- 9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, crossmetro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.



- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2.
- 13. Although relocation of Tract A-2 to be adjacent to the Tract A-1 was suggested by the Public Works Department, to be more in keeping with the spirit of the Westside/McMahon Land Use and Transportation Guide, it was not mandated by the EPC at the January 21, 2001 public hearing.
- 14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- 15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
- 16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive* On-Street Bicycle Plan is proposed to include bicycle lanes.
- 18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2.
- 20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A 2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.

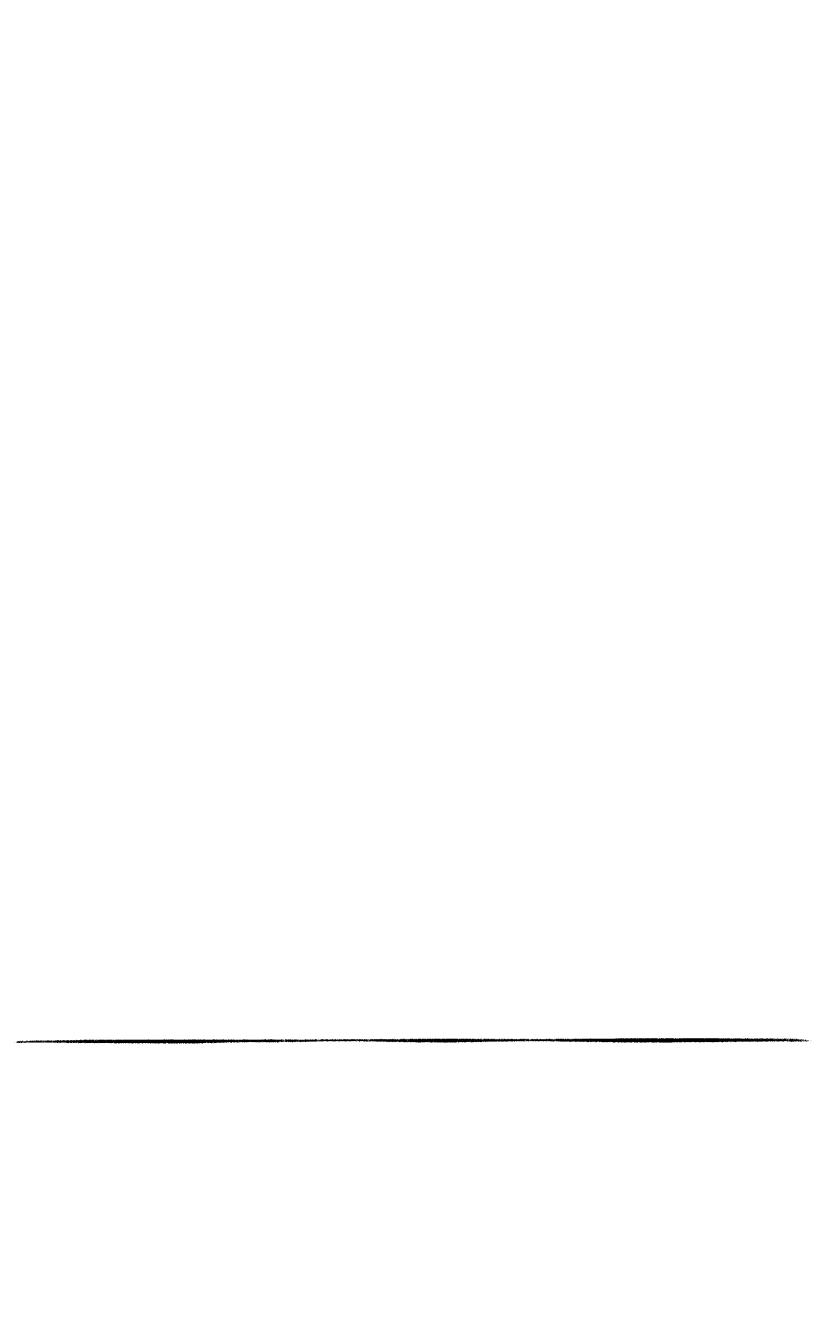


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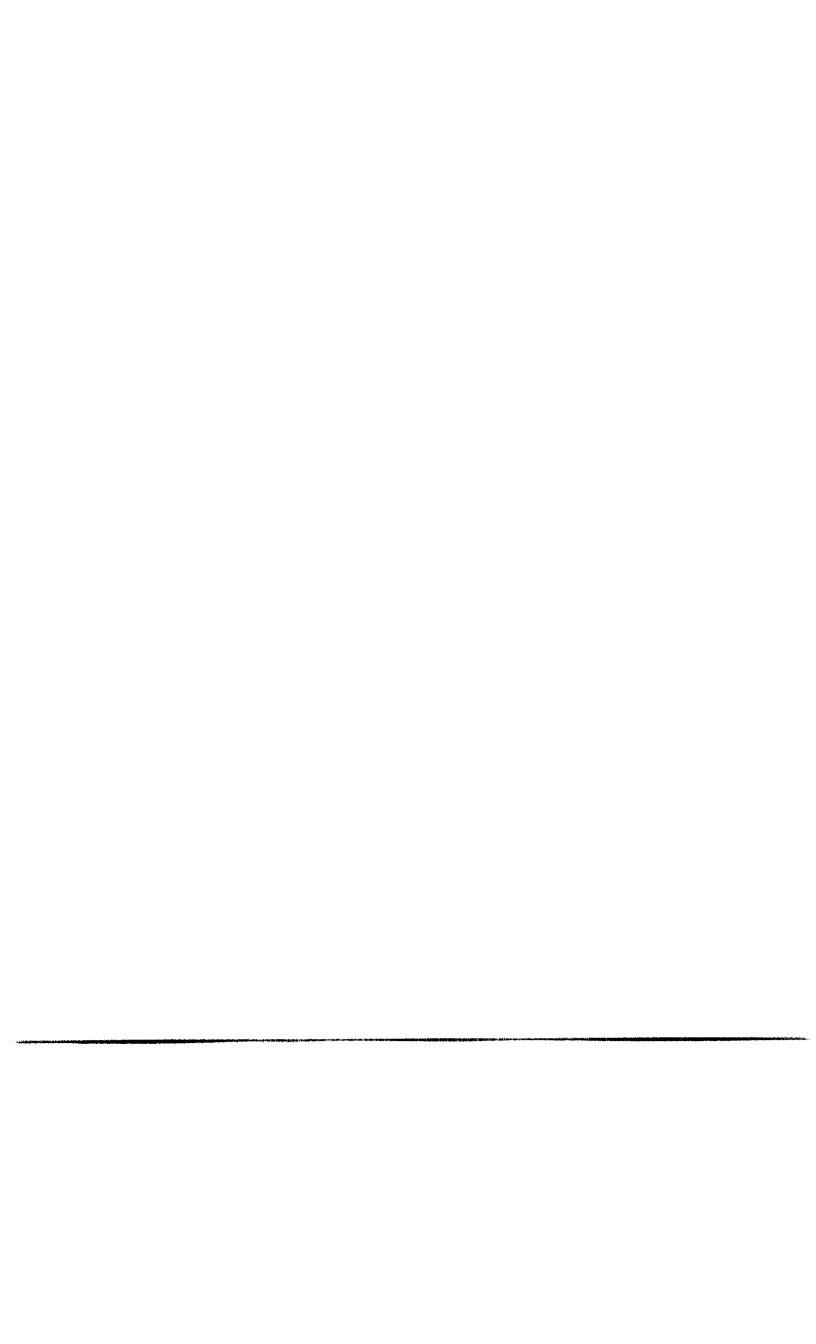
- 21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
- 22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
- 23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
- 24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
- 25. This request for site plan for subdivision can be supported by staff with the proposed modification to the SU-1 for C-1 zone change as it pertains to liquor sales (see findings #16-17 for the zone map amendments). The EPC has approved similar modifications to zone change requests at McMahon and Unser.
- 26. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the West Side Strategic Plan. The request will incorporate this center into the Planning Department's request for text amendments to the West Side Strategic Plan and the map amendments of the neighborhood centers in the West Side Strategic Plan.

CONDITIONS:

- The submittal of this site plan to the DRB shall meet all EPC conditions. 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. Site plan will be replatted to reflect new zone boundary lines.
- 3. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1 and Tract A-2.



- 4. Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal.
- 5. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal.
- 6. As per the Public Works Department comments:
 - a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
 - b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
 - c. Development of the McMahon Facility must be analyzed as part of the TIS.
 - d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.
 - e. A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - f. This project shall not proceed without proper transportation infrastructure in place.
 - g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.
 - h. Consider the relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard.
 - i. Dedication of right-of-way for Universe Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - j. Dedication of right-of-way for Irving Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
 - k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.
- 7. As per the Open Space Division comments:
 - a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
 - b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.

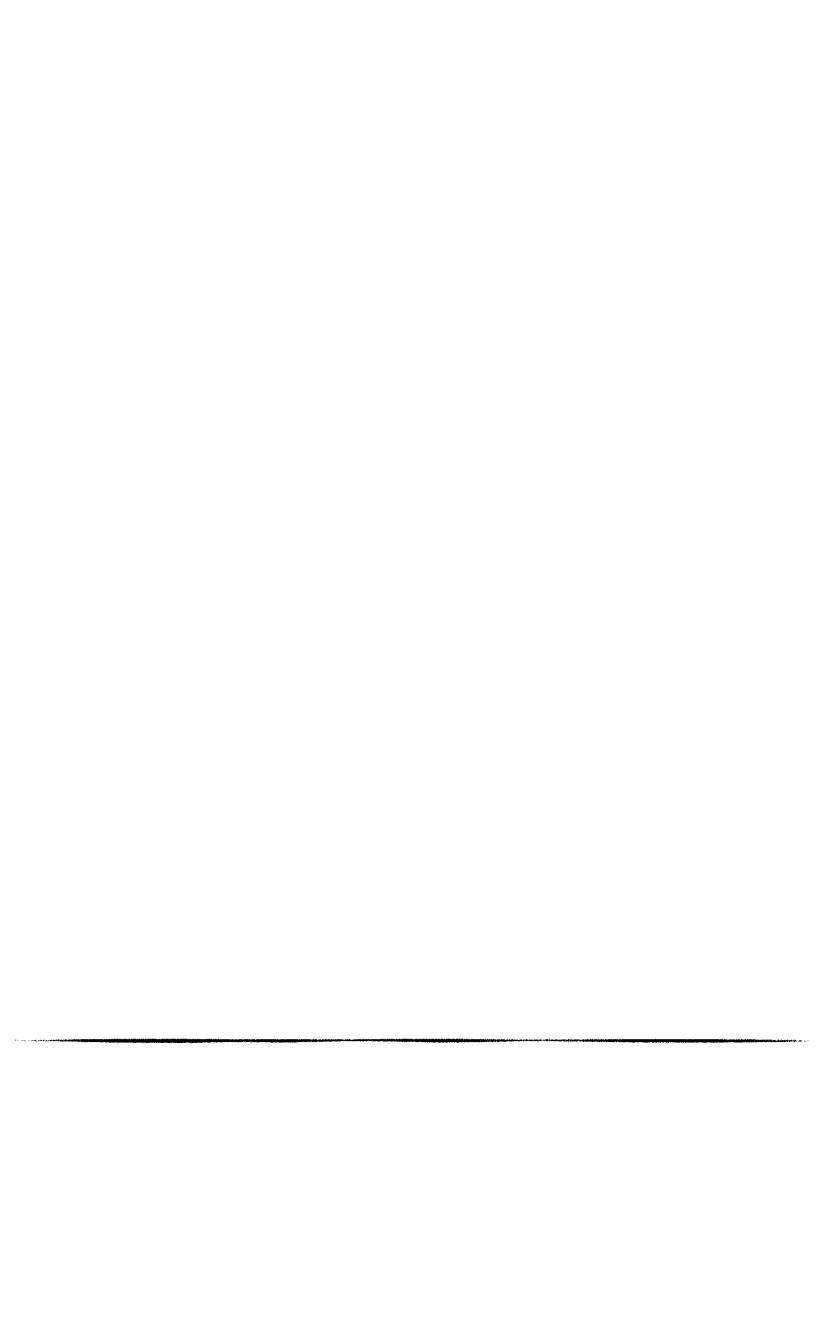


- c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
- d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the Facility Plan for Arroyos should be complied with.
- 8. As per the Parks and Recreation Department Comments:
 - a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:
 - b. The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.
 - c. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
 - d. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
 - e. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
 - f. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."
- As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.
- 10. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

MOVED BY COMMISSIONER GARA SECONDED BY COMMISSIONER SERRANO

MOTION CARRIED UNANIMOUSLY

NOTE: THE FOLLOWING TWO ITEMS 01221 00000 00126 AND 01221 00000 00136 WERE HEARD TOGETHER



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- B. Approval of the Amended Agenda. (APPROVED.)
- C. Approval of Minutes for December 21, 2000. (APPROVED)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission approved the minutes for December 21, 2000.

MOVED BY COMMISSIONER SCHWARTZ SECONDED BY COMMISSIONER CHAVEZ

MOTION CARRIED UNANIMOUSLY

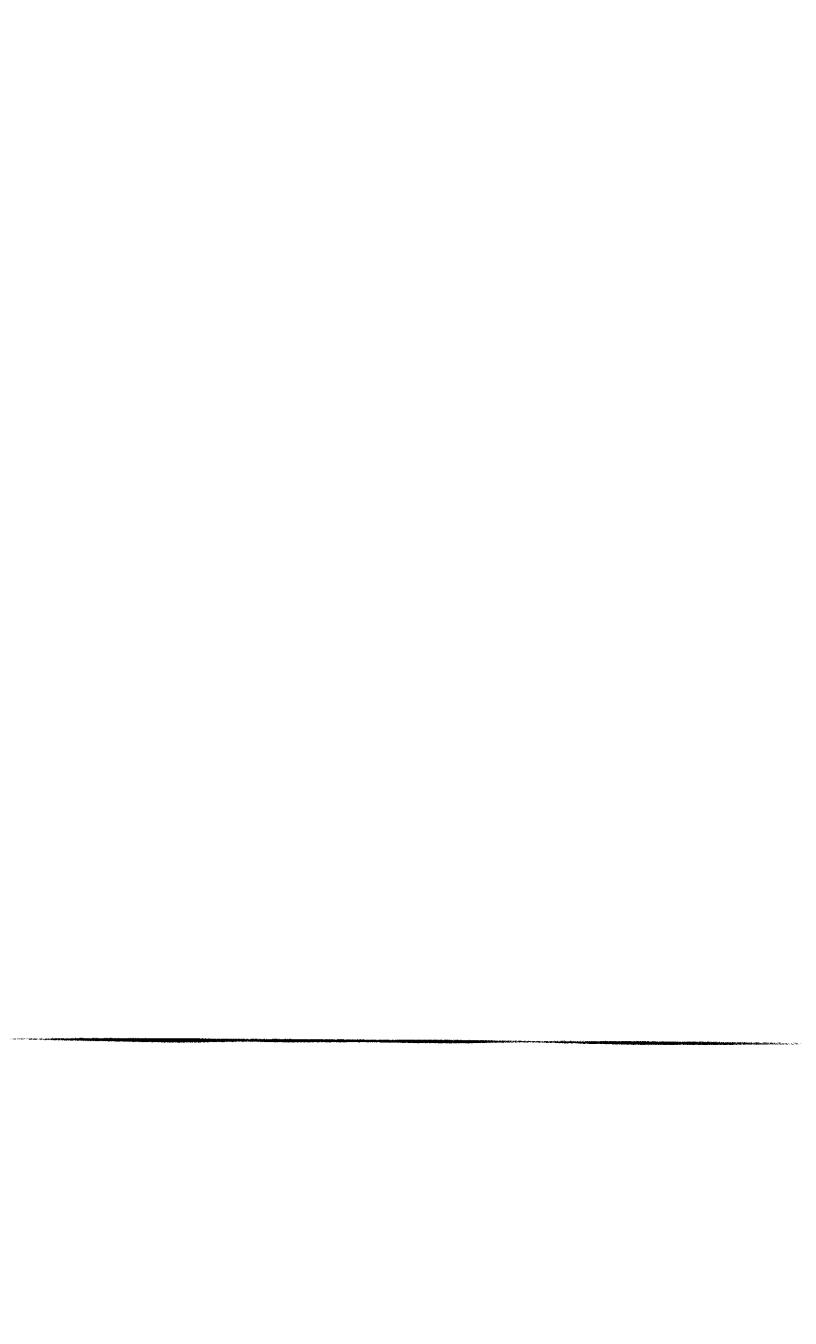
NOTE: THE AGENT WAS NOT PRESENT SO THE FOLLOWING CASE WAS MOVED AFTER 00114 00000 01727/00110 00000 01728 ON THE AGENDA

00110 00000 01626 00128 00000 01625 Project #1000931 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner (APPROVED ZONE MAP AMENDMENT TO SU-1 FOR CHURCH & RELATED FACILTIES O-1, AND R-2 PERMISSIVE USES; SU-1 FOR C-1 O-1 & R-2 (WITH RESTAURANTS WILL FULL SERVICE LIQUOR AND LIQUOR SALES FOR OFF SITE CONSUMPTION & R-LT). (APPROVED SITE DEVELOPMENT PLAN WITH CONDITIONS.)

NOW, THEREFORE, BE IT RESOLVED THAT 00110 0000 01626/00128 00000 01625 was moved on the agenda to follow 00114 00000 01727/00110 00000 01728.

MOVED BY COMMISSIONER CHAVEZ SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED UNANIMOUSLY



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CHAIR BEGAY: Motion and a second. All those in favor? Motion passes unanimously.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00110 00000 01644/00128 00000 01645/00128 00000 01646/00128 00000 01647 to the Environmental Planning Commission Public Hearing on February 8, 2001.

MOVED BY COMMISSIONER GARA SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

8. 00110 00000 01626 00129 00000 01625 Project #1000931 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner (CONTINUED TO FEBRUARY 15, 2001)

STAFF PRESENT:

Mary Piscitelli, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

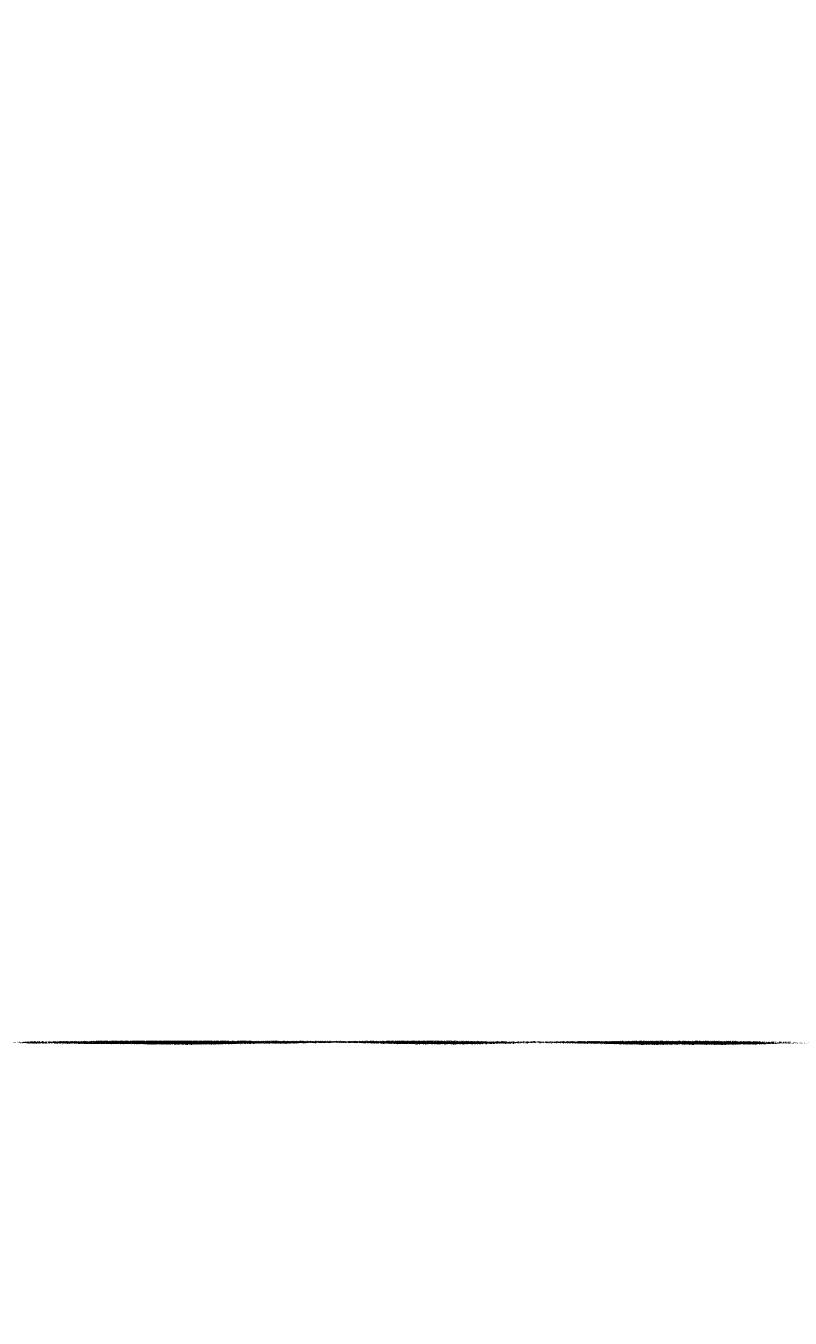
Jim Strozier, 924 Park SW

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

MS. PISCITELLI: Reiterated comments made in the staff report in which denial was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00110 00000 01626/00128 00000 01625 to the Environmental Planning Commission Public Hearing on February 15, 2001.



MOVED BY COMMISSIONER GARA SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

9. 00110 00000 01631 00128 00000 01632 Project #1000933 Consensus Planning, Inc., agents for Royalty Investment Company/Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner (APPROVED ZONE MAP AMENDMENT. APPROVED SITE PLAN FOR SUBDIVISION PURPOSES WITH CONDITIONS)

STAFF PRESENT:

Debbie Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park SW

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

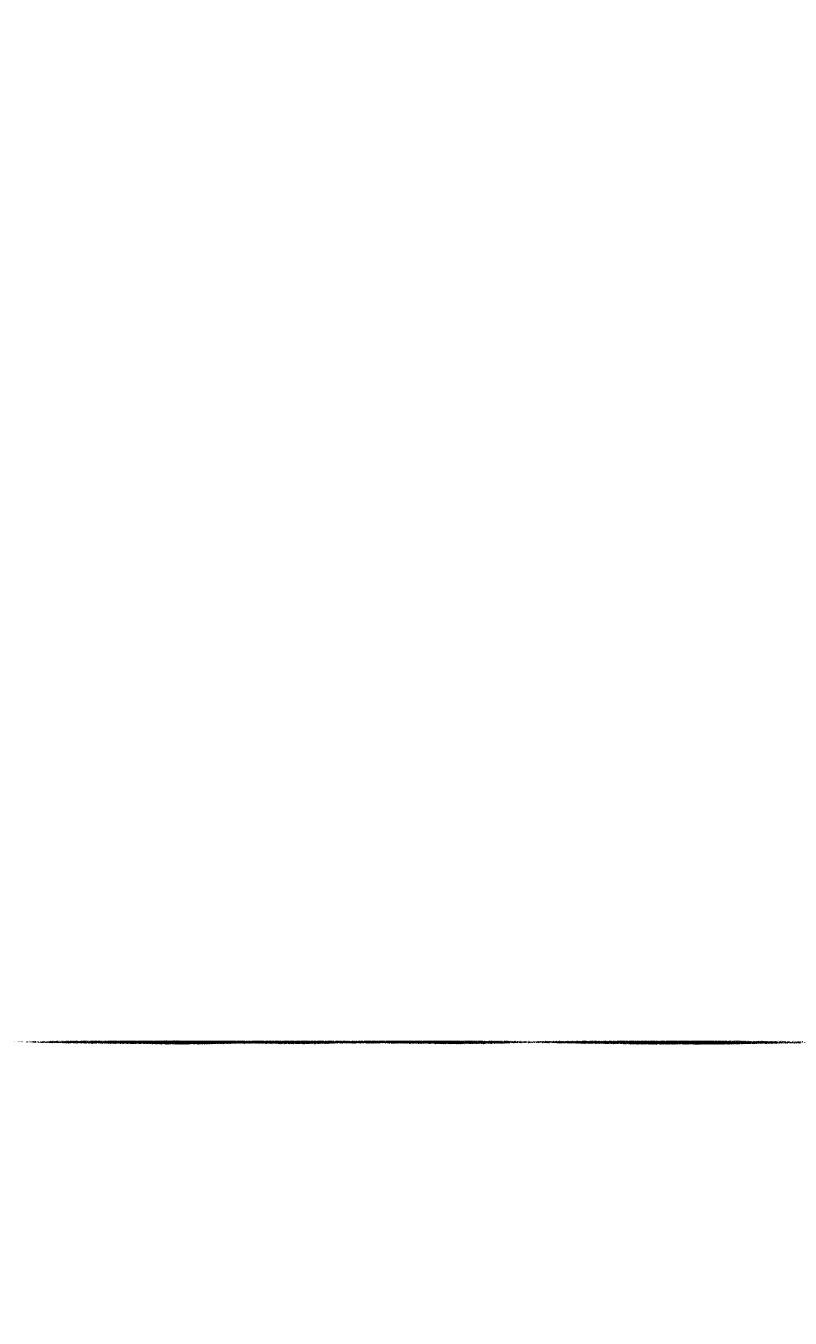
MS. STOVER: Reiterated comments made in the staff report in which approval was recommended for both the zone map amendment and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110-00000-01631, a zone map amendment from SU-1 for Limited IP to SU-1 for C-1, SU-1 for C-2 with exceptions, and R-T, for Tract B, Manzano Mesa, based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This is a request for approval of a zone map amendment for Tract B, Manzano Mesa, located on Southern Boulevard SE, from SU-1 for IP to SU-1 for C-1, SU-1 for C-2 Uses with Exclusions and R-T.
- 2. The request meets the requirements of applicable City plans and policies.





ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, February 15, 2001, 9:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman Alan Schwartz, Vice Chair

Chuck Gara Mick McMahan Camilla Serrano Susan Johnson Larry Chavez

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

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

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. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

- 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 December 21, 2000.

EPC AGENDA FEBRUARY 15, 2001 PAGE 2 OF 4

1D. 00110 00000 01644 00128 00000 01645 00128 00000 01646 00128 00000 01647 Project # 1000938

Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract-H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner (RESCHEDULED FROM FEBRUARY 8, 2000 DUE TO LACK OF A QUORUM)

2. 00114 00000 01184 00138 00000 01185 Project # 1000 766

Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD zoning plus an amendment to the Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner (DEFERRED FROM DECEMBER 21, 2000)

3. 00110 00000 01515 00128 00000 01516 00128 00000 01523 Project # 1000651

Herb Denish and Associates, Inc., agents for Tijeras Place, LLC request a zone map amendment from SU-1 PDA C-1 Uses & Office to SU-1 PDA C-1 Uses & Office & Auto Sales plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract A29A, Town of Atrisco Grant Northeast, located on Coors Boulevard NW between Pheasant Avenue NW and Redlands Road NW, containing approximately 3.41 acres. (G-11) Debbie Stover, Staff Planner (DEFERRED FROM JANUARY 18, 2001)

4. 00110 00000 01500 00138 00000 01501 00128 00000 01502 Project # 1000892

Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner (DEFERRED FROM JANUARY 18, 2001)

5. 00110 00000 01626 00128 00000 01625 Project #1000931 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner (CONTINUED FROM JANUARY 18, 2001)

EPC AGENDA FEBRUARY 15, 2001 PAGE 3 OF 4

6. 00114 00000 01727 00110 00000 01728 Project # 1000960 Consensus Planning, Inc., agents for NM State Land Office request annexation and establishment of IP zoning for A certain tract of land containing 24.4972 acres and situate being the S1/2 SW1/4 NW1/4 together with the northerly 140 feet of NW1/4 NW1/4 of Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and also being the same as the Public Service Sub-Station tract as shown and designated on the Summary Plat for annexation to the City of Albuquerque of NW1/4 NE1/4, S1/2 NE1/4, NW1/4 & SW1/4 & NW1/4 SW1/4 of Section 33, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico, County, New Mexico on August 24, 1982, in Volume C20, Folio 24 as Document No. 82-44125, located on Eubank Boulevard SE between Southern SE and KAFB, containing approximately 100 acres. (M-21) Makita Hill, Staff Planner

7. 01221 00000 00126 Project #1001032 The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-2-22, Special Use Zone, (B)(31)(e), ROA 1994, a portion of the Zoning Code to allow for concealed wireless telecommunication facilities as permissive. Cynthia Borrego-Archuleta, Staff Planner

8. 01221 00000 00136 Project #1001032 The City of Albuquerque request an amendment to the Comprehensive, City Zoning Code Section 14-16-3-17, (11) (b) Wireless Telecommunications Regulations, ROA 1994, a portion of the Zoning Code allowing for collocation on PNM power poles restricting the size of the poles to not less than KV-46 poles (as defined by the City of Albuquerque Facilities Plan) and allowing for collocation only in commercial areas. Cynthia Borrego-Archuleta, Staff Planner

9. 00114 00000 01742 00128 00000 01743 01110 00000 00006 Project #1000965 Consensus Planning, Inc., agents for Ray A. Graham III request annexation and establishment of SU-1 C-1, O-1, PRD zoning plus approval of a site development plan for subdivision purposes for a Tract of land located in the south of ½ Section 25, the east ½ and NE ¼ of Section 35 and the west ½ of Section 36, T11N, R2E, located on Coors Boulevard between Montano Road and Namaste Road, containing approximately 229.2 acres. (E-12, F-11, F-12) Debbie Stover, Staff Planner

EPC AGENDA FEBRUARY 15, 2001 PAGE 4 OF 4

10. 00114 00000 01763 00110 00000 01764 01110 00000 00007 Project #1000976 ABQ Engineering Inc., agents for Tony Sena request annexation and establishment of M-H zoning for Tract A, Lands of Tony Sena, Section 34, T10N, R2E Atrisco Grant and Lands of George Sena, Section 34, T10N, R2E and Section 3, T9N, R2E Atrisco Grant, located on Ervien Lane SW between Coors SW and the Amole Diversion Channel, containing approximately 40 acres. (M-10) Russell Brito, Staff Planner

11. 00114 00000 01780 00128 00000 01781 Project # 1000984 Consensus Planning, Inc., agents for Bluewater North LLC, Curb Inc. West and Ninety-Eighth Street Land Company LLC, request annexation and establishment of SU-1 for IP and C-2 zoning plus a site development plan for subdivision purposes for Tract A, B, B-38, Unit 5, Block 37, Unit 5, B-36, Unit 5, B-35, Unit 5, B-34, Unit 5, Town of Atrisco Grant, located on Bluewater NW between Interstate 40 and Central, containing approximately 57 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner

12. 00110 00000 01779 Project #1000983 James F. Crabtree, agent for Virginia Entley-Moore request a zone map amendment from O-1 to RT for Lots 9 & 10, Block 10, Unit 3, Volcano Cliffs Addition, located on the south east corner of Mojave and Unser Boulevard between Montano and Mojave NW, containing approximately 1 acre. (E-10) Lola Bird, Staff Planner

13. 00110 00000 01778 Project #1000982 Scott Steinberg request a zone map amendment from R-1 to M-1 for Lot A, Block 7, Unit 2, Mandell Addition #2, located on 3rd Street between Woodland and La Poblana, containing approximately .9 acre. (H-14) Loretta Naranjo-Lopez, Staff Planner

14. 00110 00000 01784 00138 00000 01785 Project #1000985 Consensus Planning, Inc., agents for New Mexico Activities Association request an amendment to the North I-25 Sector Development Plan plus a zone map amendment from SU-2 for O-1 to SU-2 C-1 for Lot 1-A, Block 12, Unit A, North Albuquerque Acres, located on the SE corner of San Pedro NE and Palomas NE, containing approximately 2.5 acres. (D-18) Debbie Stover, Staff Planner

15. OTHER MATTERS





Agenda Number: 5 Case Number: 00110 00000 001626/00128 00000 01625 February 15, 2001

Staff Report

Agent

Consensus Planning

Applicant

Curb West

Request(s)

1. Zone Map Amendment from R-1 to R-LT, from SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2.

2. Site Plan for Subdivision

Legal Description

Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradisc Heights Addition

Location

Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard, between Westside Boulevard and Irving Boulevard

Size

Approximately 146 8 acres

Existing Zoning

SU-1 for C-1 and R-1

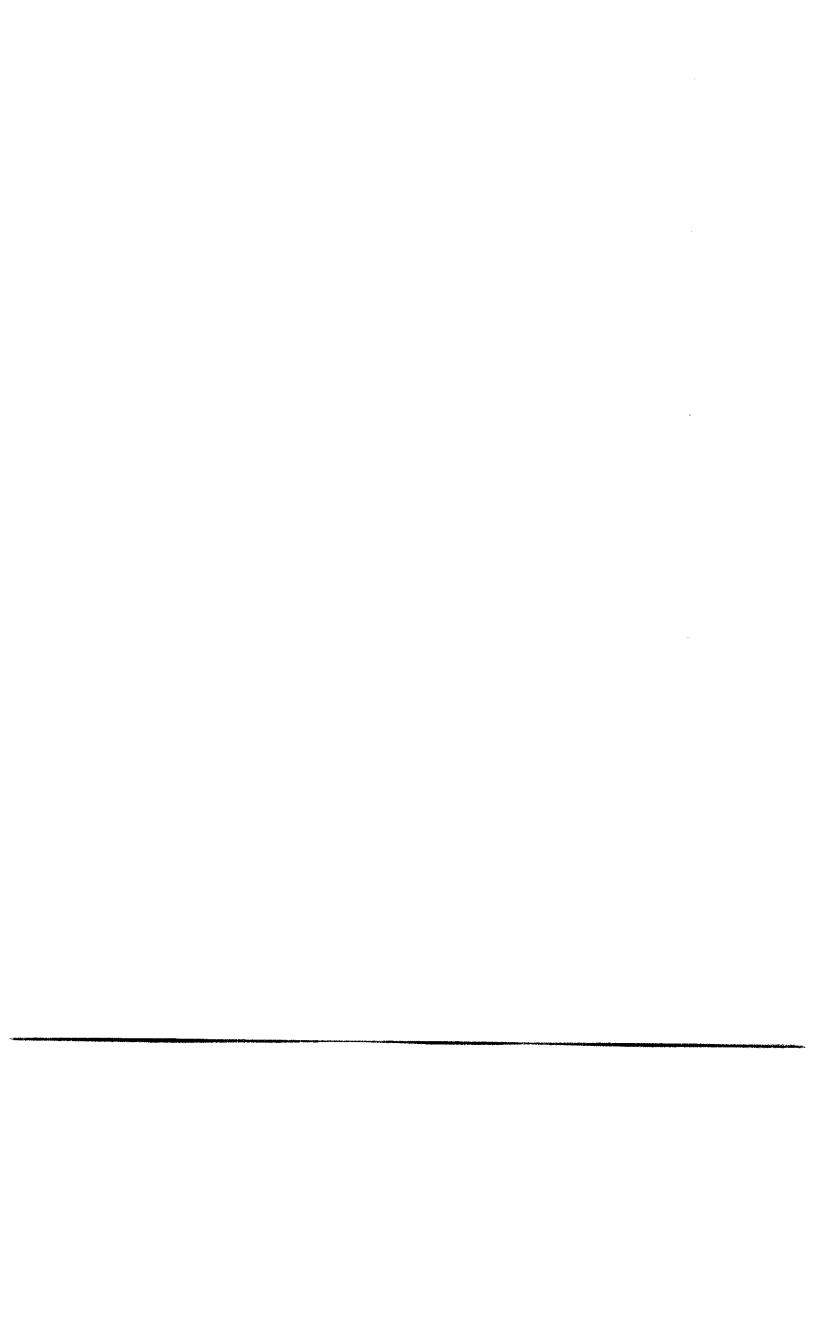
Proposed Zoning

R-LT, SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz containers, and fortified wines are prohibited)/O-1/ and R-2 Permissive Uses, SU-1 for Church and Related Facilities/O-1/ and R-2 Permissive Uses.

Staff Recommendation

- 1. APPROVAL of 00110-00000 01626, a request for zone map amendment from R-1 to R-LT, SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, based on the Alternate Findings, beginning on page 28.
- 2. APPROVAL of 00128 00000 01625, a request for a site plan for subdivision, based on the Alternate Findings beginning on page 31, and subject to the Conditions of Approval beginning on page 35.

Staff Planner Mary Piscitelli



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001

Page 1

Summary of Analysis

This is a request for a series of zone map amendments for a vacant 146.8 acre site located at the northeastern quadrant of Irving Boulevard and Universe Road Existing zoning is SU-1 for C-1 and R-1. The intent of these requests is to create a new mixed-use neighborhood center adjacent to the new TVI campus. Full service liquor and liquor sales for off-site consumption is proposed for the request that includes C-1.

The major changed condition that justifies this request is the creation of the TVI campus, which will be a large employment and institutional use. Commercial uses and residential development to serve the large employment institution are important components for the mixed-use

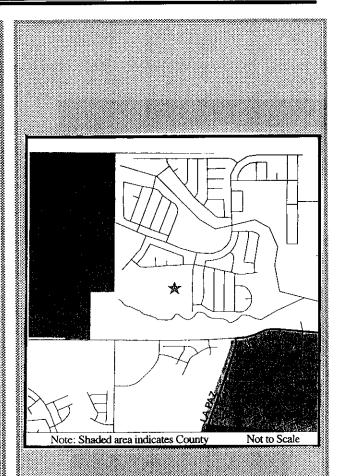
The applicant has provided amendments to the zone map requests to minimize harmful permissive uses in the SU-1 for C-1 uses zoning.

Amendments to the design guidelines to be inclusive of the proposed R-LT zoned area have been provided per the EPC's request from the January 21, 2001 public hearing.

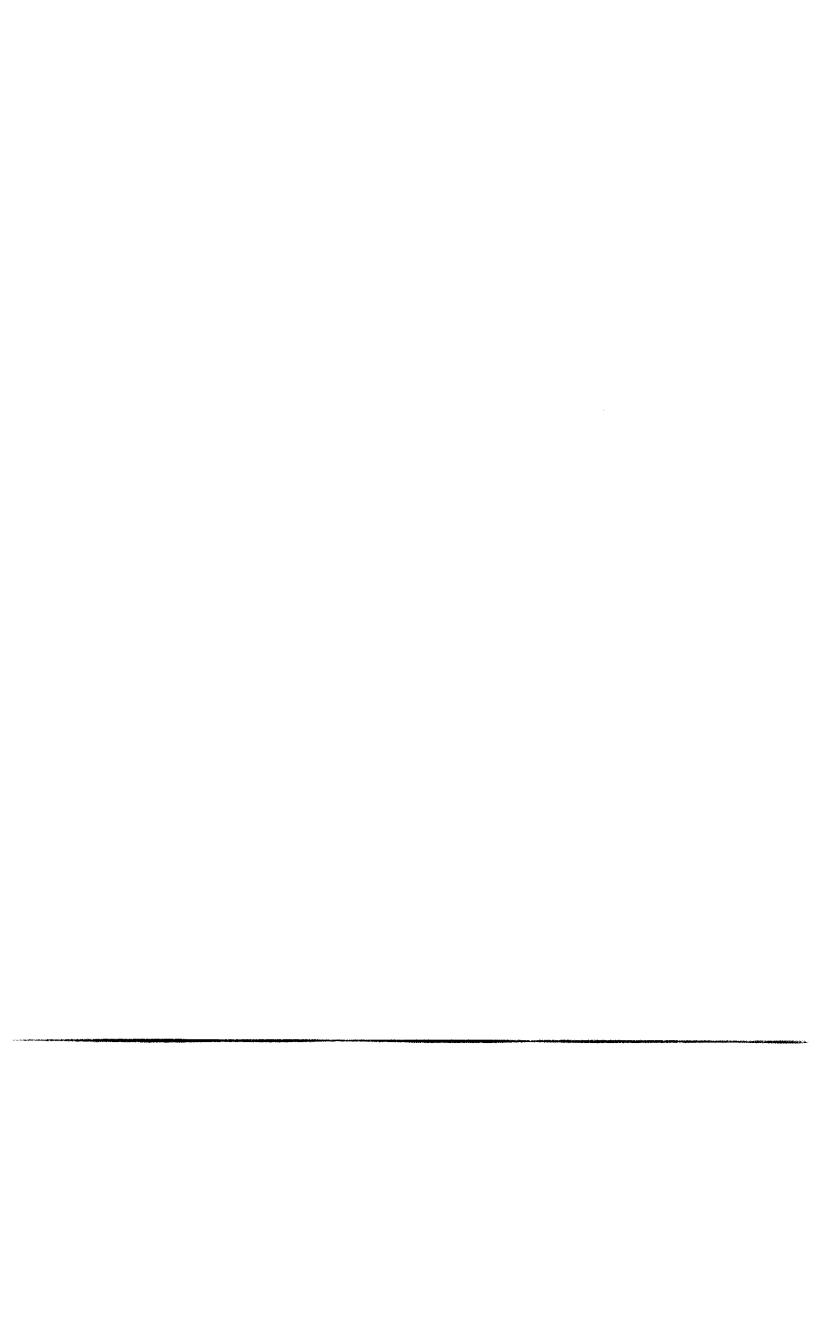
A request has been submitted to City Council to include this neighborhood center as a designated center in the West Side Strategic Plan. This designation has been requested to be incorporated into the Planning Department's request for text amendments to the WSSP.

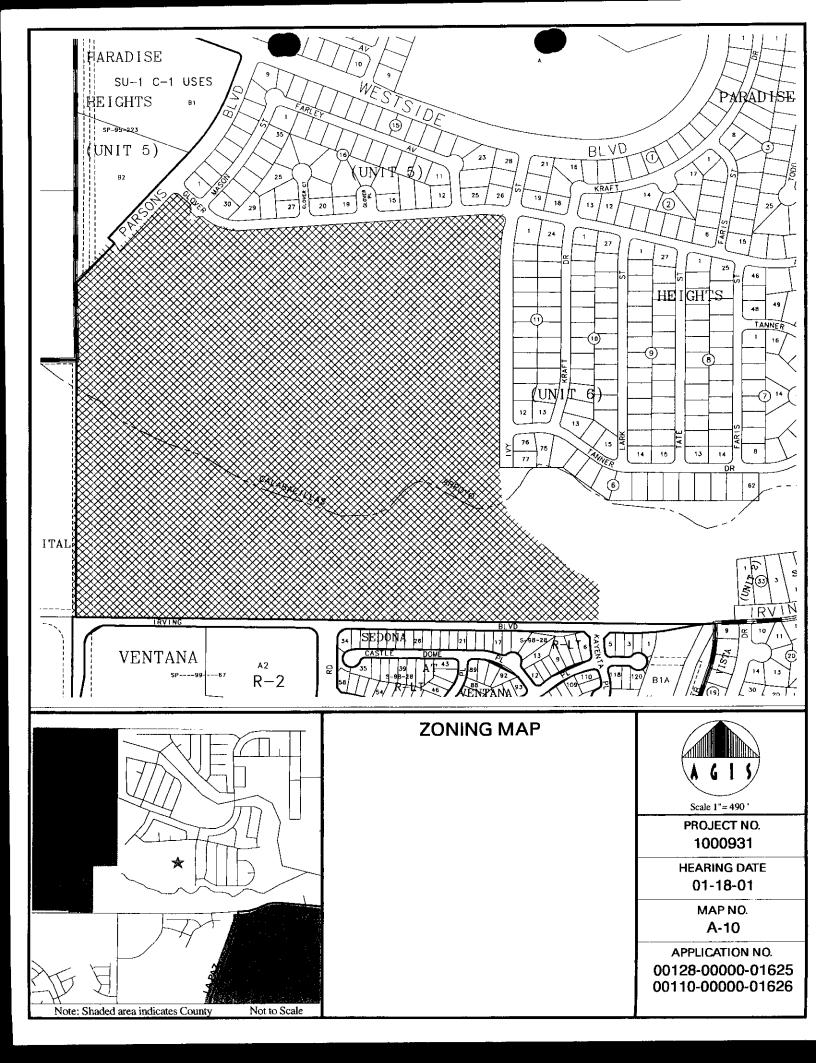
Staff recommends approval of these zone map requests and site plan for subdivision, based on the Alternate Findings and with Conditions for Approval.

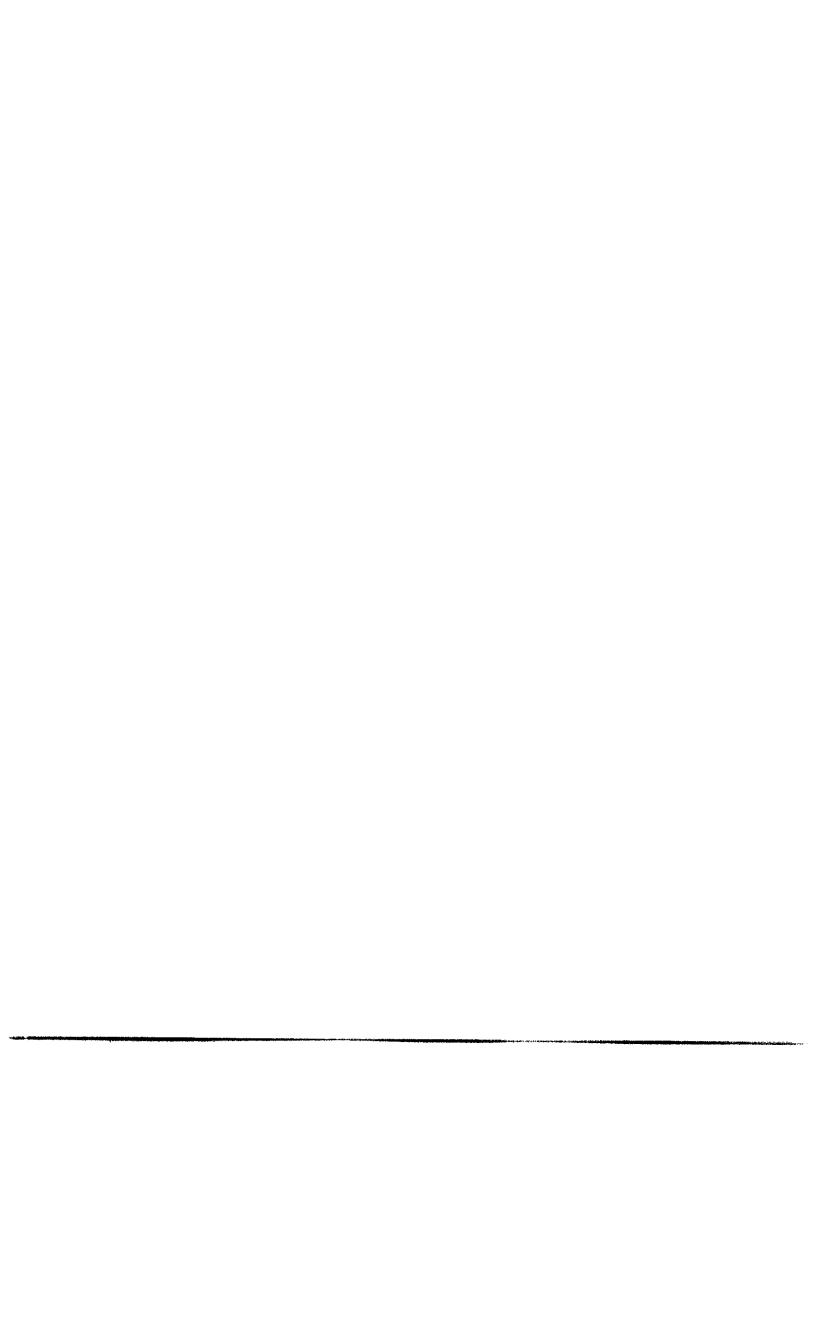
Additional Staff comments begin on page 26

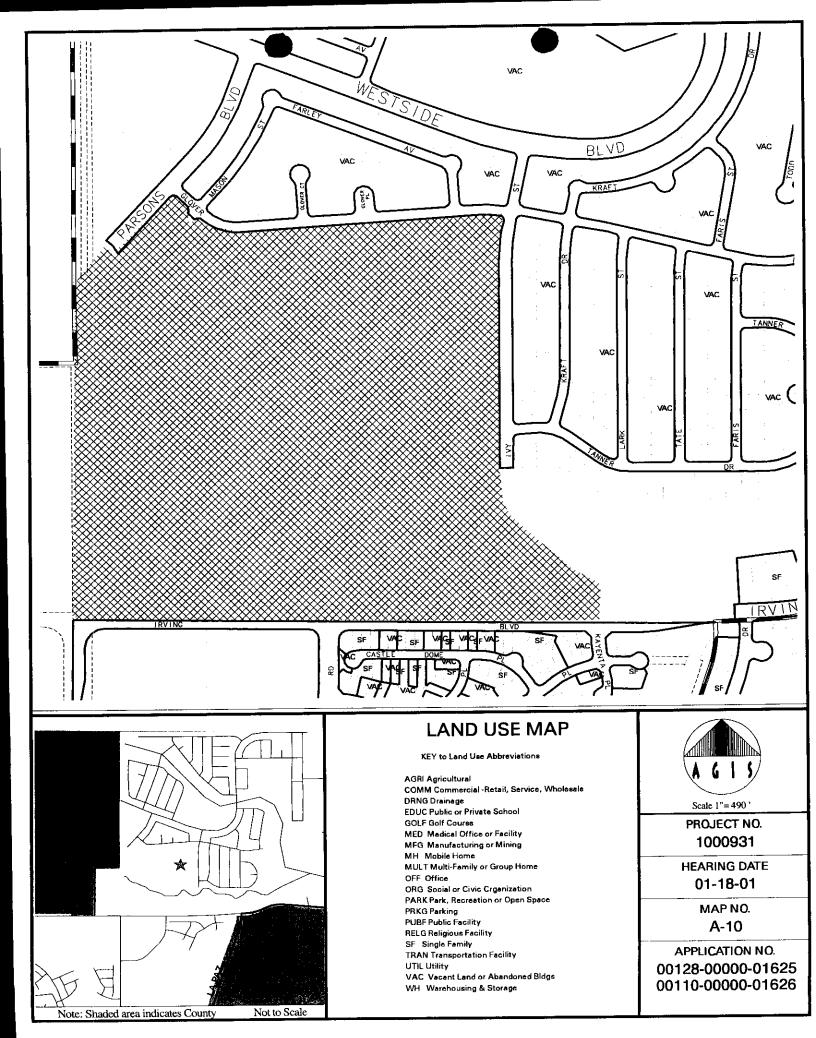


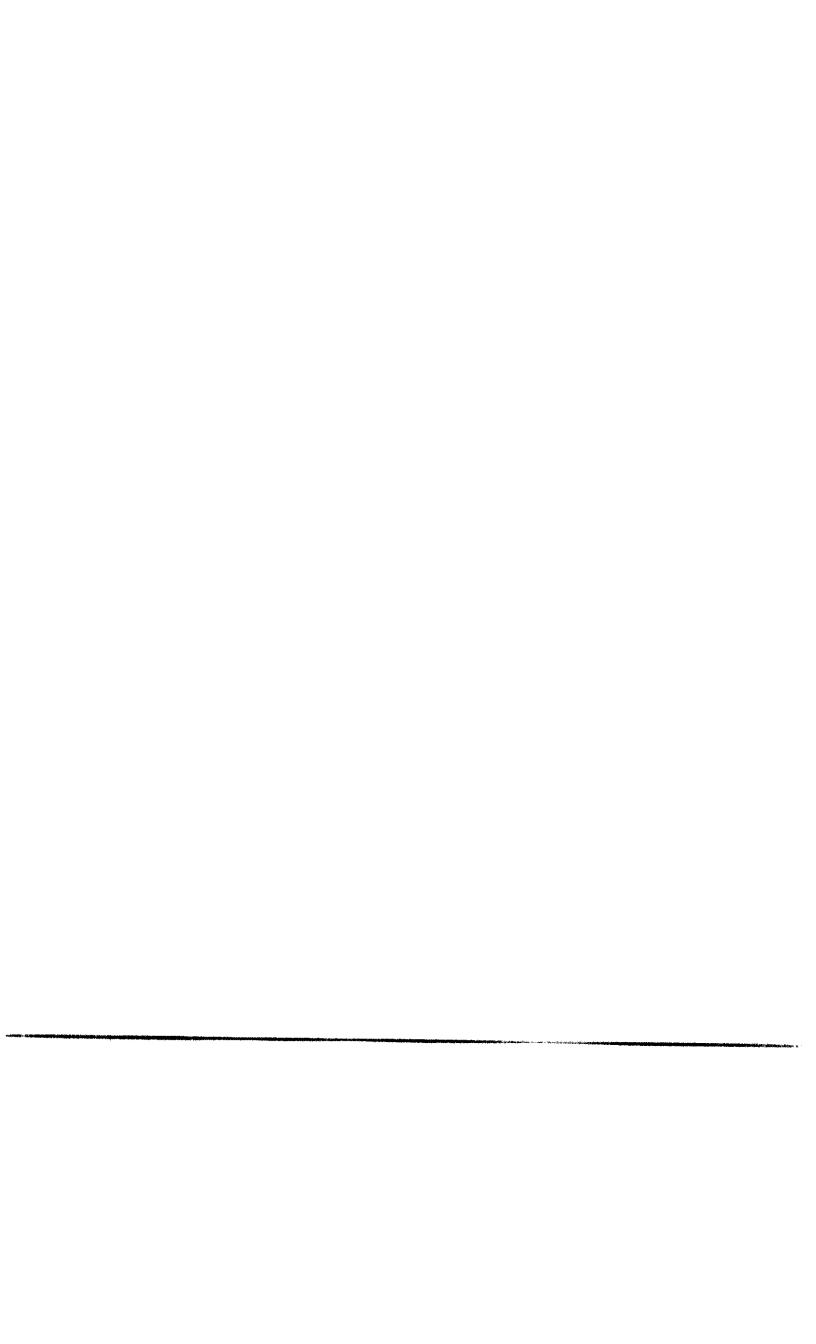
City Departments and other interested agencies reviewed this application from 1/12/00 to 15/12/00. Agency comments were used in the preparation of this report, and begin on page 40.

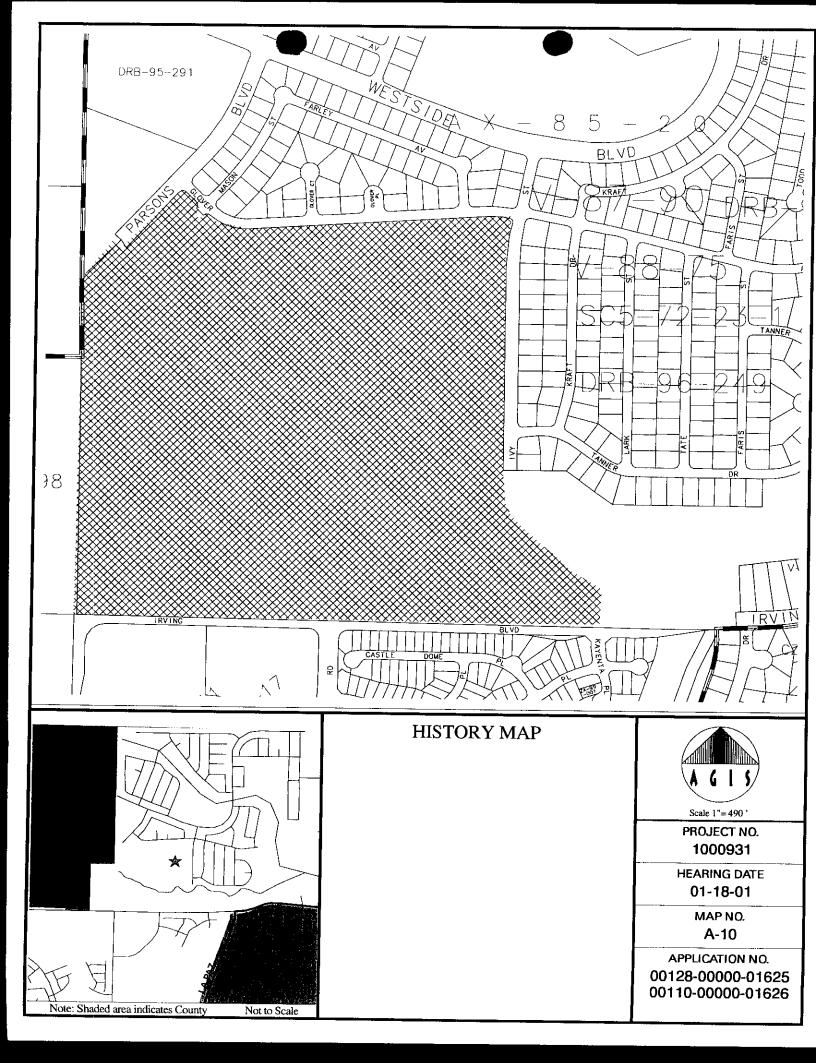


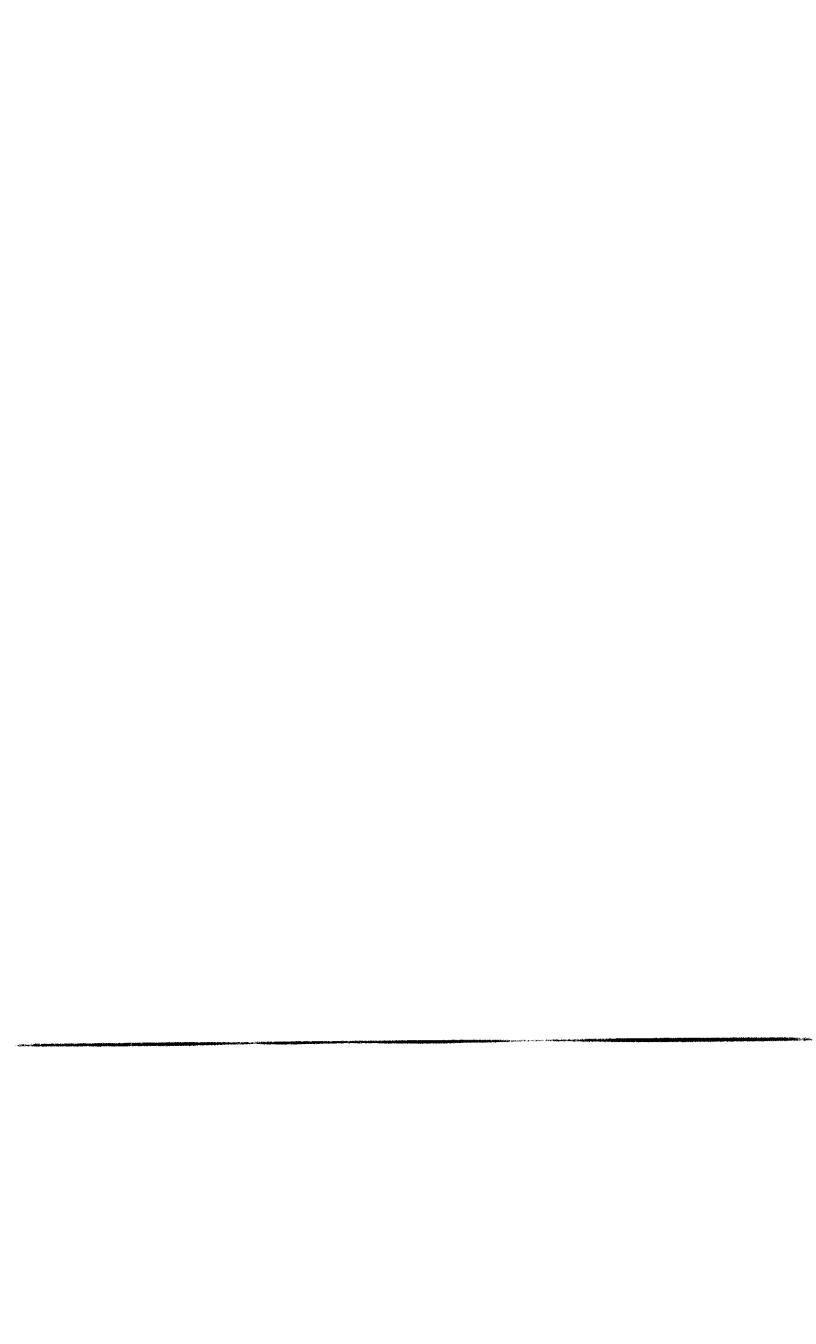












Development Services Report SUMMARY OF REQUEST

Request(s)	1. Zone Map Amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with
	restaurants with full service liquor and full service liquor sales for off-premise
	consumption ancillary to a full-service grocery store and limited to the building area
	which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/ and R-2
	Permissive Uses, SU-1 for Church and Related Facilities/ and from R-1 to SU-1 for
	Church and Related Facilities/O-1/R-2 Permissive Uses

2. Site Plan for Subdivision

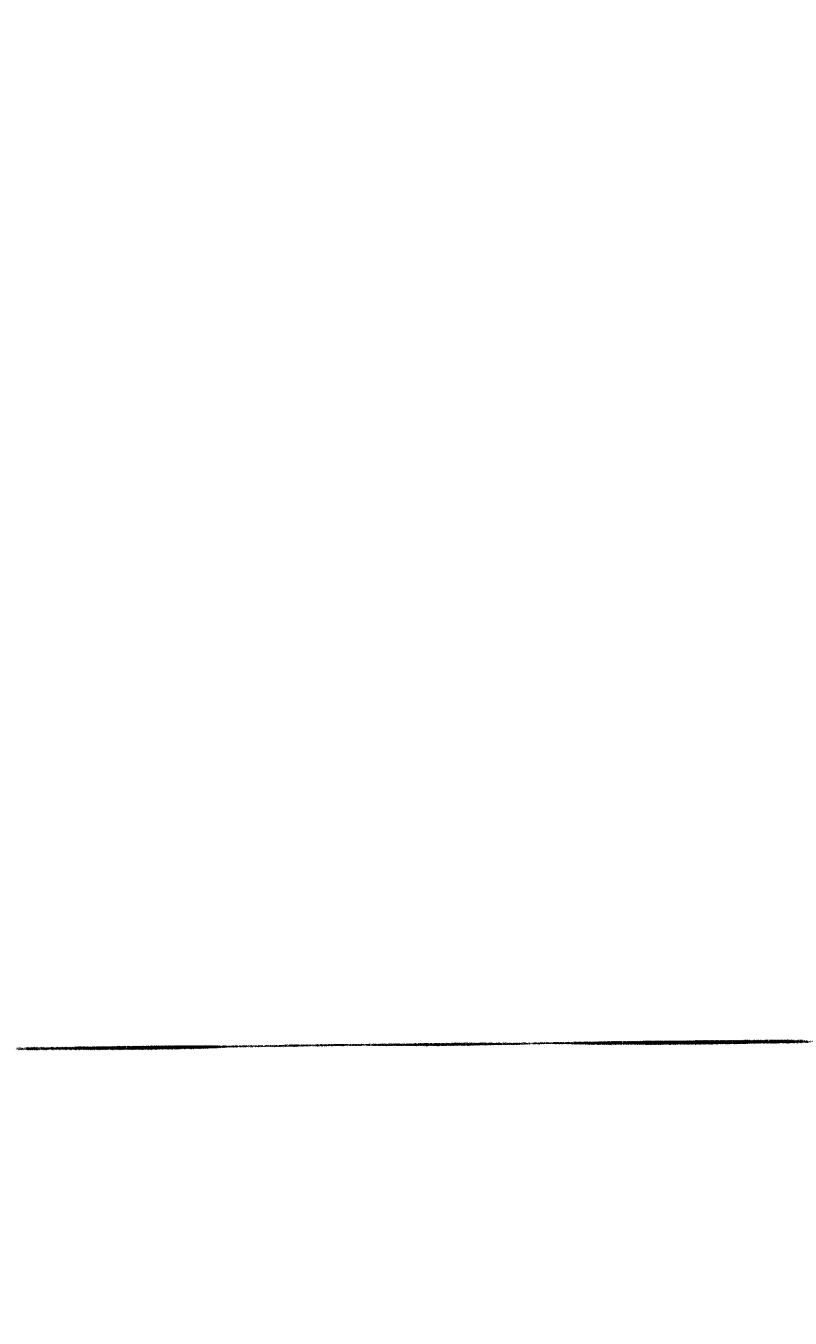
Location Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1, R-1	Comprehensive Plan (Established Urban Area),	Vacant, zoned for commercial and single family development
North	SU-1 for C-1, R-1	West Side Strategic Plan,	Vacant commercial and single family development
South	SU-1 for Church and Related Uses, and O-1 Uses, SU-1 for R-2, R-LT	Facility Plan for Arroyos,	Vacant, zoned for Church and related uses, office, multi-unit and developing single-family development
East	R-1 (in process of replat for development)	Westside/McMahon Corridor Study	Single-family development
West	A-1 (County) and R-LT		Vacant, zoned for new TVI West campus, and vacant limited-townhouse residential development

Background, History and Context



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 3

This is a request for a group of zone map amendments to form a mixed-use neighborhood center at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard. This vacant site is bounded generally by Westside Boulevard on the north, Universe Boulevard on the west, Irving Boulevard on the south, and Ivy Street on the east. Westside, Universe, and Irving are unimproved in this location. Ivy is unimproved where it defines the site south of the Seville subdivision Units 1&2.

The majority of the site is proposed to be developed as a single-family residential development, with the commercial mixed-use node and a church/office/residential node. A site plan for subdivision is also requested for this parcel including proposed design guidelines for the two tracts.

The site has development to the south only. All other scheduled development is programmed, but not under construction at this time. To the south is the Ventana Ranch subdivision, with limited townhouse zoning. A site at the southeast corner of Irving and Universe is zoned for SU-1 for Church and Related Facilities and SU-1 for R-2, but remains vacant. On the west, the parcels within the City limits are zoned R-LT, and the parcels that are in Bernalillo County are zoned A-1. The County parcel west of Universe is programmed to host the new West Side TVI Campus. To the north are parcels zoned R-1, of which two blocks of platted land may be vacated at a future time. This vacation would increase the size of proposed Tract A-1.

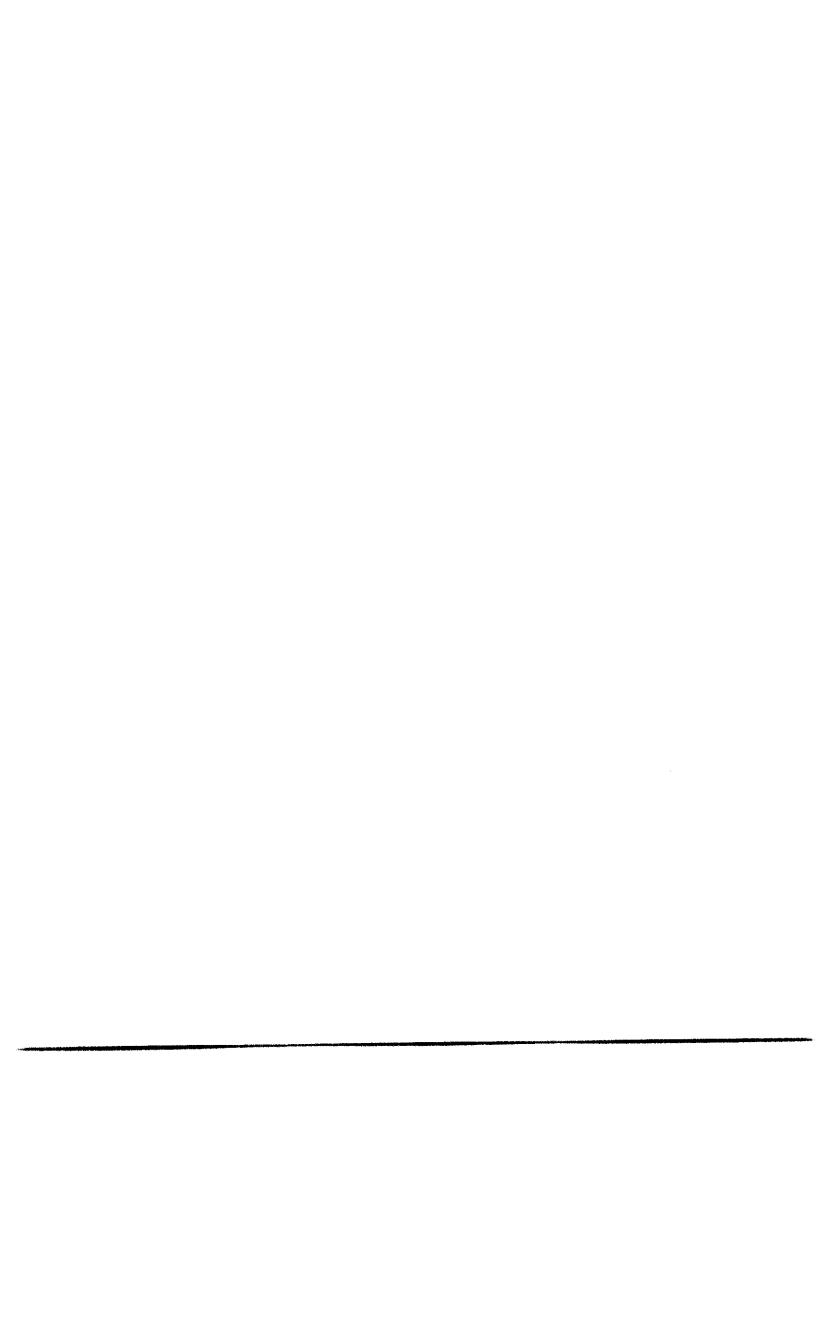
This parcel was annexed as a portion of the Northwest Mesa Annexation (AX-84-20) and was zoned R-1 at that time. The case report for the annexation indicates that the City's intent on the zoning was to parallel the existing master plan zoning of Paradise Heights Unit 5 and the Eagle Ranch Subdivision. The Planning Department recommended at that time that, due to topography, soils, and the uncertainty of the major street system, all non-residential uses be zoned SU-1 to ensure a more thorough review and analysis of development proposals in the future.

It should be noted that the case report from the annexation indicates that there may be instances where some of the zoning designations being proposed may be inappropriate due to changes in the transportation system or drainage, etc. At that time, it was anticipated that sector planning efforts would resolve these problems. This site has not been included in a Rank III Sector Plan area; however, it is included in both the West Side Strategic Plan (WSSP) and the Facility Plan for Arroyos.

This site is within the Seven Bar Ranch Community Service Area, described in the WSSP. The Seven Bar Ranch Community Service Area contains the regional center of the West Side, Cottonwood Mall, and several programmed village and community centers. This site is not one of the programmed centers specified in the WSSP.

The site has the west branch of the Calabacillas Arroyo cutting through the central area of the parcel. The Calabacillas is designated as a Major Open Space Arroyo and a Major Open Space Link in the Facility Plan for Arroyos. Specific development guidelines are contained within the Facility Plan.

Transportation Development has allowed that a portion of the site be developed for single family residential uses, a maximum of 150 single family units, without a Traffic Impact Analysis or Air Quality Impact Analysis. However, Transportation Development has specified that the TIA/AQIA requirement will need to be fulfilled prior to any further development on the parcel. The transportation needs from that future development will be determined at that time.



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001

Page 4

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the **Established Urban** Area of the *Comprehensive Plan* which has a goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

<u>Policy a</u> The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

<u>Policy d</u> 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.

<u>Policy e</u> 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.

<u>Policy f</u> Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

<u>Policy g</u> Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

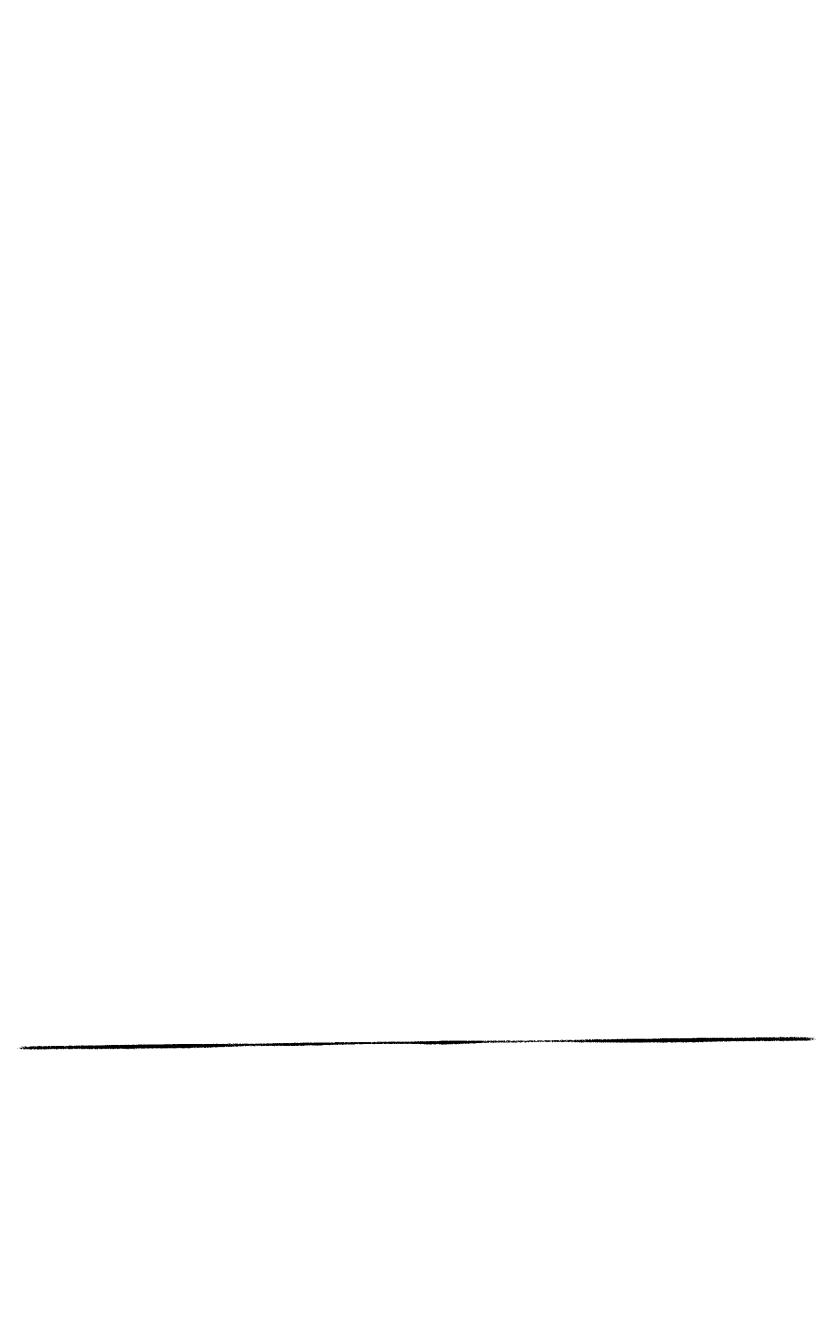
<u>Policy h</u> Higher density housing is most appropriate in the following situations:

- In designated urban 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 predominately 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.

<u>Policy i</u> Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

<u>Policy j</u> Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

 in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.



- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

<u>Policy k</u> Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

<u>Policy 1</u> Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

<u>Policy m</u> Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Transportation and Transit

The Goal is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to autmobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Applicable policies include:

<u>Policy b.</u> Travel needs shall be reduces and alternative mobility, including transit, shall be promoted through management of land use, transportation, demand, and building and site design.

<u>Policy g.</u> Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

<u>Policy h.</u> A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicable policies include:

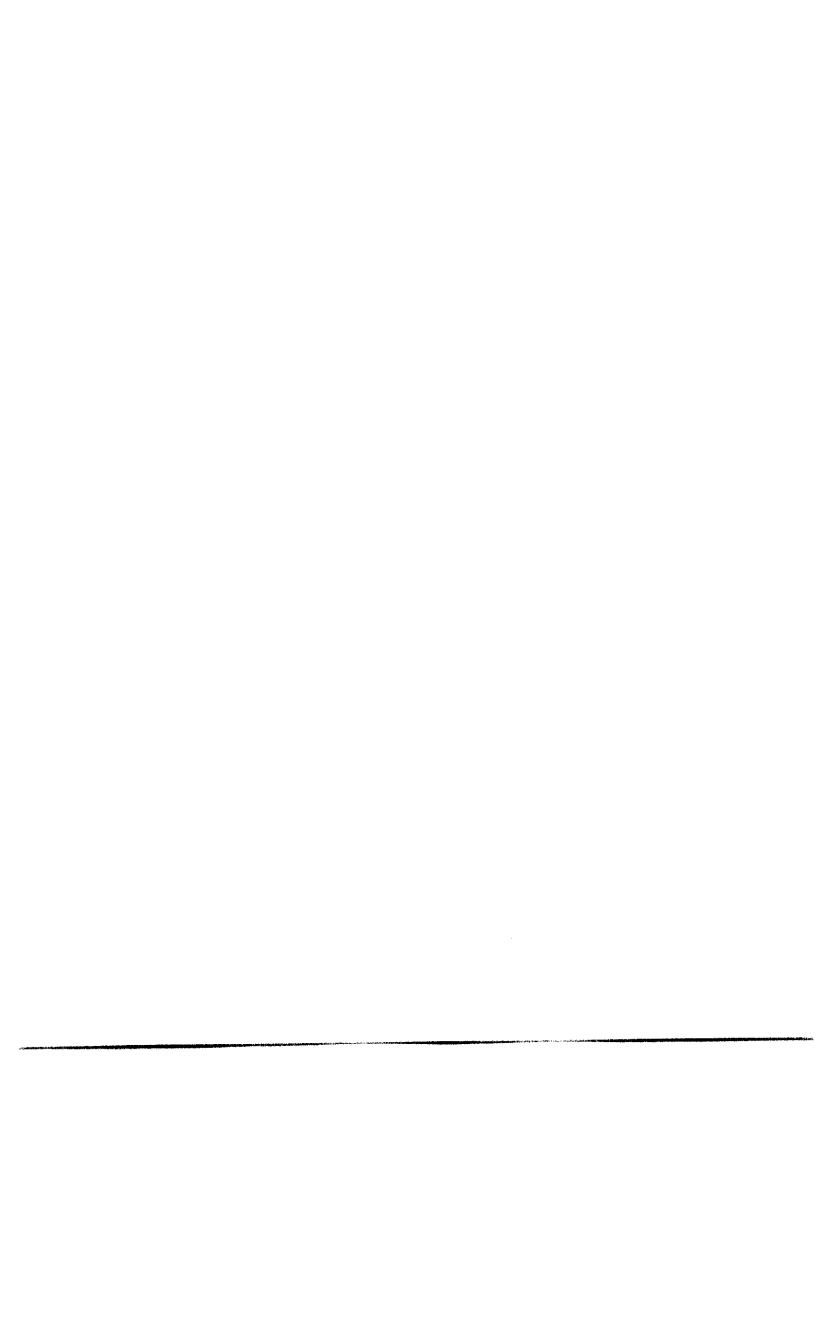
<u>Policy a.</u> New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Education

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Applicable policies include:

<u>Policy b.</u> Stronger communication and planning links with area schools and educational institutions shall be established.



West Side Strategic Plan (WSSP) (Rank II) Current Version

The West Side Strategic Plan was adopted in March 1997. This plan places this subject site within the Seven Bar Ranch Community Service Area. This Area encompasses 5000 acres, of which approximately 57% was vacant at the time of the adoption of the WSSP. In the Introduction, Purpose, and Intent of the Plan (pp. 2-3), it states:

The West Side Strategic Plan is inclusive of the diverse needs and desires of the many people involved in the process, and includes the following:

- The West Side is where new patterns of living will be formed, which will lead the way into the next century for the entire community.
- The West Side will develop in concentrated centers rather than in strip developments.
 Open spaces will provide scenic buffers between new planned communities, and major
 landforms (arroyos, rivers, and escarpments) provide the framework for existing
 communities.

In the Plan Objectives, it states:

8. Promote job opportunities and business growth in appropriate areas of the West Side.

In the Plan, regarding villages, village centers, and regional centers in the established areas (pp. 87-89):

Partially developed communities on the West Side include Seven Bar, Paradise...[and others]. These communities are designated as Priority 1 city service areas in the phasing plan for Decade 1 and II (1995-2015)...

The challenge of the *West Side Strategic Plan* is to determine how the concept of neighborhood, village, community, and regional centers can best be fitted into the established and developing urban fabric of these communities.

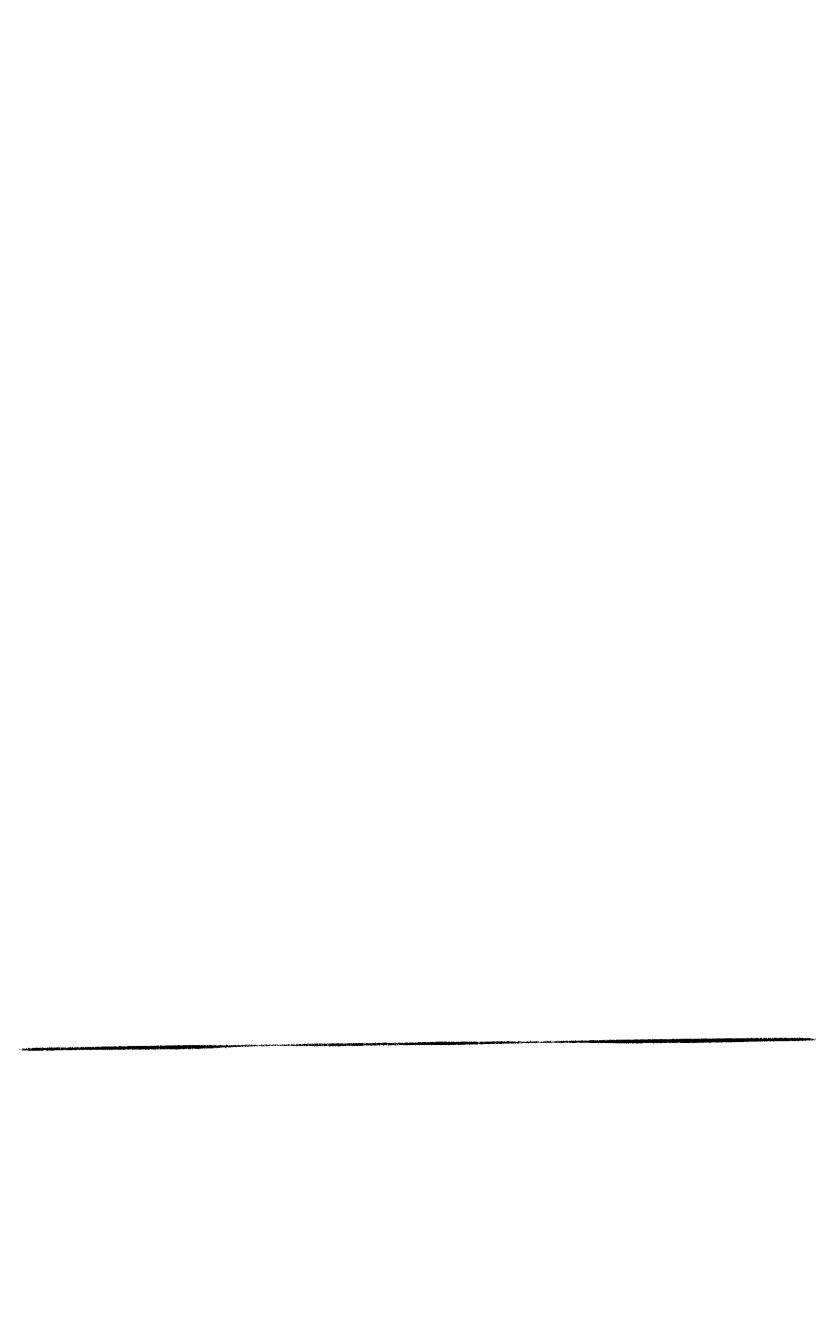
Summary of Findings (p. 89)

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public / institutional uses and higher density housing may be needed to support the development of village centers in the western portions of these communities.

The Plan sets forth policies regarding land use including:

Policy 3.4 Several Villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public, and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.5 The Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space shall be required along the entire length of this arroyo. As a Major Open Space Arroyo and a Major Open Space Link, it is designated for



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 7

trail and public open space uses in several other adopted plans. While much of the area near the arroyo has already been developed, there is still an opportunity for sensitive design and site planning to maintain connections to this feature. Performance-based criteria being developed as a follow-up to this Plan will include arroyo setback criteria to accompany this policy.

Policy 3.6 Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo / Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

Bikeways and Trails, p. 168-9

A primary trail is proposed along the west branch of the Calabacillas Arroyo which will cut through the center of the residential area.

Trails and Bikeways Facility Plan (Rank II)

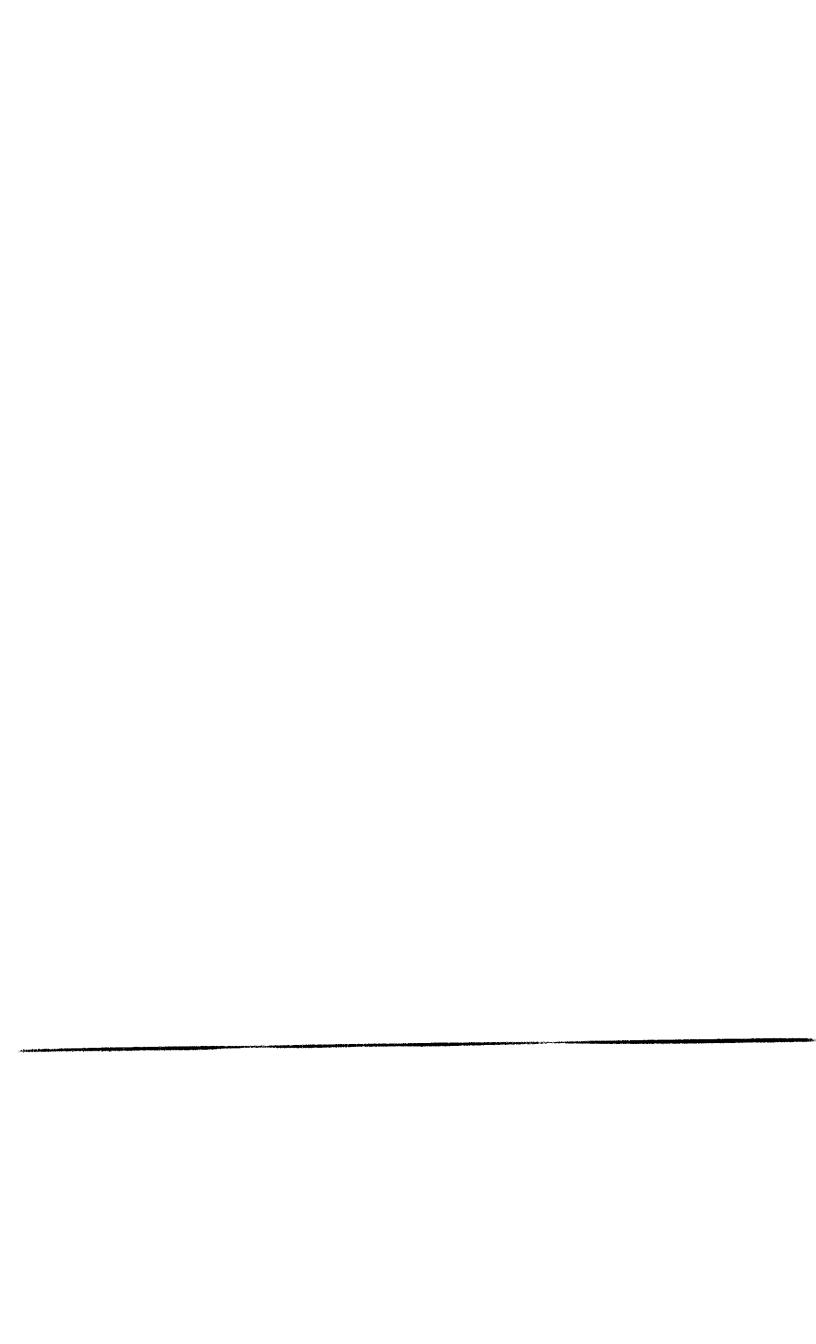
This *Plan* was adopted in 1993 and provides policies for the development of a complete trail and bikeway system throughout Albuquerque. The west branch of the Calabacillas Arroyo is specified for a secondary trail parallel to the arroyo. In this *Plan*, the west branch is referred to as the north branch.

Facility Plan for Arroyos: Multiple Use of Arroyos and Their Floodplains (Rank II)

This Facility Plan establishes guidelines and procedures for implementing the goals of the Comprehensive Plan in order to create a multi-purpose network of recreational trails and open space along arroyos. The Calabacillas Arroyo is ranked as a Major Open Space Arroyo and a Major Open Space Link. The Plan sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contained in the Facility Plan, on the use of the arroyos, which include design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels that contain arroyos.

Westside / McMahon Corridor Land Use and Transportation Guide

This resolution was passed in November 1999 to establish a policy for key decisions on land use and transportation for the Westside / McMahon Corridor. The policy envisions a corridor and a village center that are closely linked by alternate modes of travel, and establishes a density in both residential and non-residential development. The policies focus on safe and efficient connections, with a multi-modal emphasis on transit, pedestrian and bicycle modes. The village center core area is specified as the southwest quadrant of the Unser Boulevard / McMahon Boulevard intersection. The policy also details a trail facility parallel to the Calabacillas Arroyo and a trail crossing at the Arroyo and McMahon Boulevard crossing. A commercial node is identified in this corridor study at



the southeast corner of Universe and McMahon. The land use guide suggests that the remainder of this site be low to medium density residential uses (7-15 du/acre).

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

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

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

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.

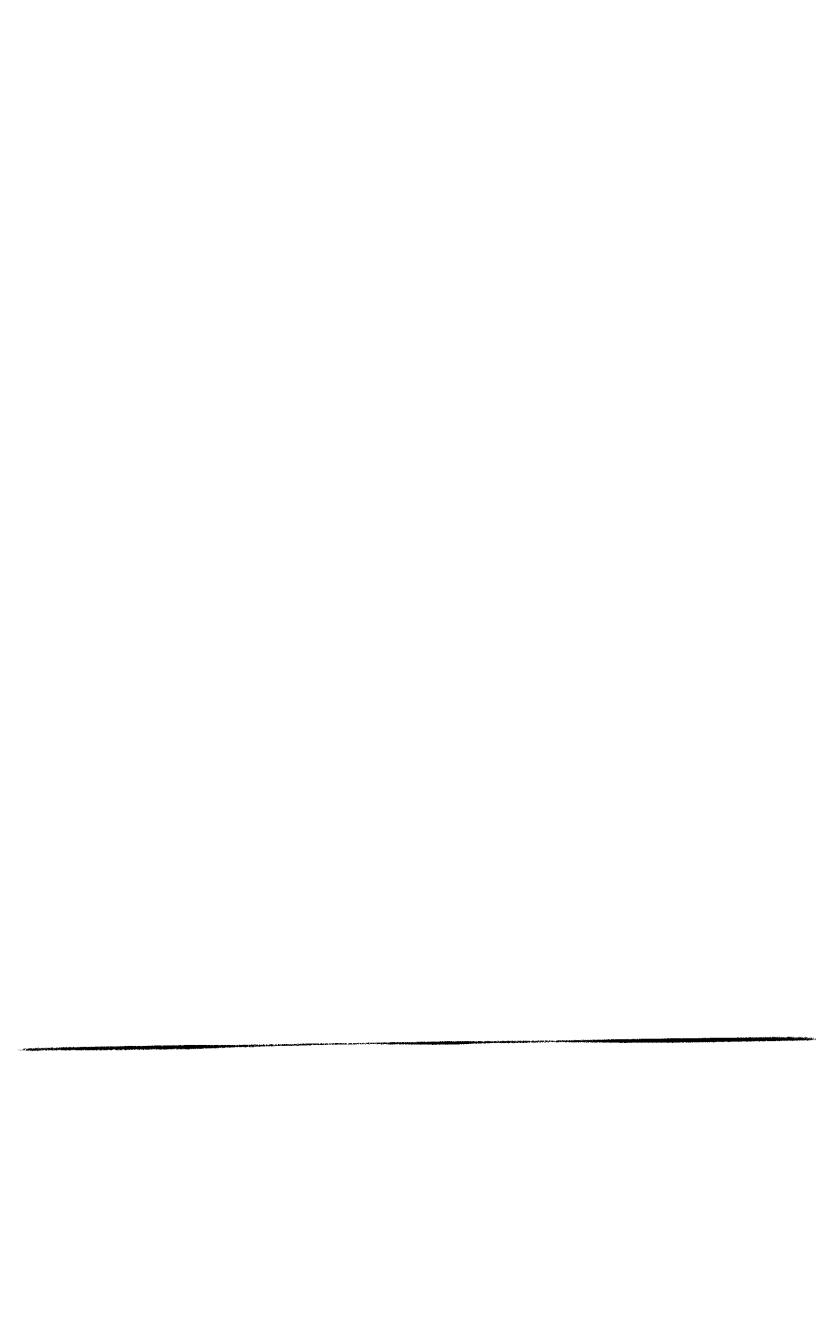
A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any other 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 the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to
 prevent deterioration of existing communities and to encourage infill; diversify the
 Downtown land use mix with public facilities, hotels, office and retail development, more
 and higher density housing; generate more activity and attract more private investment in
 the Downtown area.



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- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Universe Boulevard as a Study Corridor containing a Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Irving Boulevard as a Minor Arterial, with a rightof-way of 86'.

The Comprehensive On-Street Bicycle Plan designates Universe Boulevard to include bicycle lanes.

The Comprehensive On-Street Bicycle Plan designates Irving Boulevard to include bicycle lanes.

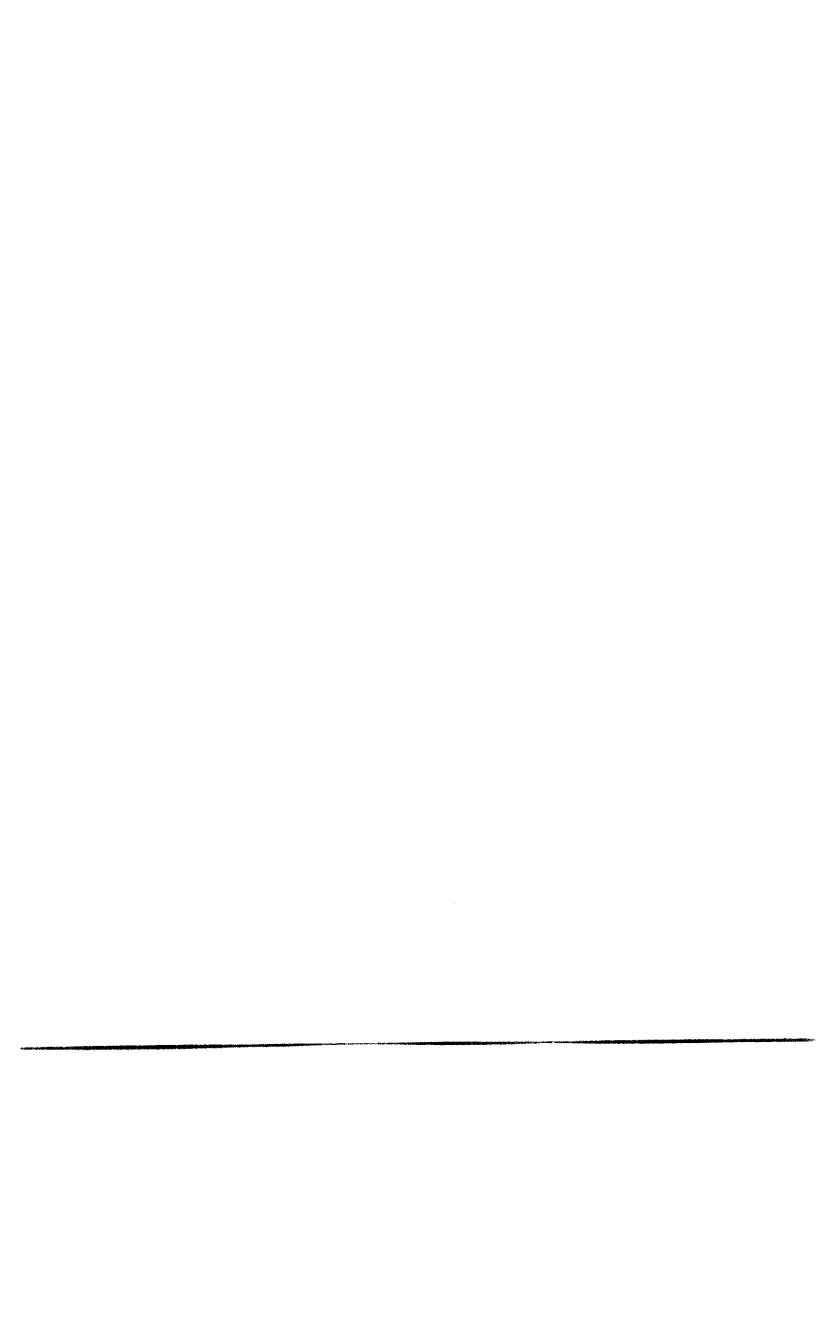
ANAL YSIS

Conformance to Adopted Plans, Policies, and Ordinances

This request is for a series of zone map amendments and a site development plan for subdivision for a 146.8-acre site, generally located between Ivy Street and Universe Boulevard, Irving Boulevard and Westside Boulevard.

A schedule of the tract, size of tract, the existing zoning, and the proposed zoning is illustrated as follows:

Tract	Size	Current Zoning	Proposed Zoning
A-1(composed of Tracts B-1 and B-2, and Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit 5	20 acres	SU-1 for C-1 R-1	SU-1 for C-1 (with restaurants with full service liquor and liquor sales for of-premise consumption) / O-1 / R-2 Permissive Uses
A-2	9.2 acres (with approximately 1.2 acres in arroyo)	R-1	SU-1 for Church and Related Facilities / O-1 / R-2 Permissive Uses
No Tract Number	117.6 acres	R-1	R-LT



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It should be noted that the site plan for subdivision outlines only the tracts containing the proposed SU-1 zoning. Further platting of the proposed R-LT zoned 117.6-acre portion of the site will be necessary for development.

These zone change requests use the SU-1 Zone category, Section 31, as a basis for their development. This section indicates that a special use may be a combination of uses not adequately allowed and controlled in other zones, relative to a specific site. Signage is to be permitted and regulated by the Planning Commission.

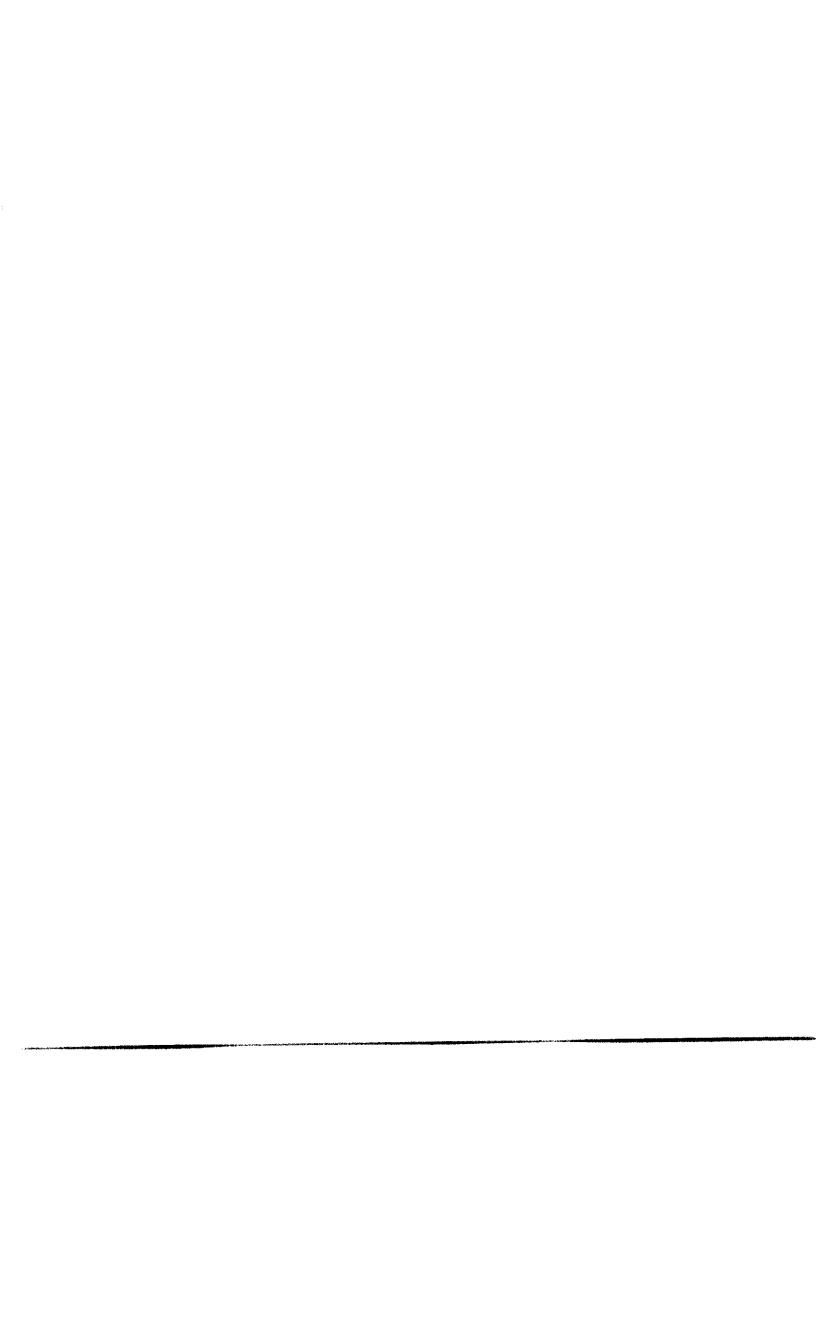
The proposed amendments to the site development plan for subdivision changes the site areas for existing Tract B-1, Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit #5. These two tracts are proposed to be created in the site plan for subdivision, totaling about 29.2 acres. These proposed zone map amendments are substantially different from the existing R-1 zoning, with more intensive uses proposed. This zone change request may be considered a further specification of the existing zoning of SU-1 for C-1 uses. It is unclear from the proposed site plan for subdivision and zone map why these tracts are separated by the R-LT zoning. Clustering of similar uses may buffer the less intensively zoned residential areas from traffic, noise, etc. emanating from both the center and TVI.

The amendments seek to alter the existing R-1 and SU-1 for C-1 Uses so that a neighborhood center can be established in Tract A-1. SU-1 for C-1 (with restaurants with full service liquor an liquor sales for off-premise consumption), O-1, and R-2 permissive uses are requested for Tract A-1. The proposed neighborhood center is located at the northwest portion of the site, in Tract A-1. The platted portion of the site, on the north, is proposed for a vacation of the rights-of-way, so that a portion of that platted area can be incorporated with Tract A-1. It should be noted that the northwest corner of the quadrant, at the intersection of the proposed McMahon Boulevard and Universe Boulevard is not part of this request. It is zoned SU-1 for C-1. It is a logical assumption to incorporate this smaller site, which is excluded from this request, in the planning and development of the neighborhood center; however, it is not specified in this request.

This request uses an existing platted roadway as the northwestern boundary of the subject site. An approximate entry to the center is aligned with the proposed entry alignment for the TVI, forming a cross intersection.

The WSSP does not call out for this location as a neighborhood center, and the WSSP does not contain policies indicating criteria for establishing other new centers. Specified new neighborhood (village) centers within the Seven Bar Ranch Community Service Area are the McMahon/Unser center and the Westside/Paradise Heights center, both of which are east of this proposed new center. The only indication of a new center, not specified in the WSSP, is west of Unser Boulevard. However, the Westside/McMahon Land Use and Transportation Guide recommends a commercial node at the southeast corner of Universe and McMahon, adjacent to the location of Tract A-1. This recommendation strengthens the applicant's position of locating a neighborhood center in this area.

The amendment for SU-1 for C-1 Uses, to include restaurants with full service liquor and liquor sales for off-premise consumption, seeks to provide the center with uses found in activity areas,



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specifically, restaurants, grocery stores, and possibly package liquor. In the Comprehensive City Zoning Code, the full-service liquor in restaurants is found to be a conditional use in the C-1 zoning category, and a permissive use in the more intensive zoning of C-2. The full-service liquor sale for off-premise consumption is found in the Code as a permissive C-2 use. These two specific uses, allowing a conditional use to be permissive and to allow a permissive use in a higher intensity zone to be permissive in the lower intensity zone, may be inconsistent with the neighborhood values and integrity of single family residential areas. The Comprehensive Plan contains Policy d, which states that the location, intensity, and design of new development shall respect existing neighborhood values.

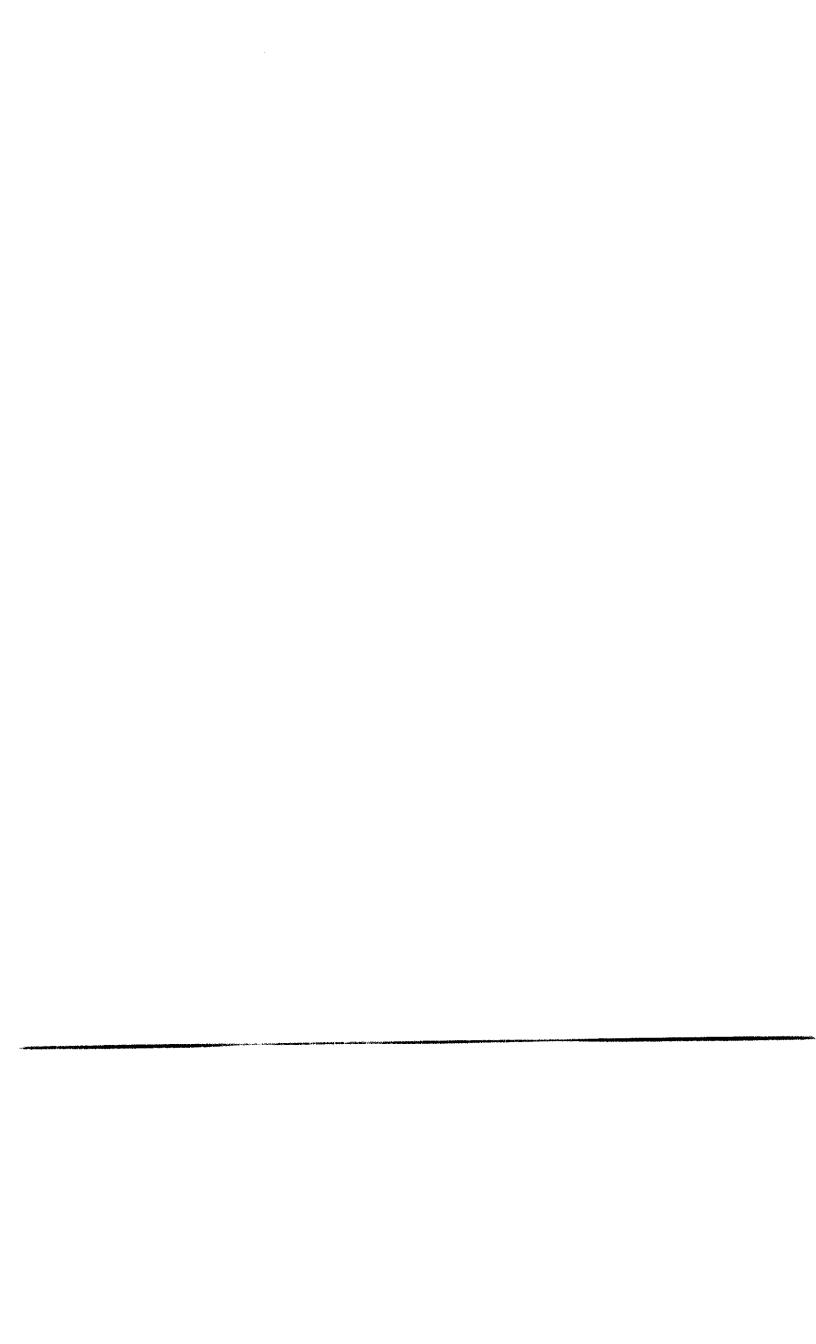
In addition, R-270-1980 states that a change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Full service liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to adjacent properties, specifically residential uses.

A solution to this issue may be to request the applicant to consider a change of zoning, to SU-1 for C-1 uses(with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store)/O-1/R-2. Conditions to that suggested change would include prohibiting drive-up windows for liquor sales, and prohibit the sale of miniatures, singles, 40 oz. containers, or fortified wines. A buffer, between the C-1 with liquor uses and any residential area, such as 500 feet (as specified in the C-2 zone), may also be a condition for ensuring the preservation of the residential neighborhood integrity. The EPC has approved similar uses at McMahon/Unser. Staff cannot support the zone change as requested, but could support the request as modified with the conditions.

A new tract is proposed as Tract A-2, at the southwestern corner of the quadrant. Tract A-2 is proposed for rezoning to establish a church, office, and/or multi-family housing, using SU-1 for Church and Related Uses, O-1, and R-2 Permissive Uses. This zoning provides a location of a church outside of the neighborhood center. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

It may be advisable to cluster all of the non-residential uses within and adjacent to the proposed neighborhood center, (i.e. cluster Tracts A-1 and A-2), so that the residential areas are buffered with either higher density housing or with uses appropriate to the centers, such as churches, parks, small commercial, and retail. This suggestion conforms to the Westside/McMahon Land Use and Transportation Guide, which suggests a commercial node in the area of Tract A-1. The Guide recommends the remainder of the site to be low to medium density residential (7-15 du/acre). The Transportation Planning Division of the Public Works Department has recommended that the non-residential uses of Tract A-2 be moved to be adjacent to Tract A-1, which would be consistent with the Land Use and Transportation Guide.

These zone map amendments further the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable,



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individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit route, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the subject site development.

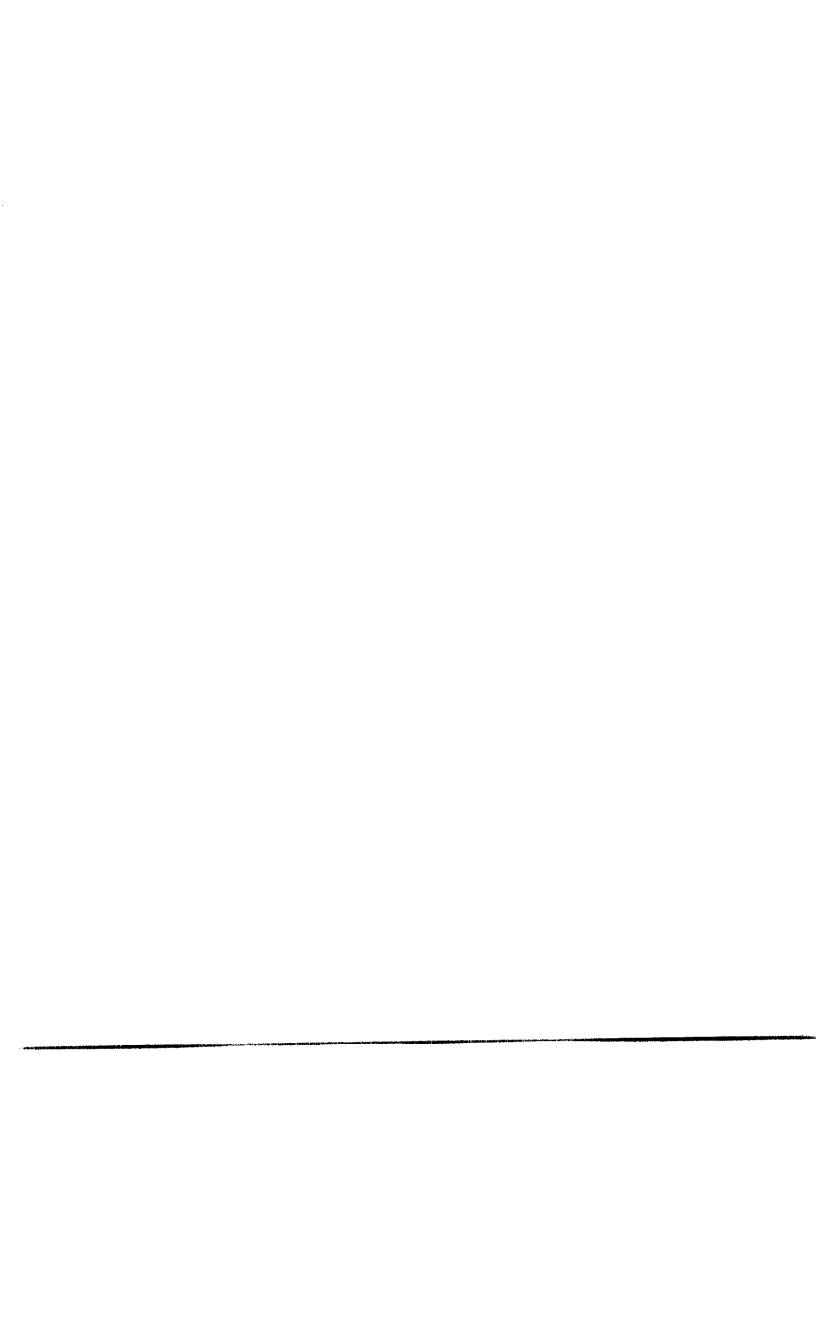
These amendments further the intent and policies of the *West Side Strategic Plan* by proposing higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low intensity uses of C-1, O-1 and R-2 are appropriate choices for a neighborhood center. These zone change requests conform to the *WSSP* in that the proposed neighborhood center is located near programmed transit, bike, and pedestrian facilities. The neighborhood center will be located near the intersection of two minor arterials. In the *WSSP*, higher density housing should occur within ¼ mile of transit corridors, so the proposed R-2 uses in Tract A-1 meet this criteria. Tract A-2 proposes R-2 uses as well, but will not be served by transit unless Irving is incorporated into existing routes or is designated in a separate route in the future.

Densities are higher than what is suggested in the Westside / McMahon Corridor Land Use and Transportation Guide. The Guide proposes the residential uses of the site to be low to medium density (7-15 du/acre.) and the proposed residential densities of Tracts A-1 and A-2 is 24 du/acre. Although this proposed density is higher than the Guide's recommendation, it is in conformance to the WSSP policies on higher density housing.

These zone map amendments further the intent and policies of the *West Side Strategic Plan* in that cross-metro trips will be reduced, as local business development and job opportunities will be located adjacent to the residential areas.

These amendments further the intent and policies of the West Side Strategic Plan, the Trails and Bikeways Facility Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.

The proposed zoning and subsequent development will meet the criteria, as approved by the EPC, as specified in the *West Side Strategic Plan* amendments, in that the neighborhood center will provide much needed businesses that can be used on a daily basis by residents and TVI students and staff. The zoning will allow a development to be pedestrian oriented due to the



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linkages to the TVI campus, the transportation network, and the Calabacillas trail network. The neighborhood center will have clustered parking, outdoor gathering areas that include pedestrian and bicycle access. The TVI West Side Campus will be a major facility on the West Side, will act as a major employer, and will, by its nature, create a focus and stimulus for both economic and social activity.

The applicant recognizes that the stability of land use and zoning is desirable. This request provides flexibility for the development of a mixed-use neighborhood center to serve the TVI Campus and the adjacent residential areas without a series of individual zone change requests.

These requests meet the criteria established in R-270-1980, in that the location of the new TVI West Side Campus has changed the community conditions. The subject site, due to its proximity to the new TVI Campus, is a prime location for the provision of commercial, office, and multifamily housing uses serving the campus and the surrounding neighborhood.

Another changed condition for this site is the adoption of the Westside / McMahon Corridor Land Use and Transportation Guide, in that the zoning allows for a commercial center to be established directly east of the TVI Campus, offering a transition from higher to lower residential densities, and strong access to both bicycle and pedestrian facilities.

Theses requests are more advantageous and beneficial to the community, excepting the liquor sales for off-premise consumption permissive use. This use may be harmful to residential areas in the community. R-270-1980 specifically prohibits approval of a zone change where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. The liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to the adjacent residential properties.

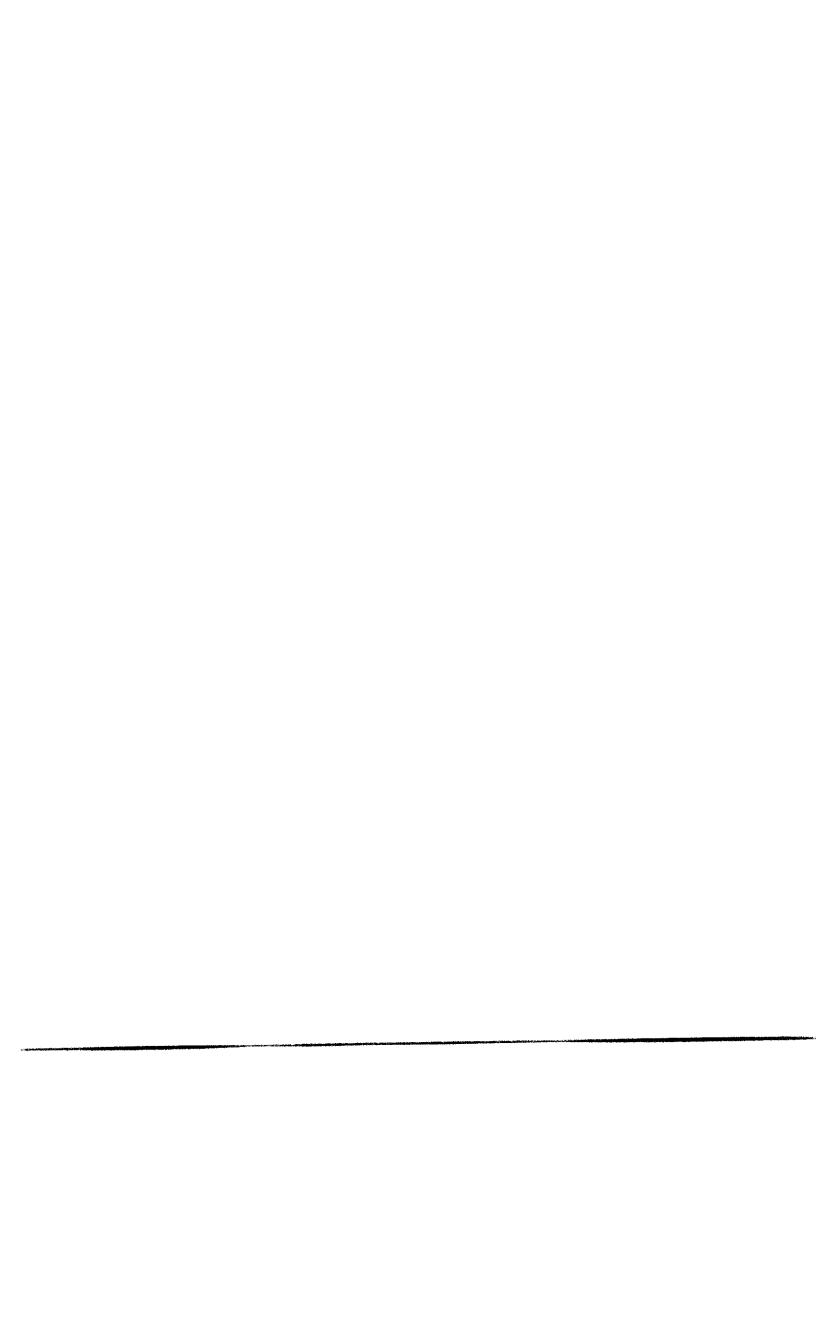
The other zone changes enable the provision of much needed services adjacent to the public institution, This provision of services will reduce the need for similar services within the campus environment. The agent claims that with more private sector service delivery, less public expenditure will be necessary at this campus to provide those services, and, therefore, a more efficient use of public funds for educational facilities is enabled.

The requests prove that the zone changes do not create spot zones. The zone change requests clearly facilitate the realization of the Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the Westside / McMahon Land Use and Transportation Guide. Tract A-1, specifically, can function as a transition area between the institutional use of the TVI Campus, and the adjacent residential areas on the subject site.

These amendments further the policies containing in the Westside / McMahon Corridor Land Use and Transportation Guide, which establishes a desirable direction for promoting the opportunity for reducing automobile travel and encourage the use of transit, bicycle, and pedestrian modes. Excepting the location of Tract A-2 separate from the neighborhood center, the request conforms to the Westside / McMahon Corridor Land Use and Transportation Guide.

ANALYSIS - Site Plan for Subdivision

Site Plan Layout / Configuration



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This request includes a site plan for subdivision request. Two tracts of land are proposed, with the recommended zone map amendments. The site plan shows a general boundary for each of the tracts.

Tract A-1 is 20 acres, bounded by an existing platted road and a new road cutting through the site. The proposed use is for a neighborhood center consisting of convenience shopping related to the adjacent TVI Campus (i.e. copies, coffee shops, etc.), offices, and multi-family housing, possibly in mixed-use developments. A minimum of 35% of the property is planned to be developed with residential or office uses. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires 75% of that 15% to be living landscape.

Tract A-1 will have a maximum .35 FAR for the office and retail uses. A maximum density of 24 du/acre is proposed for residential development in this tract. The Westside/McMahon Land Use and Transportation Guide defines this residential density as medium to high density.

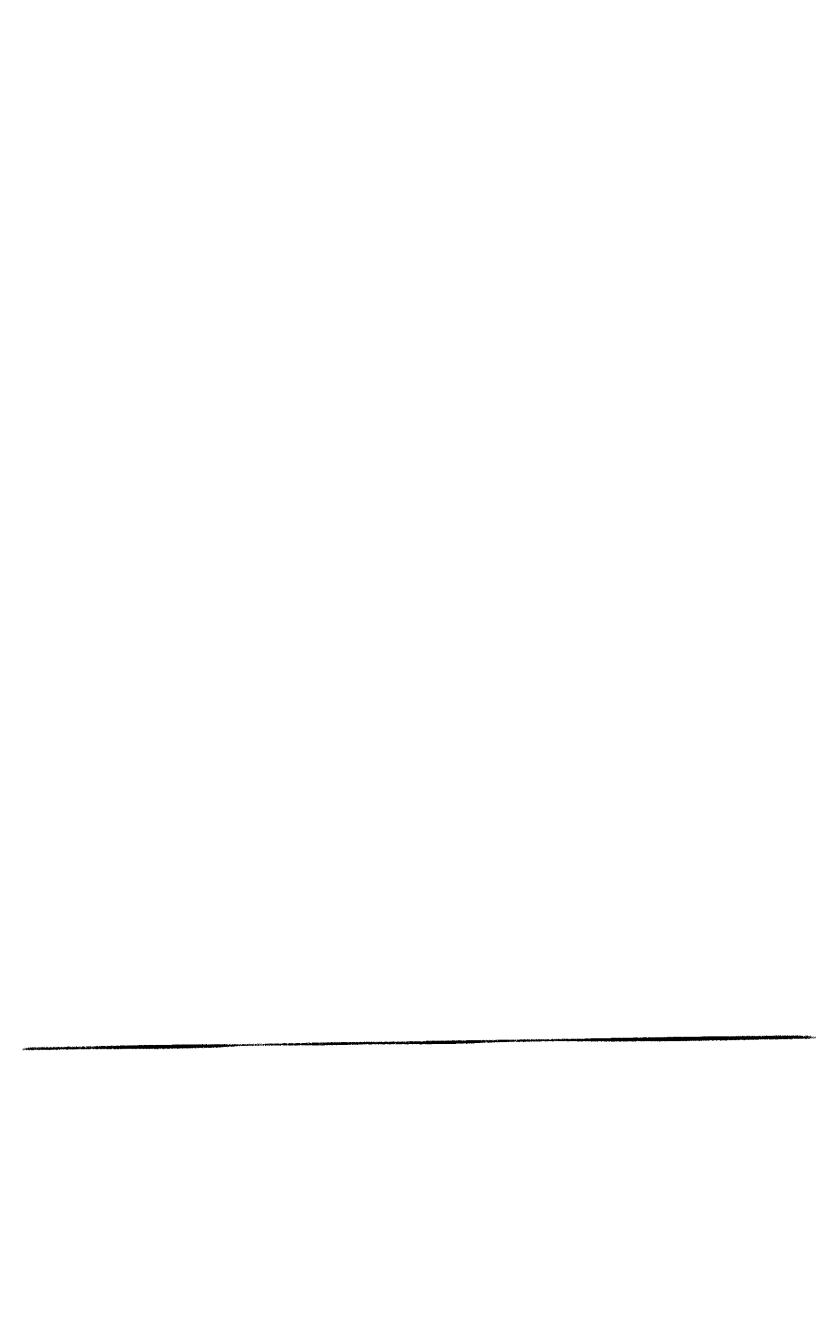
Tract A-2 is at the northeast corner of the Irving Boulevard / Universe Boulevard intersection. Both of these streets are not improved at this time. Tract A-2 is 9.2 acres, of which 1.2 acres are within the arroyo. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

A maximum FAR is proposed of .35 for the office and church and related facilities uses. A maximum residential density of 24 du/acre is proposed for residential development. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires that 75% of that 15% is living landscape.

The west branch of the Calabacillas Arrroyo cuts through this site from west to east. The Calabacillas Arroyo is considered a Major Open Space Arroyo and a Major Open Space Link in the *Facility Plan for Arroyos*. This arroyo carries an approximated 2500 cubic feet / second drainage. Much of the water comes from the free discharge from Black Ranch. It should be noted that the policies in the *Facility Plan* pertain to the Calabacillas Arroyo, with the West Branch not specifically called out. It is inferred that any policies pertaining to the Calabacillas Arroyo also pertain to the West Branch of that arroyo.

The Facility Plan for Arroyos contains goals and policies for the preservation and multiple use of the arroyos. Specific development regulations are listed in the Facility Plan for the treatment of the arroyo and its floodplain. The agent has proposed a prudent line for the arroyo and floodplain. This prudent line would prevent further development within the floodplain. A trail parallel to the arroyo is suggested in the Facility Plan.

The *Trails and Bikeways Facility Plan* proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As the development proceeds, the Parks and Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.



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The WSSP states that the Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space along the entire length of the arroyo is required. The site plan for subdivision does not show a trail; however, it could be incorporated when the rest of the site is platted.

The site planning objective, as developed in the submittal, states that the creation of a pedestrian friendly environment with the Seville Neighborhood Center will depend on creative site and architectural design. The goal is to separate vehicular and pedestrian circulation in order to support the creation of such an atmosphere throughout the site. The specific site plan guidelines are:

- All pedestrian paths shall be designed to be handicapped accessible (using ADA Criteria for Barrier-Free Design)
- The minimum parking required by the Zoning Code plus ten percent shall be the maximum parking allowed.
- There shall be no freestanding cellular antenna or towers; cellular antennas shall be integrated with the building architecture.
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.
- Parking areas shall be designed to include a pedestrian link to site structures.
- Entryways shall be clearly defined.

The specific development guidelines, as documented in the site plan, build on the above-listed site guidelines to facilitate realization of the expressed goal of a pedestrian-friendly environment.

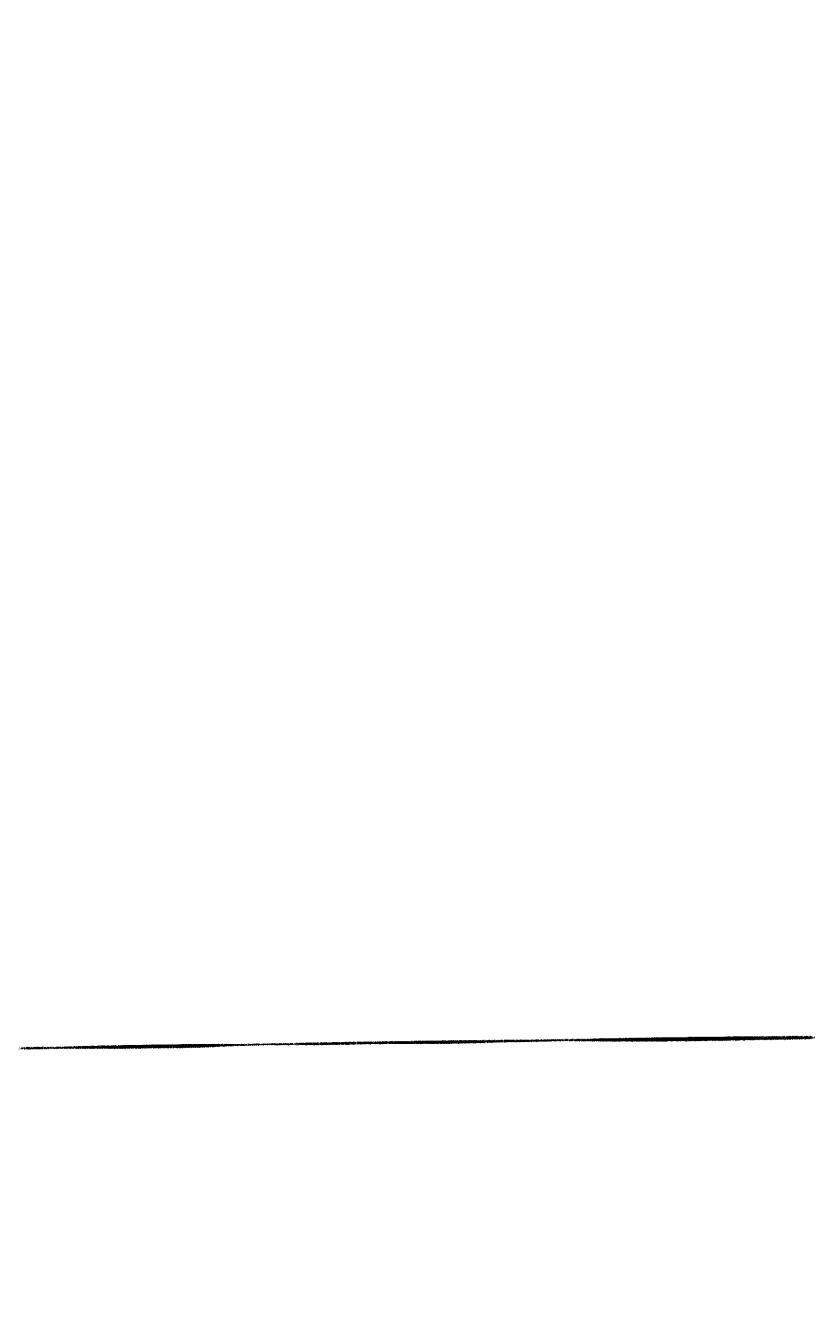
Many of the design guidelines included in the site plan for subdivision are typical conditions set by the EPC. It is recommended that the set of design guidelines is specified as a condition for development of the site.

Due to the nature of the request for liquor sales for off-premise consumption as a permissive use in the SU-1 for C-1 uses, staff cannot support the site development plan for subdivision.

Vehicular Access, Circulation and Parking

Access to the site will be from the four boundary roadways of Westside to the north, Ivy to the east, Irving to the south, and Universe to the west. Further access for Tract A-1 will be provided at the neighborhood center, aligning with the approximate TVI entry alignment. Primary access to Tract A-2 will be from Universe Boulevard and Irving Boulevard.

The Westside / McMahon Corridor Land Use and Transportation Guide designates McMahon as a high transit corridor. Although no funding is available at this time for service, this route should be programmed into the transit service as development proceeds in this community.



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Pedestrian and Bicycle Access and Circulation, Transit Access

For Tract A-1, the primary access point to/from Universe Boulevard is proposed to be aligned with the entry to the TVI campus west of Universe Boulevard. Additional access points are proposed from McMahon Boulevard and from the neighborhood to the east. Pedestrian connections are proposed from the TVI campus, from adjacent neighborhood locations, and the Calabacillas Arroyo trail.

The internal network for pedestrian and bikeway pathways is proposed to be included in future site plans for building permit purposes, as stated in the Seville Neighborhood Center Design Guidelines (as submitted for this request). Connections to the proposed Calabacillas Arroyo trail will be provided in those future site plans for building permit requests.

For Tract A-2, there are proposed pedestrian and bicycle access on all interior streets. Connections are proposed to be provided to the proposed Calabacillas trail. The internal network of pedestrian and bikeway pathways is proposed to be provided as part of future site plan for building permit requests, following the Seville Neighborhood Center Design Guidelines (as submitted for this request).

The site plan for subdivision is not developed for the interior of the parcel, which is proposed for a zone change from R-1 to R-LT. Vehicular, pedestrian, and bike access should be developed as part of the platting for that portion of the subject site.

Grading, Drainage, Utility Plans

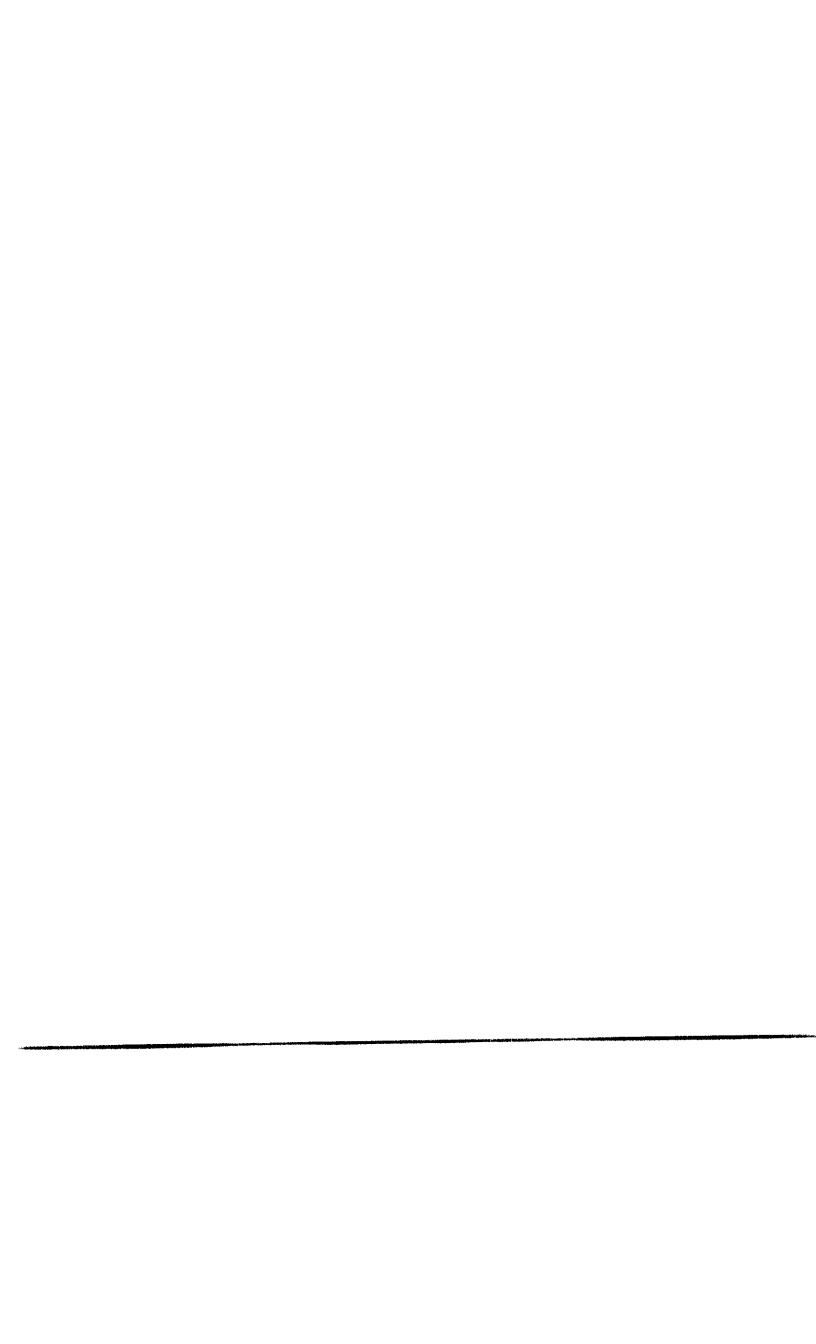
The Calabacillas Arroyo West Branch provides drainage from the north and west to the Rio Grande. The Swinbourne Detention Basin is east of the site to collect the water. A conceptual drainage and grading plan will be necessary for site plan for building permit. It may also be required for platting.

AMAFCA has stated that if the proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will be required. The prudent line shown on the site plan along the arroyo is based on a draft report, and may need to be modified when the final report is received.

Parks

The Parks and Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI Campus.

The agent discussed park location with staff in a field visit. Although a park location is not shown on the site plan for subdivision, the applicant is considering locating a park adjacent to the west branch of the Calabacillas Arroyo, since there will be undevelopable land within the prudent line, and siting with the required open space of the arroyo may increase the park size visually. This consideration is hypothetical at this time, but will need to be developed concretely as this project moves forward.



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Architecture and Signage

The site plan for subdivision provides design criteria for buildings and signage. Although architectural style is not specified, building form opportunities, in terms of height, visual character, articulation, offsets, and detailing are listed in the design guidelines. Entryways, materials, site lighting, edge characteristics, signage, perimeter walls and setbacks are also included in the design criteria for the two tracts on this parcel. The design guidelines were not developed to apply to the proposed R-LT portion of the site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from reviewing agencies are included as an attachment to this report. Specific conditions by those reviewing agencies are attached as conditions for approval of the site plan for subdivision.

Neighborhood Concerns

No correspondence has been received as of the writing of this report.

Conclusions

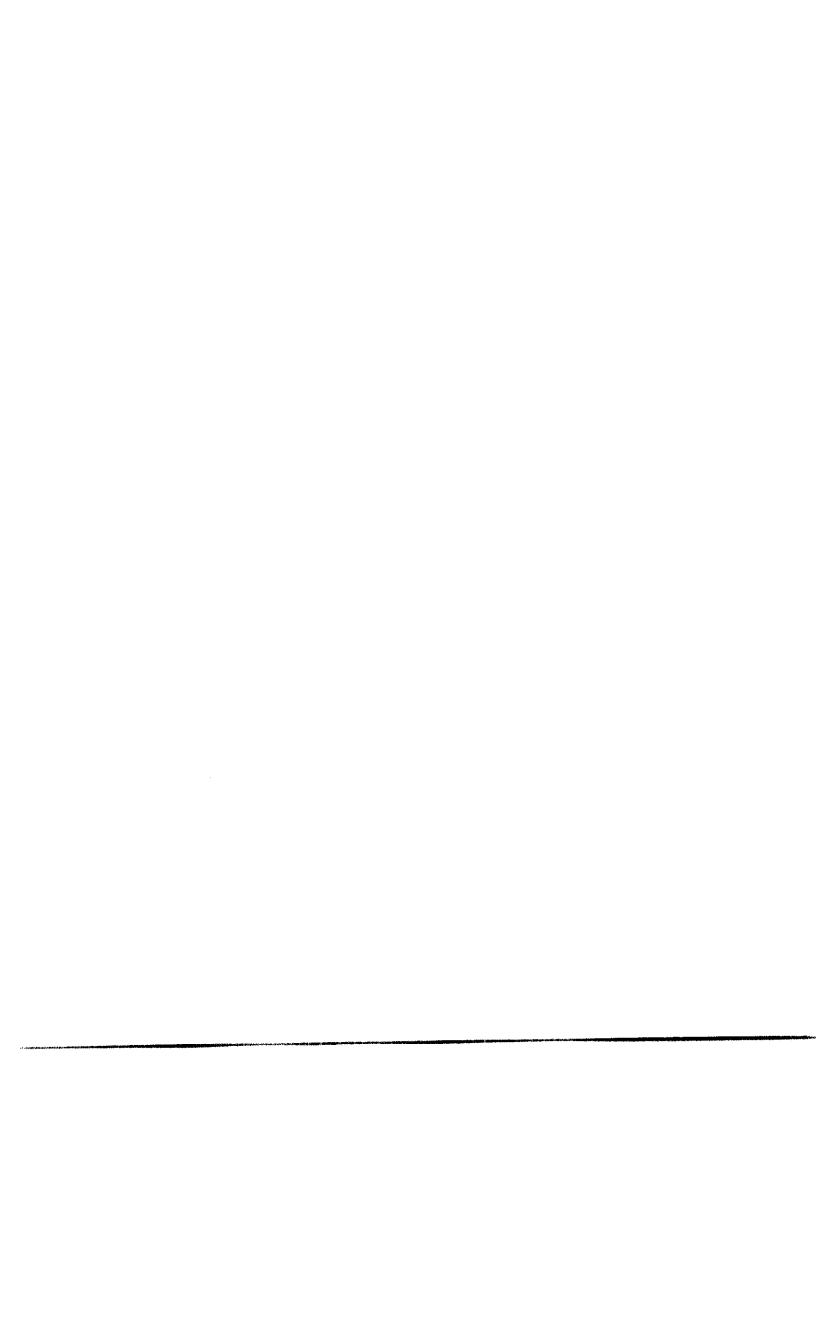
This is a group of zone map amendment requests to change existing zoning, established when the site was annexed to the City, to zoning that will allow a neighborhood center to develop, and allow church, office, and higher density residential development in the proposed Tracts A-1 and A-2, and low density residential development for the remainder of this vacant parcel, located at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard.

These SU-1 zones, with uses specific to this site, conform to the Zoning Code SU-1 Category, Section 31, use combinations not adequately allowed and controlled in other zones, relative to a specific site. This section specifies that signage is permitted and regulated by the Planning Commission.

These requests further the Goals and policies of the Comprehensive Plan and the WSSP, in that higher density residential and non-residential development is located within areas designated as centers and in areas where a transition is needed between single-family development and more intensive development. The TVI Campus will be a large employer in this community, and will need to have adjacent services for the students and staff of the Campus. Planning for those services to occur in this center is advantageous to the community.

These requests further the policies stated in the Westside / McMahon Land Use and Transportation Guide, in than the center is located in an area projected for a high transit corridor, with strong pedestrian and bicycle connections both within the site and to the street network.

The agent has demonstrated that the proposed zone map amendments follow the criteria for R-270-1980, in that the location of the TVI West Side Campus is a changed neighborhood and community condition, which justifies the changes to the existing zoning. The different uses, as



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specified in the SU-1 zones, also has been shown to be more advantageous to the community, by providing an area for services to the neighborhoods, the community, and the new TVI Campus.

However, the use of liquor sales for off-premise consumption as permissive in the SU-1 for C-1 uses may be harmful to adjacent property, the neighborhood, or the community. R-270-1980 specifies that a change of zone shall not be approved in this situation.

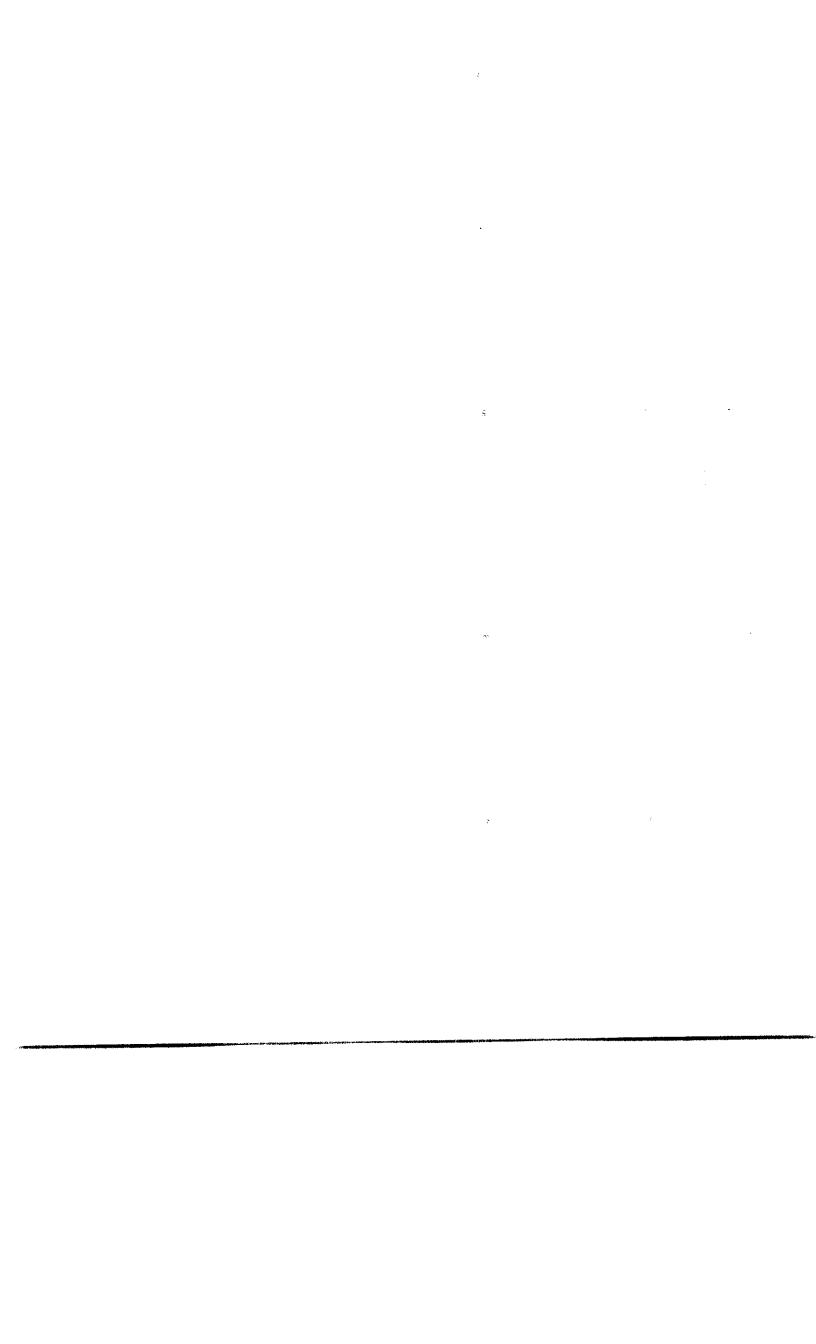
This is also a site plan for subdivision, with a goal of separate vehicular and pedestrian circulation in order to support the creation of a pedestrian-friendly atmosphere throughout the site.

The site plan for subdivision shows the two tracts of SU-1 zoning, with the specific land uses within each. Tract A-1 is proposed to be SU-1 for C-1 uses (with restaurants with full-service liquor and liquor sales for off-premise consumption), O-1 and R-2 Permissive uses. The restaurant with full-service liquor is considered conditional in the C-1 zoning category. The liquor sales for off-premise consumption are permissive in the C-2 zoning category. This request proposes to make those specific uses permissive in this tract. EPC has approved a modification of SU-1 zones of this type, to make the liquor sales for off-premise consumption an ancillary use to a permissive full-service grocery store. Further conditions to this kind of zone would prohibit drive-up windows for liquor sales, the sale of miniatures, 40 oz. Singles, or fortified wines in Tract A-1. A 500' buffer between the liquor uses and any residential area, as specified in the C-2 zone, is also suggested. Staff could support a modification of the zone change request of this nature, with the specific prohibitions and buffer area. The O-1 and R-2 uses are appropriate choices for lower intensity uses in a neighborhood center.

Tract A-2 is proposed to be SU-1 for Church and Related Facilities, O-1, and R-2 uses. This zoning would allow maximum development opportunities on this 9-acre tract. Although specific "related facilities", such as meeting rooms with kitchens, classrooms, offices, and day care are listed, maximum quantity or square footages for the proposed offices, day care, classrooms, and meeting rooms are not listed. Although this SU-1 for Church and Related Facilities/O-1/R-2 use provides maximum choice and variety of land uses, as specified in the Comprehensive Plan, the zone should specify maximums, in either percentages, quantity, or square footage, of the related facilities so that the church use is not a secondary use to the related facilities.

The site plan for subdivision contains design guidelines for the future development of the site. Design criteria has been developed for site edges, buildings, pedestrian and trail connection, road design, setbacks, landscape, lighting, and signage. These design guidelines apply to Tracts A-1 and A-2, but not to the proposed R-LT portion of the site.

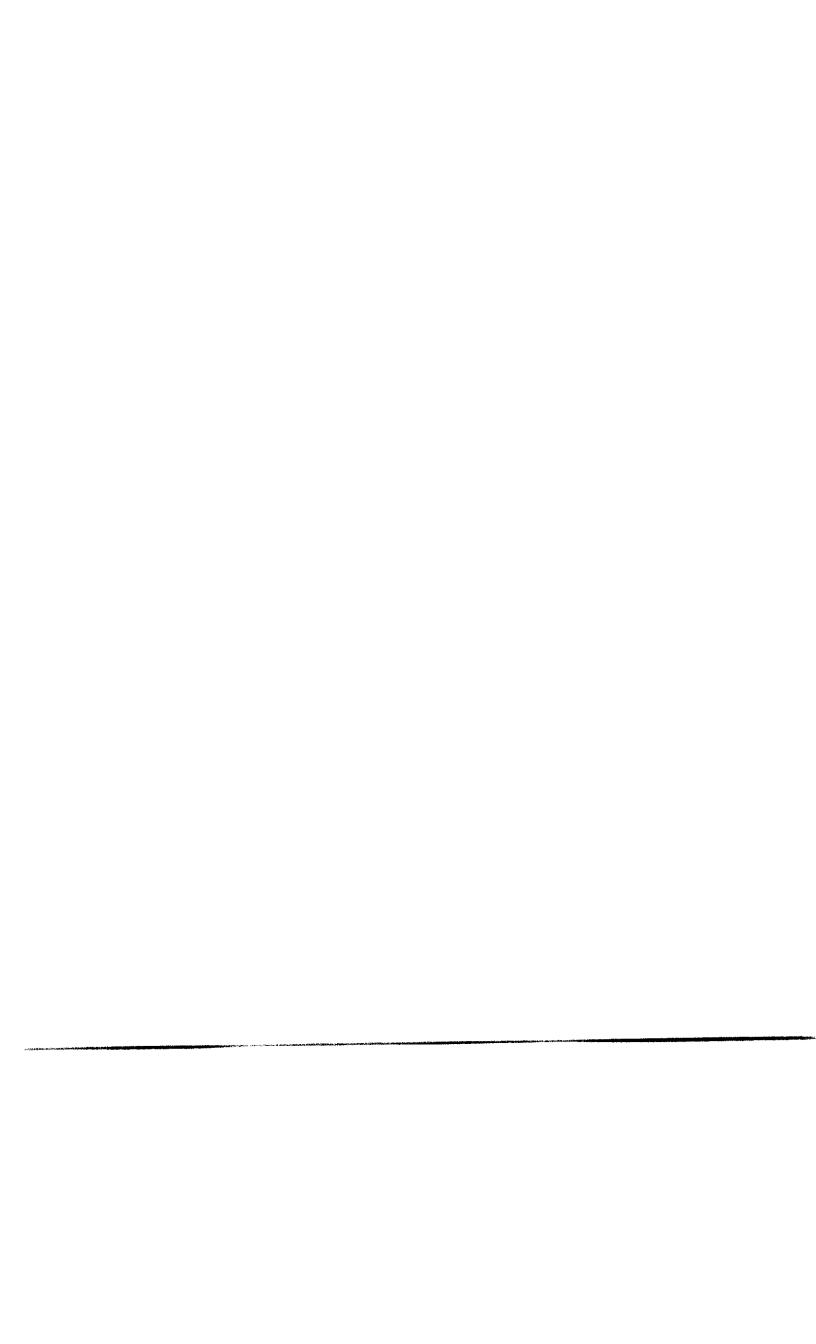
The WSSP specifies neighborhood centers at Westside/Unser and Paradise Heights/McMahon, plus an undesignated center west of Unser. This new neighborhood center is outside the currently adopted centers, but is possible with proposed changes to the WSSP approved by the EPC, but not adopted by the City Council, as yet. The zone changes would provide a vehicle for the neighborhood center at Seville to happen. This site appears, by the location of the TVl Campus and the alignments of McMahon, Westside, and Universe, to be a prime location for a center of this type. The other zone changes are in keeping with developing the whole parcel as a community.



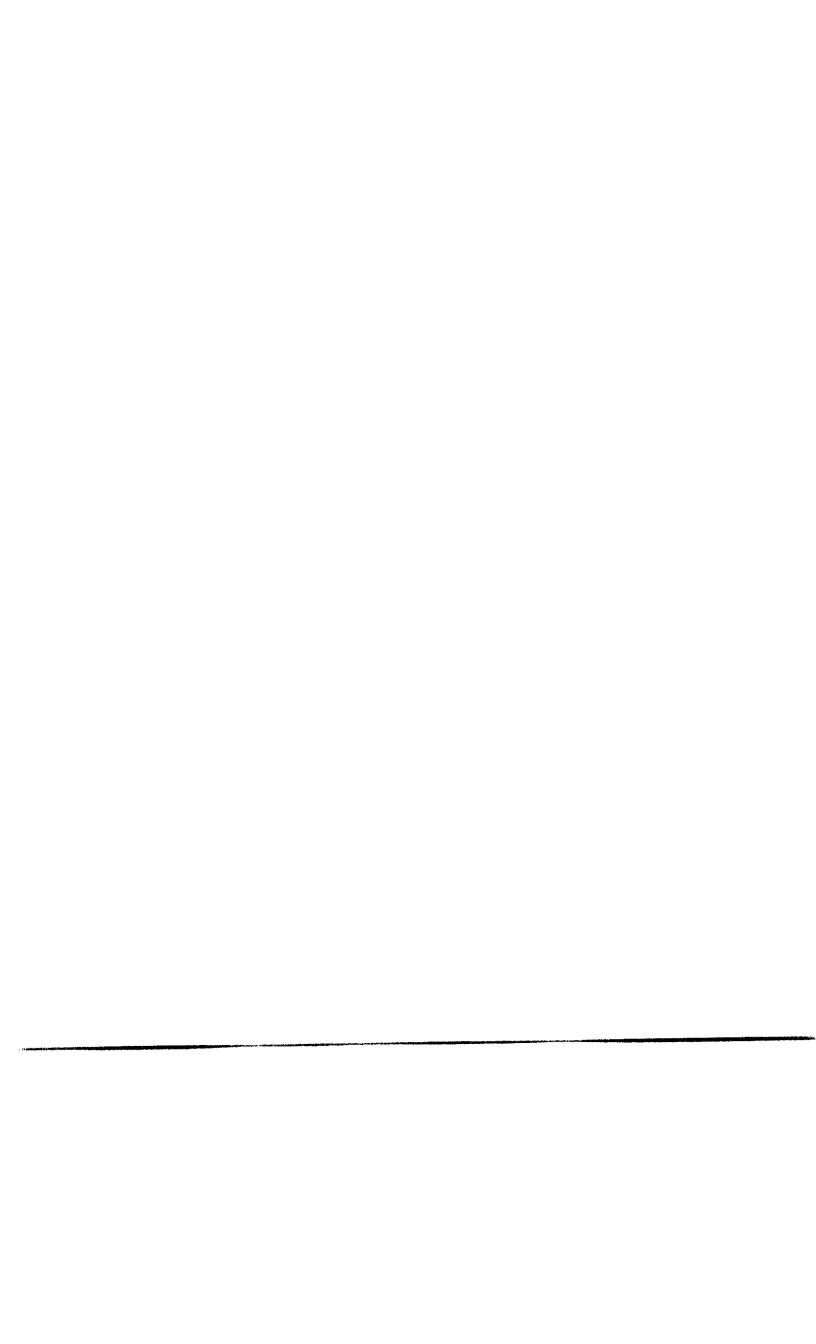
ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 19

FINDINGS - (00110-000000-01626) (January 18, 2001)

- 1. This is a request for a zone map amendments: from existing R-1 to R-LT, existing SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. The existing zoning of R-1 was established under the annexation of the parcel as part of the Northwest Mesa Annexation in 1984.
- 3. The existing zone of SU-1 for C-1 was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a denser, single-family style development, corresponding to Policy a, where the Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- 6. This request furthers the *Comprehensive Plan* Policy f, where clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged. R-LT is a zone of townhouse development, where, by its nature, the houses are clustered.
- 6. This request furthers the *Comprehensive Plan* Policy e, where 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.



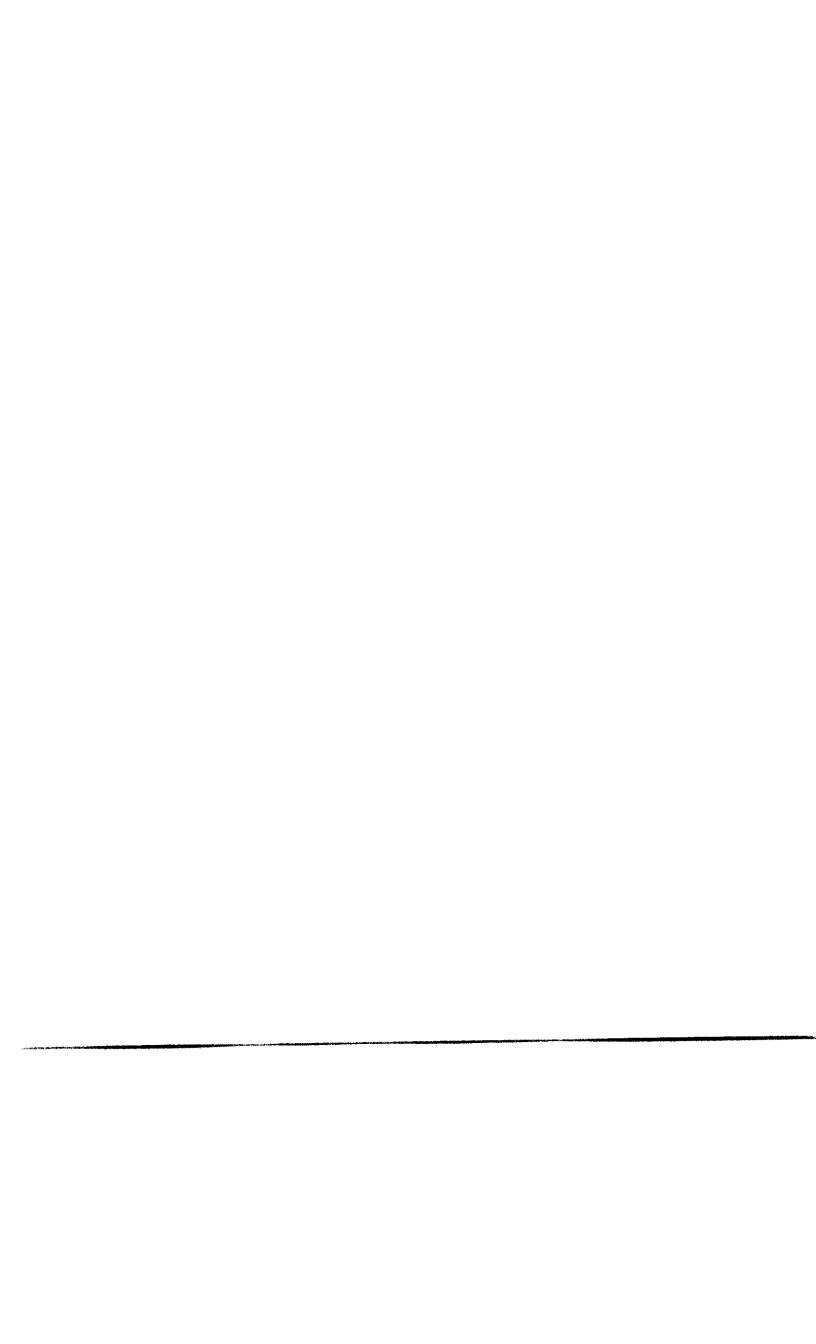
- 7. This request furthers the Comprehensive Plan Policy h, where higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning or use, and where it is compatible with existing area land uses and where adequate infrastructure is or will be available. The mixed density pattern is both already established with the adjacent existing SU-1 for C-1, SU-1 for Church and Related Uses, and A-1 zoning, and will be further established with the proposed SU-1 for C-1 (including restaurants with full-service liquor and liquor sales for off-premise consumption)/O-1/R-2 and SU-1 for Church and Related Facilities/O-1/R-2 uses.
- 8. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing development with access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 9. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating residential uses adjacent to the TVI campus. This location of residential uses will provide a stronger communication and planning link with the educational institution and the development of this site.
- 10. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a higher density housing than R-1 on this vacant parcel, which places the R-LT and R-2 residential uses near programmed transit, bike, and pedestrian facilities. By locating near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 11. This request furthers the intent and policies of the West Side Strategic Plan by proposing the This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
- 12. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing



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automobile travel and encourages transit use; higher densities are encouraged in neighborhood-scaled development.

- 13. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented, low to medium intensity development in this area.
- 14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
- 15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential development on the parcel, providing services closer to the residents' homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 16. This request for a zone change including full service liquor for off-premise consumption as a permissive use in SU-1 for C-1 shall not be approved under R-270-1980, in that some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Specifically, this use would be harmful to the adjacent residential areas.
- 17. Staff could support a modification of the zone change request to read: SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided))/O-1/R-2. The EPC has approved similar modifications to zone requests in this community.

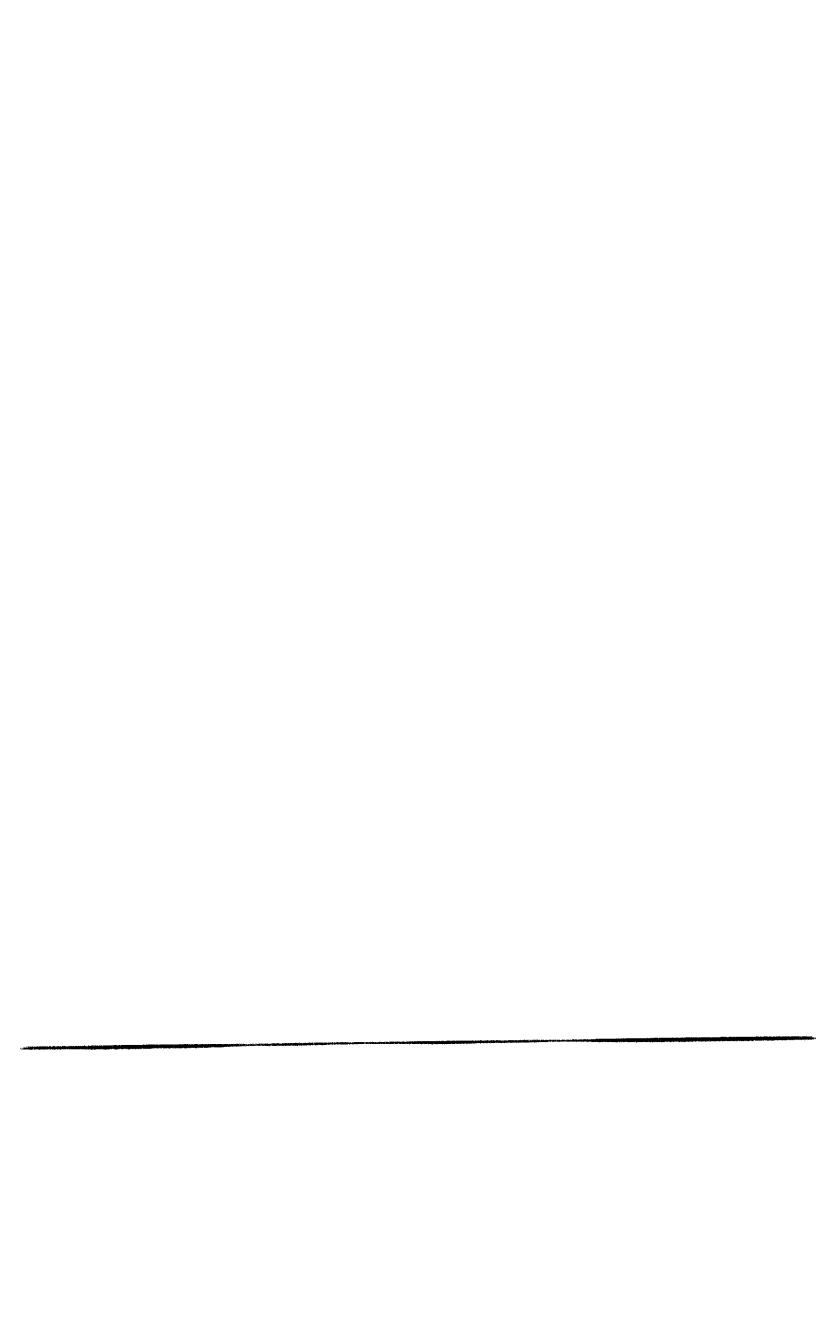


RECOMMENDATION - (00110-00000-01626)(January 18, 2001)

DENIAL of 00110-00000-01626, a request for zone map amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings, specifically Finding #16.

FINDINGS - (00128-000000-01625) (January 18, 2001)

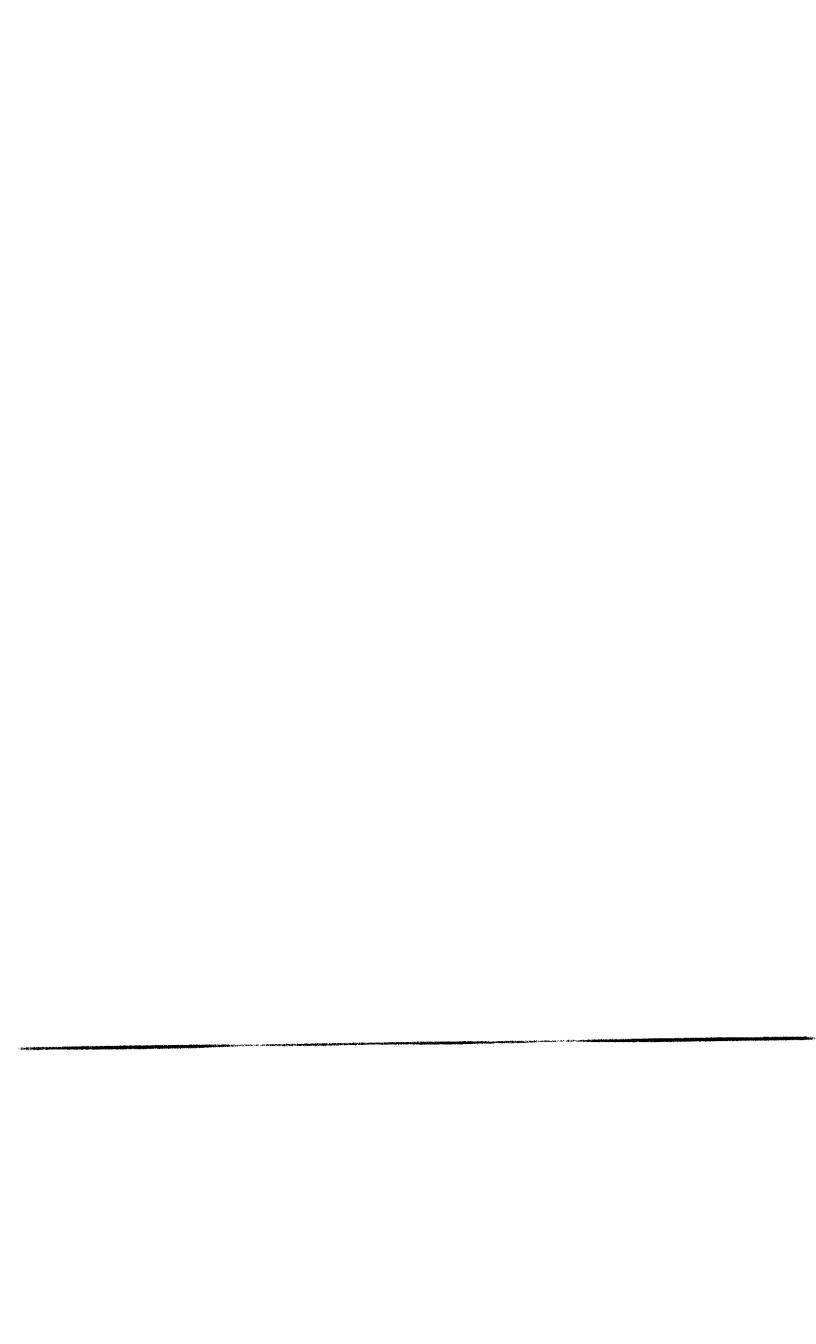
- 1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
- 3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
- 6. The amendments further the applicable Goals and Policies of the Comprehensive Plan by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of



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transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

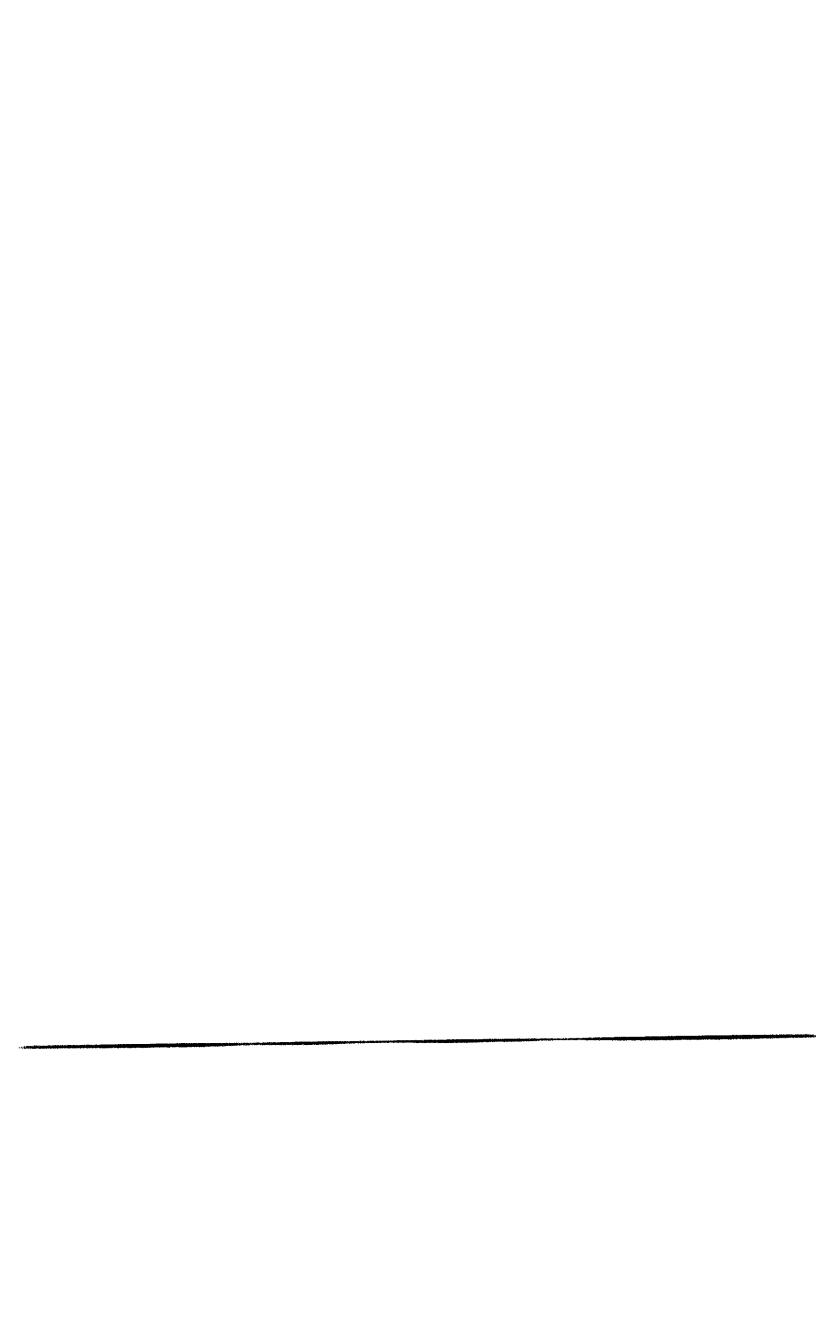
- 7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 8. This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
- 9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 10. This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the



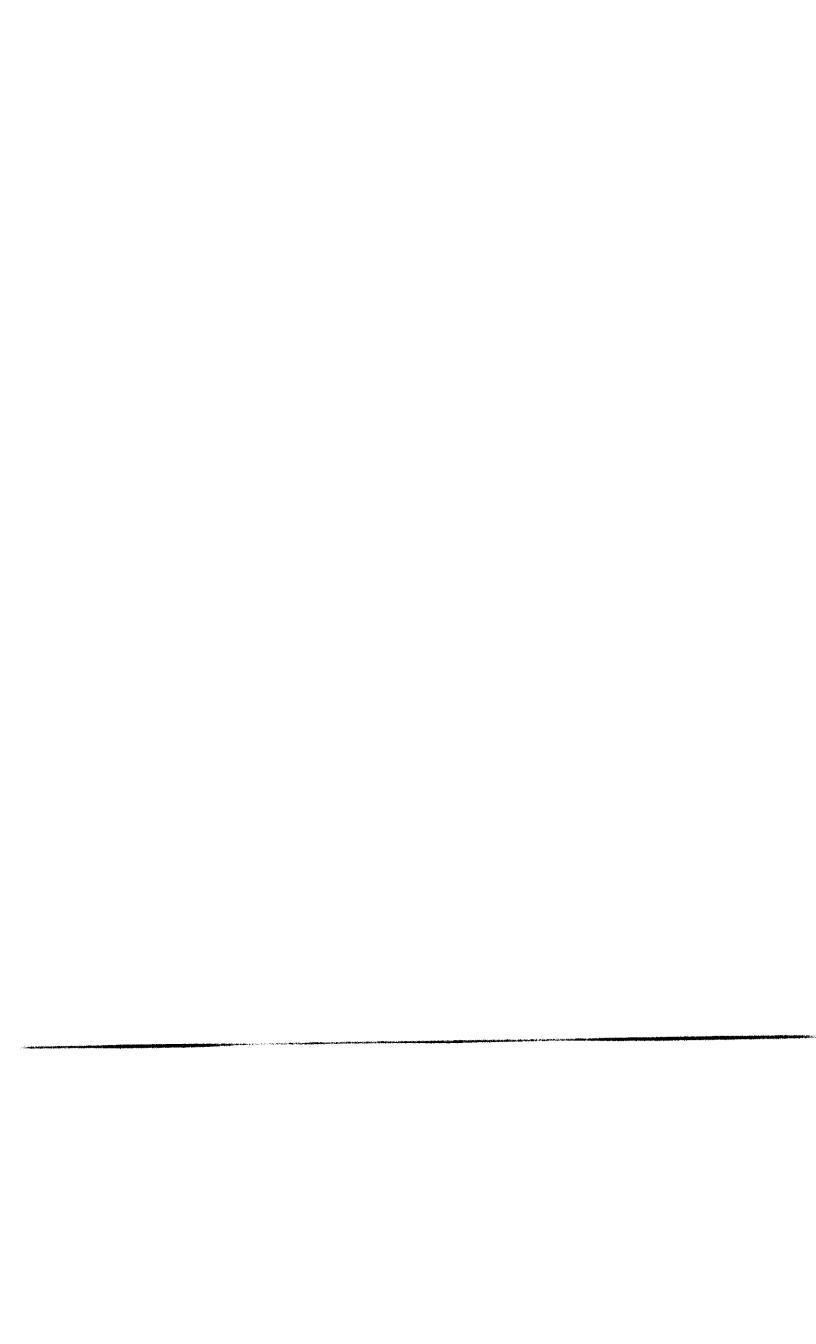
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adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2.

- 13. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
- 14. Universe Boulevard is designated on the Long Range Roadway System map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- 15. Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet.
- 16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. These design guidelines are not applicable to the remainder of the site, proposed to be zoned R-LT.



- 20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
- 21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
- 22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
- 23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
- 24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
- 25. This request for site plan for subdivision cannot be approved, as per R-270-1980, where some of the permissive uses in the zone would be harmful to adjacent property. Specifically, the use of full service liquor sales for off-premise consumption may be harmful to adjacent residential areas.
- 26. Staff could support a modification of the site plan for subdivision, that shows Tract A-1 to have SU-1 for C-1 uses (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided)/O-1/R-2. The EPC has approved similar modifications to zone change requests at McMahon and Unser.



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RECOMMENDATION - (00128-00000-01625)(January 18, 2001)

DENIAL of 00128-00000-01625, a request for a site development plan for subdivision, located at Tracts B-1 and B-2, Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Finding #25.

<u>ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001.</u>

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 00110 00000 01626/00128 00000 01625 to the Environmental Planning Commission Public Hearing on February 15, 2001

MOVED BY COMMISSIONER GARA SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY

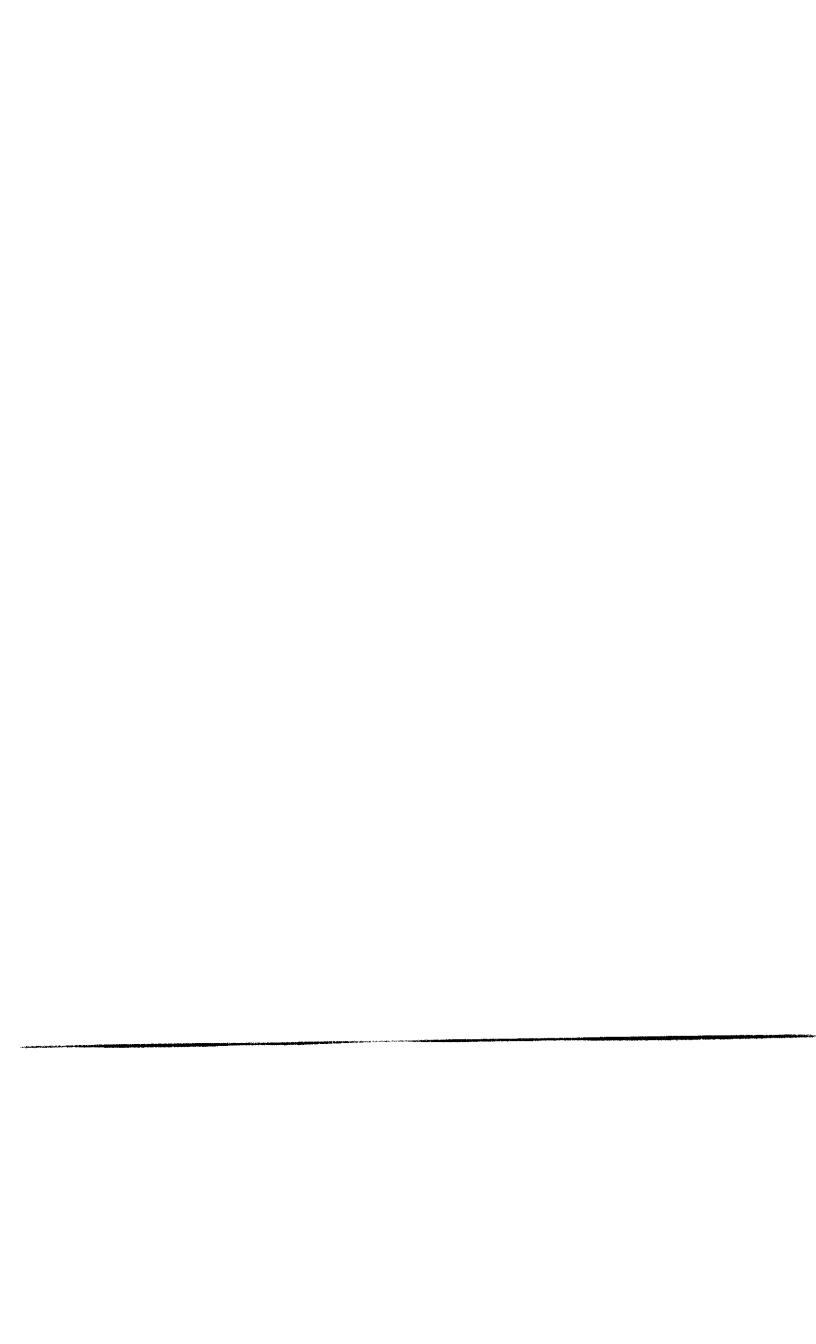
ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR FEBRUARY 15, 2001.

The applicant has agreed to make certain changes, as presented to the EPC on January 21, 2001 public hearing, for the SU-1 for C-1 zone map amendment, for design guidelines to the R-LT portion of the site, and for a text amendment to be included with the Planning Department's request for amendments to the West Side Strategic Plan.

The zone map amendment, as presented to EPC, changes the submittal from SU-1 for C-1 (with restaurants with full-service liquor and liquor sales for off-premise consumption)/O-1/R-2, to SU-1 for C-1 (with restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store, and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 uses.

This amended request for zone map amendments can be supported by staff, as the criteria for minimizing any potential harmful effects of the permissive uses has been met. R-270-1980 policies (specifically Section 1.E., governing the potentially harmful permissive uses in the zone) will be met with the recommended change. The applicant and agent have been very agreeable to make these changes, as they are interested in furthering the development of a neighborhood center, with uses specific to the TVI West Side Campus, the neighborhood and the surrounding community that will benefit, not harm, these areas.

The site plan for subdivision has also been modified to accommodate these changes. The EPC had requested the applicant to provide design guidelines for the largest portion of the site, proposed to be zoned R-LT. These design guidelines were developed using guidelines that were approved by the EPC for



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the Unser/McMahon Neighborhood Center as a basis. The approved guidelines for that center were modified and added to for this neighborhood center.

The guidelines have been modified to be inclusive of the R-LT area. No separate section is identified for that area. Staff suggests for ease of following these design guidelines, that it is clarified on the site plan for subdivision and on the design guidelines that these guidelines also apply to the R-LT zoning on this site. Usually, design guidelines are developed for the SU-1 zones, but are not necessary for the straight-zoned areas. In this circumstance, the EPC has requested design guidelines for the straight-zoned R-LT segment. It is not evident under first examination that these guidelines apply to the residential areas outside Tracts A-1 and A-2.

Certain guidelines were eliminated from the original design guidelines packet, such as a guideline to provide pedestrian entries at key locations in perimeter walls. Guidelines such as this one should be inserted back into the set of guidelines for the entire parcel.

New guidelines include a separate section for the accessibility requirements, enhanced building design guidelines, sign guidelines, specific landscape guidelines.

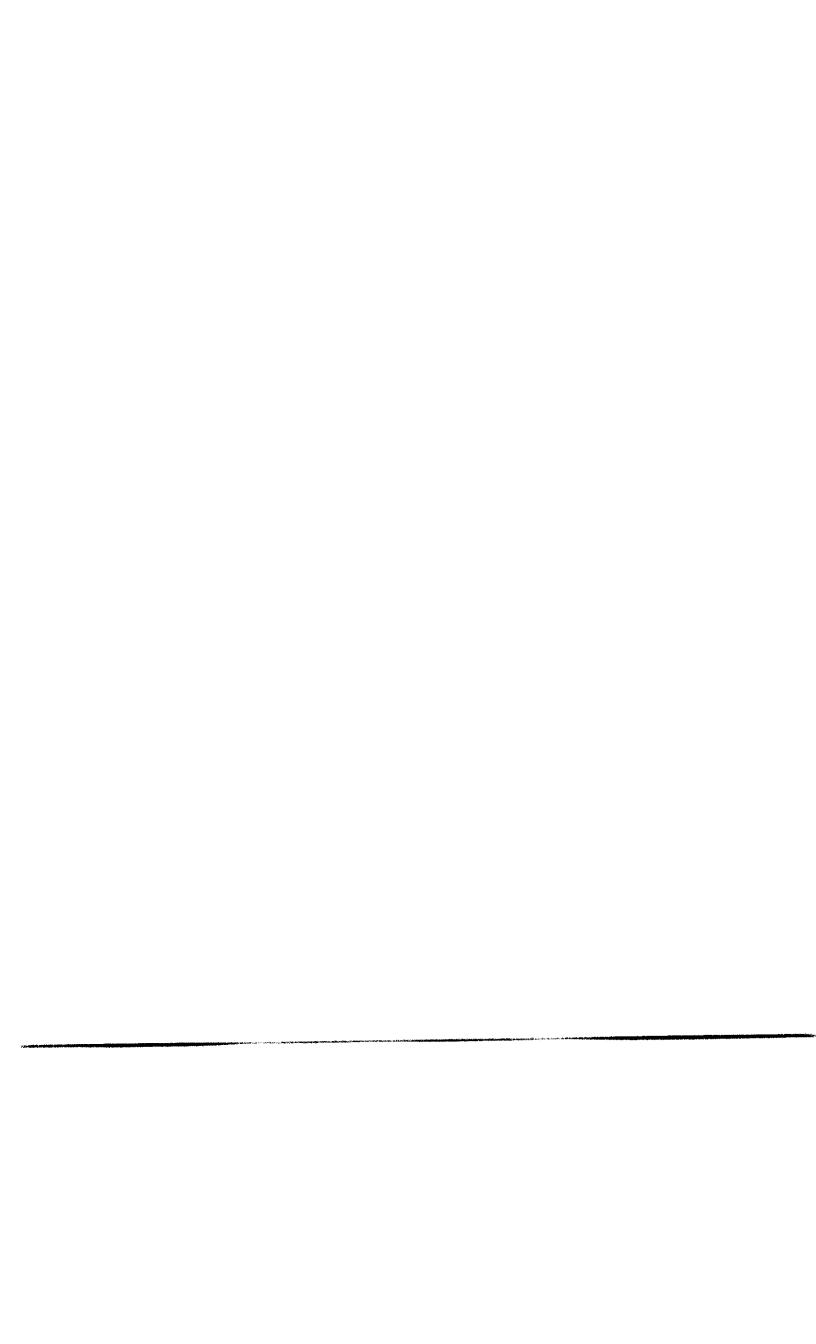
Although these guidelines are fairly basic and not too site-specific, they will enable a higher level of design on this parcel, both within the Tracts A-1 and A-2 and in the R-LT area.

Staff can support the site plan for subdivision, with the modifications to the SU-1 for C-1 zoning as it pertains to liquor sales and the modifications to the design guidelines as requested by the EPC. Staff recommends that the site plan for subdivision reflect a specific distance from the liquor sales for off-premise consumption and any residential area in the SU-1 for C-1 zone on Tract A-1. Staff also recommends some additional language on the site plan and in the design guidelines to clarify that the guidelines apply to the R-LT zoning on the parcel.

At the EPC's request, the applicant has submitted a letter to Laura Mason, chief policy analyst for the City Council, to request an amendment to the Planning Department's request for text amendments to the West Side Strategic Plan. The amendments submitted by the Planning Department suggest certain changes to the community and neighborhood (village) centers criteria, location, size, core area, etc. The request for the Seville Neighborhood Center to be included as a designated center within the West Side Strategic Plan is appropriate, given the changed conditions of the location of the TVI West Side Campus and the adoption of the Westside/McMahon Land Use and Transportation Guide, which specifies development in this area.

The agent offers specific policies that indicate that the Seville neighborhood center is an appropriate amendment to the *West Side Strategic Plan*, by conforming to the criteria established in the Planning Department's requested amendments to the *WSSP*.

This inclusion of Seville as a neighborhood center furthers the applicable goals and policies of the *Comprehensive Plan*, by proposing an urban environment which perpetuates the tradition of identifiable,

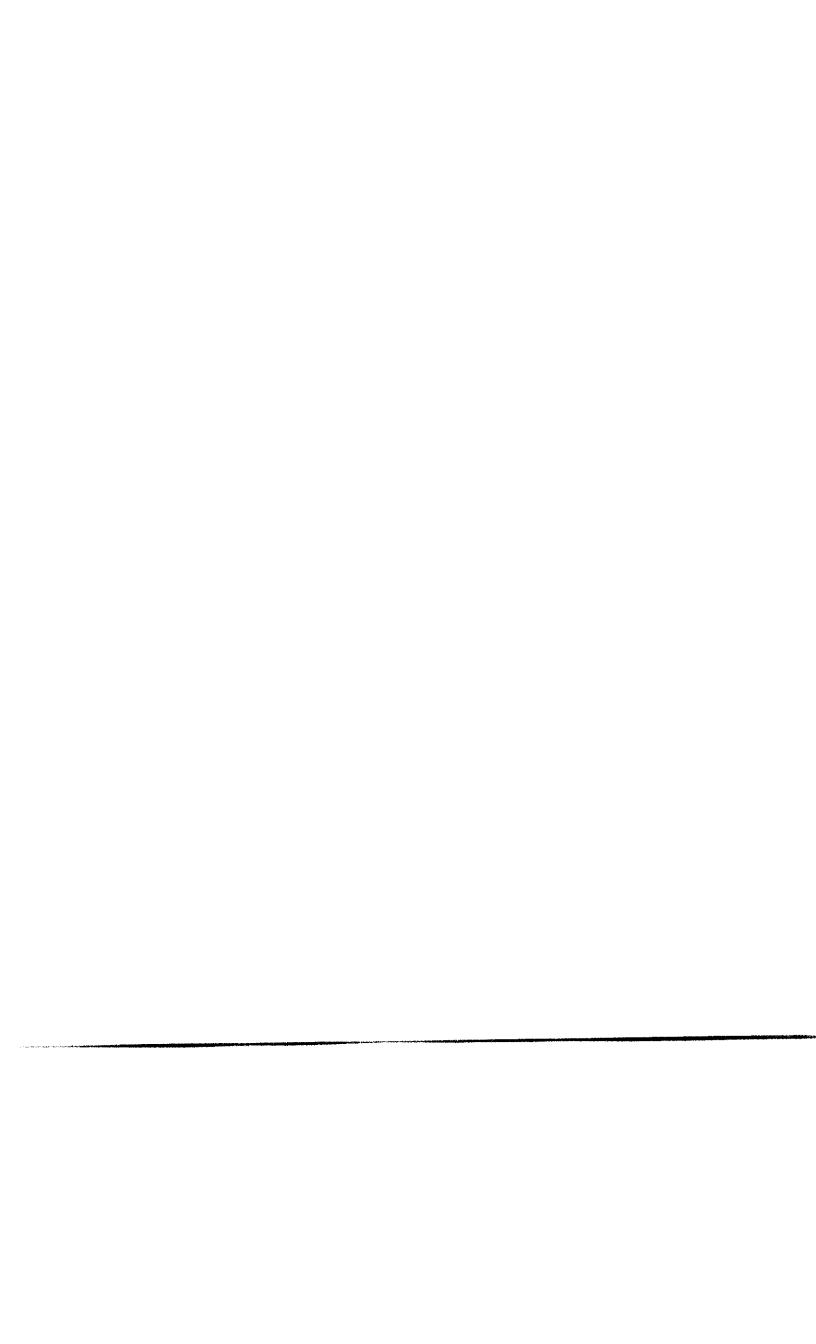


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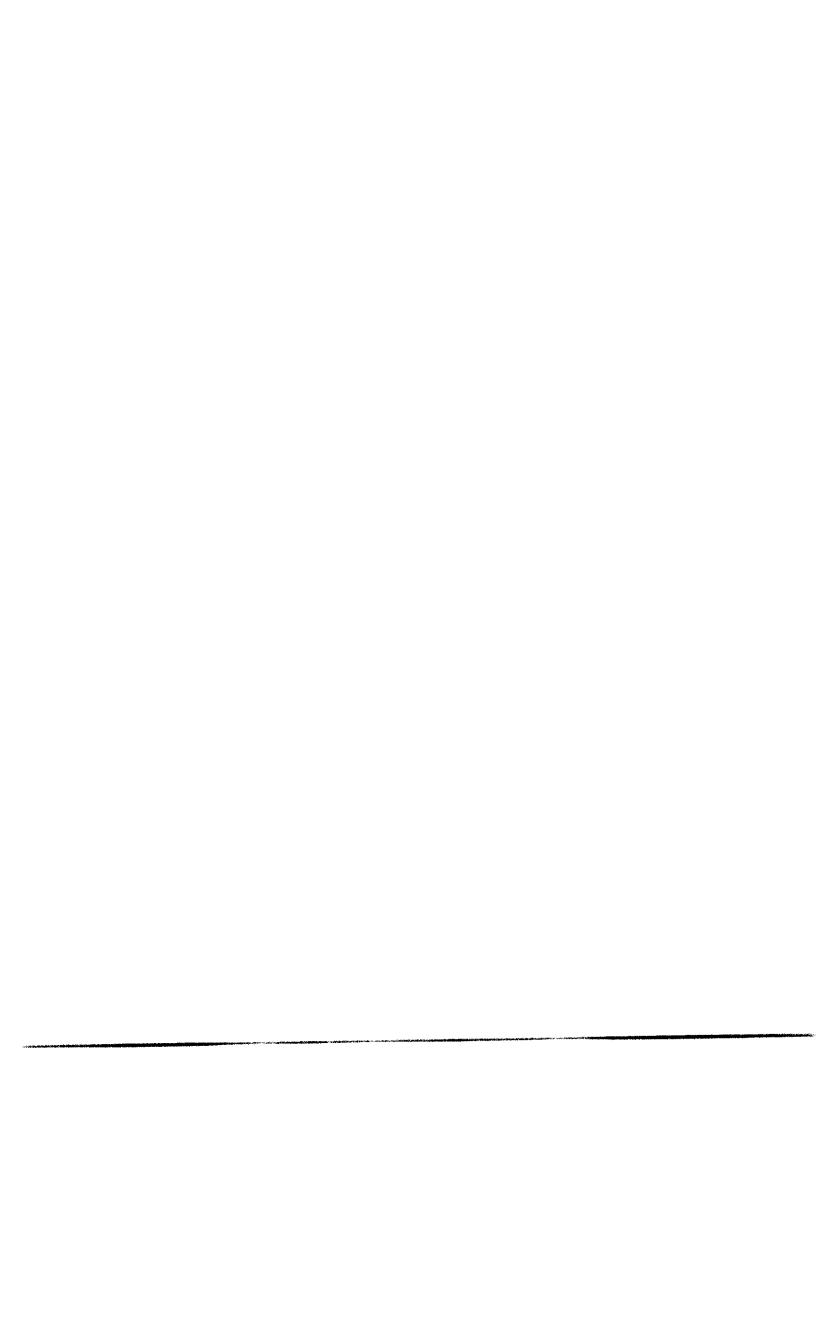
individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Alternate Findings for Approval for Zone Map Amendments - (00110-000000-01626) (February 15, 2001)

- 1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store, and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
- 3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
- 5. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.



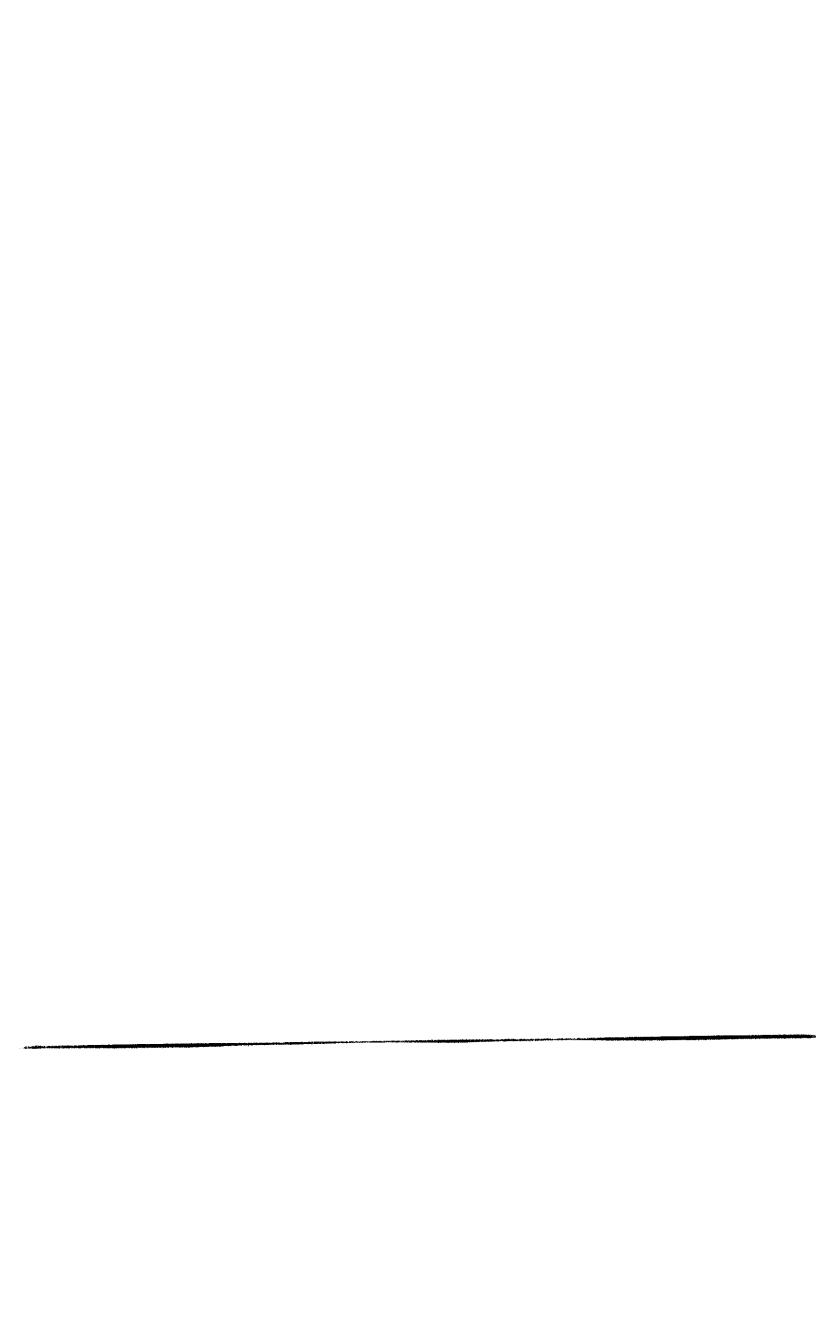
- 6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 7. This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.
- 8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 9. This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
- 10. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the



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community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented low to medium intensity development in this area.

- 13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
- 14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
- 15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional use in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a permissive and conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
- 17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the permissive use of C-2 as per the Zoning Code language. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows, and mandating that the liquor use is limited to building area which is not within 500 feet of a residential zone.



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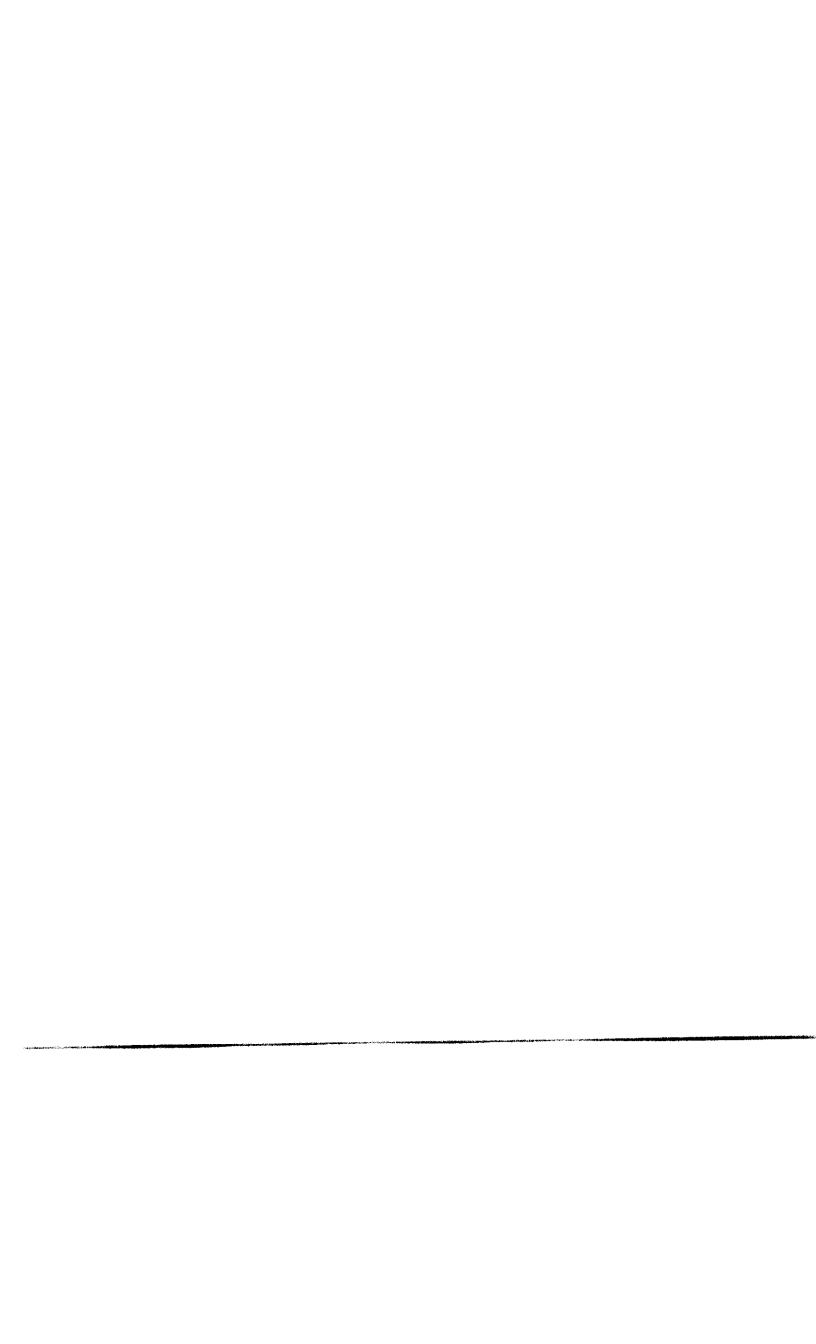
- 18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.
- 18. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the West Side Strategic Plan. The request will incorporate this center into the Planning Department's request for text amendments to the West Side Strategic Plan and the map amendments of the neighborhood centers in the West Side Strategic Plan.

RECOMMENDATION - (00110-00000-01626)(February 15, 2001)

APPROVAL of 00110-00000-01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store, and limited to the building area which is not within 500 feet of a residential zone, and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings.

Alternate Findings for Approval for Site Plan for Subdivision - (00128-000000-01625) (February 15, 2001)

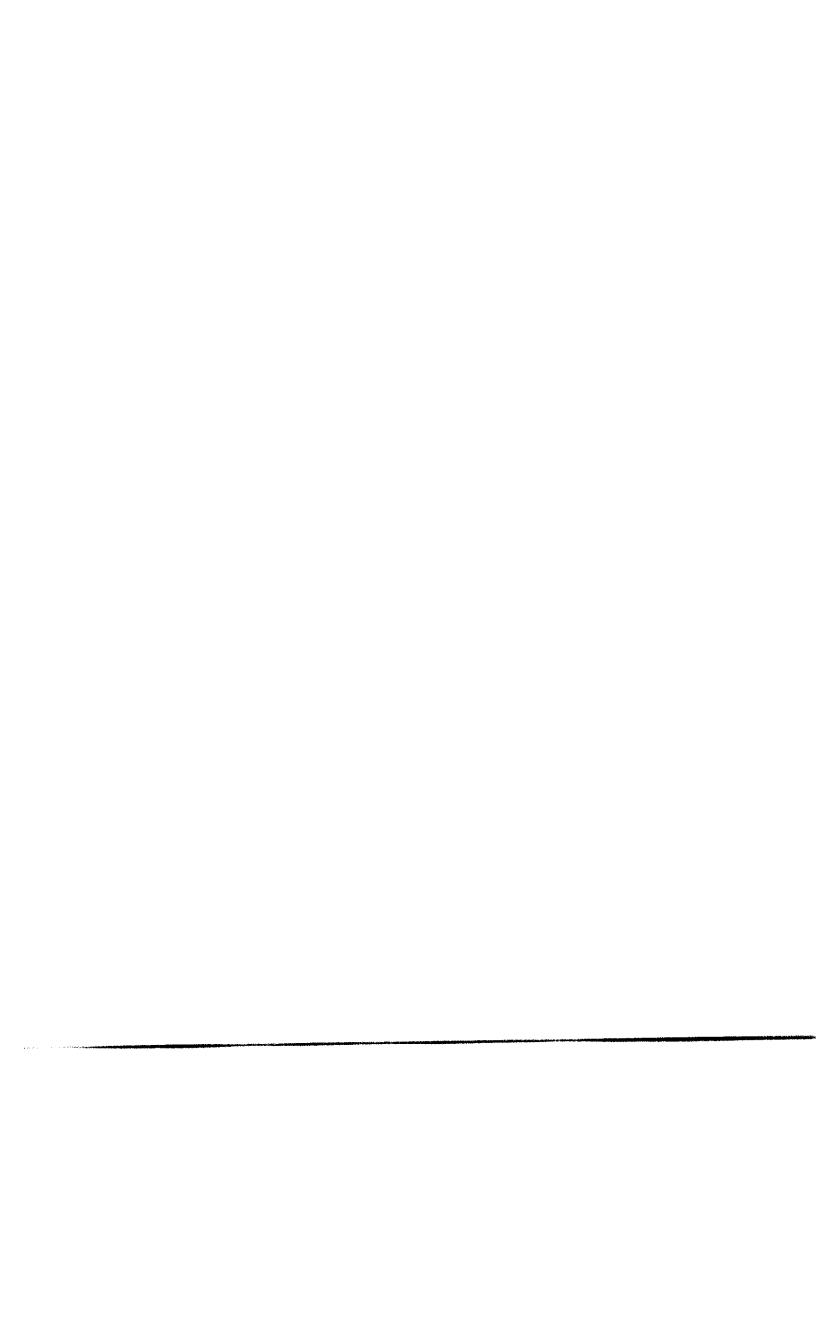
- 1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
- 3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 32

communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

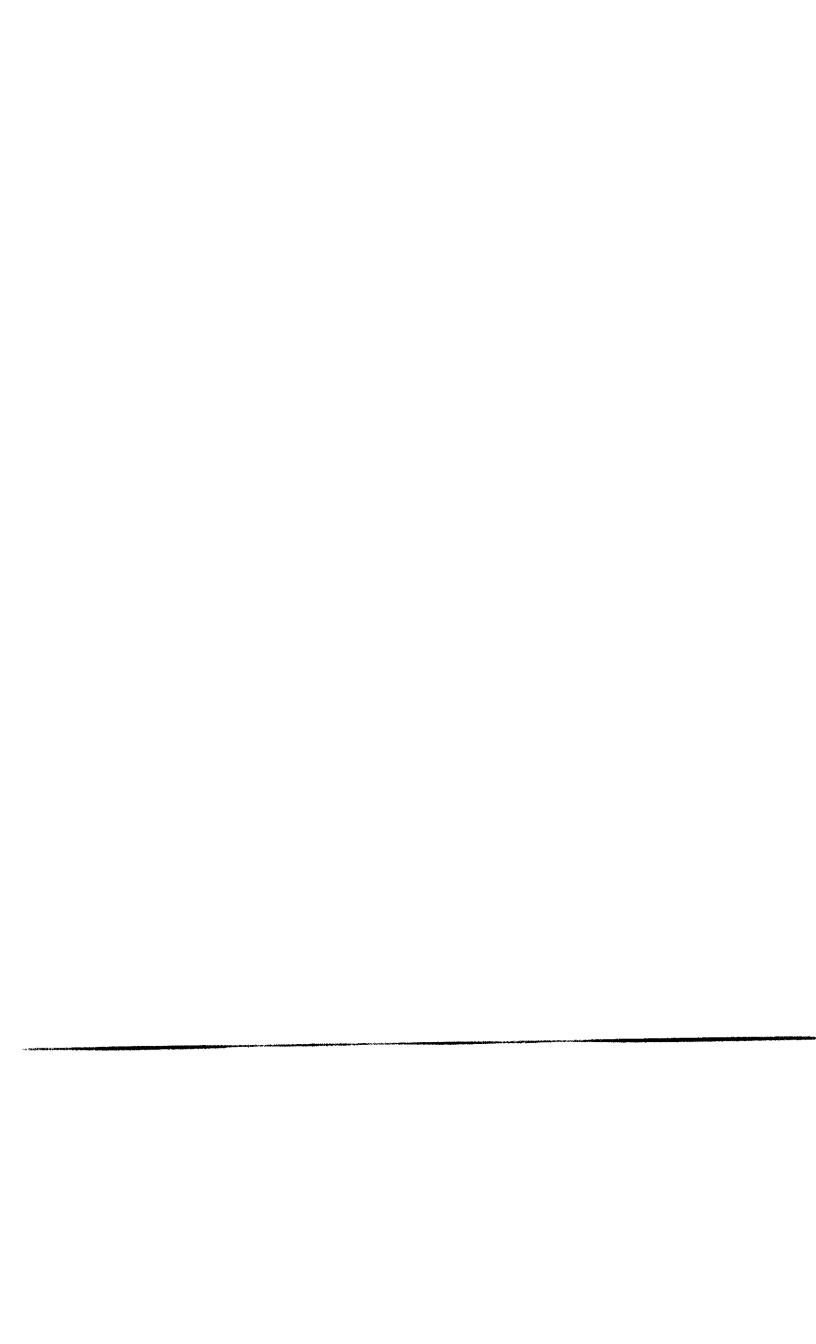
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
- 6. The amendments further the applicable Goals and Policies of the Comprehensive Plan by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 8. This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
- 9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.



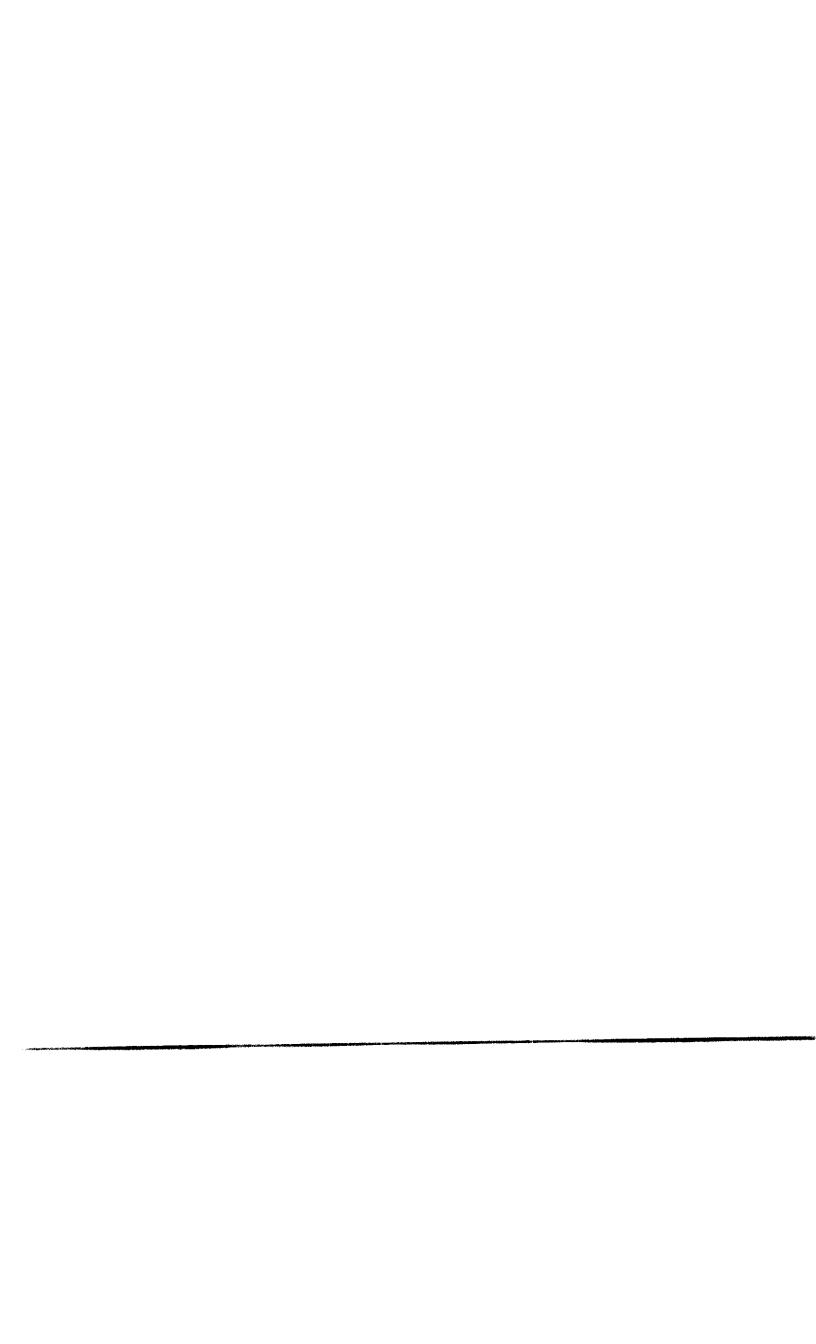
ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001

Page 33

- 10. This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2.
- 13. Although relocation of Tract A-2 to be adjacent to the Tract A-1 was suggested by the Public Works Department, to be more in keeping with the spirit of the Westside/McMahon Land Use and Transportation Guide, it was not mandated by the EPC at the January 21, 2001 public hearing.
- 14. Universe Boulevard is designated on the Long Range Roadway System map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- 15. Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet.
- 16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.



- 17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. Revisions to the design guidelines provide for the application of these guidelines to both tracts and the R-LT zoned areas.
- 20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
- 21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
- 22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
- 23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
- 24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 35

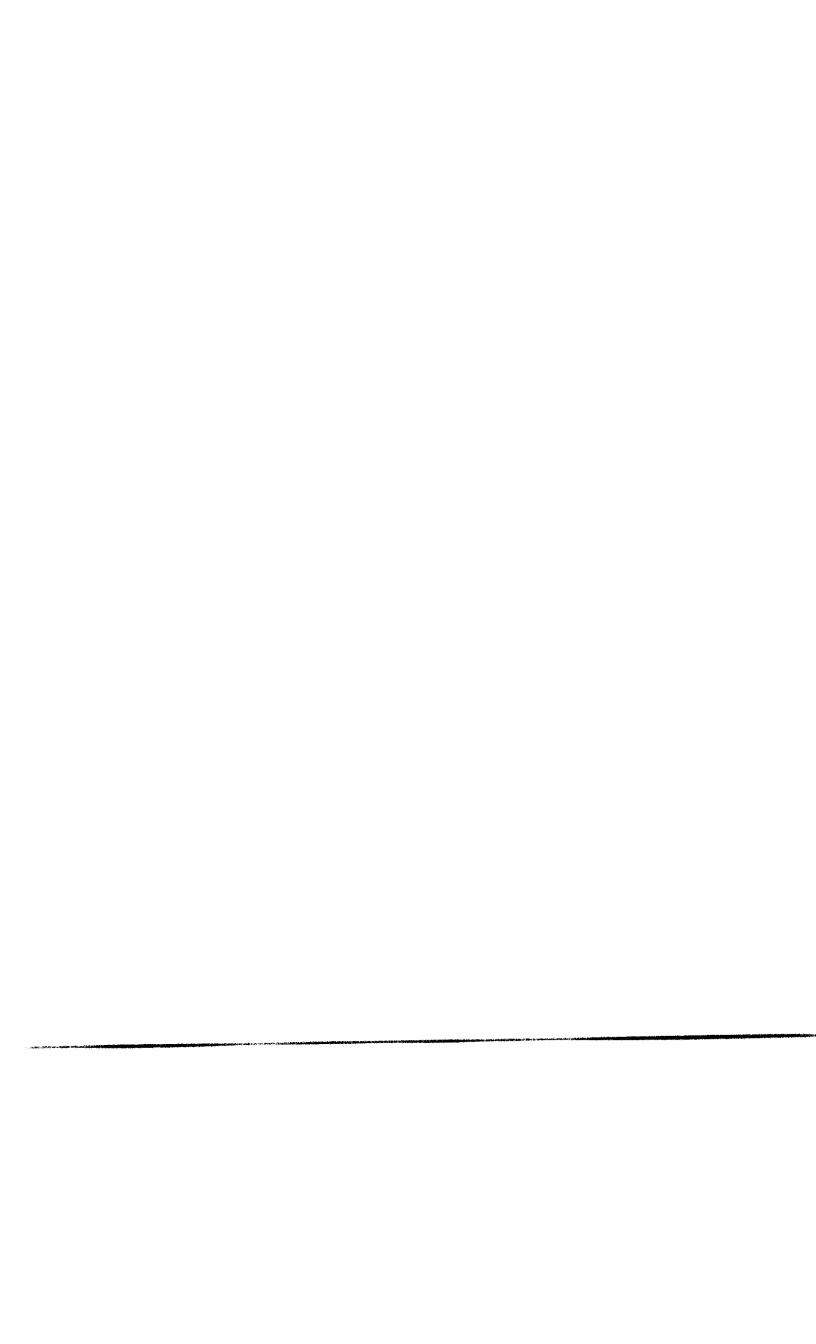
- 25. This request for site plan for subdivision can be supported by staff with the proposed modification to the SU-1 for C-1 zone change as it pertains to liquor sales (see findings #16-17 for the zone map amendments). The EPC has approved similar modifications to zone change requests at McMahon and Unser.
- 26. The design guidelines have been revised to be inclusive of the proposed R-LT zoned areas. The design guidelines will be mandatory for the entire parcel (Tract A-1, Tract A-1, and R-LT).
- 27. In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been submitted to City Council to designate this center in the West Side Strategic Plan. The request will incorporate this center into the Planning Department's request for text amendments to the West Side Strategic Plan and the map amendments of the neighborhood centers in the West Side Strategic Plan.

RECOMMENDATION - (00110-00000-01625)(February 15, 2001)

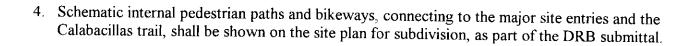
APPROVAL of 00110-00000-01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Alternate Findings, with the following Conditions of Approval:

CONDITIONS OF APPROVAL - (00128-00000-01625)(February 15, 2001)

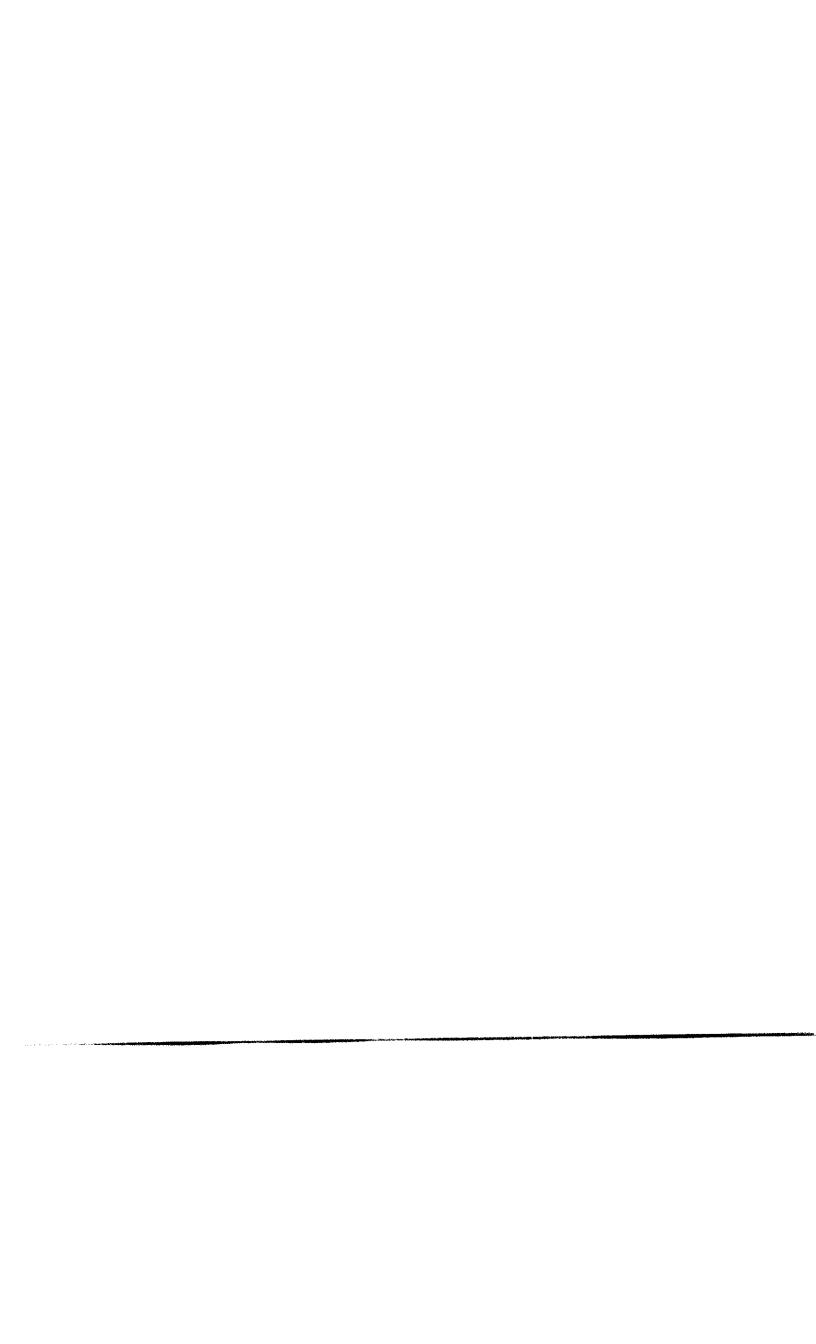
- The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall
 accompany the submittal, specifying all modifications that have been made to the site plan since
 the EPC hearing, including how the site plan has been modified to meet each of the EPC
 conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off,
 may result in forfeiture of approvals.
- 2. Site plan will be replatted to reflect new zone boundary lines.
- 3. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1, Tract A-2 and the R-LT zoned areas.



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 36

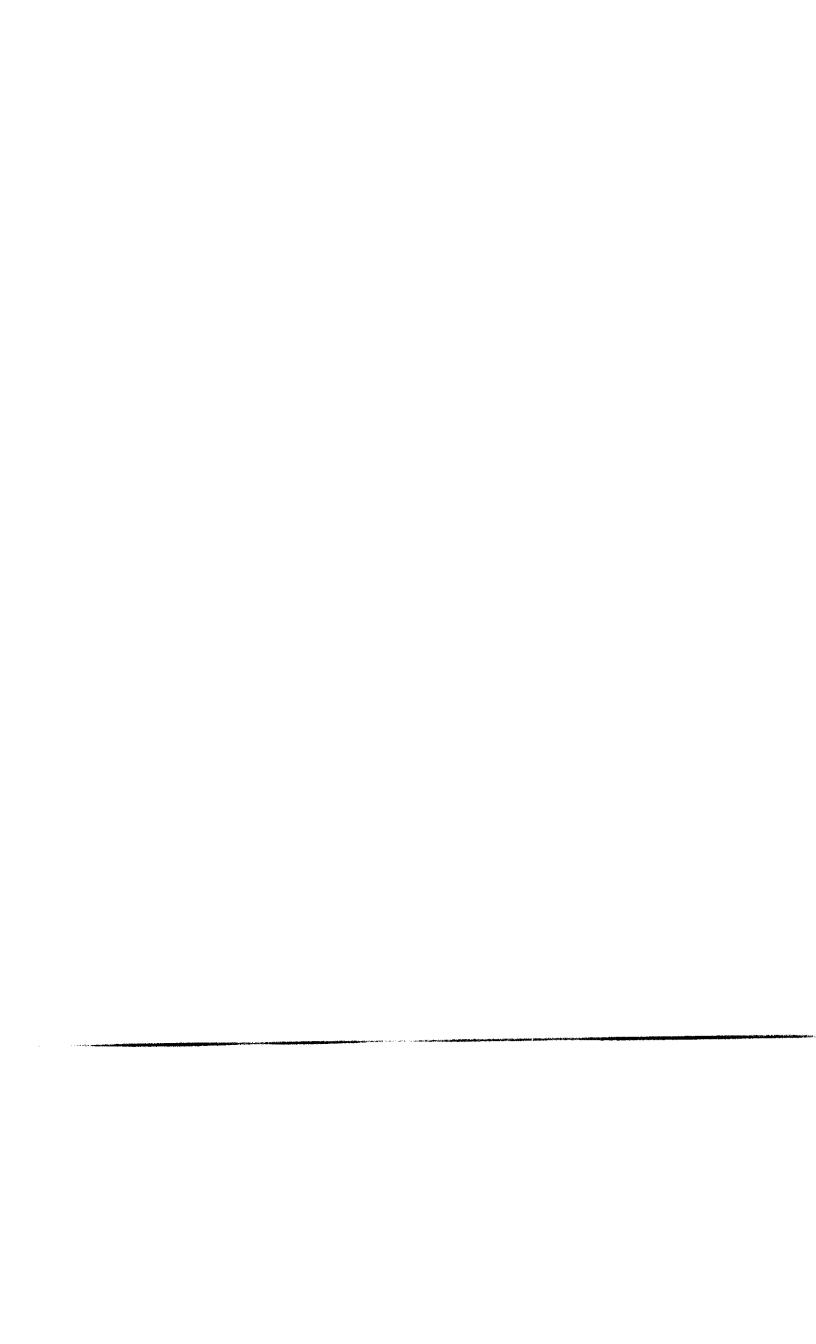


- 5. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal.
- 6. As per the Public Works Department comments:
 - a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
 - b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
 - c. Development of the McMahon Facility must be analyzed as part of the TIS.
 - d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.
 - e. A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - f. This project shall not proceed without proper transportation infrastructure in place.
 - g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

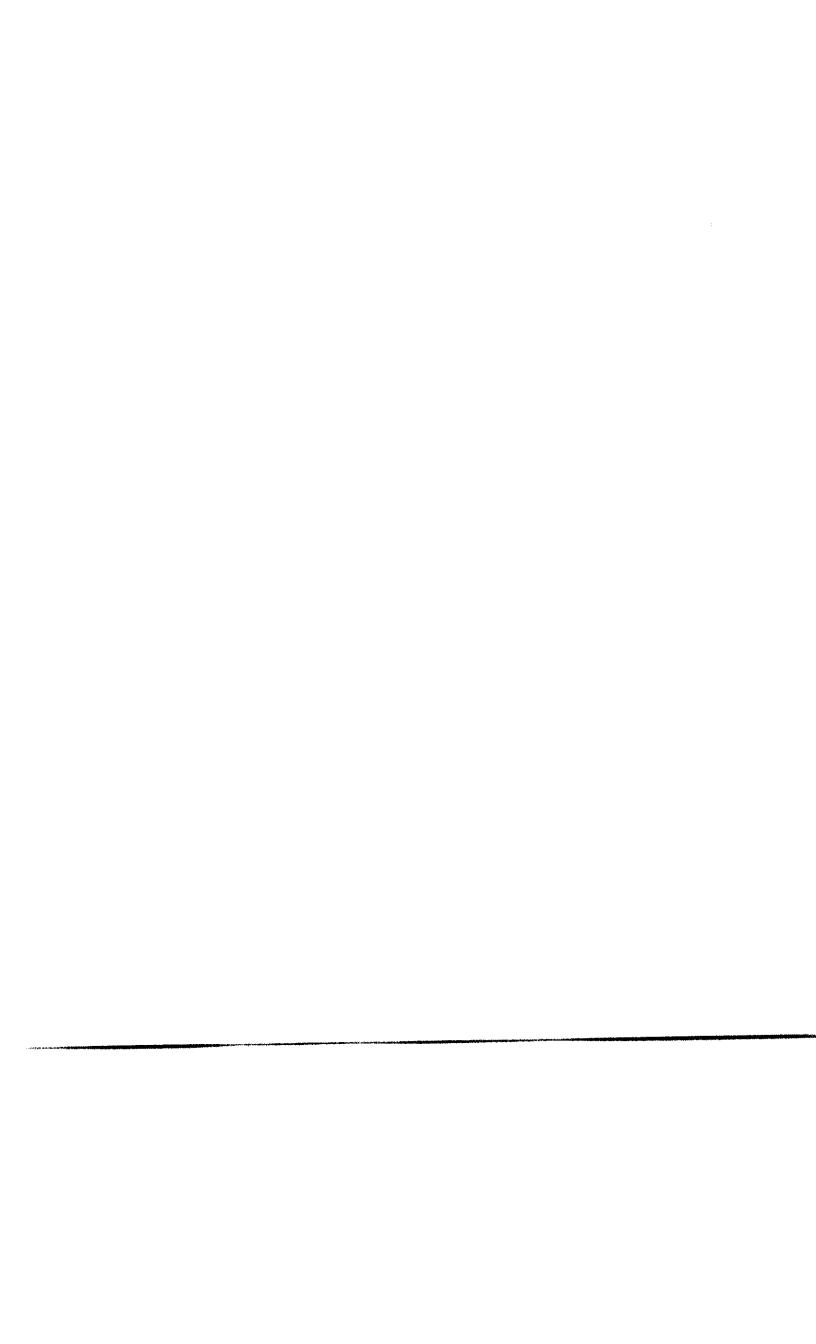


ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 37

- h. Consider the relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard.
- i. Dedication of right-of-way for Universe Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
- j. Dedication of right-of-way for Irving Boulevard per the *Long Range Roadway System* map, 43-foot minimum from the street centerline.
- k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.
- 7. As per the Open Space Division comments:
 - a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
 - b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.
 - c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
 - d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the *Facility Plan for Arroyos* should be complied with.



- 8. As per the Parks and Recreation Department Comments:
 - a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:
 - The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.
 - b. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
 - c. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
 - d. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
 - e. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."
- As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.
- 11. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

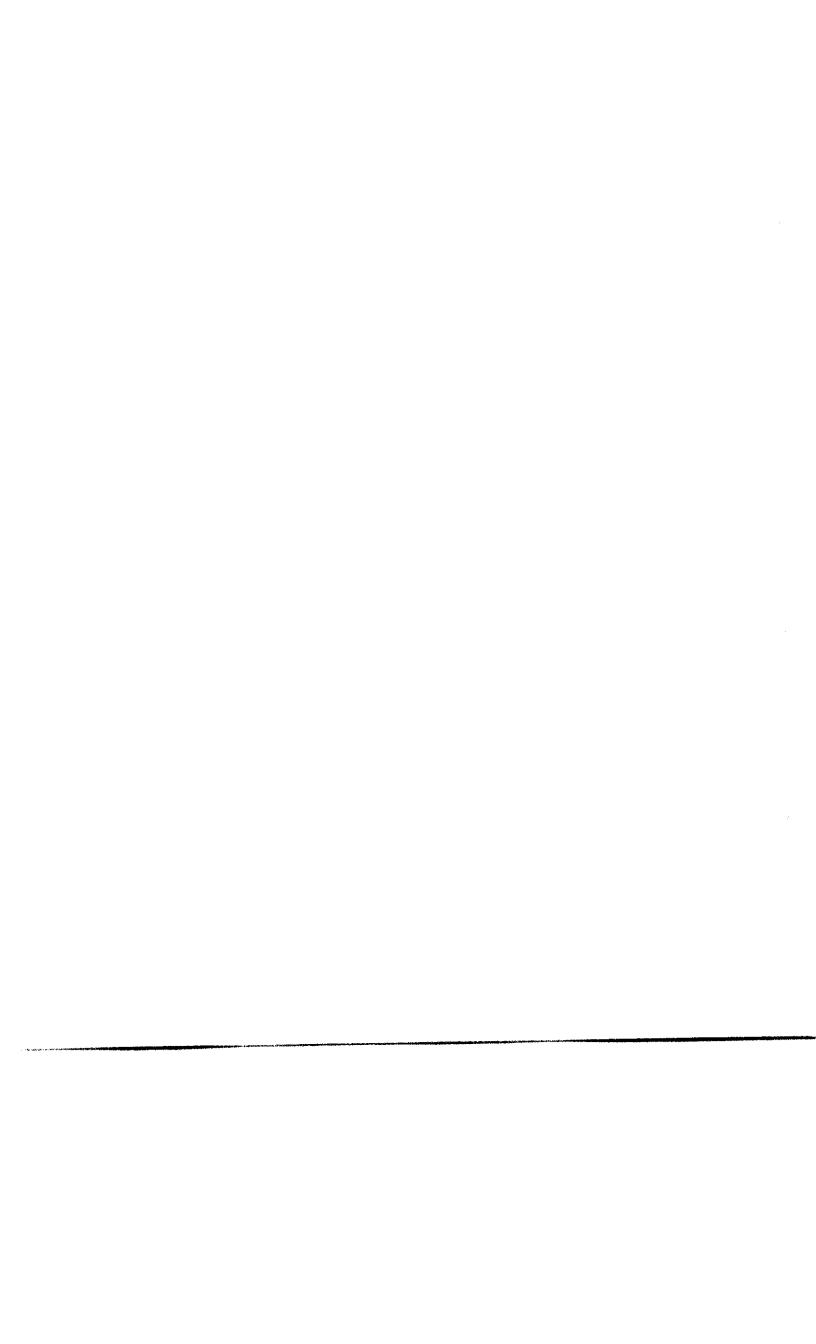


ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 39

Wangfacellie Mary Distillelli Planner

cc: Curb West, Inc., 6301 Indian School NE, Suite 208, Albuq. NM 87110 Consensus Planning, Inc., 924 Park Avenue SW, Albuq. NM 87102

Attachments



CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comments on the proposed zone change request.

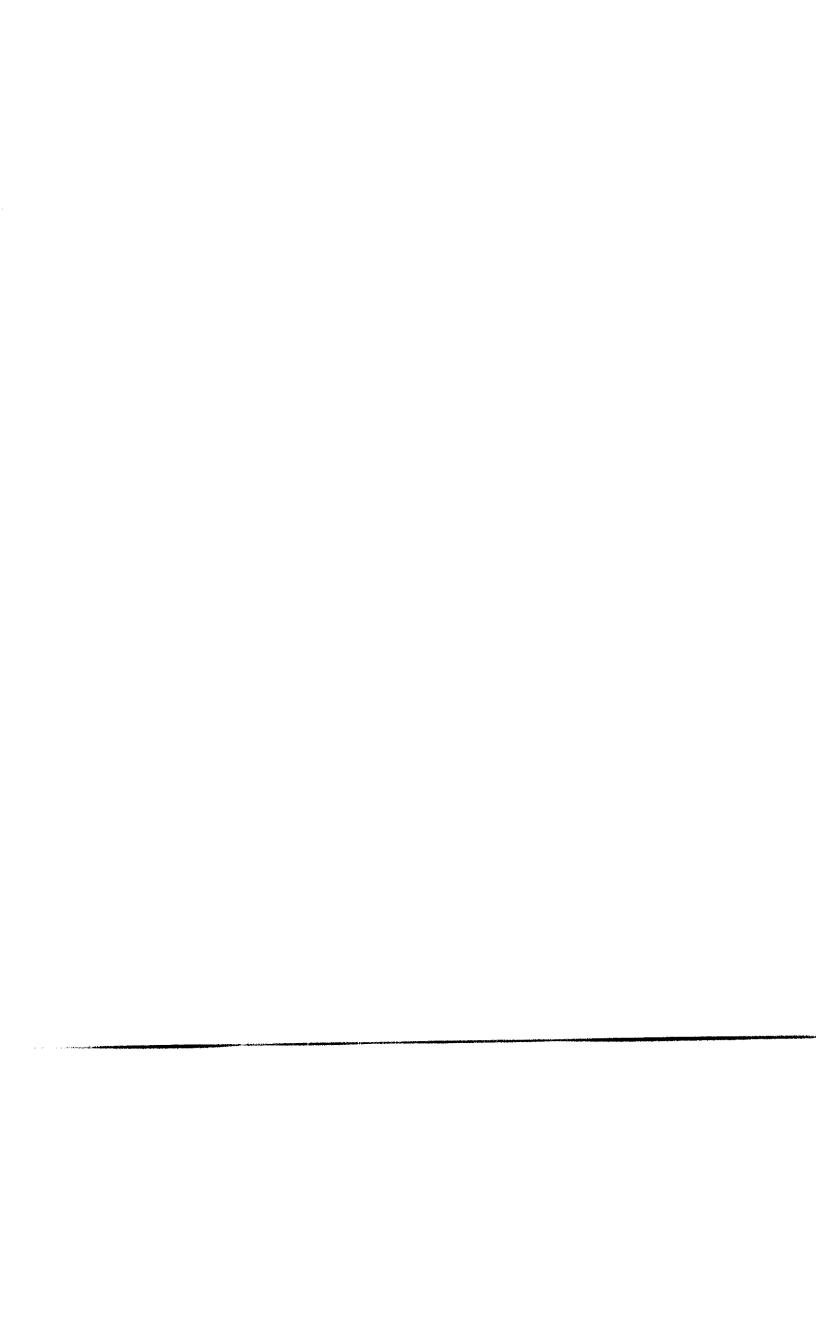
Conditions of approval of the proposed site plan for subdivision purposes should include:

- a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
- b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
- c. Development of the McMahon Facility must be analyzed as part of the TIS.
- d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike

Transportation Planning:

FINDINGS:

• The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends



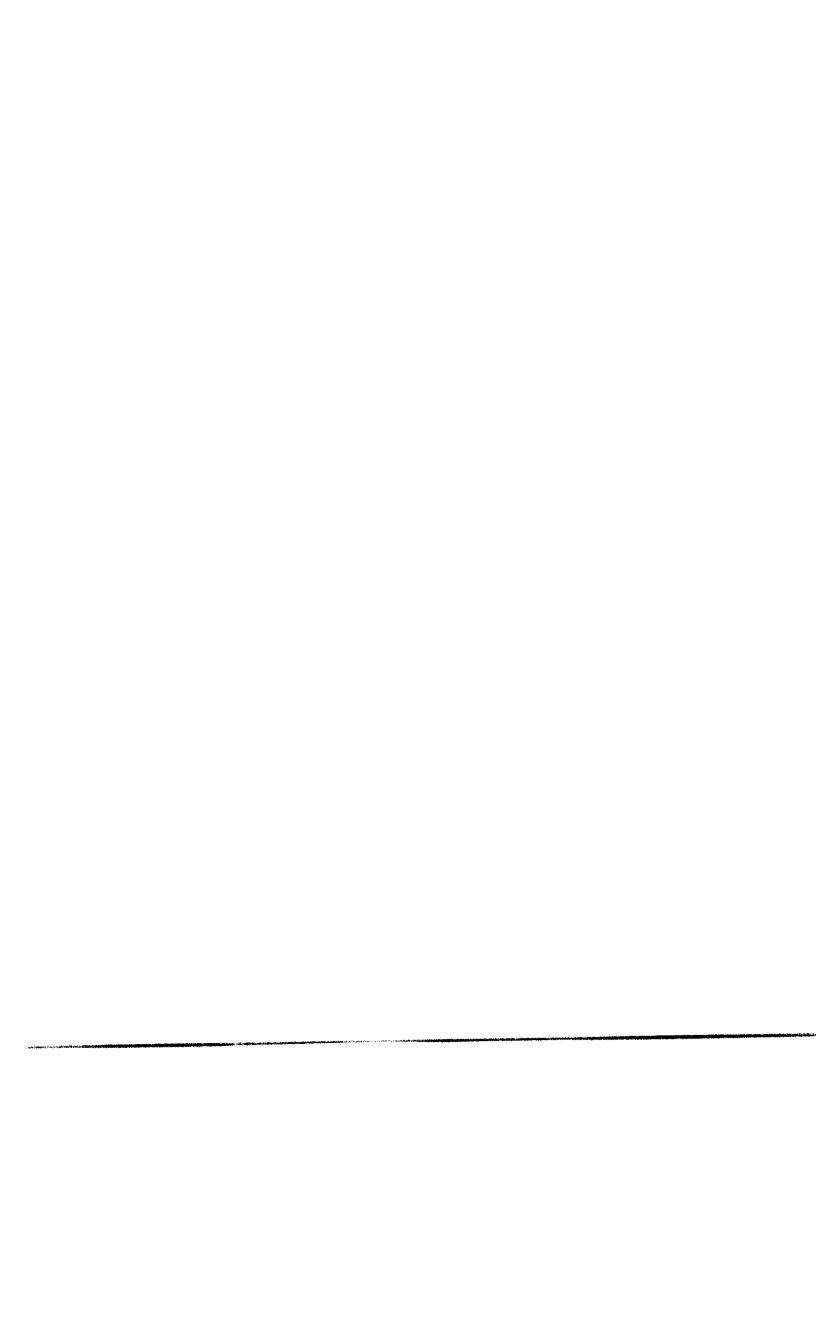
ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 41

(in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.

- Universe Boulevard is designated on the Long Range Roadway System map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet.
- Universe Boulevard as designated on the recently adopted Albuquerque Comprehensive On-Street Bicycle Plan is proposed to include bicycle lanes.
- Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.

CONDITIONS of Approval of site plan for subdivision:

- Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 consistent with the adopted "Land Use and Transportation Guide for McMahon Boulevard."
- Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map,
 43-foot minimum from the street centerline.
- Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43foot minimum from the street centerline.
- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide bicycle lanes.



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Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved conceptual grading and drainage plan is required for the site plan sign-off by the City Engineer / AMAFCA.

Traffic Engineering Operations:

This large project will tend to affect Irving and likely Paradise traffic as well as other locations. Irving needs to be made four lanes as does Paradise. Suggest this project not proceed without proper transportation infrastructure in place.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Adverse Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

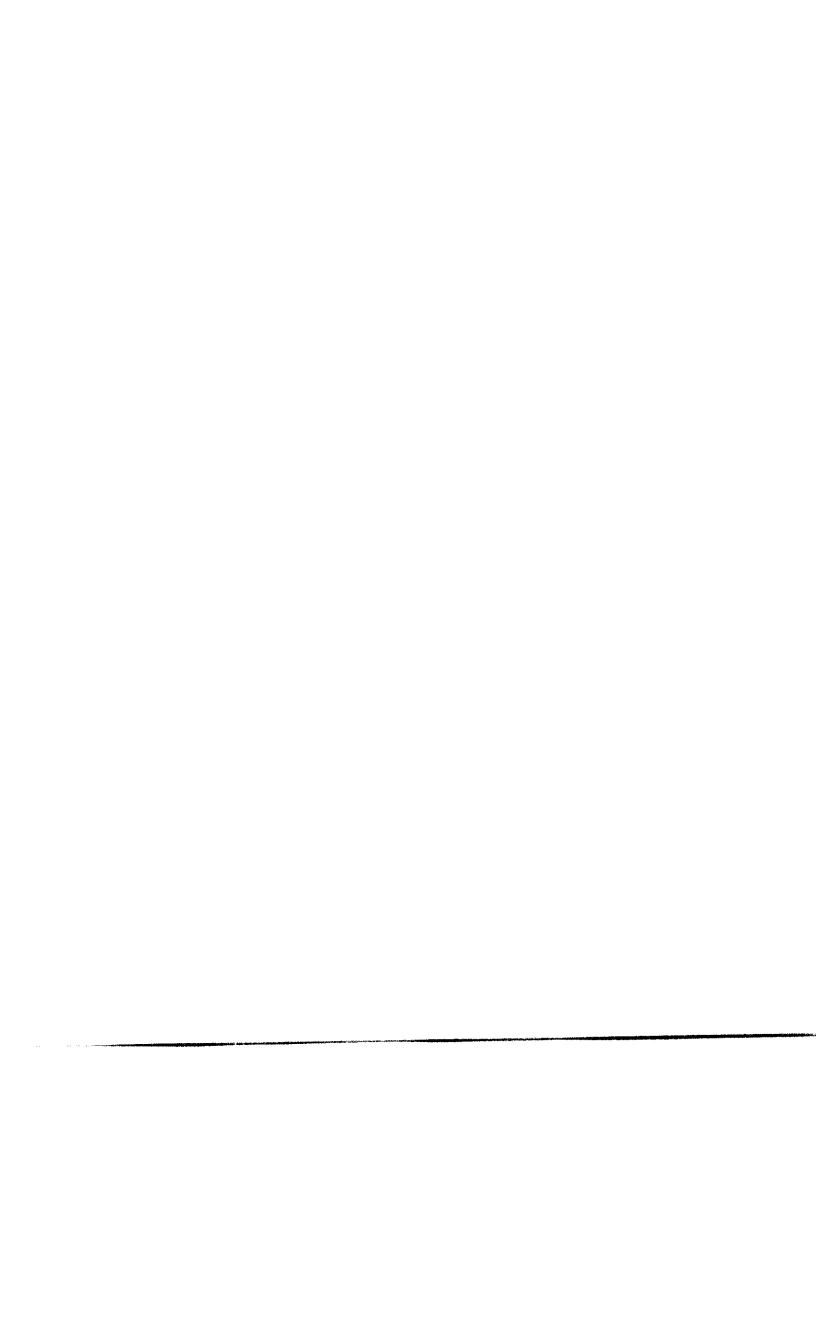
No association."

PARKS AND RECREATION

Planning and Design

Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001 Page 43

The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."

OPEN SPACE DIVISION

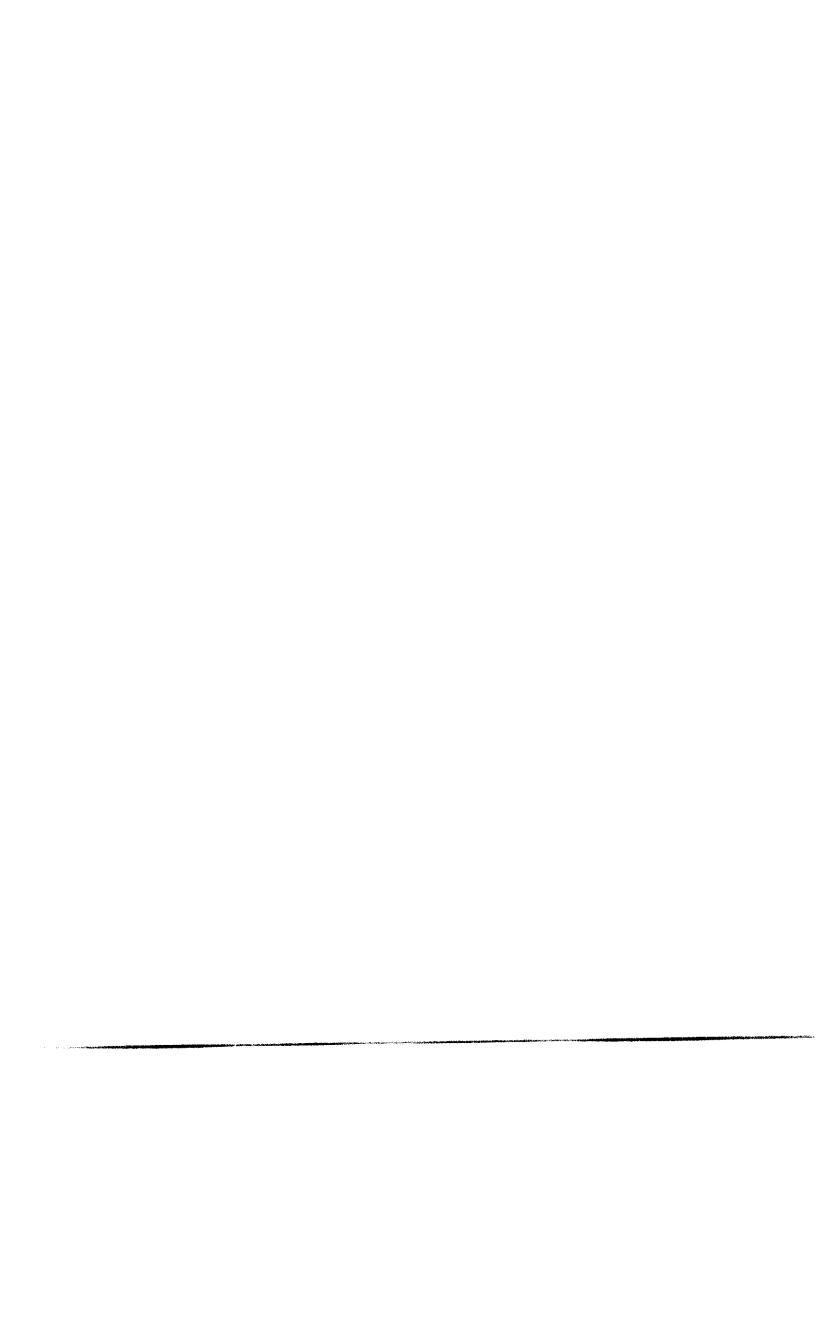
The subject property includes a significant reach of the Calabacillas Arroyo, which is designated as a Major Public Open Space Arroyo and Major Public Open Space Link in the both the Albuquerque/Bernalillo County Comprehensive Plan and in the Rank II Facility Plan for Arroyos.

- 1. The R-LT detached open space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
- 2. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207, to coordinate a site visit.
- 3. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
- 4. General policies (pp.16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 55-61) as detailed in *the Facility Plan for Arroyos* should be complied with.

POLICE DEPARTMENT/Planning

"No comments at this time."

SOLID WASTE MANAGEMENT DEPARTMENT



Refuse Division

Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.

FIRE DEPARTMENT/Planning

"No Adverse Comment."

TRANSIT DEPARTMENT

McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

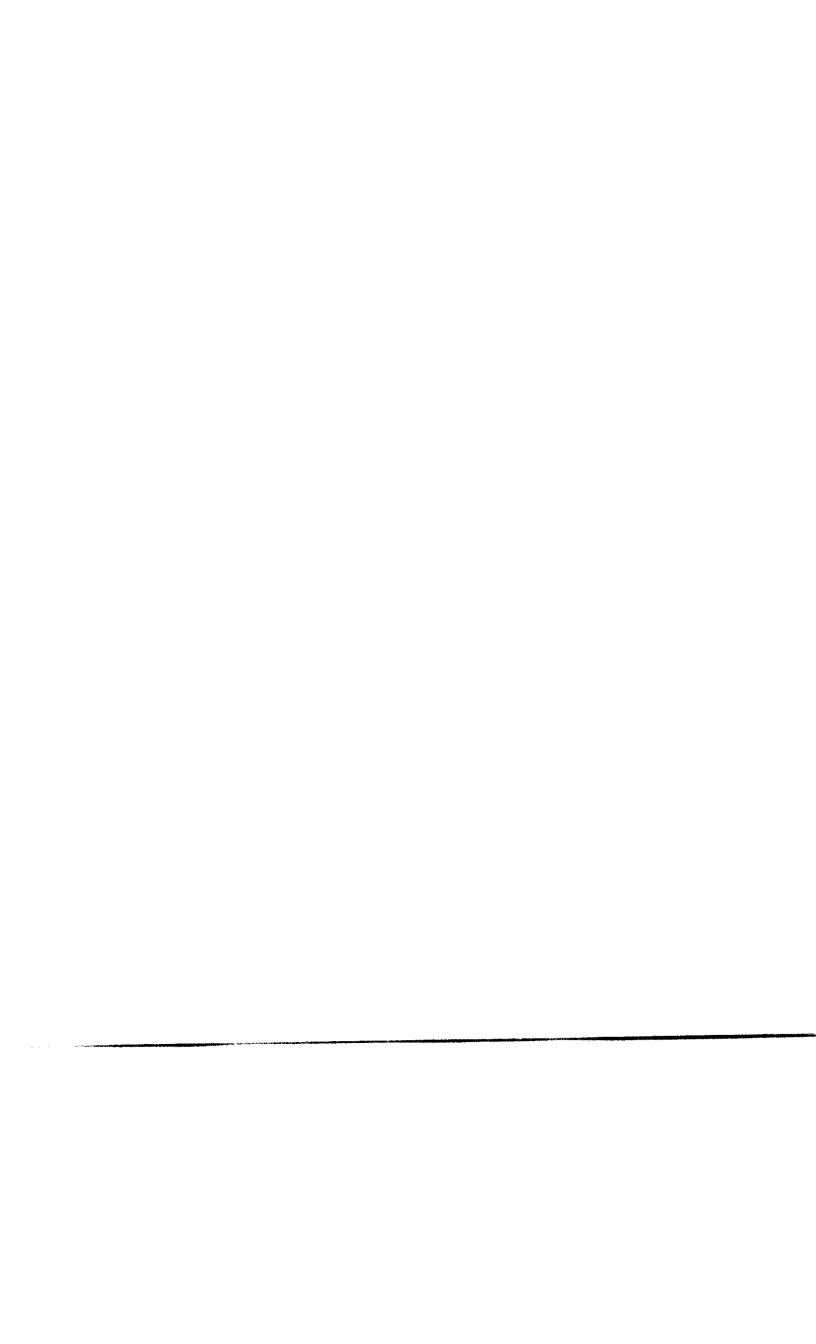
No objection to requested action. AMAFCA will require an approved Grading and Drainage Plan. If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

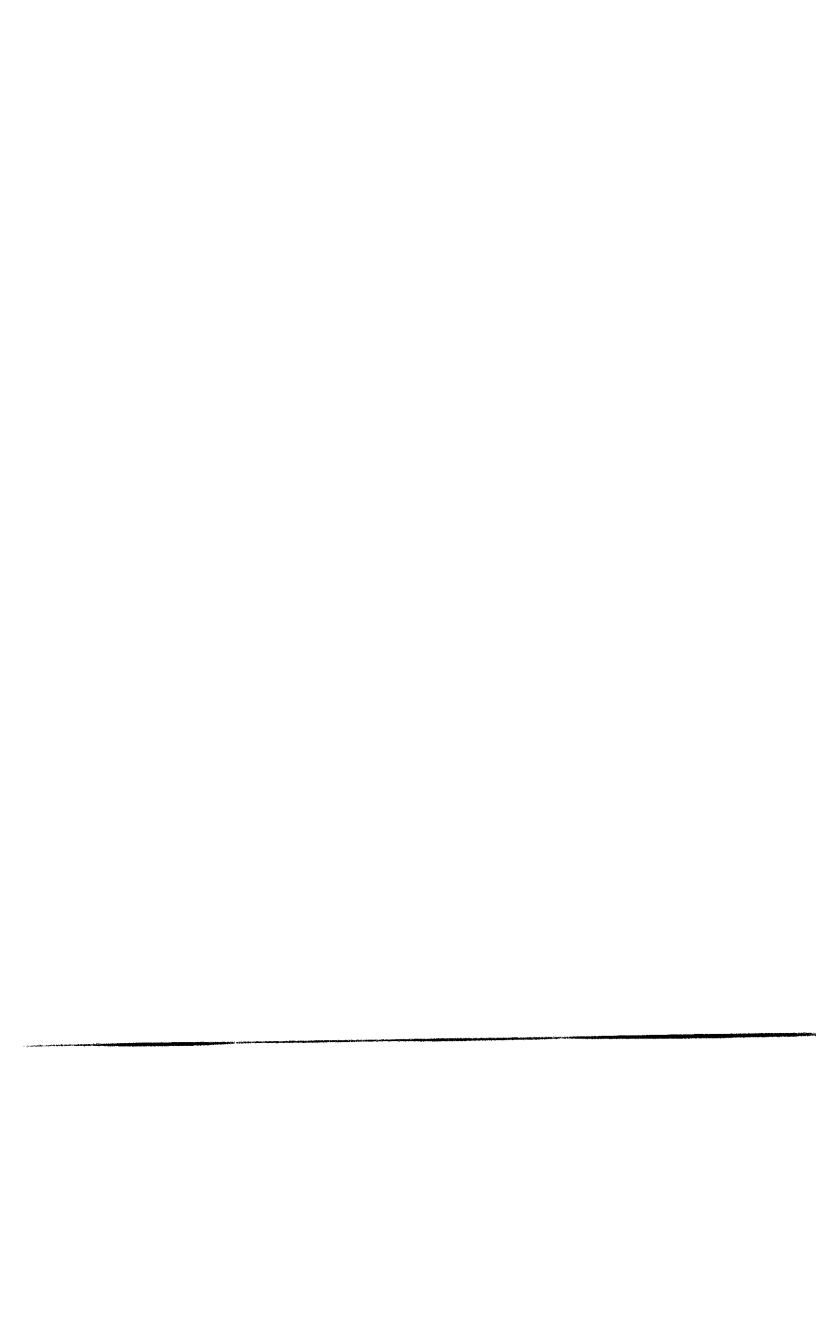
MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates Irving Boulevard as a minor arterial and designates a Location Study Corridor for Universe Boulevard which is expected to contain a minor arterial. Currently there is not a final alignment for Universe and no money for construction has been programmed.



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 February 15, 2001

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

Date: January 19, 2001

Curb West, Inc. 6301 Indian School NE, Suite 208 Albuq. NM 87110

OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01626/00128 00000 01625 LEGAL DESCRIPTION: for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to continue 00110 00000 01626/00128 00000 01625 to the Environmental Planning Commission Public Hearing on February 15, 2001.

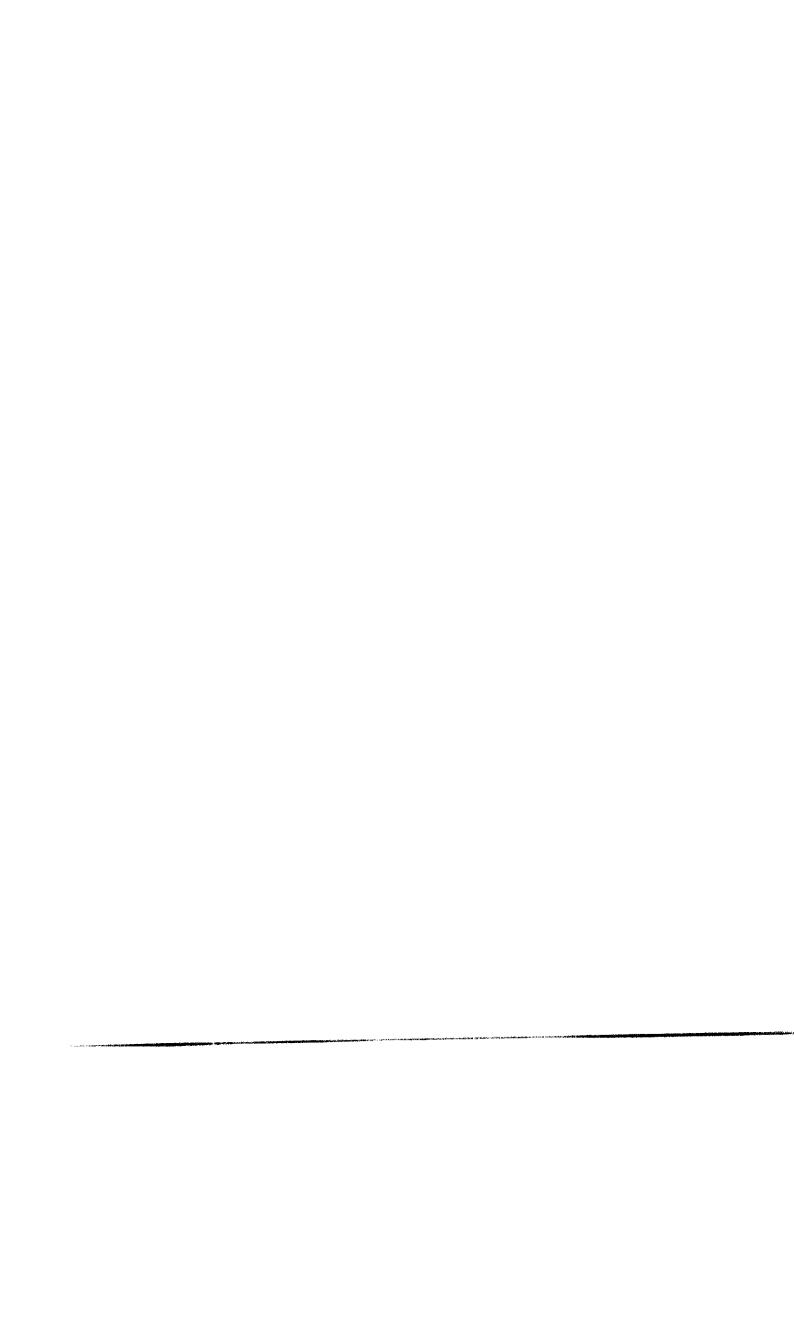
Sincerely,

Robert R. McCabe, AIA, APA

Planning Director

RM/MP/ac

cc: Consensus Planning, Inc., 924 Park Avenue SW, Albuq. NM 87102





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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City of Albuquerque

PLANNING DEPARTMENT

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City of Albuquerque P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

WEST FORKEMMED III
ALBUQUEROSE IS IN 87103'S

STATE OF NEW MEXICO County of Bernalillo

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 times, the first publication being on the ___ day of

100 Γ , 2001, and the subsequent consecutive publications on $_$

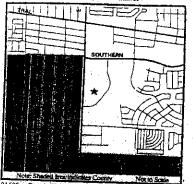
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico _day ______ of 2001.

PRICE

ACCOUNT NUMBER

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

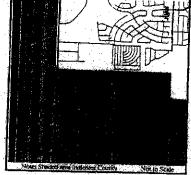
Consensus Planning, inc., agents for GSL Properties, inc. request a zone map amendment from SU-1 for G-1, SU-1 for R-2 bits 301- for C-1, SU-1 for R-2 pilus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner



Note: Shadel training to Comy

O0128 00000 01633 | Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leign Matthewson, Staff Planner Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D /20 down on the complex of the Tower Unser Sector Development Plan for Lots 2.5. Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avénue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

00114 00000 01637 | Concessus Planning, Inc., agents for Albuquerque Public Schools request annexation and establishment of NW 1/4, located on Eubank Blvd. SE between Southern SE and KAPE, containing approximately 40 acres. (M-21)



O0114 00000 01653

O0110 00000 01653

O0128 00000 01651

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APPROVED

Chuck Gara, Chairman Environmental Planning Commission

s/Russell Brito, Senior Planner Development Services Division, Planning Department

illon, \$9,260, Call 505- 434-6064 | Camper shelt, \$3,500, OBO, Call

lournal: January 3, 2001



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 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]
00110 000000 01500 Garcia Kraemer, agents for Charles Benzaquen, request on 138 00000 01501 geroid from the sector Development Plan and approval of a site development Plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 1318 Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 Square feet minimum and restaurant with alcoholic drink sales for onpremise consumption (14 acres max), O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for resulting proximately 20 acres. (A-11) Russell Brito, Staff Planner

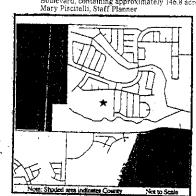
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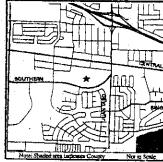
O0110 101627

Prival Proximal Revenue and Industry to a retail grocery and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for resulting proximately 20 acres. (A-11) Russell Brito, Staff Planner

Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities o-1, and R-2 Permissive uses (Indian R-1 for Tract B-2 & Lots 1-28 & Lots 1-19, Block 15 & 16, Paradise Heights, Addition, located on trying Boulevard between Universe Boulevard and Unser Boulevard and Unser Boulevard and Chaser Boulevard and Unser Boulevard and Chaser Boulevard and Chaser Boulevard



Consensus Planning, Inc., agents for Royalty Investment Company/ Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B. Manzano Mesa located on Southern Boulevard between Eubank SE and Juao Tabo SE, containing approximately, 37.87 acres. (L-21) Debuie Stover, Staff Planner



00110 00000 01639 00128 00000 01640 Project #1000936

Now Stude are indexed Courty

Consensus Planning, Inc., agents for Bob Hunath and Howard Zolin roquest a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and scrvice uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE 1/4 of NW 1/4 T115, R2E, and portion of SE 1/4 of NW 1/4 T115, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff

northwest corner of onser and memoring containing approximately 21 acres. (A-11) Russell Brito, Staff Planner
HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary
School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately. 26 acres. (R-10 & Q-10) Loretta
Naranjo-Lopez, Staff Planner
Tierra West LLC, agents for Union Pension Transaction
Trust 93-2 NM request a zone map amendment from SU-1 or C-2 to SU-1 for IP plus approval of a site development plan for building permit for Tract 3A3-A, N Renaissance
Center, located on Mission Avenue between Alexander
Blvd. NB and Culture Drive NE, containing approximately 7.980 acres. (P-16) Debbie Stever, Staff Planner
Herbert M. Denish & Associates, Inc. agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Pasco del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 scres. (C-12) Russell Brito, Staff Planner





City of Albuquerque PO. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT EPC

PARADIST HEIGHTS LLC

PARADIST HEIGHTS LLC 100000010520105001





ENVIRONMENTAL PLANNING COMMISSION AMENDED A G E N D A

Thursday, January 18, 2001, 8:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman Alan Schwartz, Vice Chair

Chuck Gara Mick McMahan Camilla Serrano Susan Johnson Larry Chavez

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

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

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. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

- 1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.

EPC AMENDED AGENDA JANUARY 18, 2001 PAGE 2 OF 6

1C. 00138-00000-01761

Recommendation to the City Council of the Mayor's proposed Decade Plan for Capital Improvements, 2001 - 2010, including the General Obligation Bond Programs of the Departments of: Cultural Services; Environmental Health, Family and Community Services, Finance and Administrative Services, Fire, Parks and Recreation, Planning, Police, Public Works, Senior Affairs and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of: Aviation, Solid Waste Management and Public Works Water and Wastewater; and the Urban Enhancement Trust Fund two year program. Barbara Taylor, Staff

2. 00128 00000 00915 00128 00000 00917 Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner (DEFERRED FROM OCTOBER 19, 2000)

3. 00128 00000 01383 Project # 1000603 Charles L. Henry, Architect, agent for Furr's Supermarkets, Inc., requests approval of an amendment to a site development plan for building permit for Lots MA & NA, Town of Atrisco Grant, Northeast Unit, zoned C-1, located on Coors Boulevard NW between Sequoia and Redlands Roads, containing approximately 15 acres. (G-11) Russell Brito, Staff Planner (DEFERRED FROM NOVEMBER 16, 2000)

4. 00114 00000 01343 00110 00000 01344 Project # 1000824 Lucille Gonzales, agent for Helen Armstrong requests annexation and establishment of zoning A-1 (county) to C-1 (city) for Lot 2, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .27 acres. (B-12) Debbie Stover, Staff Planner (DEFERRED FROM NOVEMBER 16, 2000)

5. 00114 00000 01345 00110 00000 01346 Project # 1000824

Lucille Gonzales requests annexation and establishment of zoning R-1 (county) to C-1 (city) for Lot 1, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .33 acres. (B-12) Debbie Stover, Staff Planner (DEFERRED FROM NOVEMBER 16, 2000)

EPC AMENDED AGENDA JANUARY 18, 2001 PAGE 3 OF 6

6. 00110 00000 01022 00128 00000 01023 Project # 1000695 Sites Southwest, agents for Kmart Corp., request a zone map amendment from C-1 to SU-1 for C-1 Uses with sales of liquor for off-premise consumption plus approval of a site development plan for building permit for Tract A, Netherwood Park, second filing, located on Carlisle Boulevard NE between I-40 and Indian School Road, containing approximately 10.06 acres. (H-17) Russell Brito, Staff Planner (DEFERRED FROM NOVEMBER 16, 2000)

7. 00128 00000 01512 Project 1000899 George Montgomery, Architect, PC, agents for Mesa View United Methodist Church, Inc., request approval of a site development plan for building permit for Tracts 27-A1 and 27-A2, Taylor Ranch Subdivision, zoned SU-1 for Church and Related Facilities/office and daycare center, located on the northeast corner of Taylor Ranch Road and Montano NW, containing approximately 8.072 acres. (E-11 & E-12) Mary Piscitelli, Staff Planner (DEFERRED FROM DECEMBER 21, 2000)

8. 00110 00000 01515 00128 00000 01516 00128 00000 01523 Project # 1000651 Herb Denish and Associates, Inc., agents for Tijeras Place, LLC request a zone map amendment from SU-1 PDA C-1 Uses & Office to SU-1 PDA C-1 Uses & Office & Auto Sales plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract A29A, Town of Atrisco Grant Northeast, located on Coors Boulevard NW between Pheasant Avenue NW and Redlands Road NW, containing approximately 3.41 acres. (G-11) Debbie Stover, Staff Planner (DEFERRED FROM DECEMBER 21, 2001)

9. 00110 00000 01500 00138 00000 01501 00128 00000 01502 Project # 1000892

Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

10. 00128 00000 01633 Project # 1000699 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

EPC AMENDED AGENDA JANUARY 18, 2001 PAGE 4 OF 6

11. 00110 00000 01623 00128 00000 01514 Project # 1000898

Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahon, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

12. 00110 00000 01639 00128 00000 01640 Project #1000936 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

13. 00110 00000 01644 00128 00000 01645 00128 00000 01646 00128 00000 01647 Project # 1000938 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner

14. 00110 00000 01626 00128 00000 01625 Project #1000931 Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

EPC AMENDED AGENDA JANUARY 18, 2001 PAGE 5 OF 6

15. 00110 00000 01631 00128 00000 01632 Project #1000933 Consensus Planning, Inc., agents for Royalty Investment Company/Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner

16. 00128 00000 01624 Project #1000930 HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff Planner

17. 00110 00000 01628 00128 00000 01629 00128 00000 01630 Project # 1000662 Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tract 3A3-A, N. Renaissance Center, located on Mission Avenue between Alexander Blvd. NE and Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie Stover, Staff Planner

18. 00128 00000 0638 Project # 1000762 Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner

19. 00114 00000 01637 00110 00000 01649 Project #1000935 Consensus Planning, Inc., agents for Albuquerque Public Schools request annexation and establishment of SU-1 for IP zoning for Section 33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner

EPC AMENDED AGENDA JANUARY 18, 2001 PAGE 6 OF 6

20. 00114 00000 01643 00110 00000 01650 00128 00000 01641 00128 00000 01642 Project #1000937 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tracts B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, located on Daytona between Unser and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover, Staff Planner

21. 00114 00000 01634 00110 00000 01635 00138 00000 01636 Project #1000934 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

22. Other Matters.





Agenda Number: 10 Case Number: 00110 00000 001626/00128 00000 01625 January 18, 2001

Staff Report

Agent

Consensus Planning

Applicant

Curb West

Request(s)

1. Zone Map Amendment from R-1 to R-LT, from SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2.

2. Site Plan for Subdivision

Legal Description

Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16. Unit Five, Paradise

Heights Addition

Location

Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road and Unser Boulevard, between Westside Boulevard and Irving Boulevard

Size

Approximately 146.8 acres

Existing Zoning

SU-1 for C-1 and R-1

Proposed Zoning

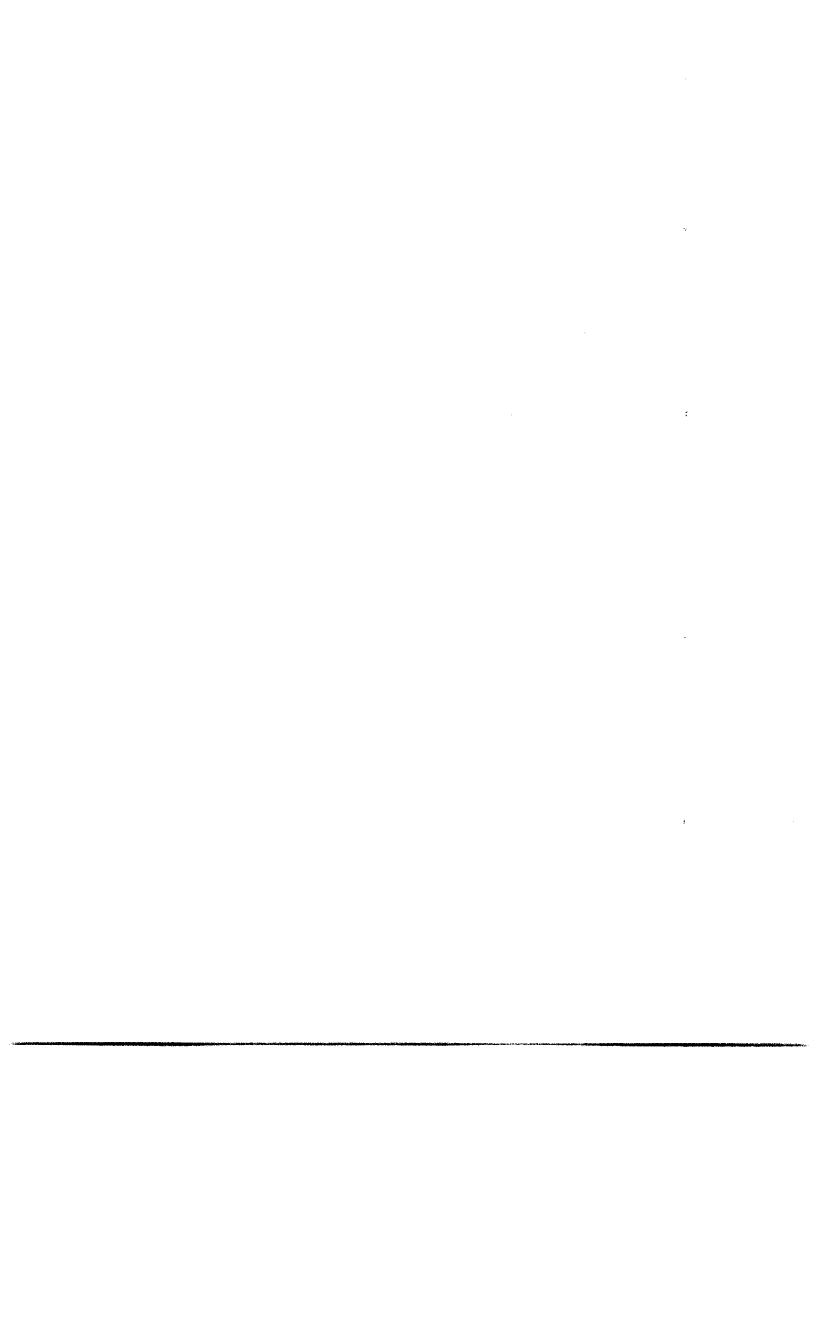
R-LT, SU-1 for C-1(with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/ and R-2 Permissive Uses, SU-1 for Church and Related Facilities/O-1/ and R-2 Permissive Uses

Staff Recommendation

1. DENIAL of 00110-00000 01626, a request for zone map amendment from R-1 to R-LT, SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-L/R-2, and R-1 to SU-1 for Church and Related Facilities/O-L/R-2, based on the finding#16. Findings begin on page 19.

2. DENIAL of 00128 00000 01625, a request for a site plan for subdivision, based on the finding #25. Findings begin on page 22.

> Staff Planner Mary Piscitelli



Page 1

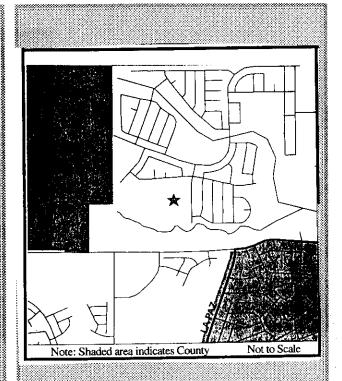
Summary of Analysis

This is a request for a series of zone map amendments for a vacant 146 8 acre site located at the northeastern quadrant of Irving Boulevard and Universe Road. Existing zoning is SU-1 for C-1 and R-1. The intent of these requests is to create a new mixed-use neighborhood center adjacent to the new TVI campus. Full service liquor and liquor sales for off-site consumption is proposed for the request that includes C-1.

The major changed condition that justifies this request is the creation of the TVI campus, which will be a large employment and institutional use. Commercial uses and residential development to serve the large employment institution are important components for the mixed-use concept.

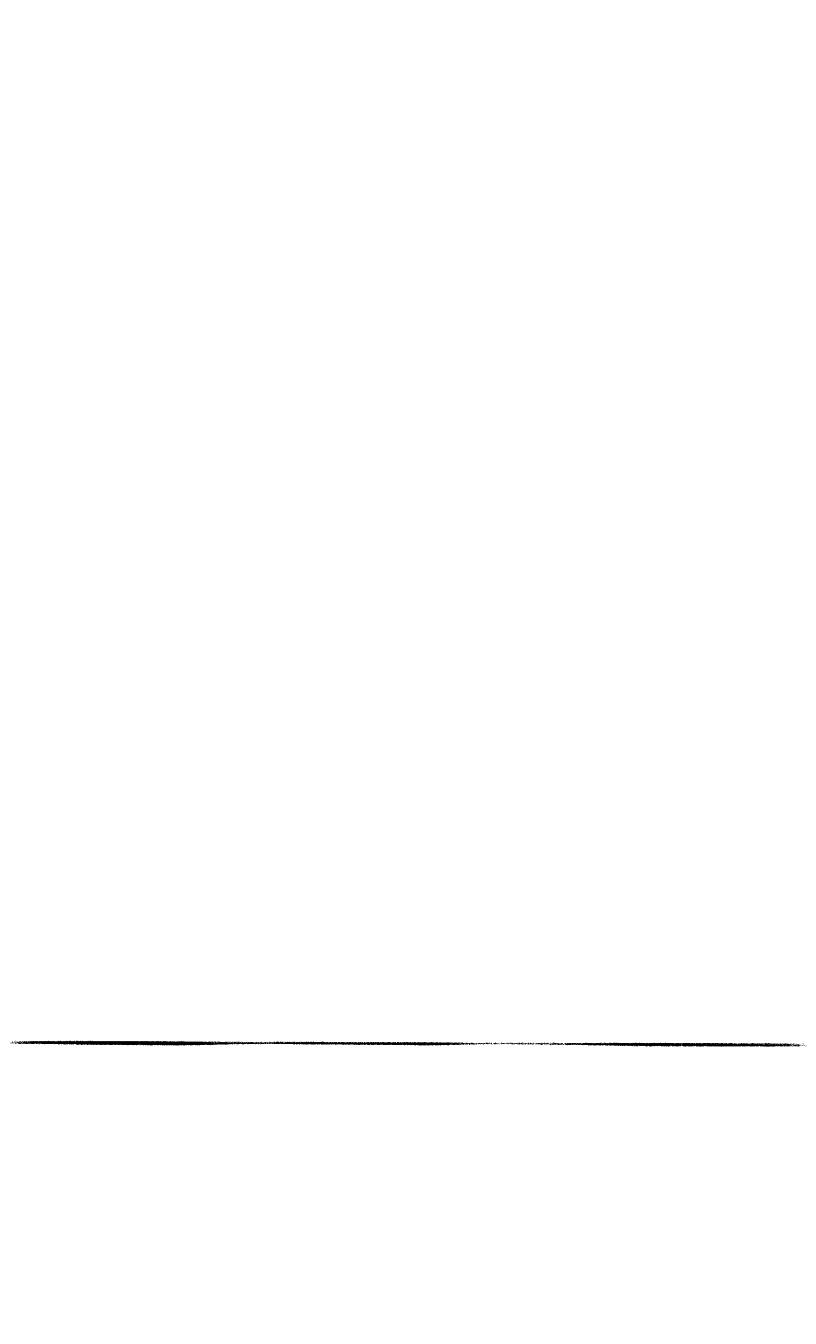
Although these uses may be more advantageous to the TVI campus and the surrounding community, the request for full service liquor sales for off-site consumption is too intensive for a neighborhood center, and may be harmful to adjacent properties, specifically residential areas. R-270-1980 specifically prohibits approval of zone changes where permissive uses may be harmful to the adjacent neighborhood and community.

Staff recommends denial of these zone map requests.



City Departments and other interested agencies reviewed this application from 1/12/00 to 15/12/00.

Agency comments were used in the preparation of this report, and begin on page #



Development Services Report

SUMMARY OF REQUEST

Request(s)

1. Zone Map Amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption)/O-1/R-2

Permissive Uses, and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2 Permissive Uses

2. Site Plan for Subdivision

Location Northeast quadrant of Irving Boulevard and Universe Road, between Universe Road

and Unser Boulevard

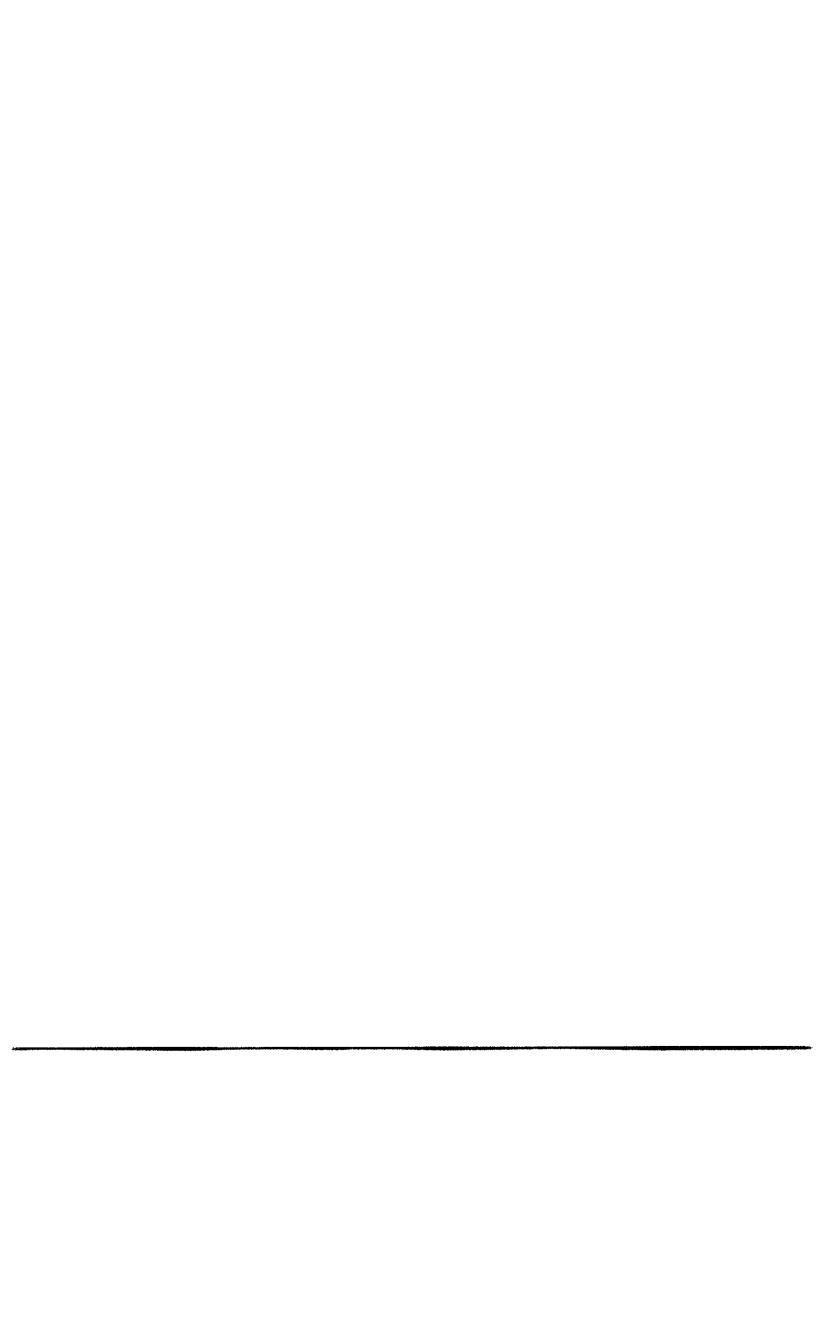
AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1, R-1	Comprehensive Plan (Established Urban Area),	Vacant, zoned for commercial and single family development
North	SU-1 for C-1, R-1	West Side Strategic Plan,	Vacant commercial and single family development
South	SU-1 for Church and Related Uses, and O-1 Uses, SU-1 for R-2, R-LT	Facility Plan for Arroyos,	Vacant, zoned for Church and related uses, office, multi-unit and developing single-family development
East	R-1 (in process of replat for development)	Westside/McMahon Corridor Study	Single-family development
West	A-1 (County) and R-LT		Vacant, zoned for new TVI West campus, and vacant limited-townhouse residential development

Background, History and Context

This is a request for a group of zone map amendments to form a mixed-use neighborhood center at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard. This vacant site is bounded generally by Westside Boulevard on the north, Universe Boulevard on the west, Irving



Page 4

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the **Established Urban** Area of the *Comprehensive Plan* which has a goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

<u>Policy a</u> The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

<u>Policy d</u> 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.

<u>Policy e</u> 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.

<u>Policy f</u> Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

<u>Policy g</u> Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

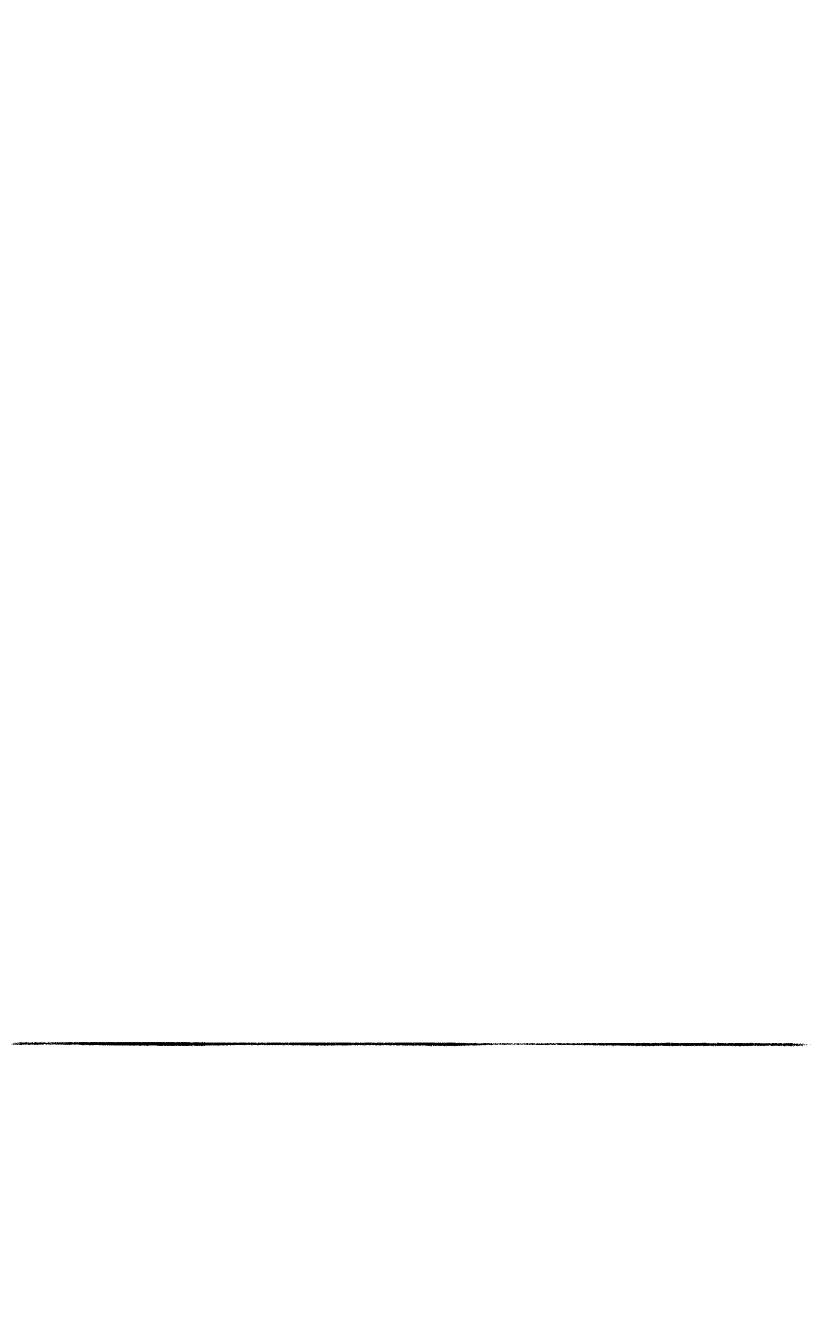
<u>Policy h</u> Higher density housing is most appropriate in the following situations:

- In designated urban 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 predominately 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.

<u>Policy i</u> Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

<u>Policy j</u> Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

• in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.



- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

<u>Policy k</u> Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

<u>Policy 1</u> Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

<u>Policy m</u> Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Transportation and Transit

The Goal is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to autmobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Applicable policies include:

<u>Policy b</u>. Travel needs shall be reduces and alternative mobility, including transit, shall be promoted through management of land use, transportation, demand, and building and site design.

<u>Policy g.</u> Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

<u>Policy h.</u> A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicable policies include:

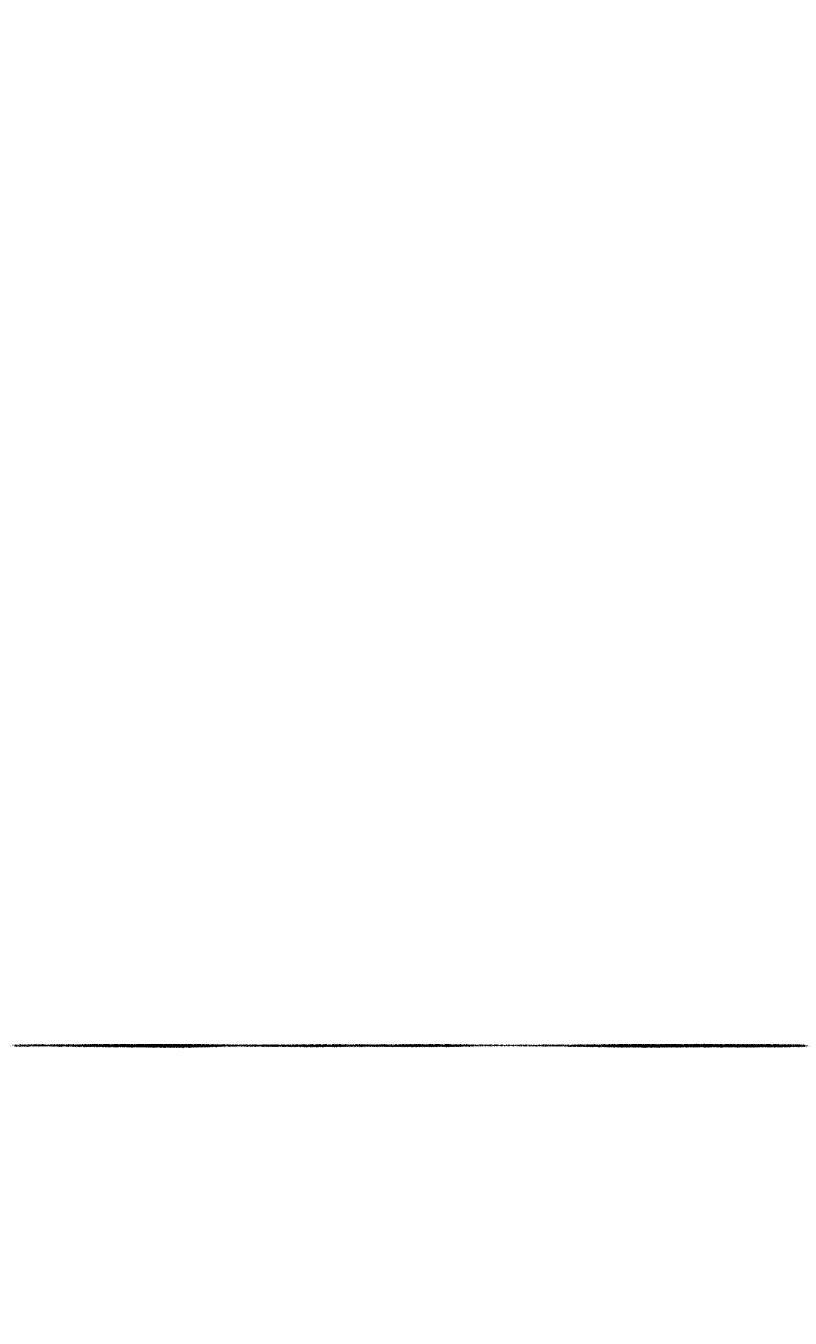
<u>Policy a.</u> New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Education

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Applicable policies include:

<u>Policy b.</u> Stronger communication and planning links with area schools and educational institutions shall be established.



Page 6

West Side Strategic Plan (WSSP) (Rank II) Current Version

The West Side Strategic Plan was adopted in March 1997. This plan places this subject site within the Seven Bar Ranch Community Service Area. This Area encompasses 5000 acres, of which approximately 57% was vacant at the time of the adoption of the WSSP. In the Introduction, Purpose, and Intent of the Plan (pp. 2-3), it states:

The West Side Strategic Plan is inclusive of the diverse needs and desires of the many people involved in the process, and includes the following:

- The West Side is where new patterns of living will be formed, which will lead the way into the next century for the entire community.
- The West Side will develop in concentrated centers rather than in strip developments.
 Open spaces will provide scenic buffers between new planned communities, and major landforms (arroyos, rivers, and escarpments) provide the framework for existing communities.

In the Plan Objectives, it states:

8. Promote job opportunities and business growth in appropriate areas of the West Side.

In the Plan, regarding villages, village centers, and regional centers in the established areas (pp. 87-89):

Partially developed communities on the West Side include Seven Bar, Paradise...[and others]. These communities are designated as Priority 1 city service areas in the phasing plan for Decade 1 and II (1995-2015)...

The challenge of the *West Side Strategic Plan* is to determine how the concept of neighborhood, village, community, and regional centers can best be fitted into the established and developing urban fabric of these communities.

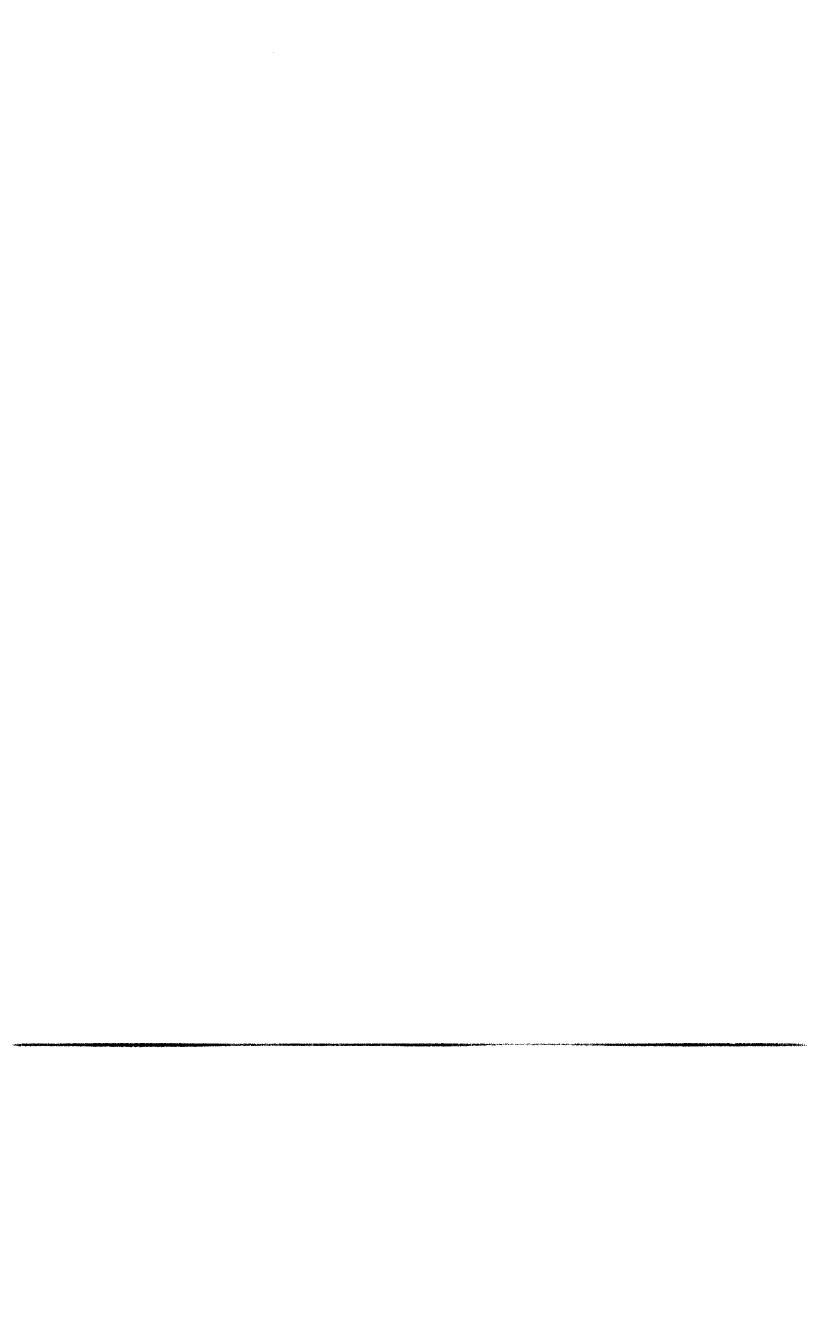
Summary of Findings (p. 89)

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public / institutional uses and higher density housing may be needed to support the development of village centers in the western portions of these communities.

The *Plan* sets forth policies regarding land use including:

Policy 3.4 Several Villages will develop within the Seven Bar Ranch Community. These Villages shall each be served by a Village Center, so neighborhood commercial, public, and quasi-public uses, and other uses appropriate for Village Centers shall be encouraged. The lowest density single family residential development shall not occur within Village Centers, but must have safe pedestrian and bicycle access to them.

Policy 3.5 The Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space shall be required along the entire length of this arroyo. As a Major Open Space Arroyo and a Major Open Space Link, it is designated for



trail and public open space uses in several other adopted plans. While much of the area near the arroyo has already been developed, there is still an opportunity for sensitive design and site planning to maintain connections to this feature. Performance-based criteria being developed as a follow-up to this Plan will include arroyo setback criteria to accompany this policy.

Policy 3.6 Bernalillo County, the City of Albuquerque, the NMSHTD, and the City of Rio Rancho shall continue to work cooperatively with the MRGCOG to define the rights-of-way, acquire said rights-of-way immediately, and finish design for the completion of Westside Boulevard, McMahon, Universe, Rainbow, Unser, Golf Course, the Coors Bypass, and NM528. These roads are all critical to serving a Regional Center and the growing population on both sides of the Bernalillo / Sandoval County line. Additional transit opportunities associated with these transportation facilities must be incorporated in any road design or right-of-way acquisition.

Bikeways and Trails, p. 168-9

A primary trail is proposed along the west branch of the Calabacillas Arroyo which will cut through the center of the residential area.

Trails and Bikeways Facility Plan (Rank II)

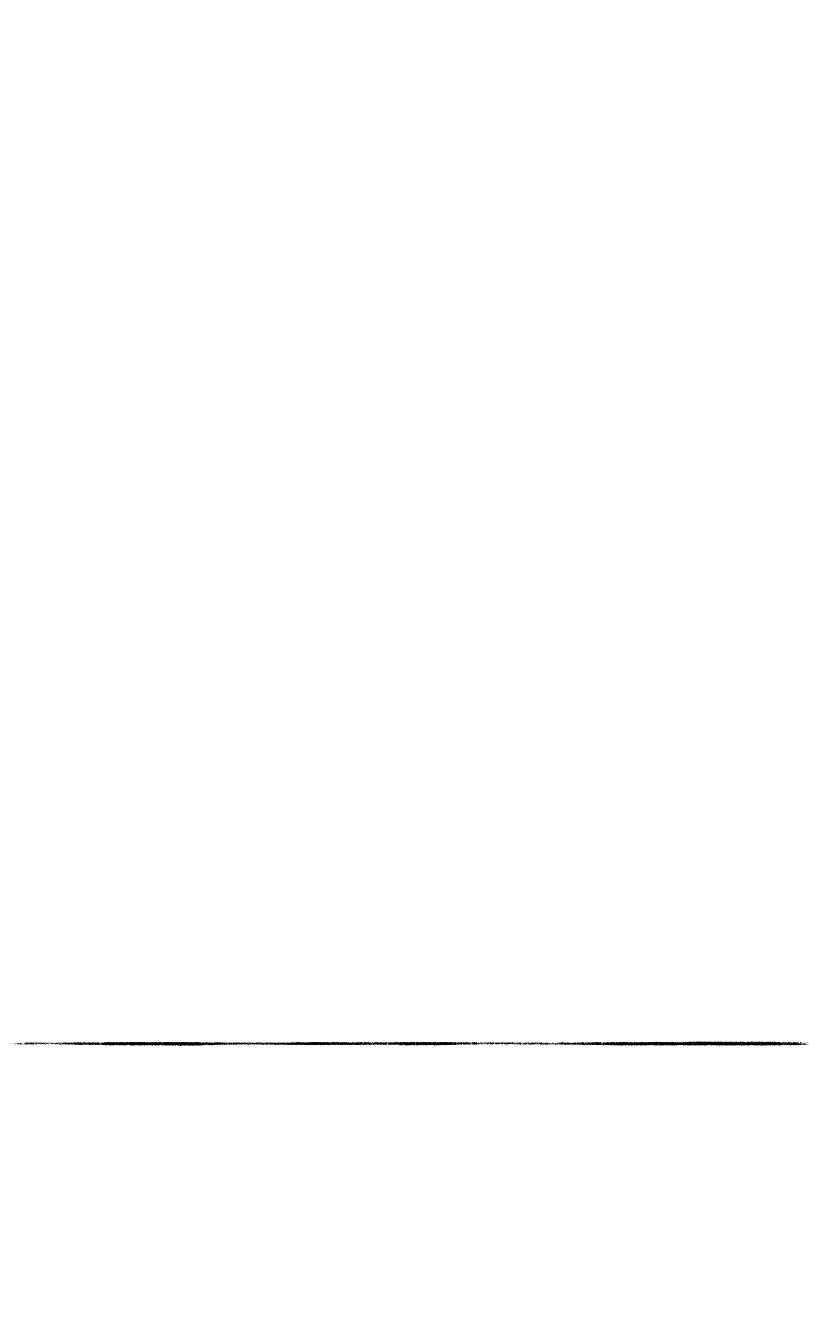
This *Plan* was adopted in 1993 and provides policies for the development of a complete trail and bikeway system throughout Albuquerque. The west branch of the Calabacillas Arroyo is specified for a secondary trail parallel to the arroyo. In this *Plan*, the west branch is referred to as the north branch.

Facility Plan for Arroyos: Multiple Use of Arroyos and Their Floodplains (Rank II)

This Facility Plan establishes guidelines and procedures for implementing the goals of the Comprehensive Plan in order to create a multi-purpose network of recreational trails and open space along arroyos. The Calabacillas Arroyo is ranked as a Major Open Space Arroyo and a Major Open Space Link. The Plan sets general policies on the functionality of the arroyos as drainage facilities. No interference on the drainage function of the arroyos can be tolerated. Specific policies are contained in the Facility Plan, on the use of the arroyos, which include design controls for trail development along the arroyos, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels that contain arroyos.

Westside / McMahon Corridor Land Use and Transportation Guide

This resolution was passed in November 1999 to establish a policy for key decisions on land use and transportation for the Westside / McMahon Corridor. The policy envisions a corridor and a village center that are closely linked by alternate modes of travel, and establishes a density in both residential and non-residential development. The policies focus on safe and efficient connections, with a multi-modal emphasis on transit, pedestrian and bicycle modes. The village center core area is specified as the southwest quadrant of the Unser Boulevard / McMahon Boulevard intersection. The policy also details a trail facility parallel to the Calabacillas Arroyo and a trail crossing at the Arroyo and McMahon Boulevard crossing. A commercial node is identified in this corridor study at



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the southeast corner of Universe and McMahon. The land use guide suggests that the remainder of this site be low to medium density residential uses (7-15 du/acre).

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

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

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

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.

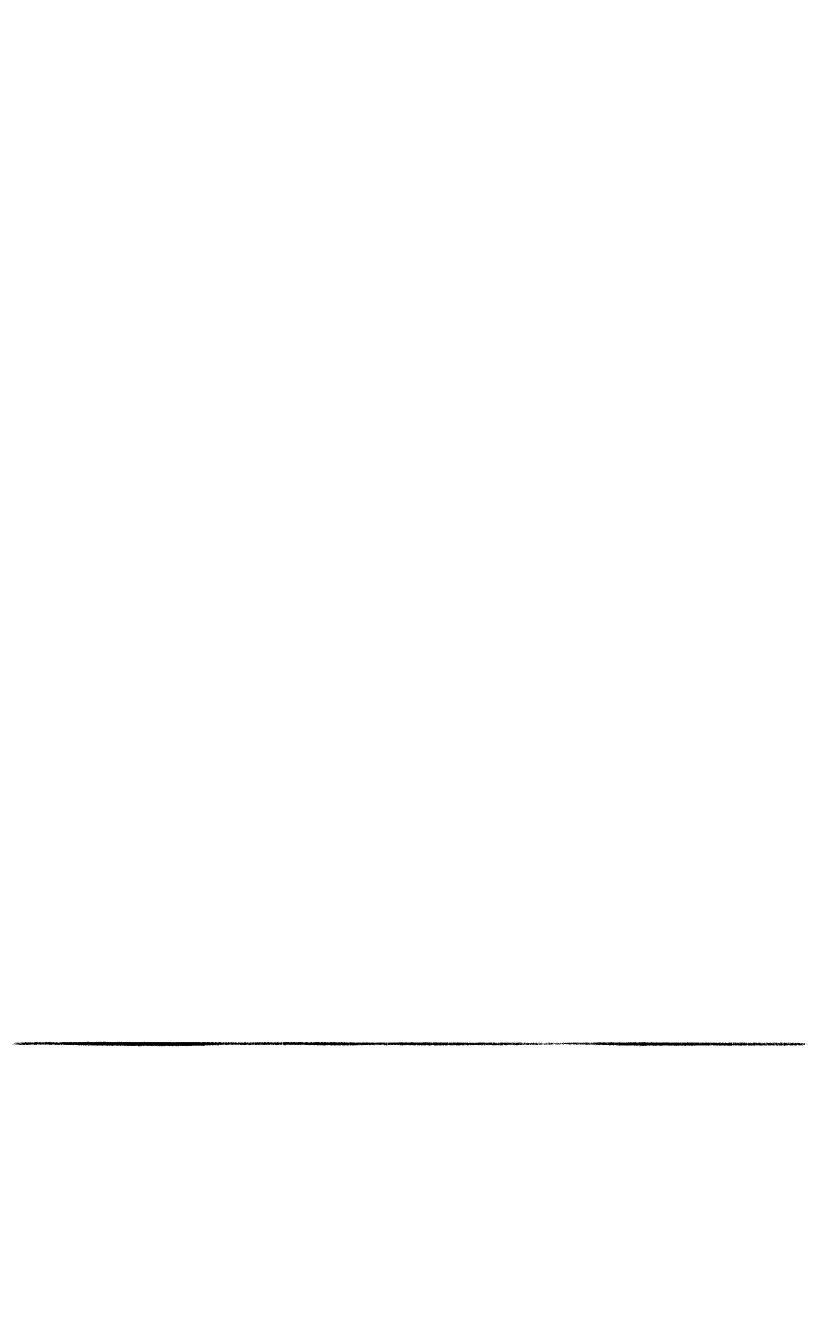
A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone". Such a change of zone may be approved only when:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any other 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 the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to
 prevent deterioration of existing communities and to encourage infill; diversify the
 Downtown land use mix with public facilities, hotels, office and retail development, more
 and higher density housing; generate more activity and attract more private investment in
 the Downtown area.



- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Universe Boulevard as a Study Corridor containing a Minor Arterial, with a right-of-way of 86'.

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

The Comprehensive On-Street Bicycle Plan designates Universe Boulevard to include bicycle lanes.

The Comprehensive On-Street Bicycle Plan designates Irving Boulevard to include bicycle lanes.

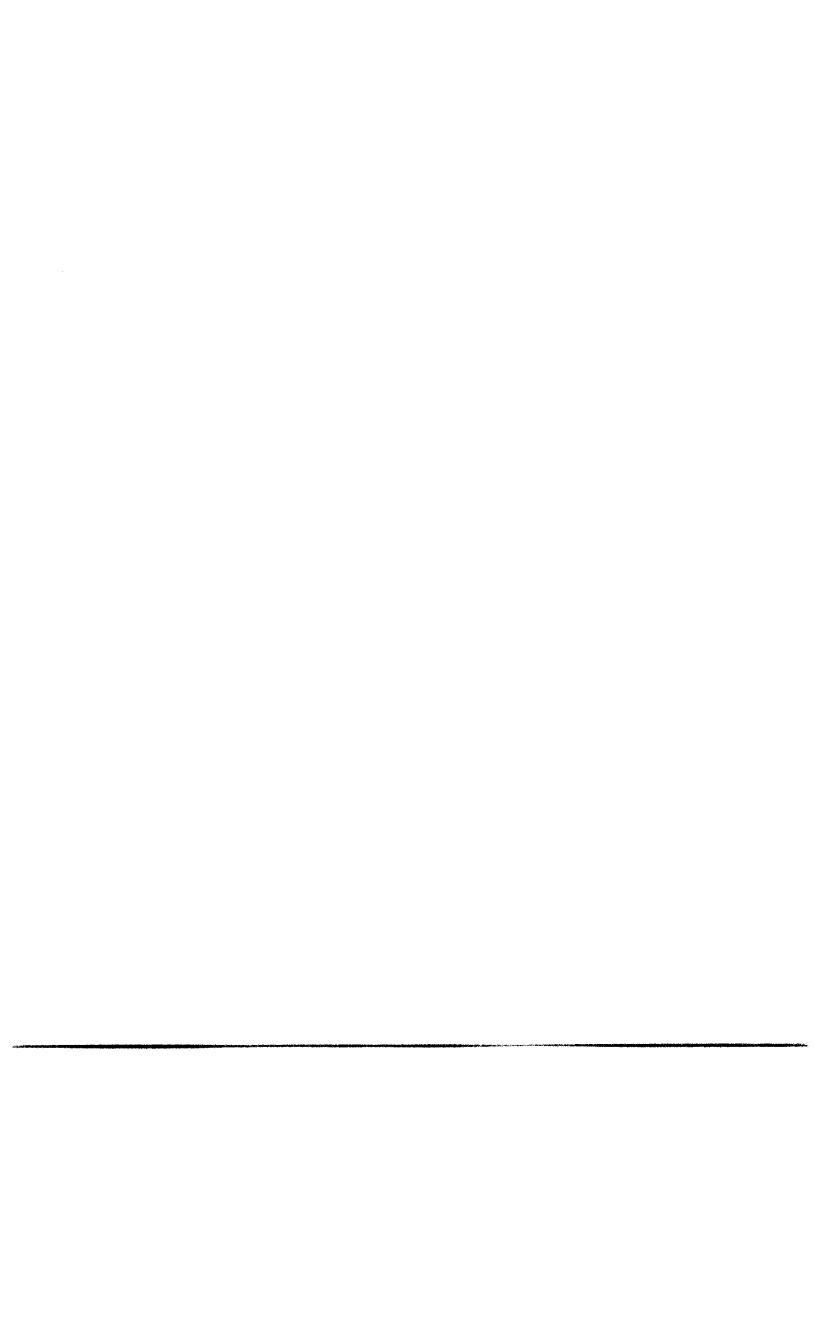
ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This request is for a series of zone map amendments and a site development plan for subdivision for a 146.8-acre site, generally located between Ivy Street and Universe Boulevard, Irving Boulevard and Westside Boulevard.

A schedule of the tract, size of tract, the existing zoning, and the proposed zoning is illustrated as follows:

Tract	Size	Current Zoning	Proposed Zoning
A-1(composed of Tracts B-1 and B-2, and Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit 5	20 acres	SU-1 for C-1 R-1	SU-1 for C-1 (with restaurants with full service liquor and liquor sales for of-premise consumption) / O-1 / R- 2 Permissive Uses
A-2	9.2 acres (with approximately 1.2 acres in arroyo)	R-1	SU-1 for Church and Related Facilities / O-1 / R-2 Permissive Uses
No Tract Number	117.6 acres	R-1	R-LT



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It should be noted that the site plan for subdivision outlines only the tracts containing the proposed SU-1 zoning. Further platting of the proposed R-LT zoned 117.6-acre portion of the site will be necessary for development.

These zone change requests use the SU-1 Zone category, Section 31, as a basis for their development. This section indicates that a special use may be a combination of uses not adequately allowed and controlled in other zones, relative to a specific site. Signage is to be permitted and regulated by the Planning Commission.

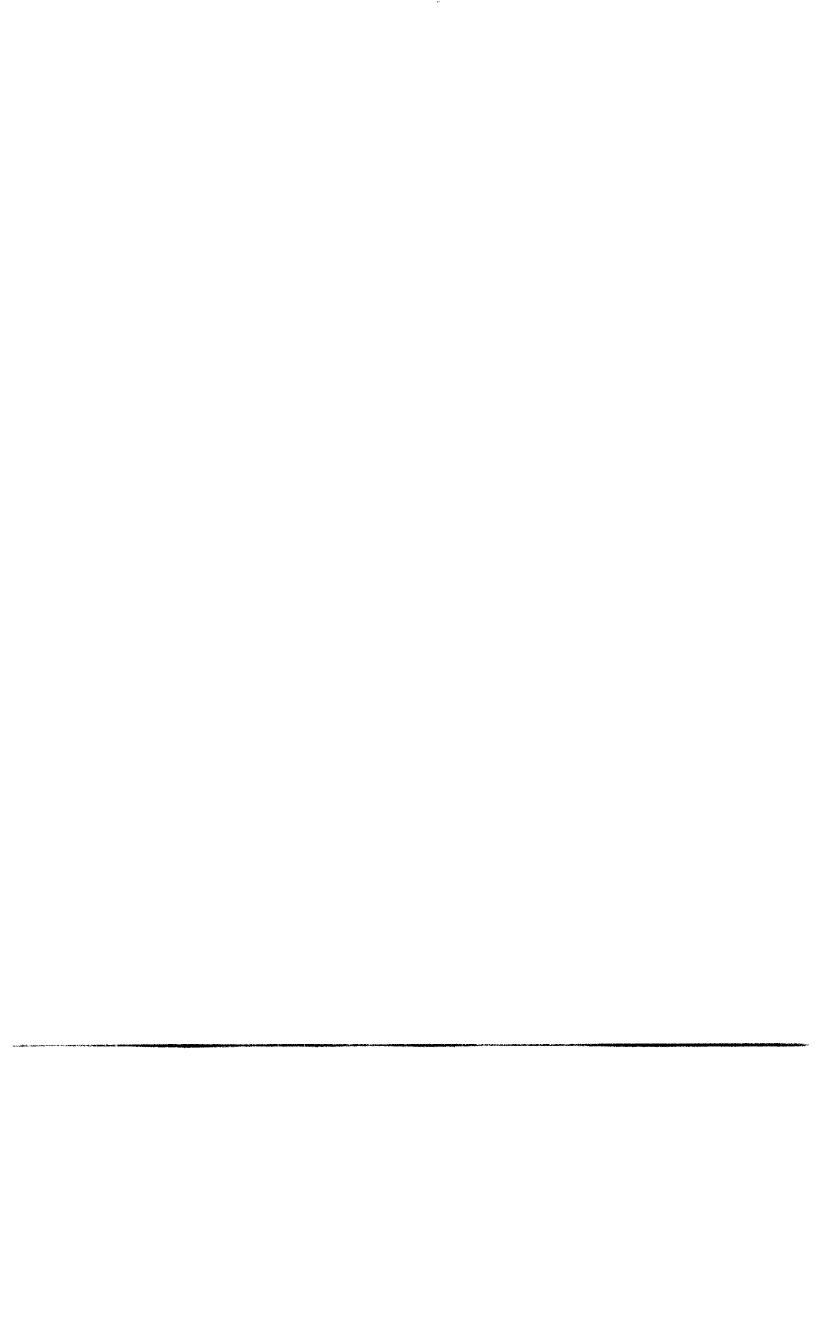
The proposed amendments to the site development plan for subdivision changes the site areas for existing Tract B-1, Lots 1-28, Block 15, and Lots 1-29, Block 16, Paradise Heights Unit #5. These two tracts are proposed to be created in the site plan for subdivision, totaling about 29.2 acres. These proposed zone map amendments are substantially different from the existing R-1 zoning, with more intensive uses proposed. This zone change request may be considered a further specification of the existing zoning of SU-1 for C-1 uses. It is unclear from the proposed site plan for subdivision and zone map why these tracts are separated by the R-LT zoning. Clustering of similar uses may buffer the less intensively zoned residential areas from traffic, noise, etc. emanating from both the center and TVI.

The amendments seek to alter the existing R-1 and SU-1 for C-1 Uses so that a neighborhood center can be established in Tract A-1. SU-1 for C-1 (with restaurants with full service liquor an liquor sales for off-premise consumption), O-1, and R-2 permissive uses are requested for Tract A-1. The proposed neighborhood center is located at the northwest portion of the site, in Tract A-1. The platted portion of the site, on the north, is proposed for a vacation of the rights-of-way, so that a portion of that platted area can be incorporated with Tract A-1. It should be noted that the northwest corner of the quadrant, at the intersection of the proposed McMahon Boulevard and Universe Boulevard is not part of this request. It is zoned SU-1 for C-1. It is a logical assumption to incorporate this smaller site, which is excluded from this request, in the planning and development of the neighborhood center; however, it is not specified in this request.

This request uses an existing platted roadway as the northwestern boundary of the subject site. An approximate entry to the center is aligned with the proposed entry alignment for the TVI, forming a cross intersection.

The WSSP does not call out for this location as a neighborhood center, and the WSSP does not contain policies indicating criteria for establishing other new centers. Specified new neighborhood (village) centers within the Seven Bar Ranch Community Service Area are the McMahon/Unser center and the Westside/Paradise Heights center, both of which are east of this proposed new center. The only indication of a new center, not specified in the WSSP, is west of Unser Boulevard. However, the Westside/McMahon Land Use and Transportation Guide recommends a commercial node at the southeast corner of Universe and McMahon, adjacent to the location of Tract A-1. This recommendation strengthens the applicant's position of locating a neighborhood center in this area.

The amendment for SU-1 for C-1 Uses, to include restaurants with full service liquor and liquor sales for off-premise consumption, seeks to provide the center with uses found in activity areas,



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specifically, restaurants, grocery stores, and possibly package liquor. In the *Comprehensive City Zoning Code*, the full-service liquor in restaurants is found to be a conditional use in the C-1 zoning category, and a permissive use in the more intensive zoning of C-2. The full-service liquor sale for off-premise consumption is found in the *Code* as a permissive C-2 use. These two specific uses, allowing a conditional use to be permissive and to allow a permissive use in a higher intensity zone to be permissive in the lower intensity zone, may be inconsistent with the neighborhood values and integrity of single family residential areas. The *Comprehensive Plan* contains Policy d, which states that the location, intensity, and design of new development shall respect existing neighborhood values.

In addition, R-270-1980 states that 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. Full service liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to adjacent properties, specifically residential uses.

A solution to this issue may be to request the applicant to consider a change of zoning, to SU-1 for C-1 uses(with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store)/O-1/R-2. Conditions to that suggested change would include prohibiting drive-up windows for liquor sales, and prohibit the sale of miniatures, singles, 40 oz. containers, or fortified wines. A buffer, between the C-1 with liquor uses and any residential area, such as 500 feet (as specified in the C-2 zone), may also be a condition for ensuring the preservation of the residential neighborhood integrity. The EPC has approved similar uses at McMahon/Unser. Staff cannot support the zone change as requested, but could support the request as modified with the conditions.

A new tract is proposed as Tract A-2, at the southwestern corner of the quadrant. Tract A-2 is proposed for rezoning to establish a church, office, and/or multi-family housing, using SU-1 for Church and Related Uses, O-1, and R-2 Permissive Uses. This zoning provides a location of a church outside of the neighborhood center. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification

It may be advisable to cluster all of the non-residential uses within and adjacent to the proposed neighborhood center, (i.e. cluster Tracts A-1 and A-2), so that the residential areas are buffered with either higher density housing or with uses appropriate to the centers, such as churches, parks, small commercial, and retail. This suggestion conforms to the *Westside/McMahon Land Use and Transportation Guide*, which suggests a commercial node in the area of Tract A-1. The Guide recommends the remainder of the site to be low to medium density residential (7-15 du/acre). The Transportation Planning Division of the Public Works Department has recommended that the non-residential uses of Tract A-2 be moved to be adjacent to Tract A-1, which would be consistent with the *Land Use and Transportation Guide*.

These zone map amendments further the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable,

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individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit route, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the subject site development.

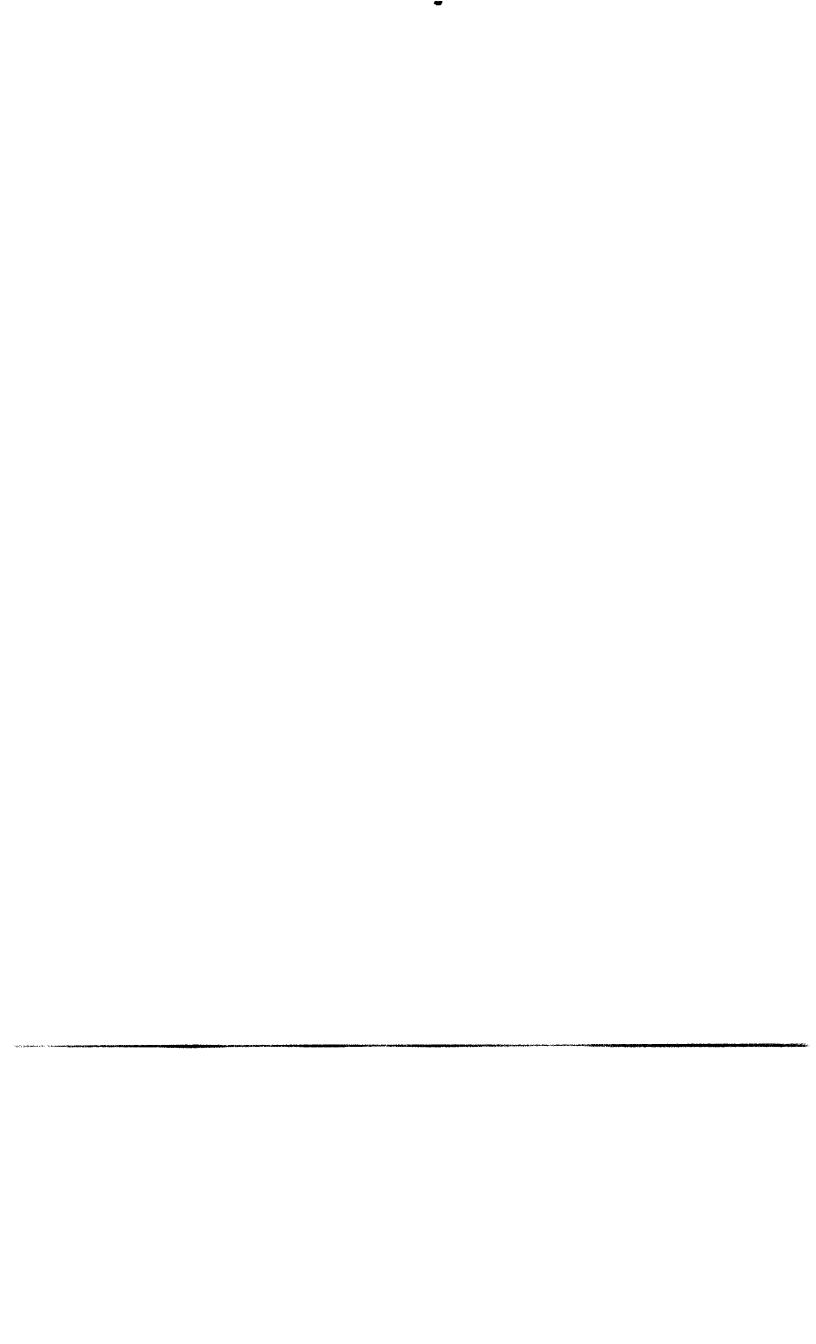
These amendments further the intent and policies of the *West Side Strategic Plan* by proposing higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low intensity uses of C-1, O-1 and R-2 are appropriate choices for a neighborhood center. These zone change requests conform to the *WSSP* in that the proposed neighborhood center is located near programmed transit, bike, and pedestrian facilities. The neighborhood center will be located near the intersection of two minor arterials. In the *WSSP*, higher density housing should occur within ¼ mile of transit corridors, so the proposed R-2 uses in Tract A-1 meet this criteria. Tract A-2 proposes R-2 uses as well, but will not be served by transit unless Irving is incorporated into existing routes or is designated in a separate route in the future.

Densities are higher than what is suggested in the Westside / McMahon Corridor Land Use and Transportation Guide. The Guide proposes the residential uses of the site to be low to medium density (7-15 du/acre.) and the proposed residential densities of Tracts A-1 and A-2 is 24 du/acre. Although this proposed density is higher than the Guide's recommendation, it is in conformance to the WSSP policies on higher density housing.

These zone map amendments further the intent and policies of the West Side Strategic Plan in that cross-metro trips will be reduced, as local business development and job opportunities will be located adjacent to the residential areas.

These amendments further the intent and policies of the West Side Strategic Plan, the Trails and Bikeways Facility Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.

The proposed zoning and subsequent development will meet the criteria, as approved by the EPC, as specified in the *West Side Strategic Plan* amendments, in that the neighborhood center will provide much needed businesses that can be used on a daily basis by residents and TVI students and staff. The zoning will allow a development to be pedestrian oriented due to the



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linkages to the TVI campus, the transportation network, and the Calabacillas trail network. The neighborhood center will have clustered parking, outdoor gathering areas that include pedestrian and bicycle access. The TVI West Side Campus will be a major facility on the West Side, will act as a major employer, and will, by its nature, create a focus and stimulus for both economic and social activity.

The applicant recognizes that the stability of land use and zoning is desirable. This request provides flexibility for the development of a mixed-use neighborhood center to serve the TVI Campus and the adjacent residential areas without a series of individual zone change requests.

These requests meet the criteria established in R-270-1980, in that the location of the new TVI West Side Campus has changed the community conditions. The subject site, due to its proximity to the new TVI Campus, is a prime location for the provision of commercial, office, and multifamily housing uses serving the campus and the surrounding neighborhood.

Another changed condition for this site is the adoption of the *Westside / McMahon Corridor* Land Use and Transportation Guide, in that the zoning allows for a commercial center to be established directly east of the TVI Campus, offering a transition from higher to lower residential densities, and strong access to both bicycle and pedestrian facilities.

Theses requests are more advantageous and beneficial to the community, excepting the liquor sales for off-premise consumption permissive use. This use may be harmful to residential areas in the community. R-270-1980 specifically prohibits approval of a zone change where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. The liquor sales for off-premise consumption could allow a stand-alone liquor store that may be harmful to the adjacent residential properties.

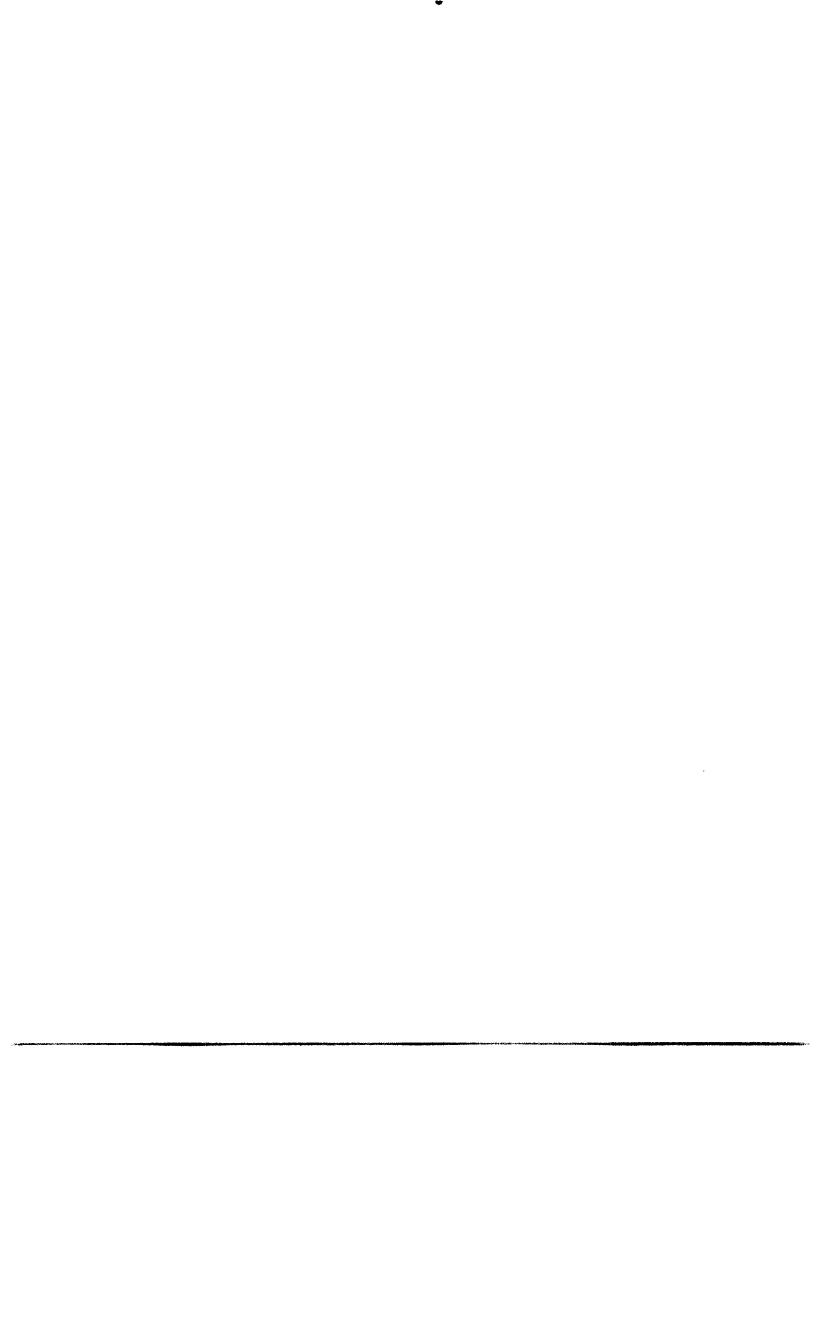
The other zone changes enable the provision of much needed services adjacent to the public institution, This provision of services will reduce the need for similar services within the campus environment. The agent claims that with more private sector service delivery, less public expenditure will be necessary at this campus to provide those services, and, therefore, a more efficient use of public funds for educational facilities is enabled.

The requests prove that the zone changes do not create spot zones. The zone change requests clearly facilitate the realization of the Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the Westside / McMahon Land Use and Transportation Guide. Tract A-1, specifically, can function as a transition area between the institutional use of the TVI Campus, and the adjacent residential areas on the subject site.

These amendments further the policies containing in the Westside / McMahon Corridor Land Use and Transportation Guide, which establishes a desirable direction for promoting the opportunity for reducing automobile travel and encourage the use of transit, bicycle, and pedestrian modes. Excepting the location of Tract A-2 separate from the neighborhood center, the request conforms to the Westside / McMahon Corridor Land Use and Transportation Guide.

ANALYSIS - Site Plan for Subdivision

Site Plan Layout / Configuration



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This request includes a site plan for subdivision request. Two tracts of land are proposed, with the recommended zone map amendments. The site plan shows a general boundary for each of the tracts.

Tract A-1 is 20 acres, bounded by an existing platted road and a new road cutting through the site. The proposed use is for a neighborhood center consisting of convenience shopping related to the adjacent TVI Campus (i.e. copies, coffee shops, etc.), offices, and multi-family housing, possibly in mixed-use developments. A minimum of 35% of the property is planned to be developed with residential or office uses. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires 75% of that 15% to be living landscape.

Tract A-1 will have a maximum .35 FAR for the office and retail uses. A maximum density of 24 du/acre is proposed for residential development in this tract. The *Westside/McMahon Land Use and Transportation Guide* defines this residential density as medium to high density.

Tract A-2 is at the northeast corner of the Irving Boulevard / Universe Boulevard intersection. Both of these streets are not improved at this time. Tract A-2 is 9.2 acres, of which 1.2 acres are within the arroyo. The site is proposed to be used for a church, with the related uses of office(s), day care, classroom(s) and meeting room(s) with kitchen facilities. While many of these uses are typical of church activities, it is not specified whether these activities will be income-producing, e.g. will the meeting rooms be leased for conferences or piano sales, or the offices leased for monthly income production? This issue will need clarification.

A maximum FAR is proposed of .35 for the office and church and related facilities uses. A maximum residential density of 24 du/acre is proposed for residential development. A minimum of 15% of the site (minus the building square footage) is proposed for landscape materials. The Zoning Code requires that 75% of that 15% is living landscape.

The west branch of the Calabacillas Arrroyo cuts through this site from west to east. The Calabacillas Arroyo is considered a Major Open Space Arroyo and a Major Open Space Link in the *Facility Plan for Arroyos*. This arroyo carries an approximated 2500 cubic feet / second drainage. Much of the water comes from the free discharge from Black Ranch. It should be noted that the policies in the *Facility Plan* pertain to the Calabacillas Arroyo, with the West Branch not specifically called out. It is inferred that any policies pertaining to the Calabacillas Arroyo also pertain to the West Branch of that arroyo.

The Facility Plan for Arroyos contains goals and policies for the preservation and multiple use of the arroyos. Specific development regulations are listed in the Facility Plan for the treatment of the arroyo and its floodplain. The agent has proposed a prudent line for the arroyo and floodplain. This prudent line would prevent further development within the floodplain. A trail parallel to the arroyo is suggested in the Facility Plan.

The *Trails and Bikeways Facility Plan* proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As the development proceeds, the Parks and Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

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The WSSP states that the Calabacillas Arroyo is one of the most defining features of the West Side. A setback for trails and public open space along the entire length of the arroyo is required. The site plan for subdivision does not show a trail; however, it could be incorporated when the rest of the site is platted.

The site planning objective, as developed in the submittal, states that the creation of a pedestrian friendly environment with the Seville Neighborhood Center will depend on creative site and architectural design. The goal is to separate vehicular and pedestrian circulation in order to support the creation of such an atmosphere throughout the site. The specific site plan guidelines are:

- All pedestrian paths shall be designed to be handicapped accessible (using ADA Criteria for Barrier-Free Design)
- The minimum parking required by the Zoning Code plus ten percent shall be the maximum parking allowed.
- There shall be no freestanding cellular antenna or towers; cellular antennas shall be integrated with the building architecture.
- Long stretches of parking facilities adjacent to the roadways are prohibited.
- Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.
- Parking areas should be designed so that pedestrians walk parallel to moving cars. The need for pedestrians to cross parking aisles and landscaped islands shall be minimized.
- Parking areas shall be designed to include a pedestrian link to site structures.
- Entryways shall be clearly defined.

The specific development guidelines, as documented in the site plan, build on the above-listed site guidelines to facilitate realization of the expressed goal of a pedestrian-friendly environment.

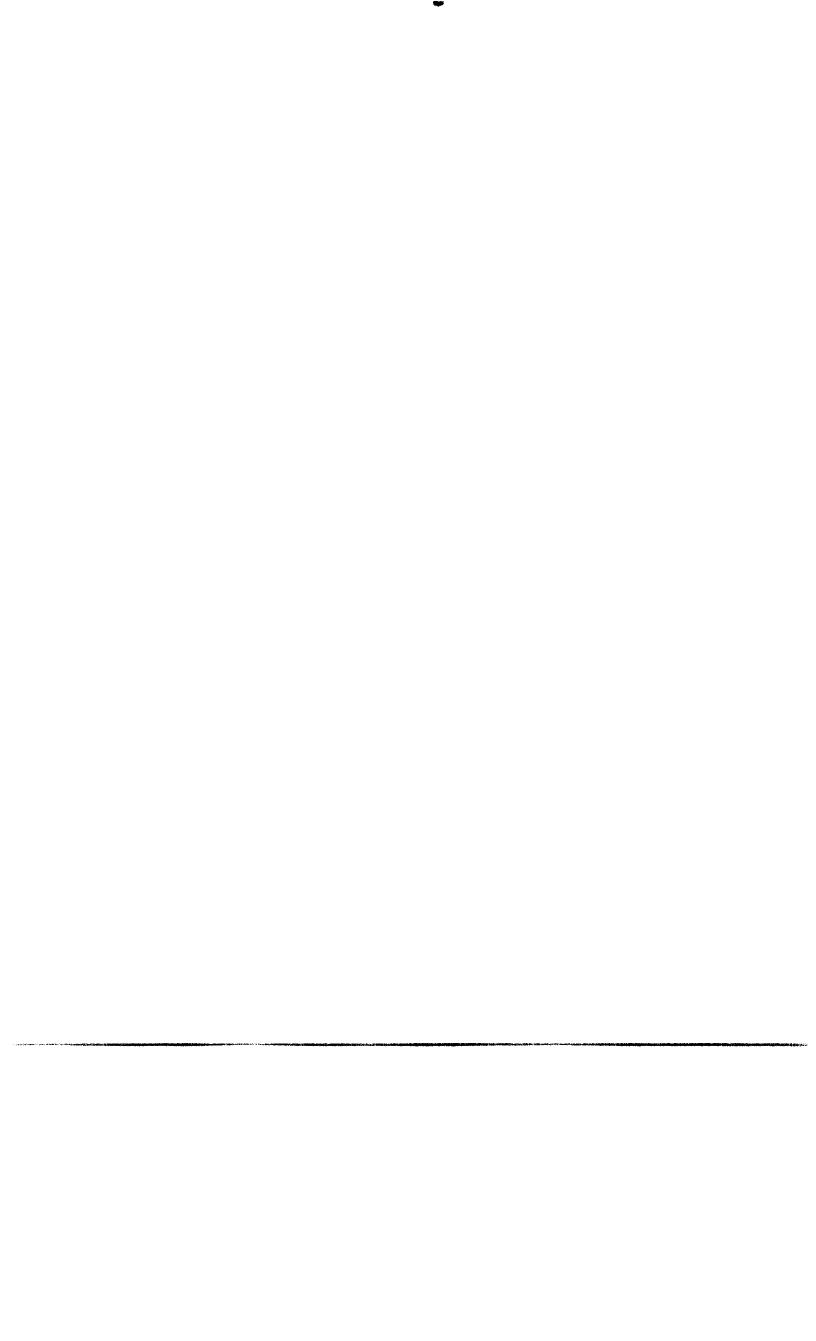
Many of the design guidelines included in the site plan for subdivision are typical conditions set by the EPC. It is recommended that the set of design guidelines is specified as a condition for development of the site.

Due to the nature of the request for liquor sales for off-premise consumption as a permissive use in the SU-1 for C-1 uses, staff cannot support the site development plan for subdivision.

Vehicular Access, Circulation and Parking

Access to the site will be from the four boundary roadways of Westside to the north, Ivy to the east, Irving to the south, and Universe to the west. Further access for Tract A-1 will be provided at the neighborhood center, aligning with the approximate TVI entry alignment. Primary access to Tract A-2 will be from Universe Boulevard and Irving Boulevard.

The Westside / McMahon Corridor Land Use and Transportation Guide designates McMahon as a high transit corridor. Although no funding is available at this time for service, this route should be programmed into the transit service as development proceeds in this community.



Pedestrian and Bicycle Access and Circulation, Transit Access

For Tract A-1, the primary access point to/from Universe Boulevard is proposed to be aligned with the entry to the TVI campus west of Universe Boulevard. Additional access points are proposed from McMahon Boulevard and from the neighborhood to the east. Pedestrian connections are proposed from the TVI campus, from adjacent neighborhood locations, and the Calabacillas Arroyo trail.

The internal network for pedestrian and bikeway pathways is proposed to be included in future site plans for building permit purposes, as stated in the Seville Neighborhood Center Design Guidelines (as submitted for this request). Connections to the proposed Calabacillas Arroyo trail will be provided in those future site plans for building permit requests.

For Tract A-2, there are proposed pedestrian and bicycle access on all interior streets. Connections are proposed to be provided to the proposed Calabacillas trail. The internal network of pedestrian and bikeway pathways is proposed to be provided as part of future site plan for building permit requests, following the Seville Neighborhood Center Design Guidelines (as submitted for this request).

The site plan for subdivision is not developed for the interior of the parcel, which is proposed for a zone change from R-1 to R-LT. Vehicular, pedestrian, and bike access should be developed as part of the platting for that portion of the subject site.

Grading, Drainage, Utility Plans

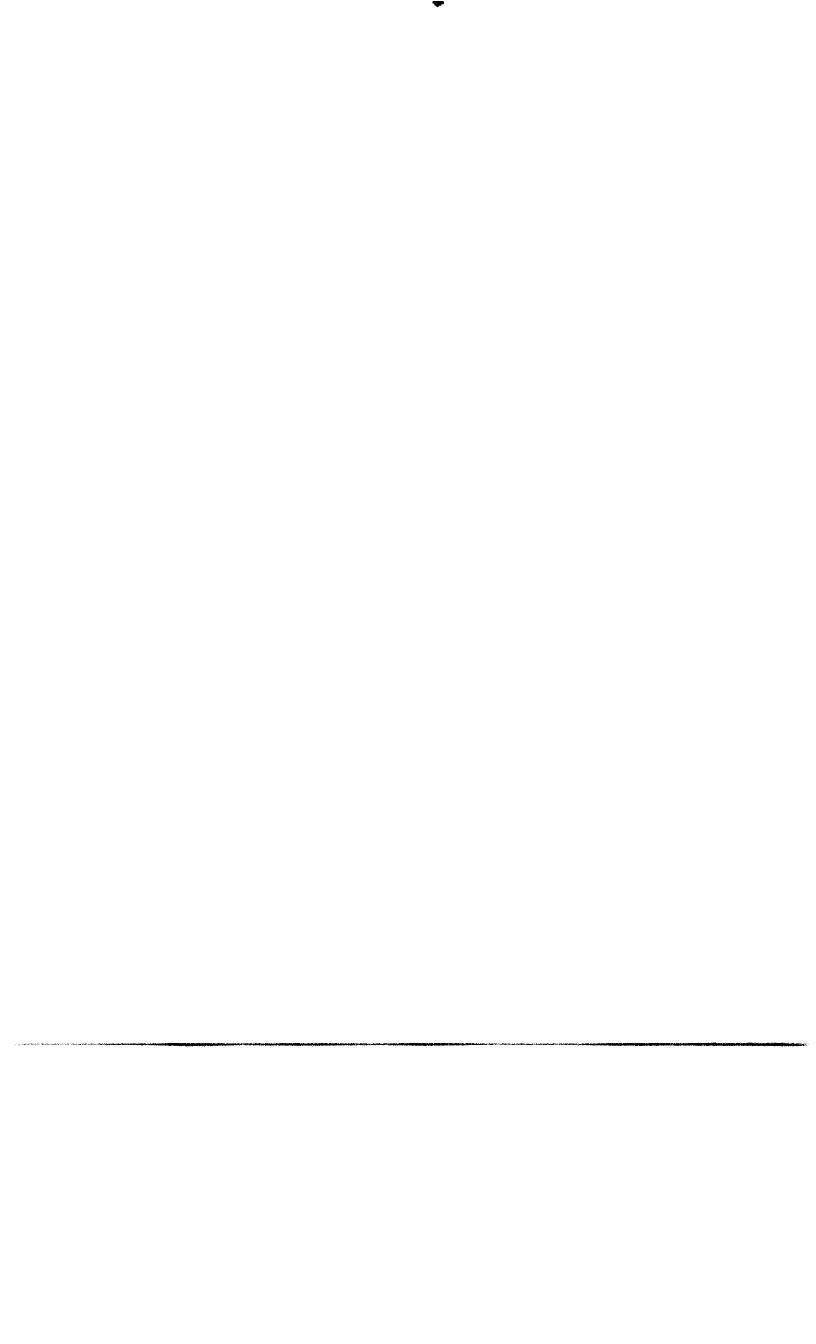
The Calabacillas Arroyo West Branch provides drainage from the north and west to the Rio Grande. The Swinbourne Detention Basin is east of the site to collect the water. A conceptual drainage and grading plan will be necessary for site plan for building permit. It may also be required for platting.

AMAFCA has stated that if the proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will be required. The prudent line shown on the site plan along the arroyo is based on a draft report, and may need to be modified when the final report is received.

Parks

The Parks and Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI Campus.

The agent discussed park location with staff in a field visit. Although a park location is not shown on the site plan for subdivision, the applicant is considering locating a park adjacent to the west branch of the Calabacillas Arroyo, since there will be undevelopable land within the prudent line, and siting with the required open space of the arroyo may increase the park size visually. This consideration is hypothetical at this time, but will need to be developed concretely as this project moves forward.



Architecture and Signage

The site plan for subdivision provides design criteria for buildings and signage. Although architectural style is not specified, building form opportunities, in terms of height, visual character, articulation, offsets, and detailing are listed in the design guidelines. Entryways, materials, site lighting, edge characteristics, signage, perimeter walls and setbacks are also included in the design criteria for the two tracts on this parcel. The design guidelines were not developed to apply to the proposed R-LT portion of the site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from reviewing agencies are included as an attachment to this report. Specific conditions by those reviewing agencies are attached as conditions for approval of the site plan for subdivision.

Neighborhood Concerns

No correspondence has been received as of the writing of this report.

Conclusions

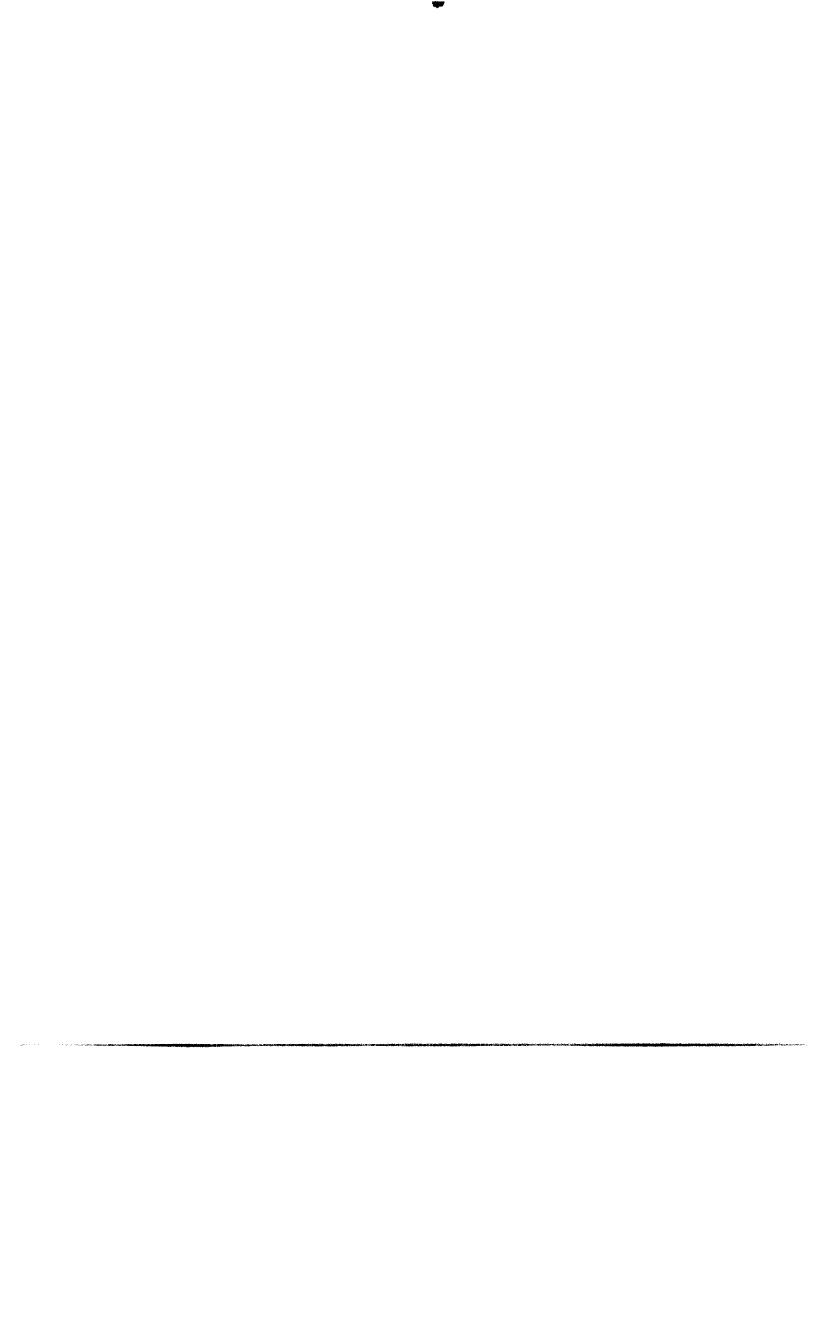
This is a group of zone map amendment requests to change existing zoning, established when the site was annexed to the City, to zoning that will allow a neighborhood center to develop, and allow church, office, and higher density residential development in the proposed Tracts A-1 and A-2, and low density residential development for the remainder of this vacant parcel, located at the northeast quadrant of the intersection of Irving Boulevard and Universe Boulevard.

These SU-1 zones, with uses specific to this site, conform to the Zoning Code SU-1 Category, Section 31, use combinations not adequately allowed and controlled in other zones, relative to a specific site. This section specifies that signage is permitted and regulated by the Planning Commission.

These requests further the Goals and policies of the *Comprehensive Plan* and the *WSSP*, in that higher density residential and non-residential development is located within areas designated as centers and in areas where a transition is needed between single-family development and more intensive development. The TVI Campus will be a large employer in this community, and will need to have adjacent services for the students and staff of the Campus. Planning for those services to occur in this center is advantageous to the community.

These requests further the policies stated in the Westside / McMahon Land Use and Transportation Guide, in than the center is located in an area projected for a high transit corridor, with strong pedestrian and bicycle connections both within the site and to the street network.

The agent has demonstrated that the proposed zone map amendments follow the criteria for R-270-1980, in that the location of the TVI West Side Campus is a changed neighborhood and community condition, which justifies the changes to the existing zoning. The different uses, as



ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 January 18, 2001 Page 18

specified in the SU-1 zones, also has been shown to be more advantageous to the community, by providing an area for services to the neighborhoods, the community, and the new TVI Campus.

However, the use of liquor sales for off-premise consumption as permissive in the SU-1 for C-1 uses may be harmful to adjacent property, the neighborhood, or the community. R-270-1980 specifies that a change of zone shall not be approved in this situation.

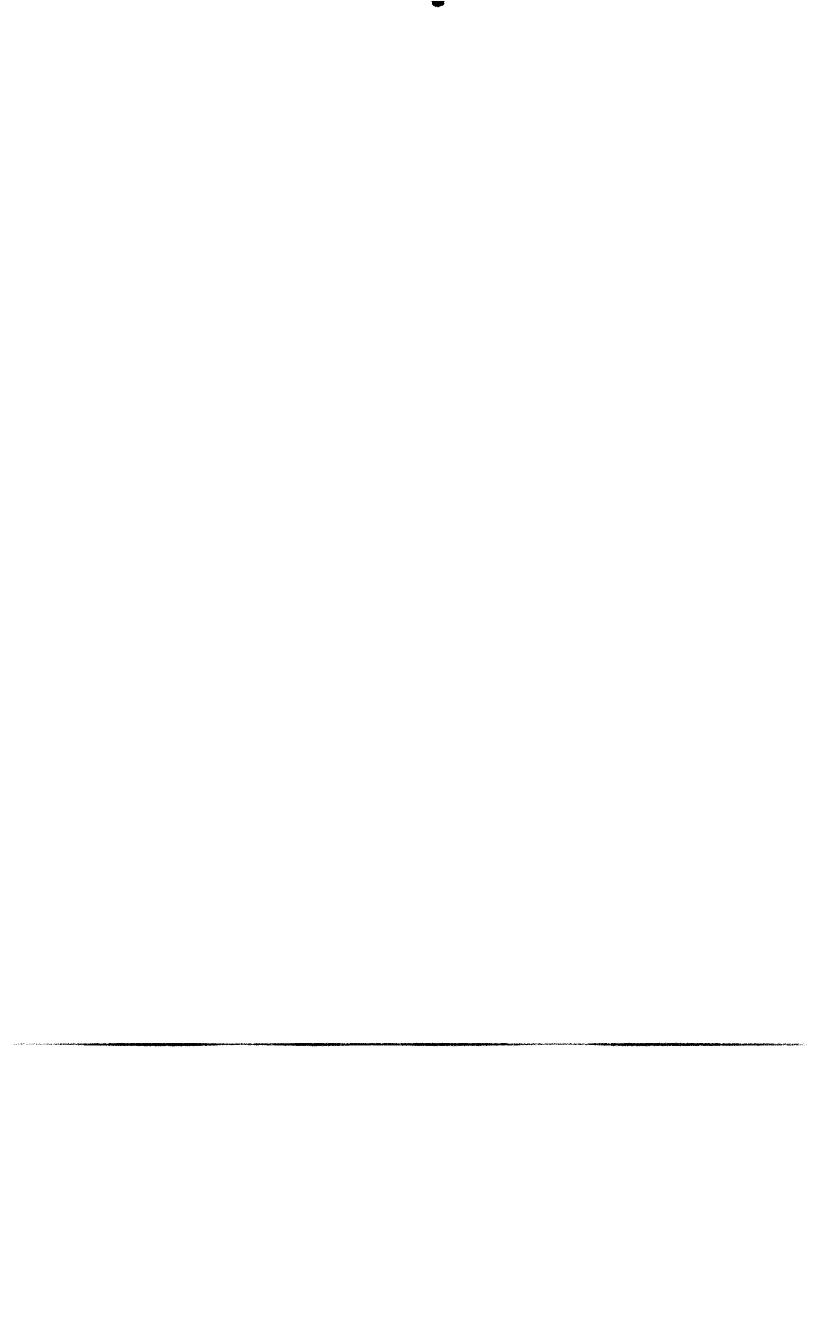
This is also a site plan for subdivision, with a goal of separate vehicular and pedestrian circulation in order to support the creation of a pedestrian-friendly atmosphere throughout the site.

The site plan for subdivision shows the two tracts of SU-1 zoning, with the specific land uses within each. Tract A-1 is proposed to be SU-1 for C-1 uses (with restaurants with full-service liquor and liquor sales for off-premise consumption), O-1 and R-2 Permissive uses. The restaurant with full-service liquor is considered conditional in the C-1 zoning category. The liquor sales for off-premise consumption are permissive in the C-2 zoning category. This request proposes to make those specific uses permissive in this tract. EPC has approved a modification of SU-1 zones of this type, to make the liquor sales for off-premise consumption an ancillary use to a permissive full-service grocery store. Further conditions to this kind of zone would prohibit drive-up windows for liquor sales, the sale of miniatures, 40 oz. Singles, or fortified wines in Tract A-1. A 500' buffer between the liquor uses and any residential area, as specified in the C-2 zone, is also suggested. Staff could support a modification of the zone change request of this nature, with the specific prohibitions and buffer area. The O-1 and R-2 uses are appropriate choices for lower intensity uses in a neighborhood center.

Tract A-2 is proposed to be SU-1 for Church and Related Facilities, O-1, and R-2 uses. This zoning would allow maximum development opportunities on this 9-acre tract. Although specific "related facilities", such as meeting rooms with kitchens, classrooms, offices, and day care are listed, maximum quantity or square footages for the proposed offices, day care, classrooms, and meeting rooms are not listed. Although this SU-1 for Church and Related Facilities/O-1/R-2 use provides maximum choice and variety of land uses, as specified in the Comprehensive Plan, the zone should specify maximums, in either percentages, quantity, or square footage, of the related facilities so that the church use is not a secondary use to the related facilities.

The site plan for subdivision contains design guidelines for the future development of the site. Design criteria has been developed for site edges, buildings, pedestrian and trail connection, road design, setbacks, landscape, lighting, and signage. These design guidelines apply to Tracts A-1 and A-2, but not to the proposed R-LT portion of the site.

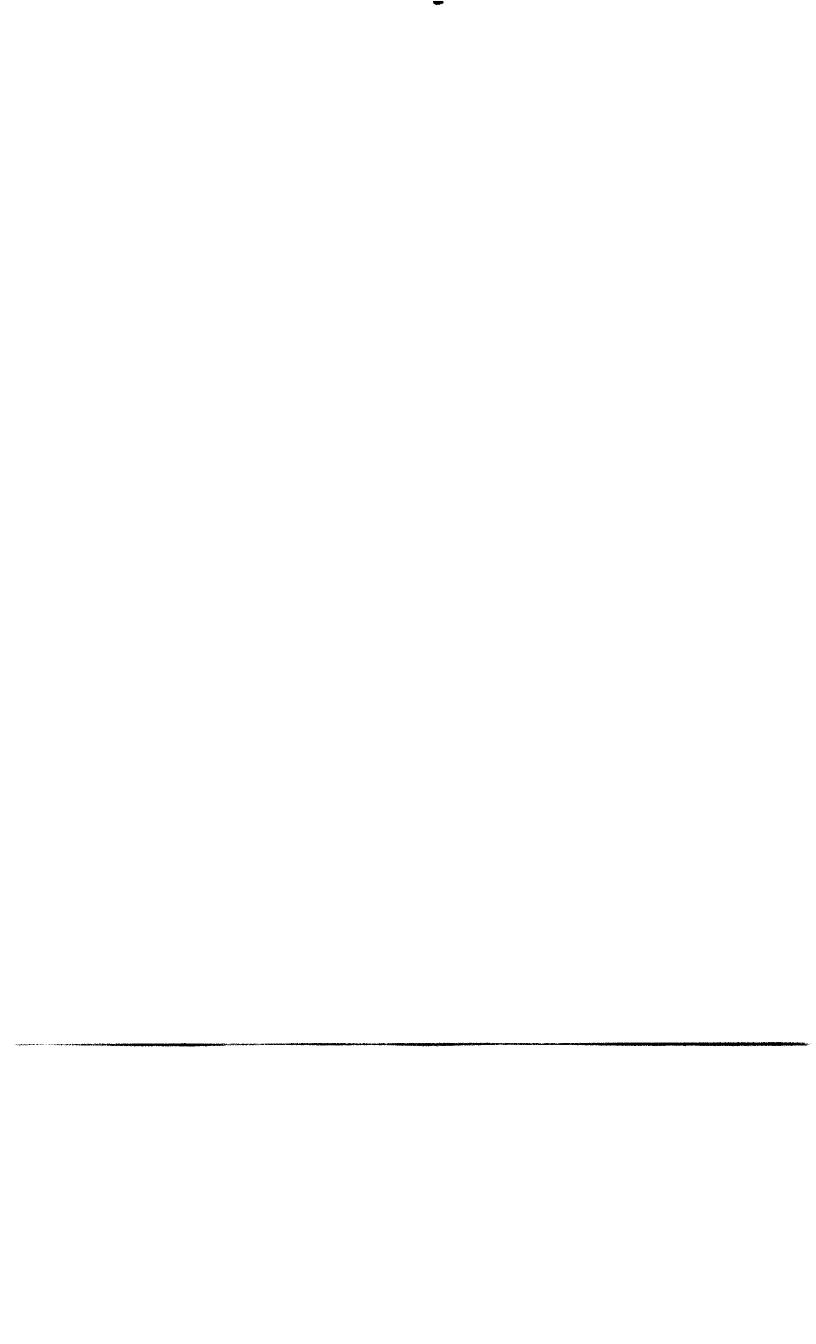
The WSSP specifies neighborhood centers at Westside/Unser and Paradise Heights/McMahon, plus an undesignated center west of Unser. This new neighborhood center is outside the currently adopted centers, but is possible with proposed changes to the WSSP approved by the EPC, but not adopted by the City Council, as yet. The zone changes would provide a vehicle for the neighborhood center at Seville to happen. This site appears, by the location of the TVI Campus and the alignments of McMahon, Westside, and Universe, to be a prime location for a center of this type. The other zone changes are in keeping with developing the whole parcel as a community.



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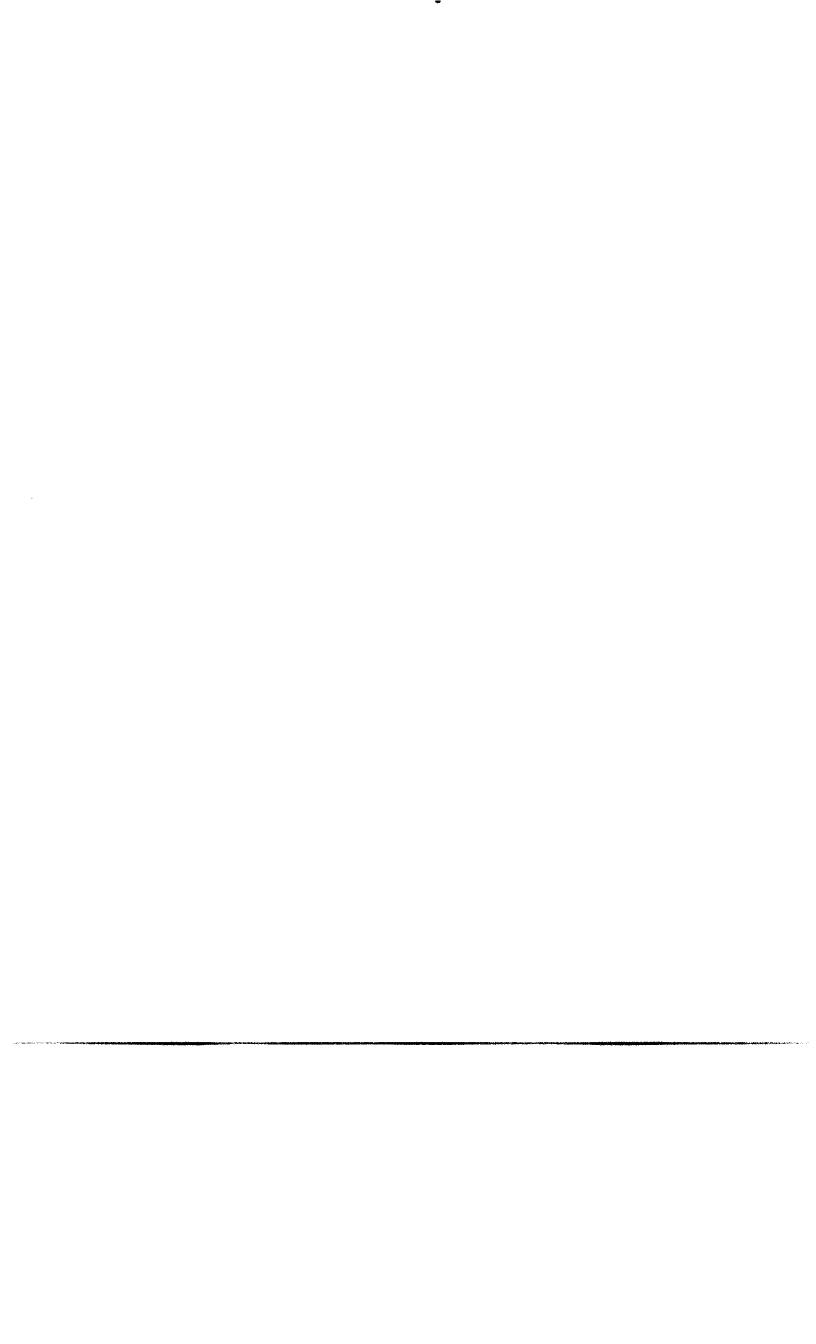
FINDINGS - (00110-000000-01626) (January 18, 2001)

- 1. This is a request for a zone map amendments: from existing R-1 to R-LT, existing SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, and R-1 to SU-1 for Church and Related Facilities/O-1/R-2, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. The existing zoning of R-1 was established under the annexation of the parcel as part of the Northwest Mesa Annexation in 1984.
- 3. The existing zone of SU-1 for C-1 was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a denser, single-family style development, corresponding to Policy a, where the Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.
- 6. This request furthers the *Comprehensive Plan* Policy f, where clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged. R-LT is a zone of townhouse development, where, by its nature, the houses are clustered.
- 6. This request furthers the *Comprehensive Plan* Policy e, where 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.



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- 7. This request furthers the *Comprehensive Plan* Policy h, where higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning or use, and where it is compatible with existing area land uses and where adequate infrastructure is or will be available. The mixed density pattern is both already established with the adjacent existing SU-1 for C-1, SU-1 for Church and Related Uses, and A-1 zoning, and will be further established with the proposed SU-1 for C-1 (including restaurants with full-service liquor and liquor sales for off-premise consumption)/O-1/R-2 and SU-1 for Church and Related Facilities/O-1/R-2 uses.
- 8. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing development with access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 9. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating residential uses adjacent to the TVI campus. This location of residential uses will provide a stronger communication and planning link with the educational institution and the development of this site.
- 10. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a higher density housing than R-1 on this vacant parcel, which places the R-LT and R-2 residential uses near programmed transit, bike, and pedestrian facilities. By locating near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 11. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
- 12. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing

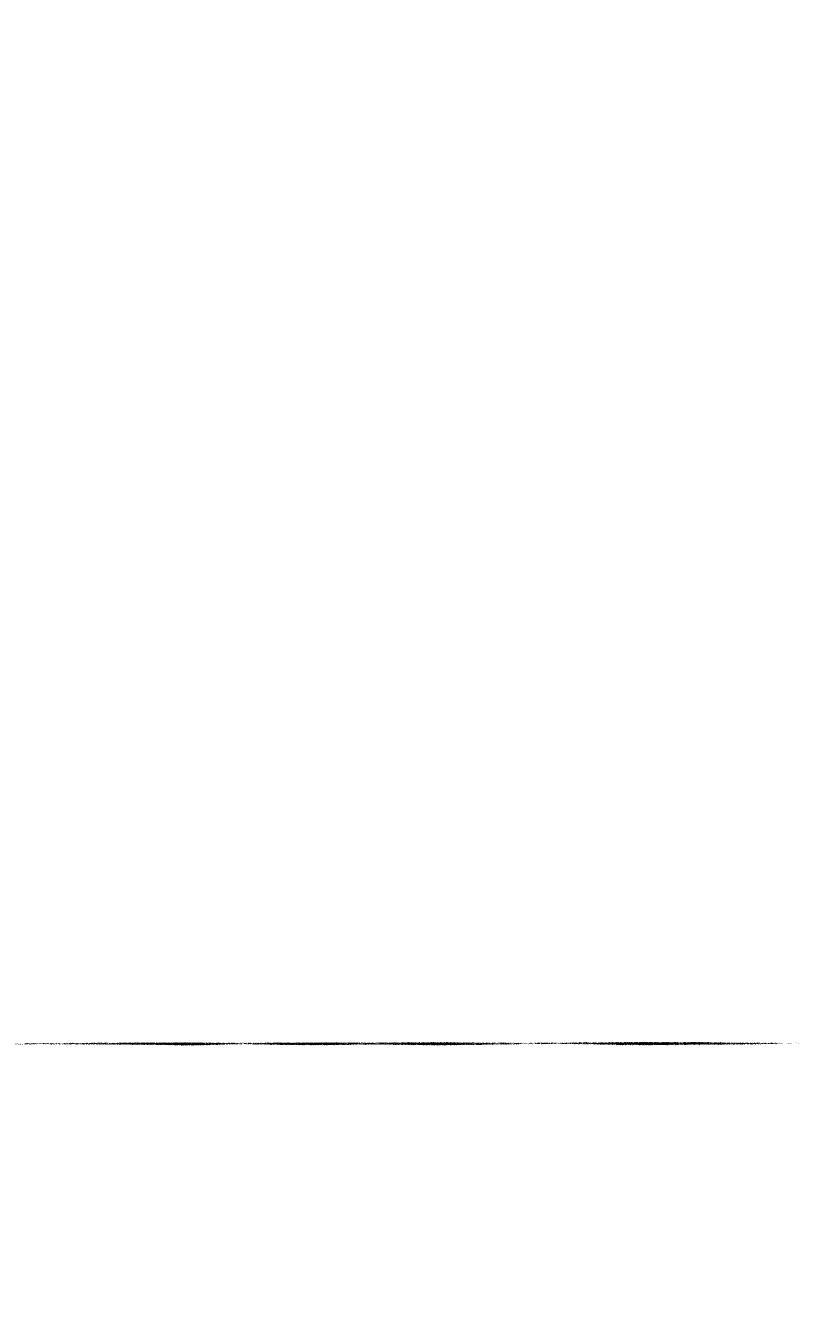


ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 January 18, 2001

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automobile travel and encourages transit use; higher densities are encouraged in neighborhood-scaled development.

- 13. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented, low to medium intensity development in this area.
- 14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
- 15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential development on the parcel, providing services closer to the residents' homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 16. This request for a zone change including full service liquor for off-premise consumption as a permissive use in SU-1 for C-1 shall not be approved under R-270-1980, in that some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community. Specifically, this use would be harmful to the adjacent residential areas.
- 17. Staff could support a modification of the zone change request to read: SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off-premise consumption ancillary to a full service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided))/O-1/R-2. The EPC has approved similar modifications to zone requests in this community.



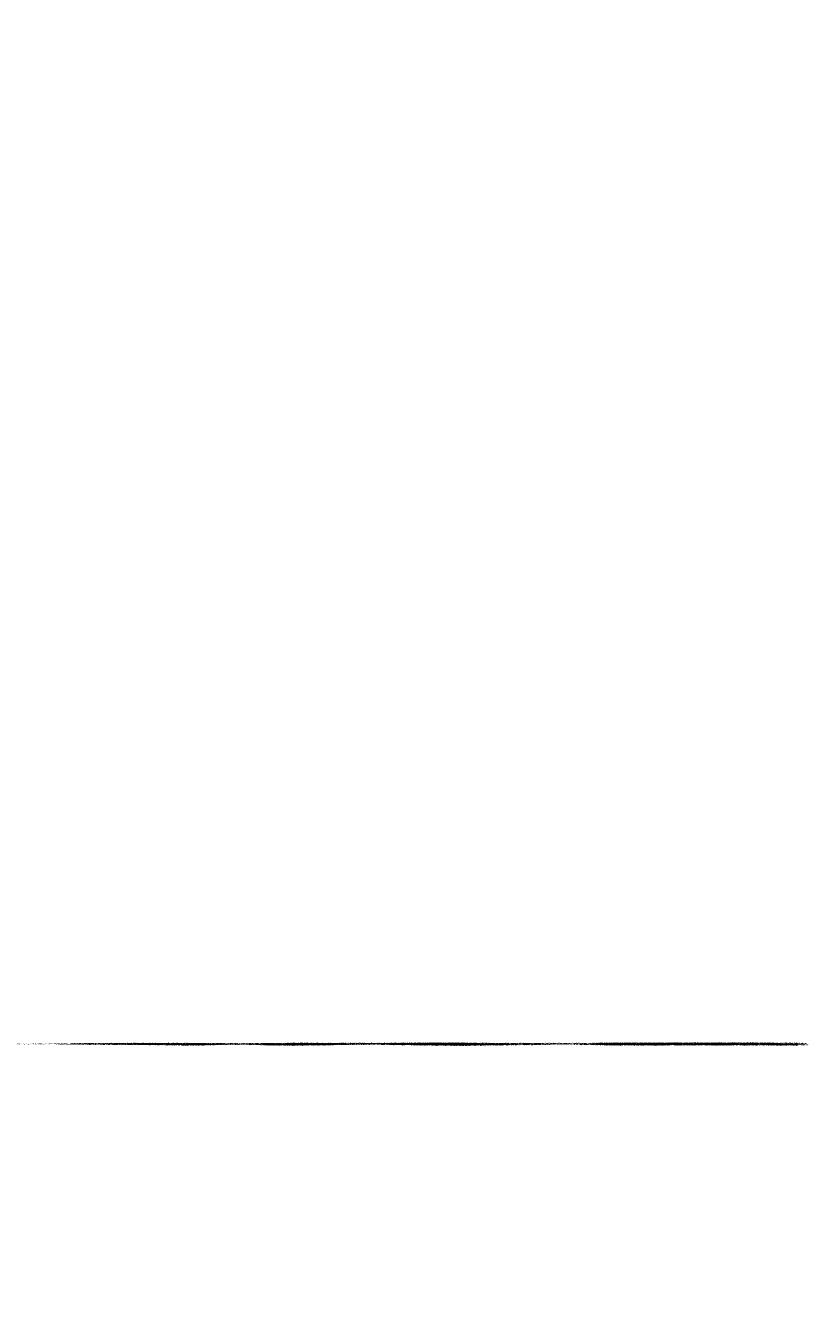
ENVIRONMENTAL PLANNING COMMISSION Number: 00110 00000 01626/00128 00000 01625 January 18, 2001 Page 22

RECOMMENDATION - (00110-00000-01626)(January 18, 2001)

DENIAL of 00110-00000-01626, a request for zone map amendments: from R-1 to R-LT, from SU-1 for C-1 to SU-1 for C-1 (with restaurants with full service liquor and full service liquor sales for off-premise consumption)/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings, specifically Finding #16.

FINDINGS - (00128-000000-01625) (January 18, 2001)

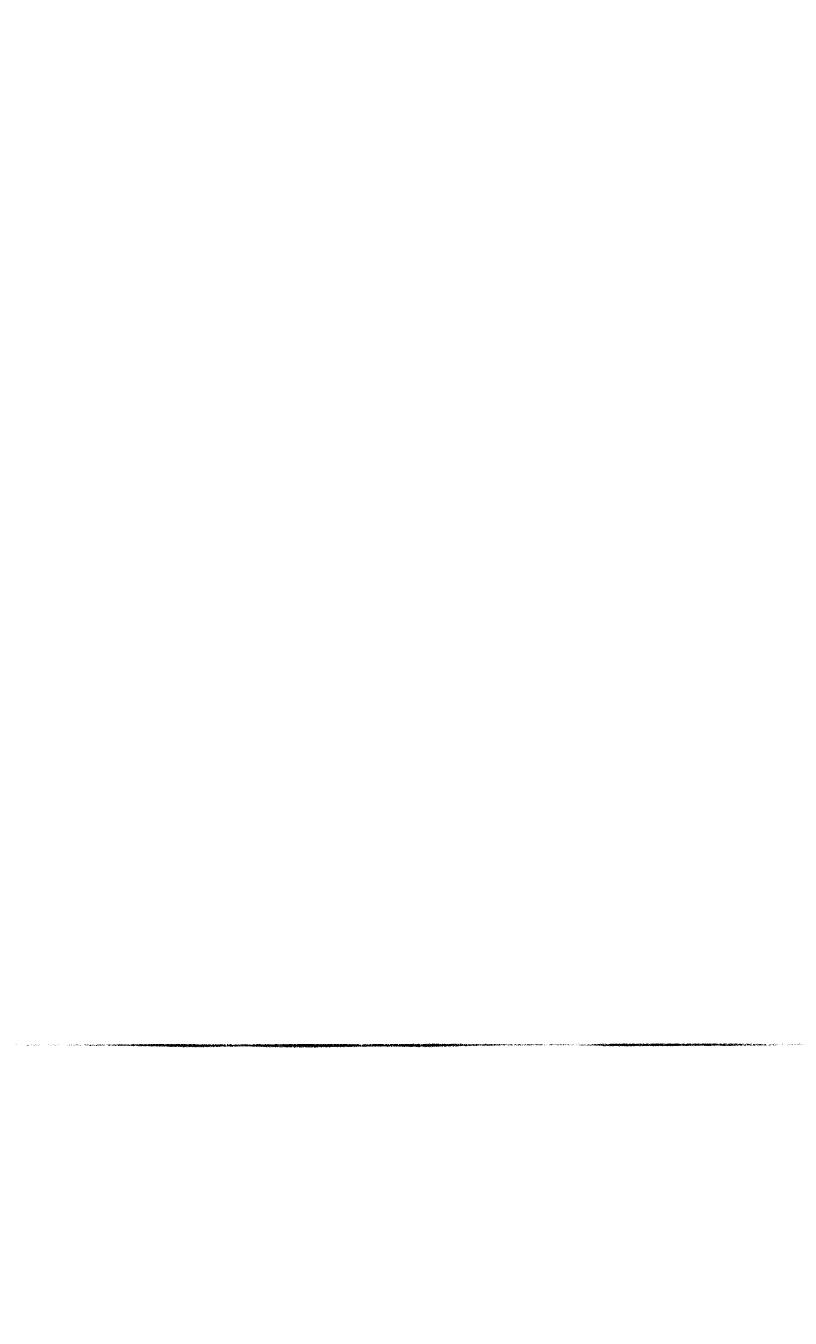
- 1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
- 3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.
- 6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of



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transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

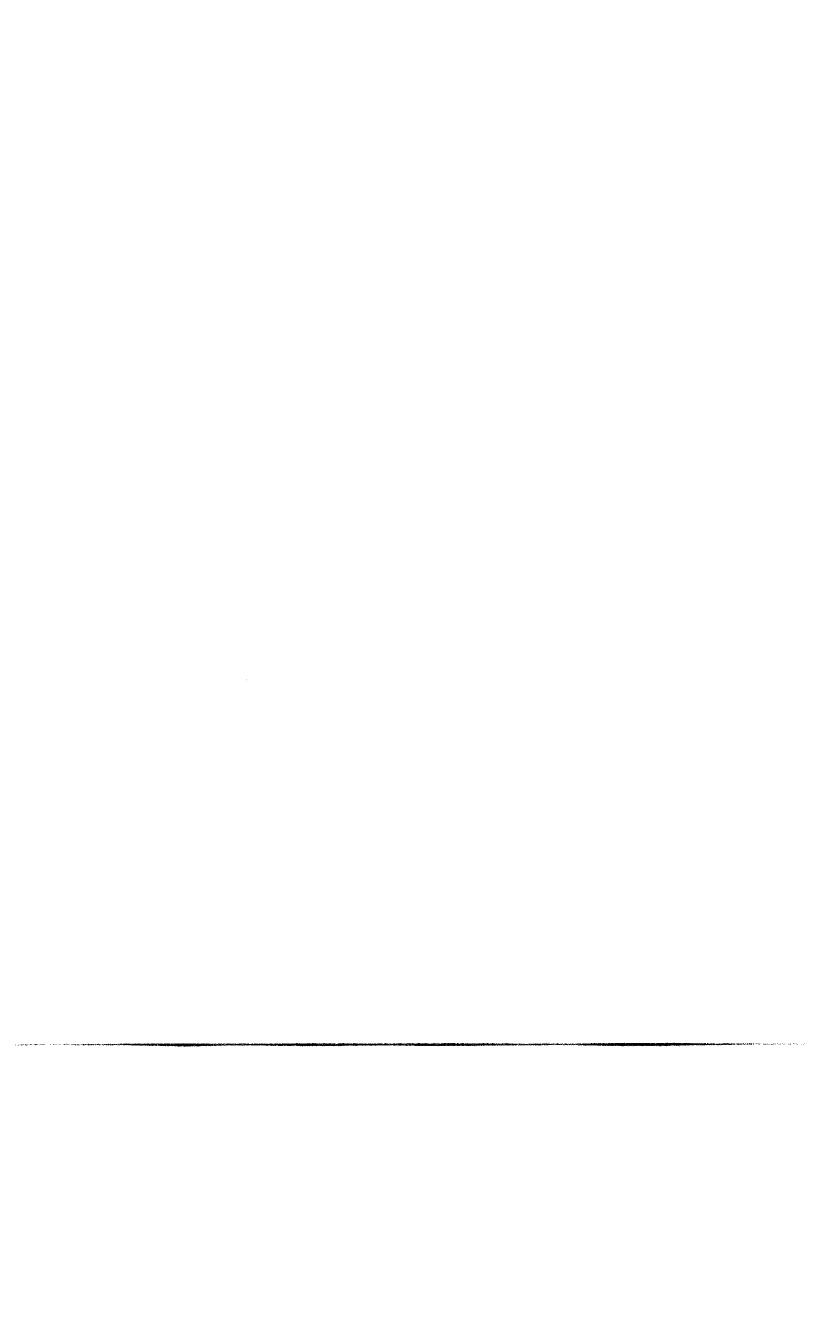
- 7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
- 9. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan* for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the



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adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2.

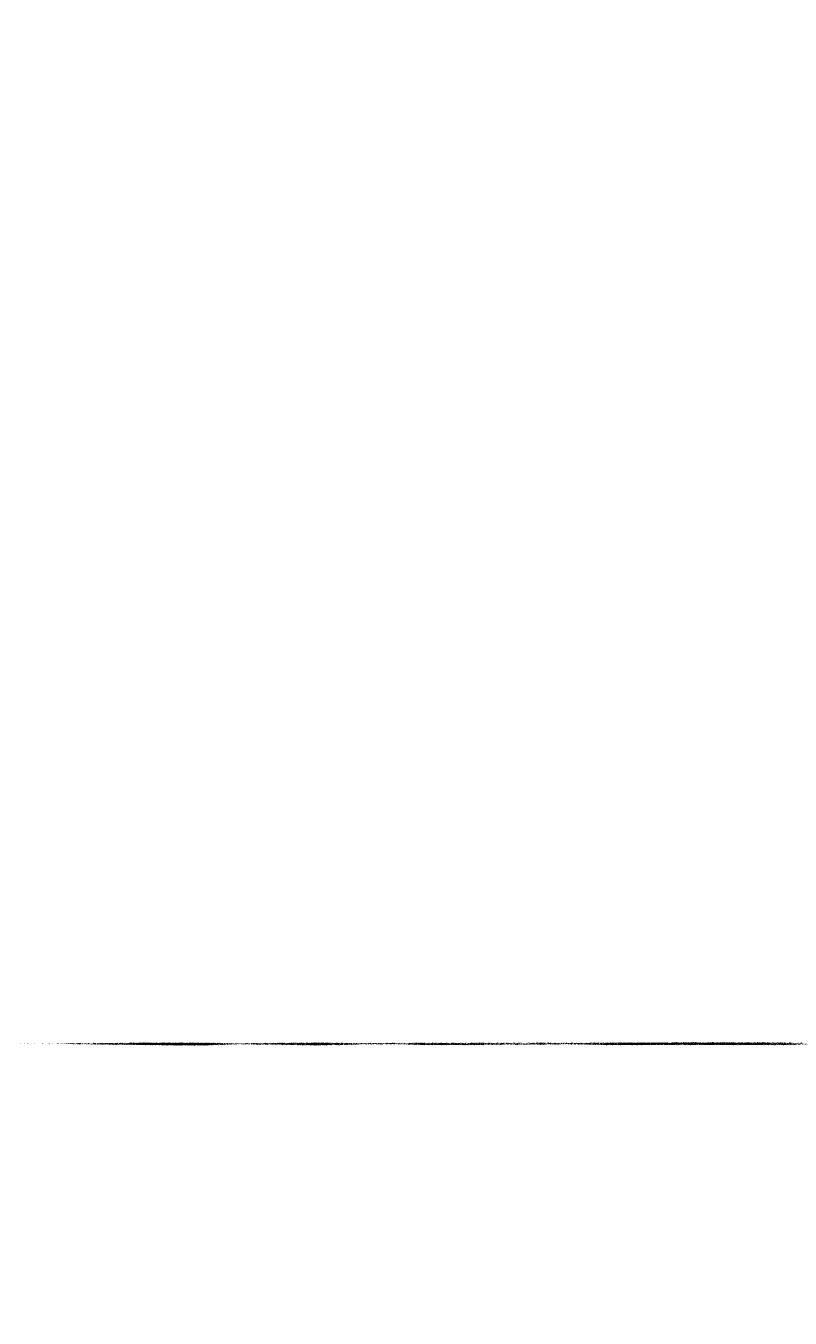
- 13. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
- 14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- 15. Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet.
- 16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- 19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. These design guidelines are not applicable to the remainder of the site, proposed to be zoned R-LT.



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20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.

- 21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
- 22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
- 23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
- 24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
- 25. This request for site plan for subdivision cannot be approved, as per R-270-1980, where some of the permissive uses in the zone would be harmful to adjacent property. Specifically, the use of full service liquor sales for off-premise consumption may be harmful to adjacent residential areas.
- 26. Staff could support a modification of the site plan for subdivision, that shows Tract A-1 to have SU-1 for C-1 uses (with restaurants with full service liquor and full service liquor sales for off-premise consumption ancillary to a full-service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided)/O-1/R-2. The EPC has approved similar modifications to zone change requests at McMahon and Unser.



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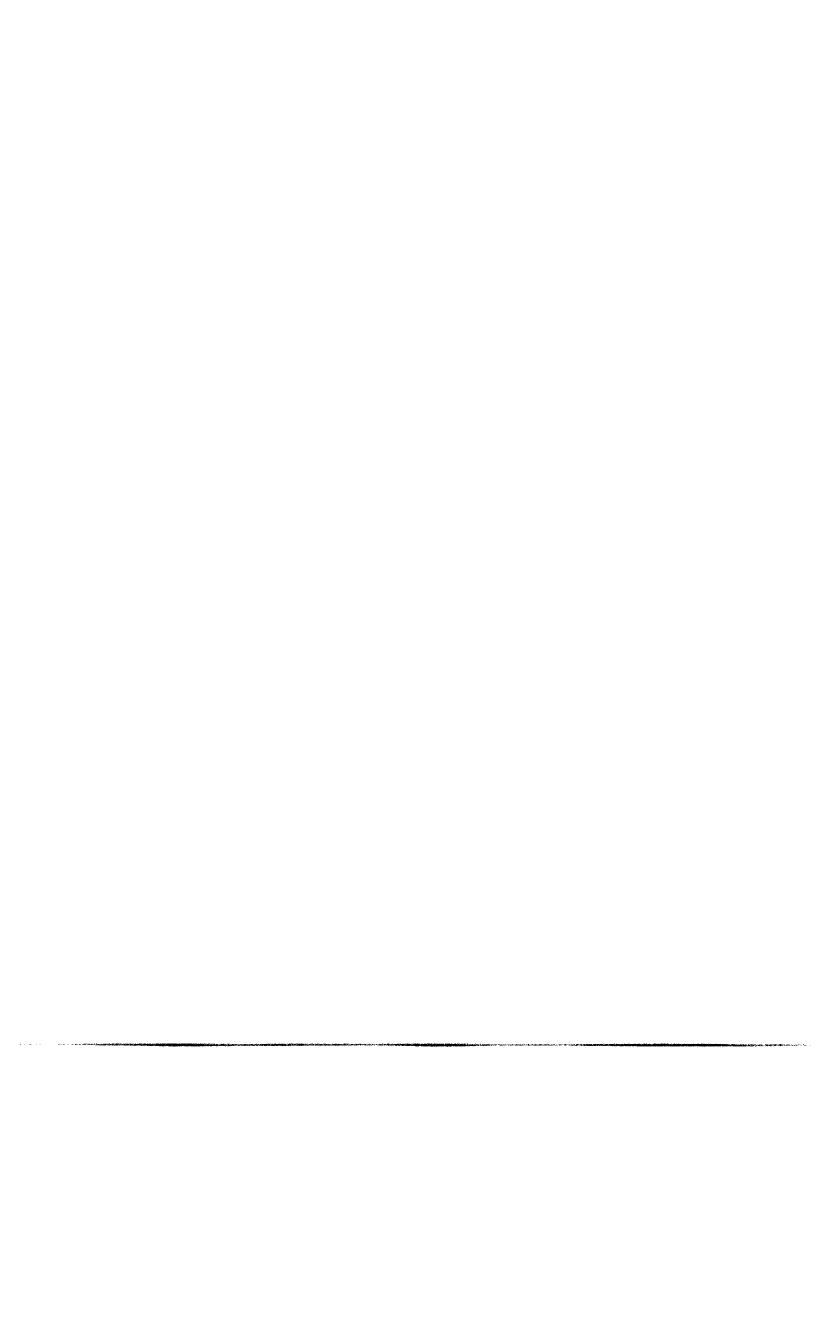
RECOMMENDATION - (00128-00000-01625)(January 18, 2001)

DENIAL of 00128-00000-01625, a request for a site development plan for subdivision, located at Tracts B-1 and B-2, Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Finding #25.

Mary fiscitelli Mary fiscitelli Planner

Curb West, Inc., 6301 Indian School NE, Suite 208, Albuq. NM 87110Consensus Planning, Inc., 924 Park Avenue SW, Albuq. NM 87102

Attachments



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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comments on the proposed zone change request.

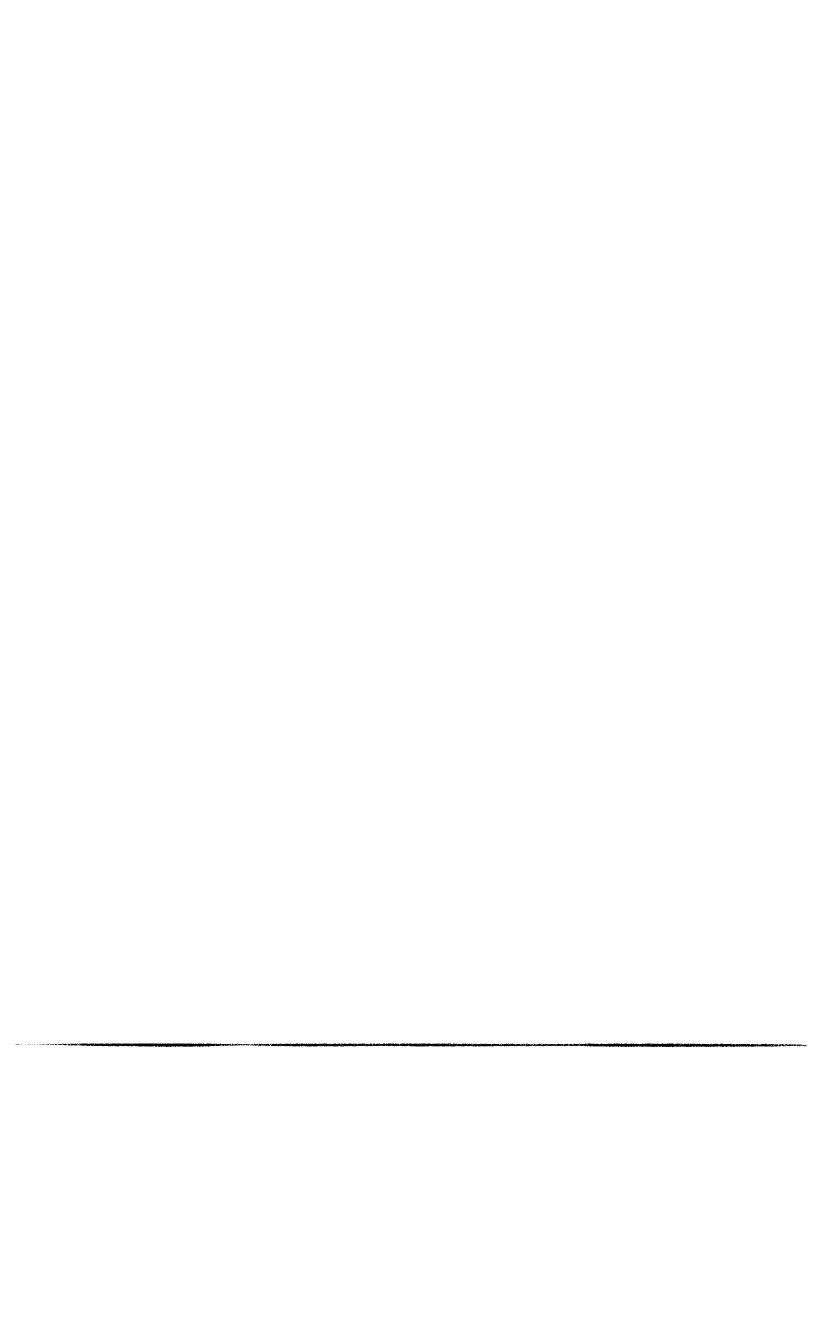
Conditions of approval of the proposed site plan for subdivision purposes should include:

- a. The first 150 single family units may proceed to construction without a TIS initially; however, these units will be included as part of the over TIS when performed.
- b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS.
- c. Development of the McMahon Facility must be analyzed as part of the TIS.
- d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike

Transportation Planning:

FINDINGS:

• The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2 Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends



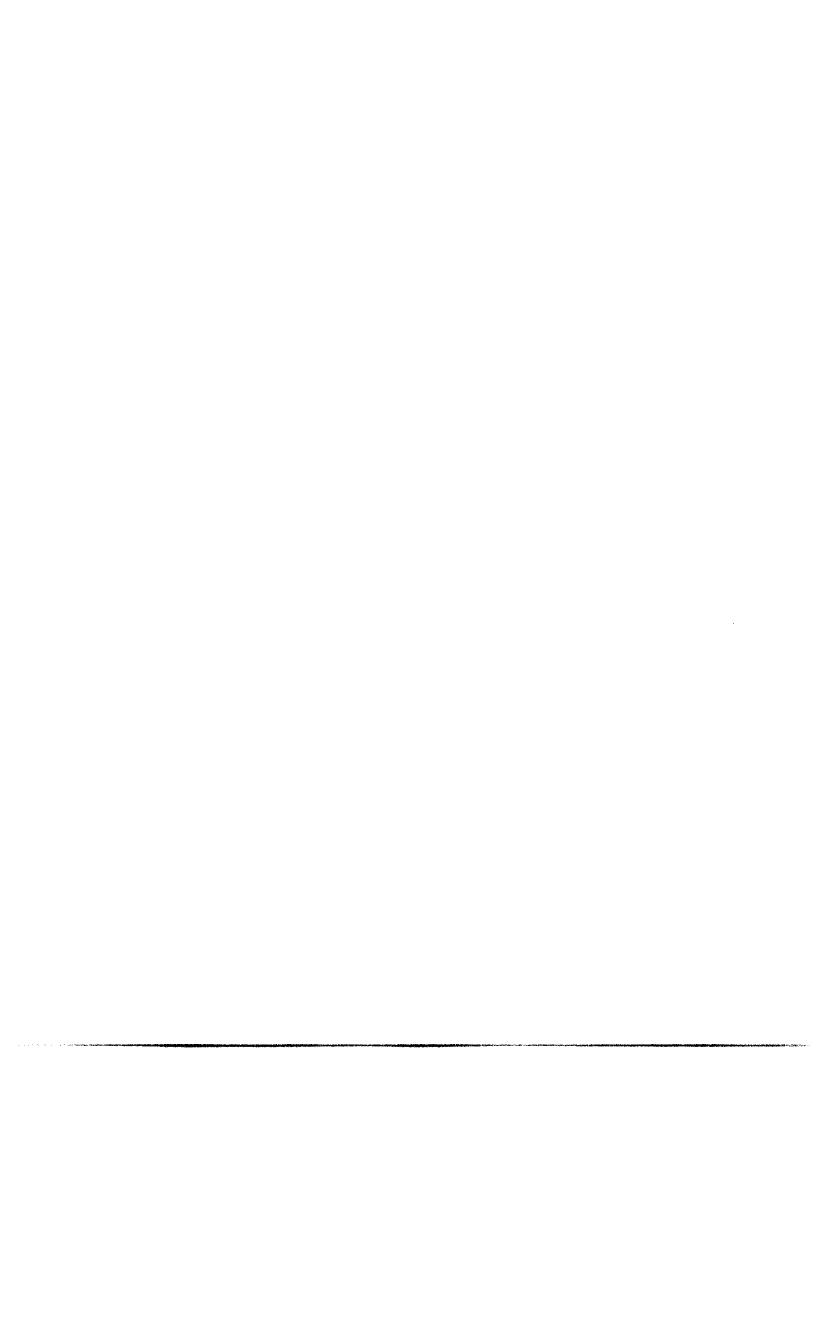
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(in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.

- Universe Boulevard is designated on the Long Range Roadway System map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with a minimum right-of-way of 86 feet.
- Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.

CONDITIONS of Approval of site plan for subdivision:

- Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 consistent with the adopted "Land Use and Transportation Guide for McMahon Boulevard."
- Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline.
- Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43foot minimum from the street centerline.
- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide bicycle lanes.



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Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved conceptual grading and drainage plan is required for the site plan sign-off by the City Engineer / AMAFCA.

Traffic Engineering Operations:

This large project will tend to affect Irving and likely Paradise traffic as well as other locations. Irving needs to be made four lanes as does Paradise. Suggest this project not proceed without proper transportation infrastructure in place.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Adverse Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

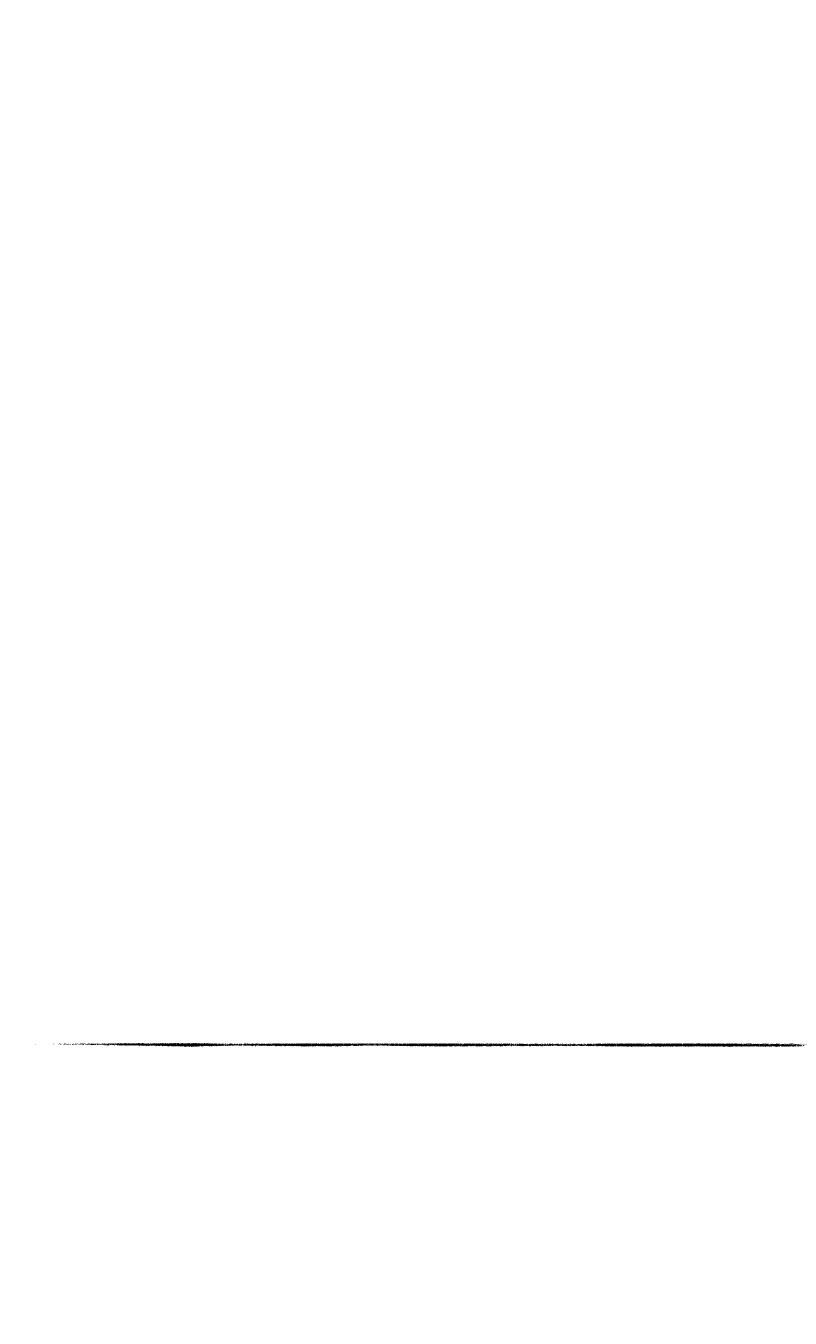
No association."

PARKS AND RECREATION

Planning and Design

Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.



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The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.

The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."

OPEN SPACE DIVISION

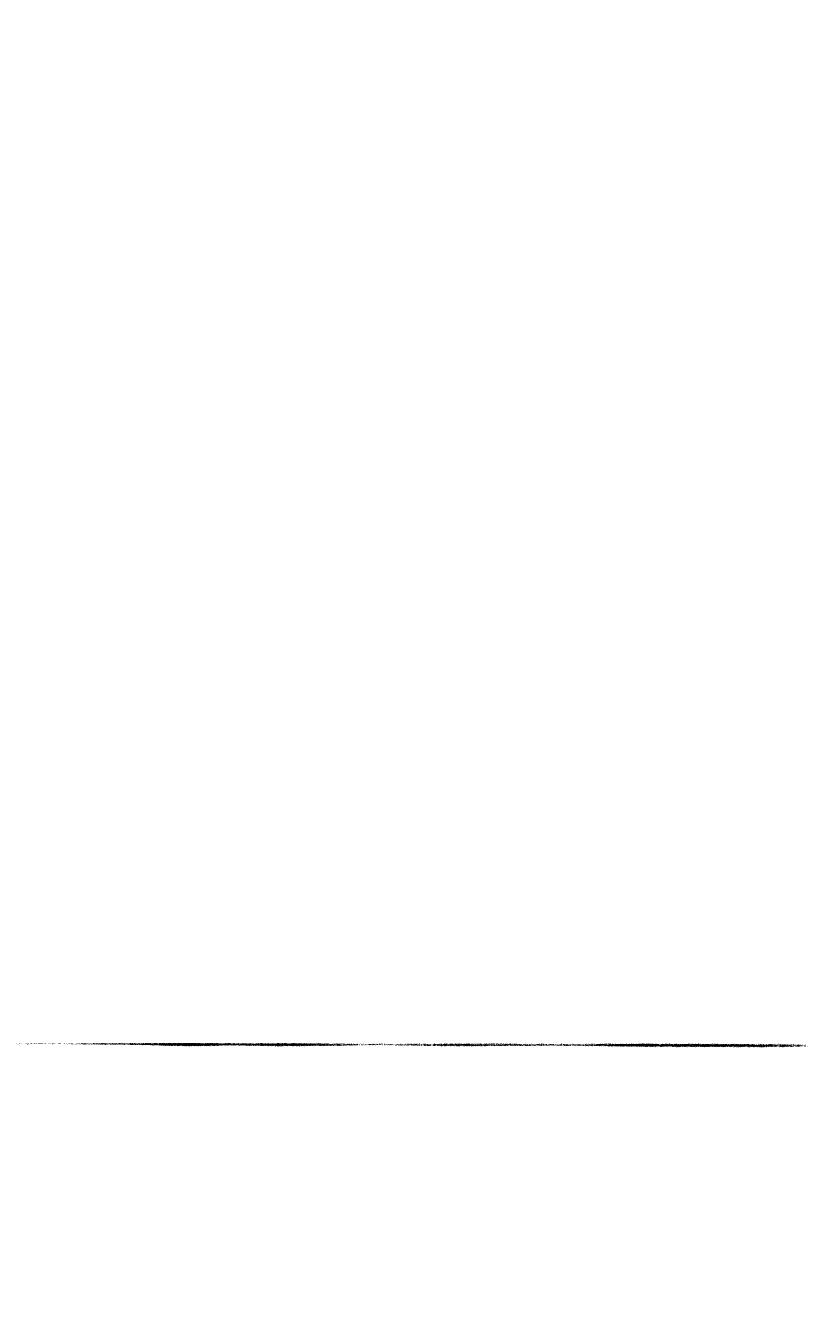
The subject property includes a significant reach of the Calabacillas Arroyo, which is designated as a Major Public Open Space Arroyo and Major Public Open Space Link in the both the Albuquerque/Bernalillo County Comprehensive Plan and in the Rank II Facility Plan for Arroyos.

- 1. The R-LT detached open space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
- 2. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207, to coordinate a site visit.
- 3. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
- 4. General policies (pp.16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 55-61) as detailed in *the Facility Plan for Arroyos* should be complied with.

POLICE DEPARTMENT/Planning

"No comments at this time."

SOLID WASTE MANAGEMENT DEPARTMENT



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Refuse Division

Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.

FIRE DEPARTMENT/Planning

"No Adverse Comment."

TRANSIT DEPARTMENT

McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

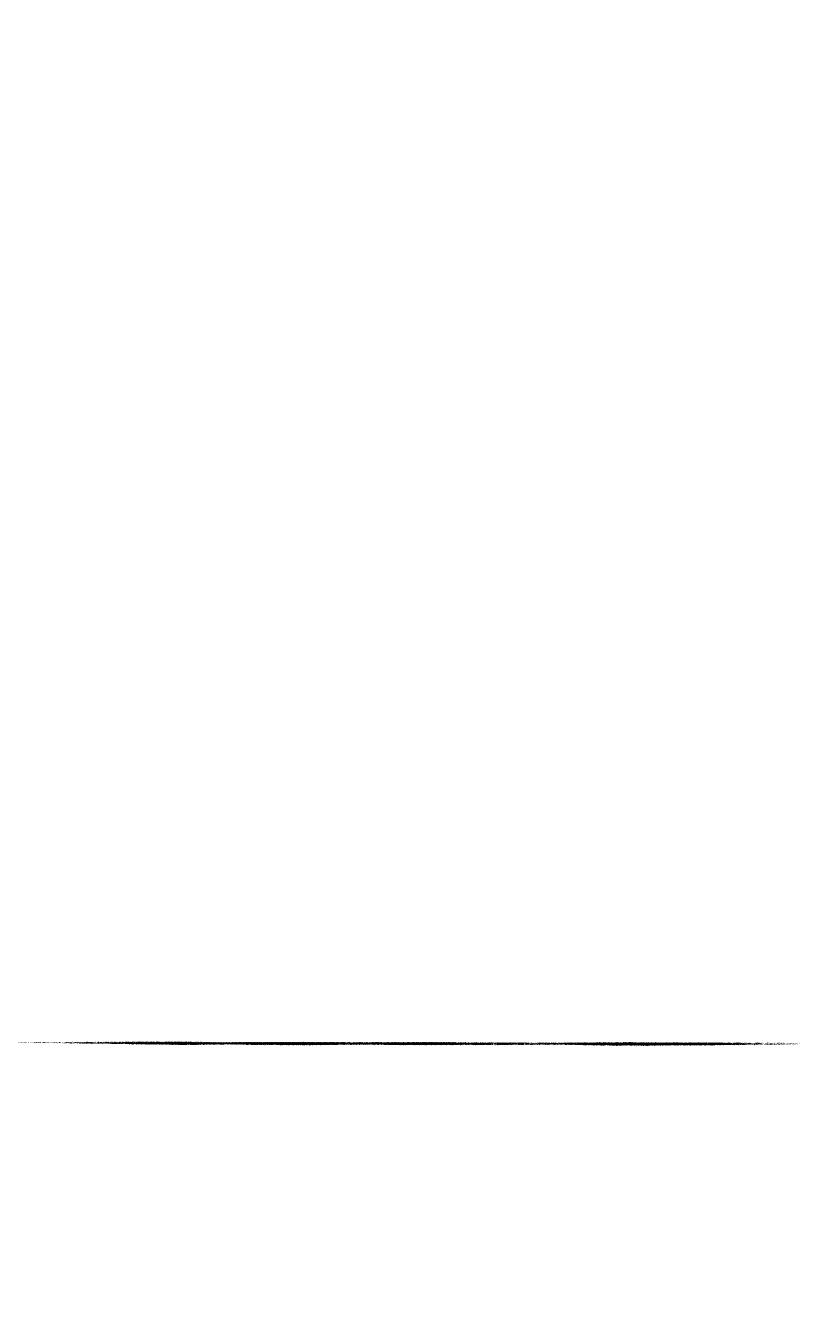
No objection to requested action. AMAFCA will require an approved Grading and Drainage Plan. If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

ALBUQUERQUE PUBLIC SCHOOLS

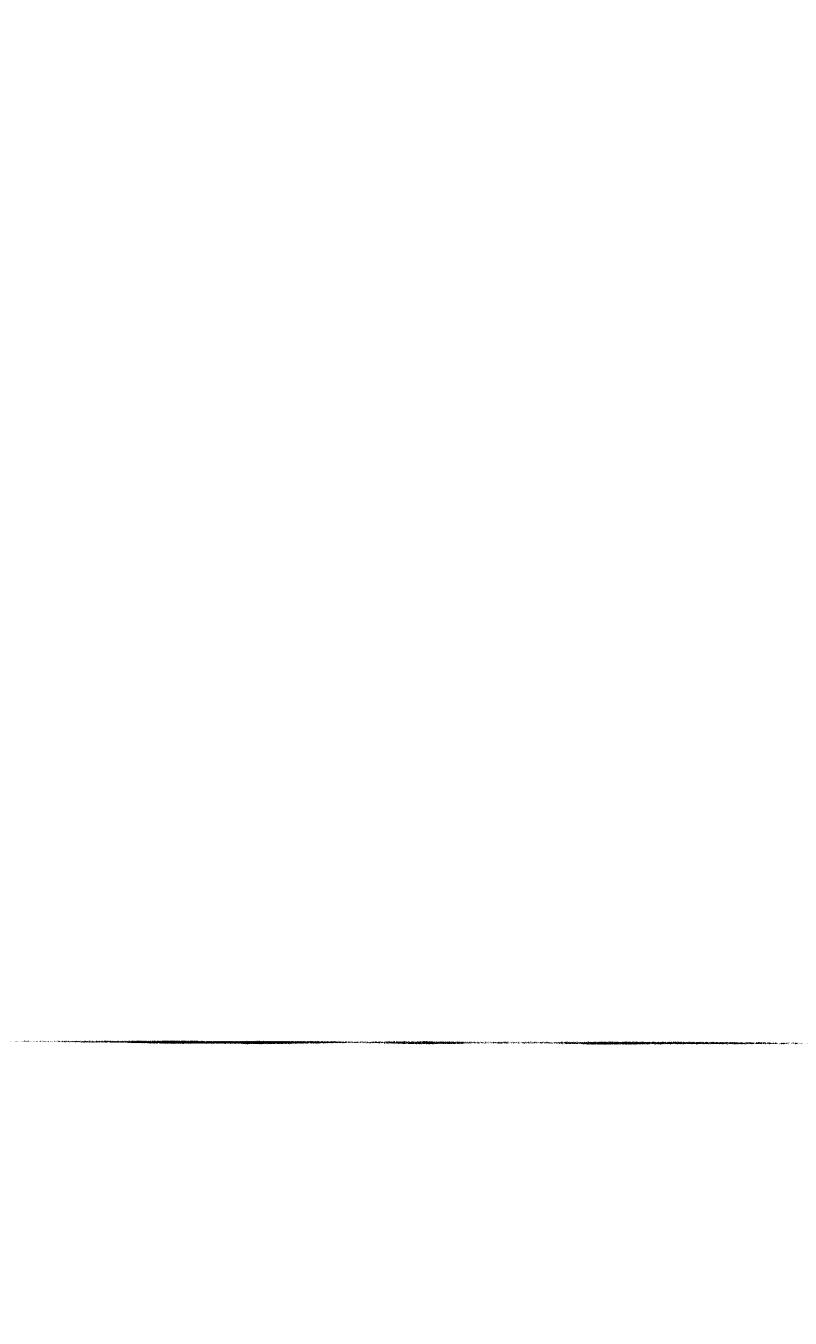
"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates Irving Boulevard as a minor arterial and designates a Location Study Corridor for Universe Boulevard which is expected to contain a minor arterial. Currently there is not a final alignment for Universe and no money for construction has been programmed.



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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, January 18, 2001 at 8:00 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]

00138 00000 01501 00128 00000 01502 Project # 1000892

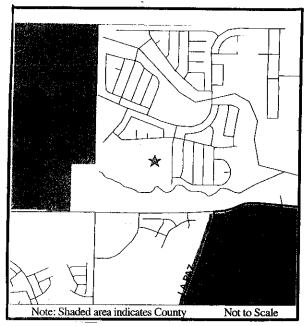
00110 000000 01500 Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

00110 00000 01623 00128 00000 01514 Project # 1000898

Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahon, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

00110 00000 01626 00128 00000 01625 Project #1000931

Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner



00110 00000 01631 00128 00000 01632 Project #1000933

Consensus Planning, Inc., agents for Royalty Investment Company/ Manzano Mesa Limited Partnership request a zone map amendment from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus approval of a site development plan for subdivision purposes for Tract B, Manzano Mesa located on Southern Boulevard between Eubank SE and Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie Stover, Staff Planner

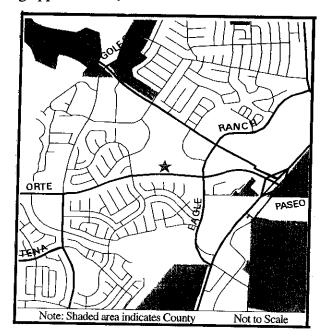


00110 00000 01639 00128 00000 01640 Project #1000936 Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ½ of NW ½ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

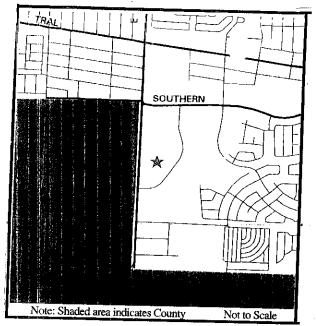
00128 00000 01624 Project #1000930 HDR Engineering, agents for Bernalillo County PWD request approval of a site development plan for building permit for Lot B, Tracts A & B Pajarito Elementary School, zoned RO-1, located on Don Felipe Road SW between Coors Boulevard and Don Felipe Court, containing approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff Planner

00110 00000 01628 00128 00000 01629 00128 00000 01630 Project # 1000662 Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tract 3A3-A, N. Renaissance Center, located on Mission Avenue between Alexander Blvd. NE and Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie Stover, Staff Planner

00128 00000 0638 Project # 1000762 Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner



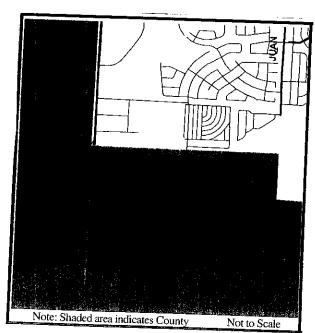
00110 00000 01644 00128 00000 01645 00128 00000 01646 00128 00000 01647 Project # 1000938 Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner



00128 00000 01633 Project # 1000699 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

00114 00000 01634 00110 00000 01635 00138 00000 01636 Project #1000934 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd. request annexation and establishment of R-D/20 du zoning plus an amendment to the Tower Unser Sector Development Plan for Lots 2-5, Block 9, Town of Atrisco Grant, located on 106th Street between Sunset Gardens Road and Eucariz Avenue, containing approximately 19.7 acres. (L-8) Loretta Naranjo-Lopez, Staff Planner

00114 00000 01637 00110 00000 01649 Project #1000935 Consensus Planning, Inc., agents for Albuquerque Public Schools request annexation and establishment of SU-1 for IP zoning for Section 33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd. SE between Southern SE and KAFB, containing approximately 40 acres. (M-21) Makita Hill, Staff Planner



00114 00000 01643 00110 00000 01650 00128 00000 01641 00128 00000 01642 Project #1000937 City of Albuquerque, Transit Department request annexation and establishment of SU-1 for Transit Facility and Daycare zoning plus approval of a site development plan for subdivision purposes and site development plan for building permit for Tracts B-15, B-16, B-17, B-18 and B-19, Town of Atrisco Grant, located on Daytona between Unser and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover, 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 at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

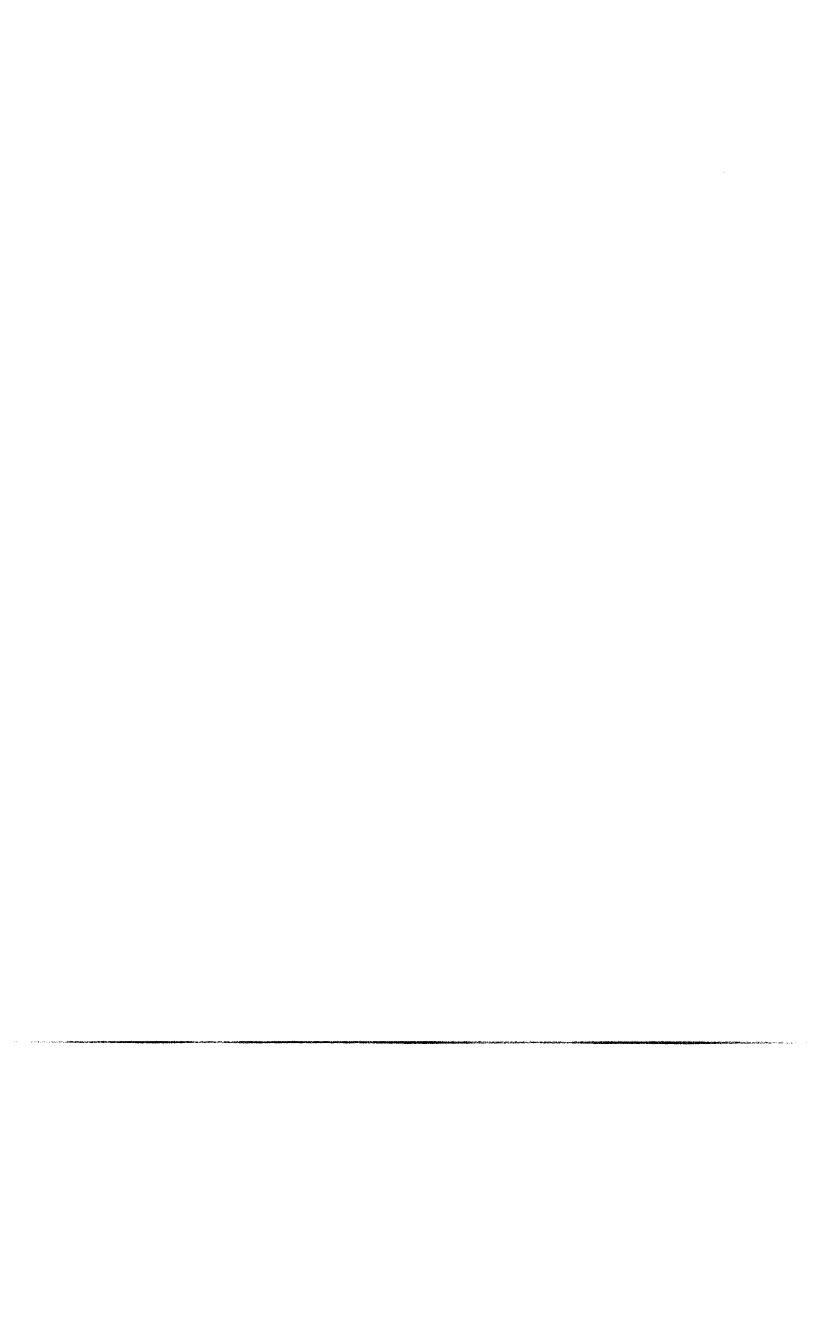
Chuck Gara, Chairman Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL JANUARY 3, 2000.

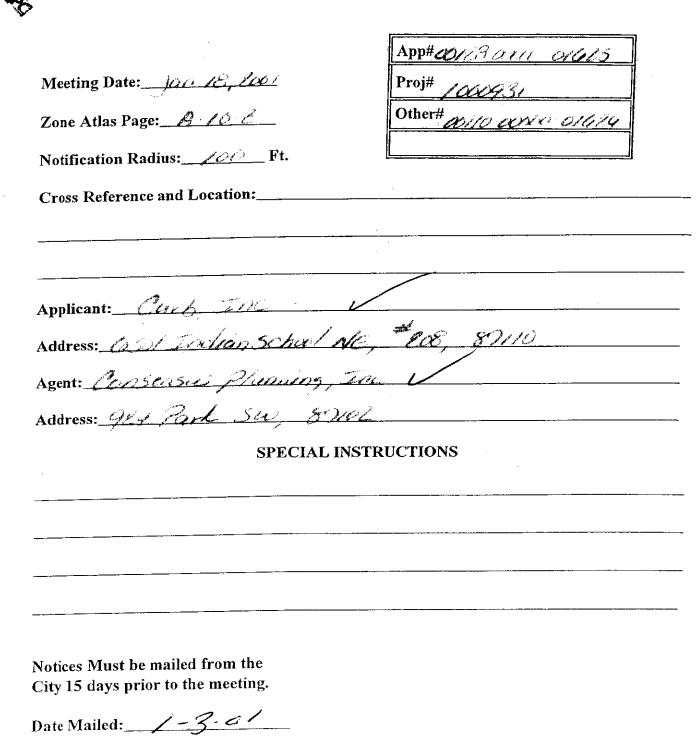
APPROVED

Russell Brito, Senior Planner

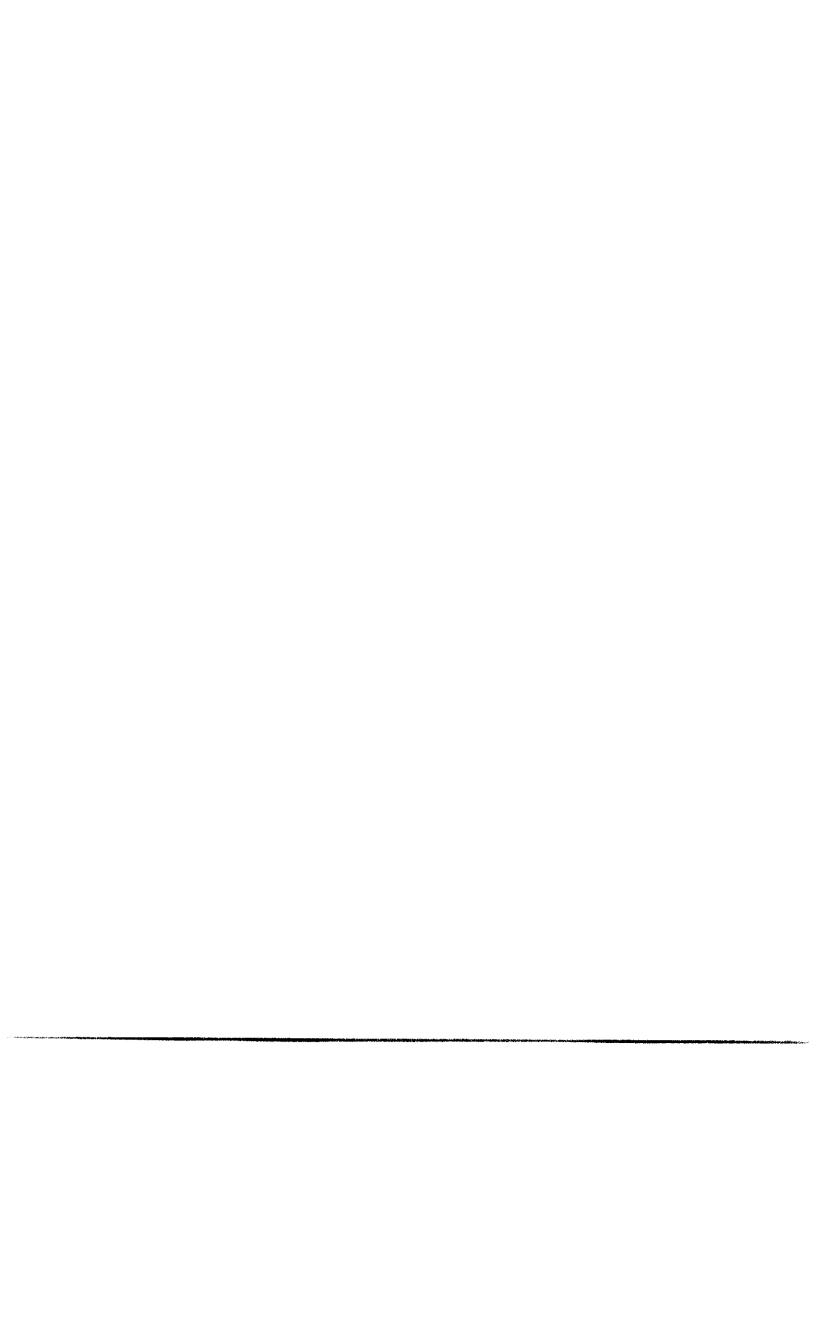
Development Services Division, Planning Department



CITY OF ALBUQUERQUE PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION PROPERTY OWNERSHIP LIST



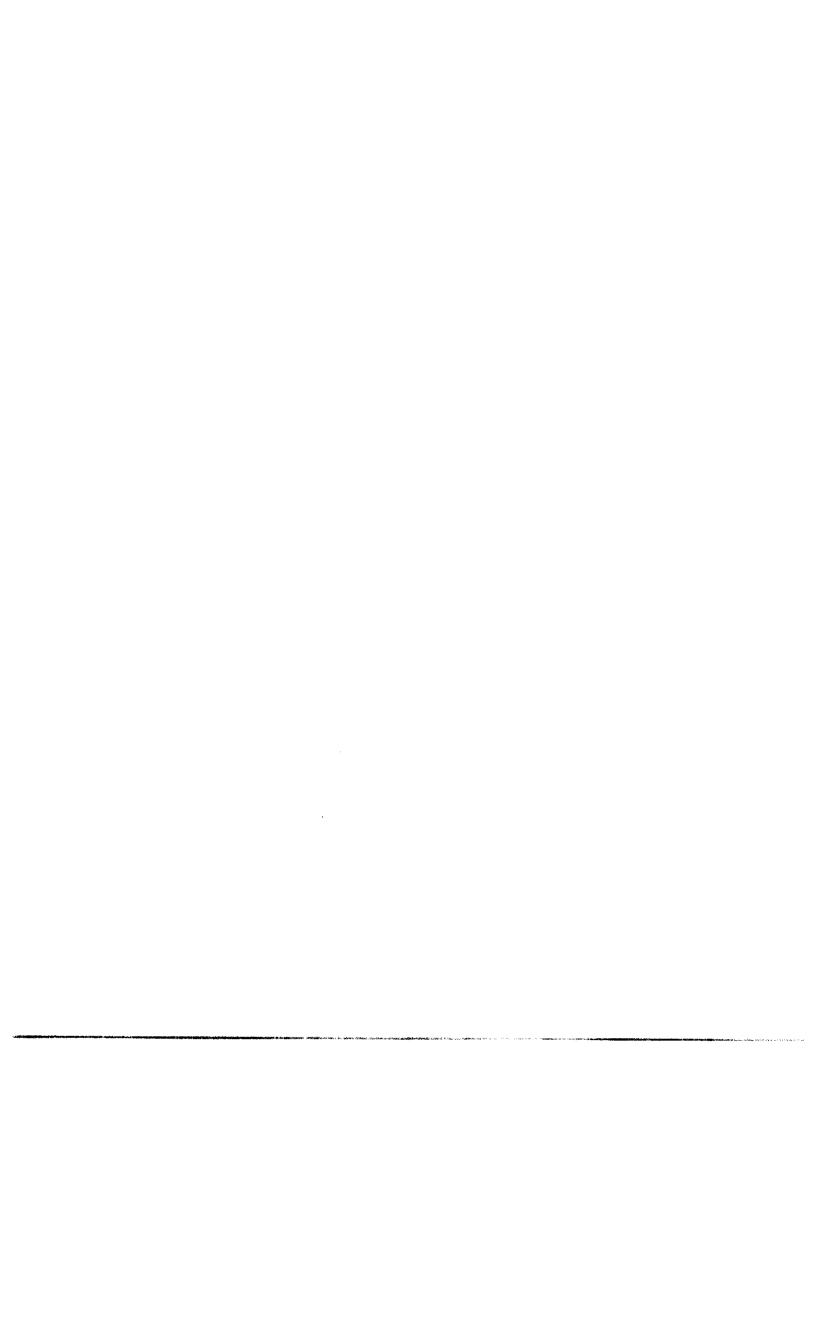
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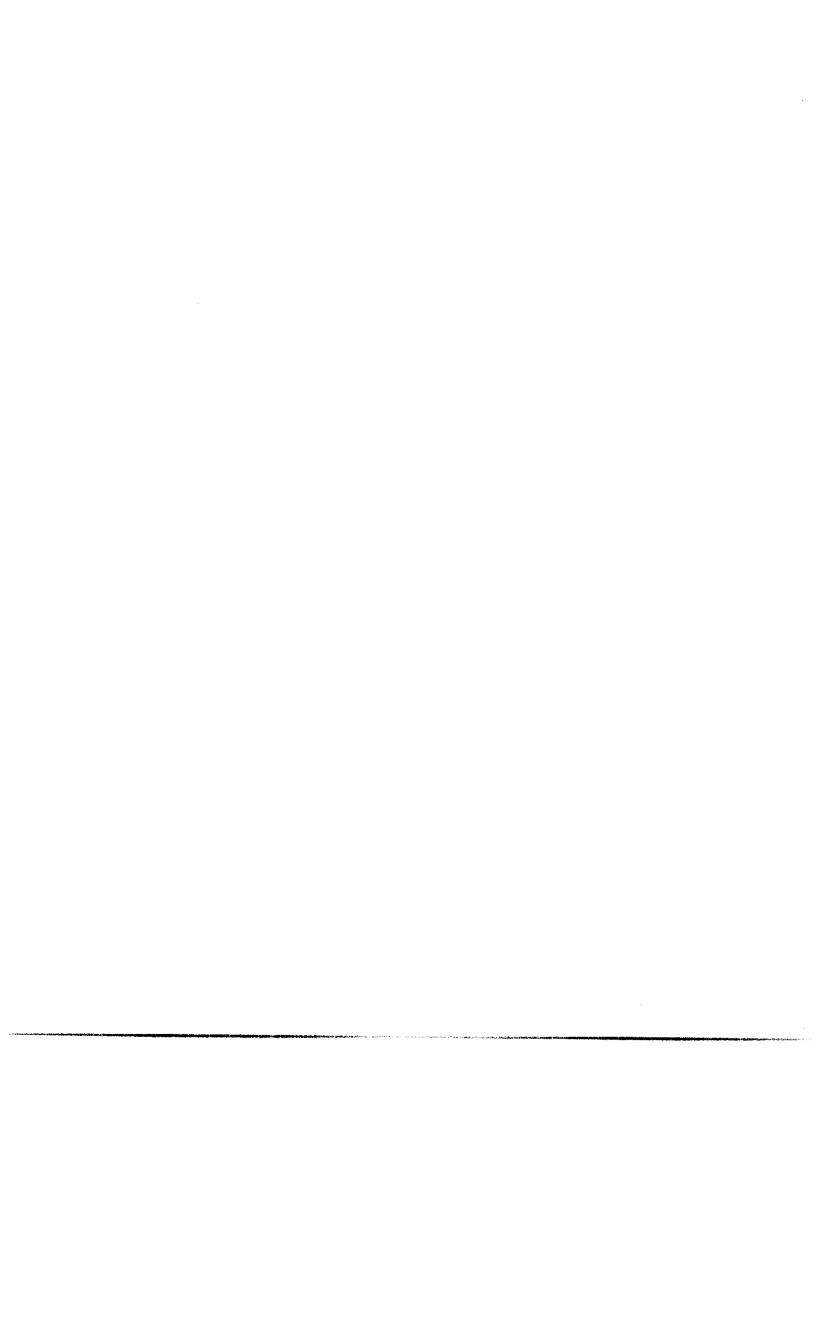
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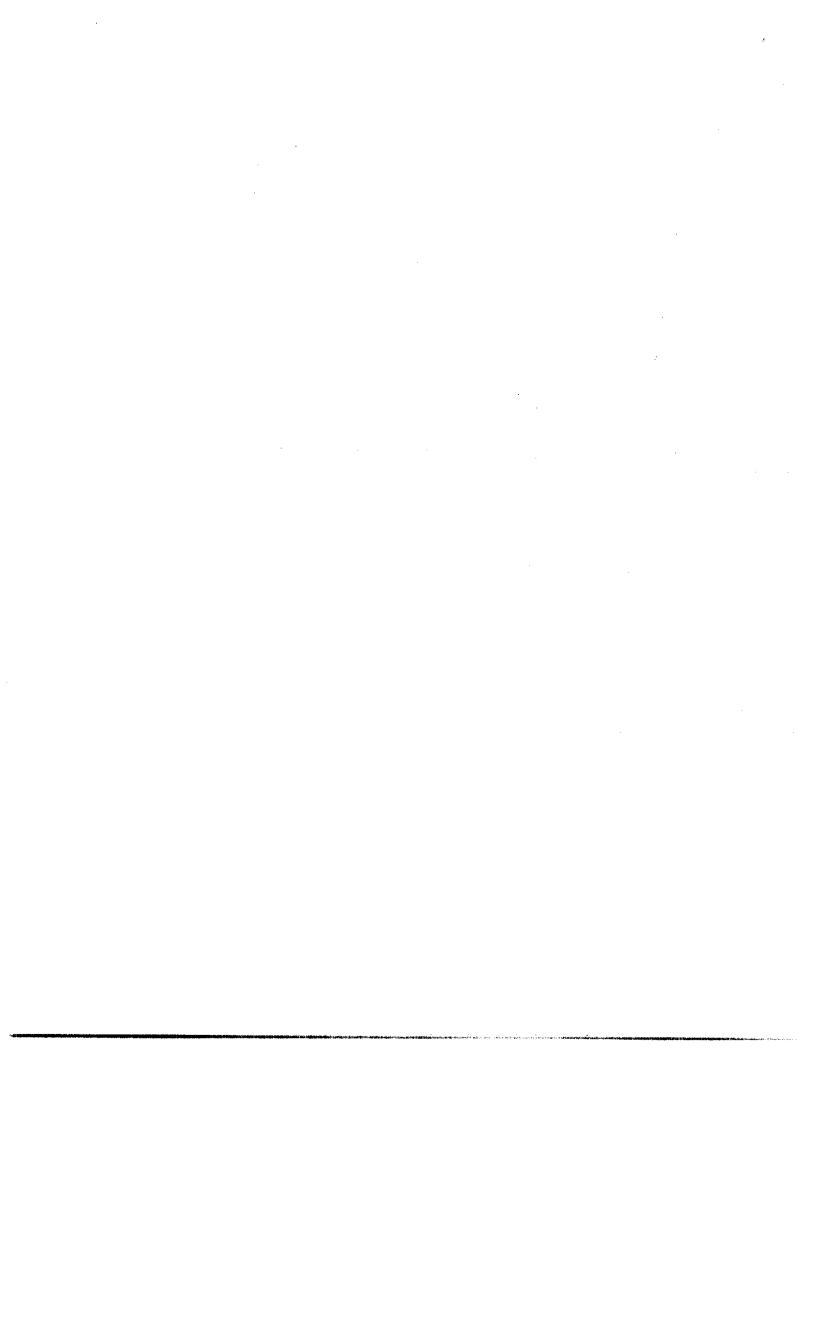
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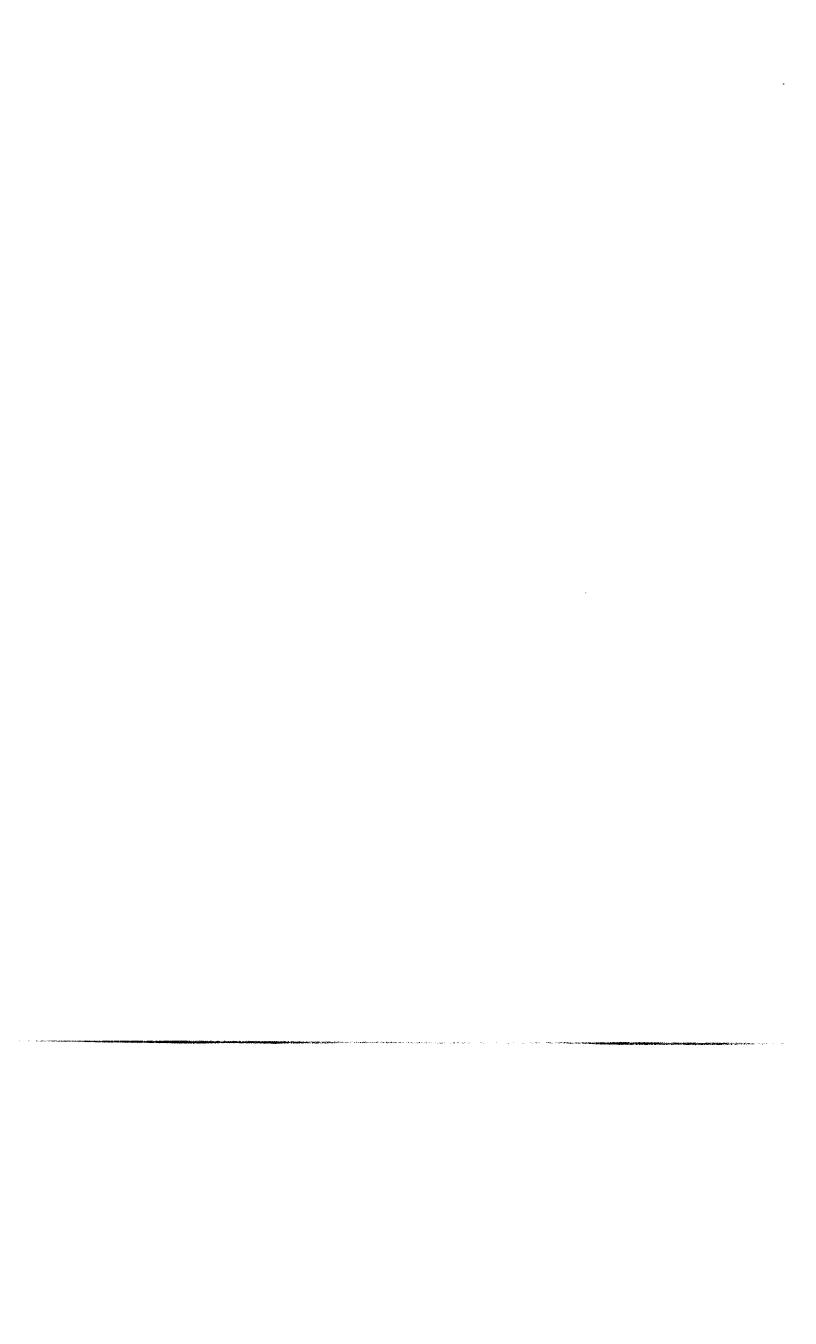
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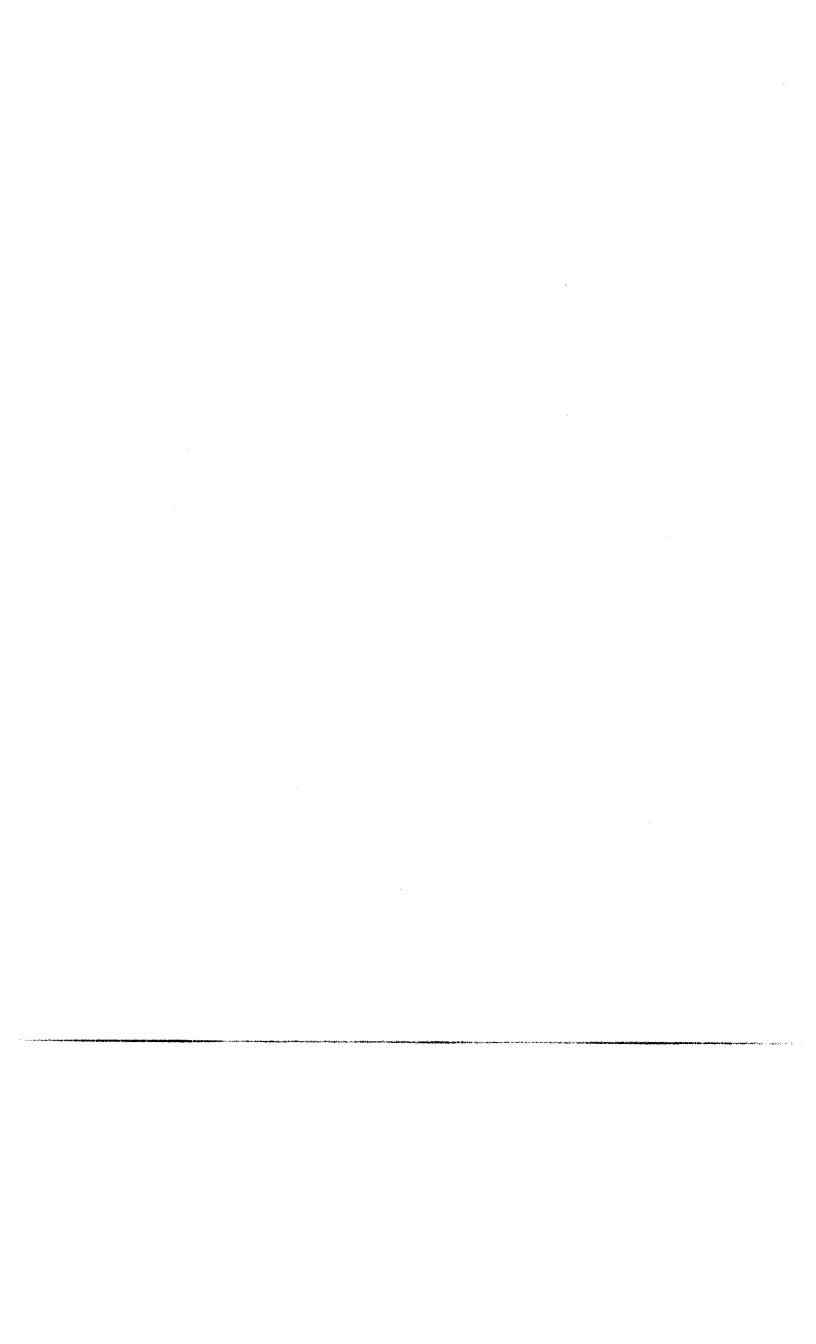
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> PROPERTY ADDR: 00000 N/A OWNER NAME: WEST FORK LIMITED

NM 87103 ALBUQUERQUE OWNER ADDR: 00000 PO BOX 817

LEGAL: TRAC T B- 1 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS LAND USE: 101006603728030201

PROPERTY ADDR: 00000 N/A

OWNER NAME: GARCIA LOUIS F & FRANCES J

DR NE ALBUQUERQUE NM 87106 OWNER ADDR: 01437 LAFAYETTE

LEGAL: TRAC T B- 2 PLAT FOR TRS B-1 & B-2 PARADISE HEIGHTS LAND USE: 101006603322530205

PROPERTY ADDR: 00000 N/A

OWNER NAME: WEST FORK LIMITED

87103 ALBUQUERQUE NM OWNER ADDR: 00000 PO BOX 817

LAND USE: LEGAL: *1 1 5 PA RADISE HEIGHTS UNIT 5 101006606522230401

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

87123 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM

LEGAL: *2 1 5 PA RADISE HEIGHTS UNIT 5 LAND USE: 101006607122830402

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

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LAND USE: LEGAL: *3 1 5 PA RADISE HEIGHTS UNIT 5 101006607623430403

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CT NE ALBUQUERQUE NM 87123 OWNER ADDR: 00624 MANOR

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PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

87123 CT NE ALBUQUERQUE NM OWNER ADDR: 00624 MANOR

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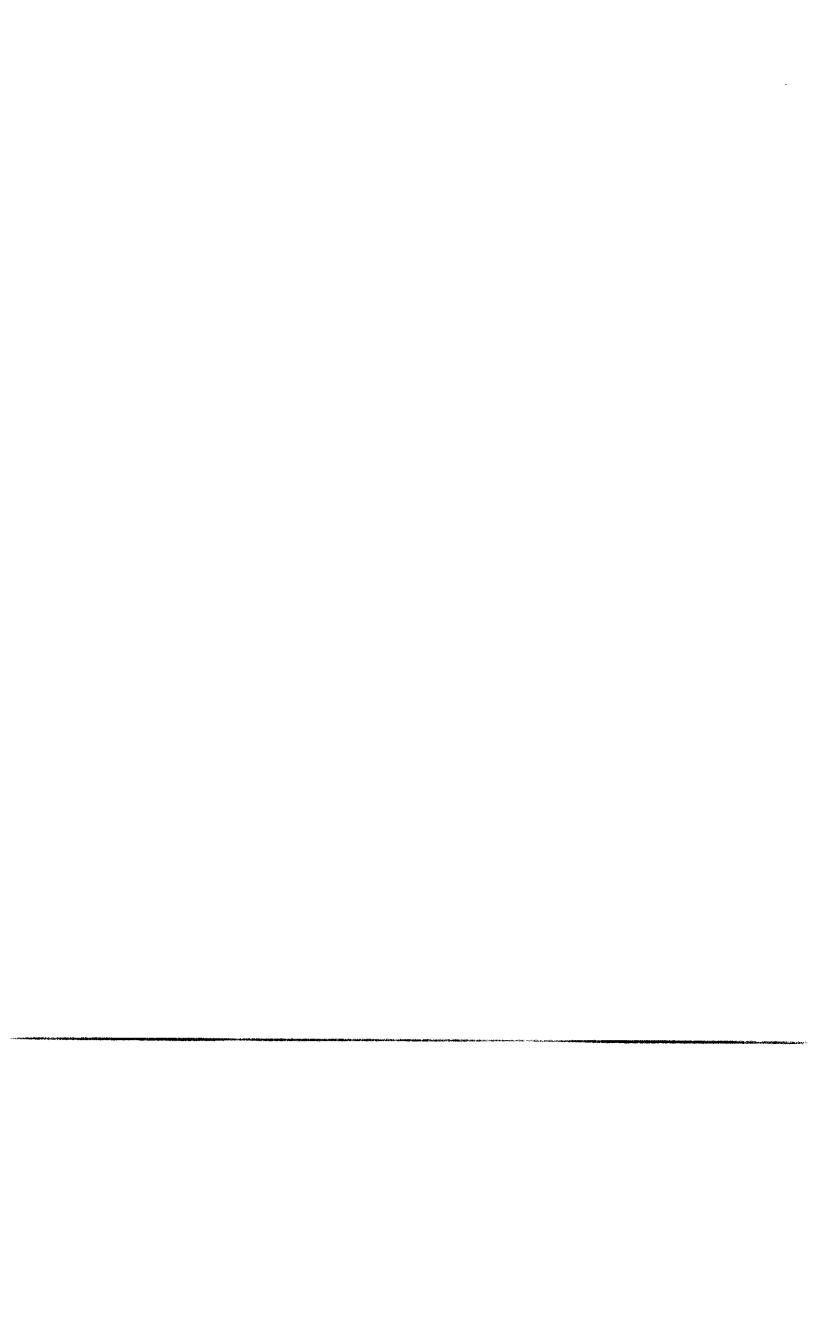
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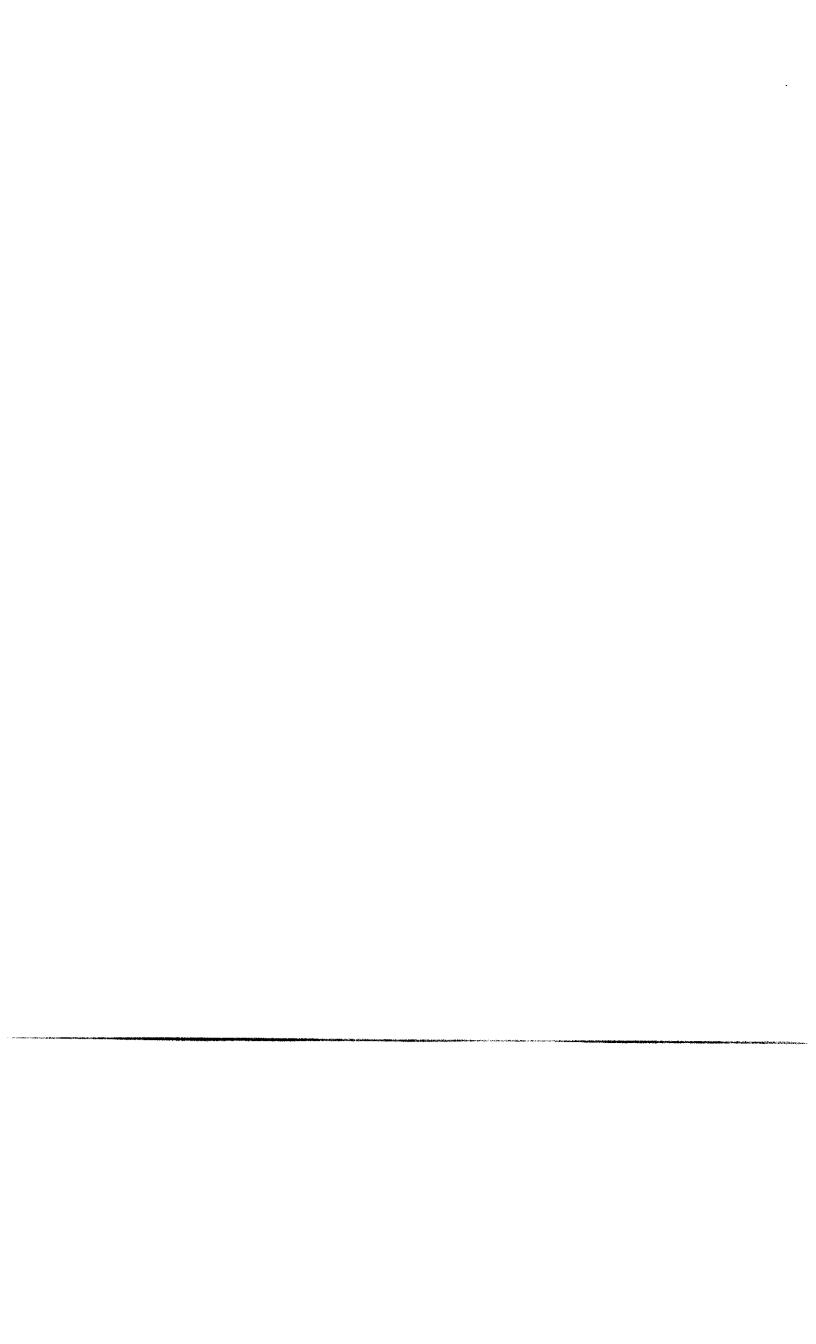
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CT NE ALBUQUERQUE NM 87123



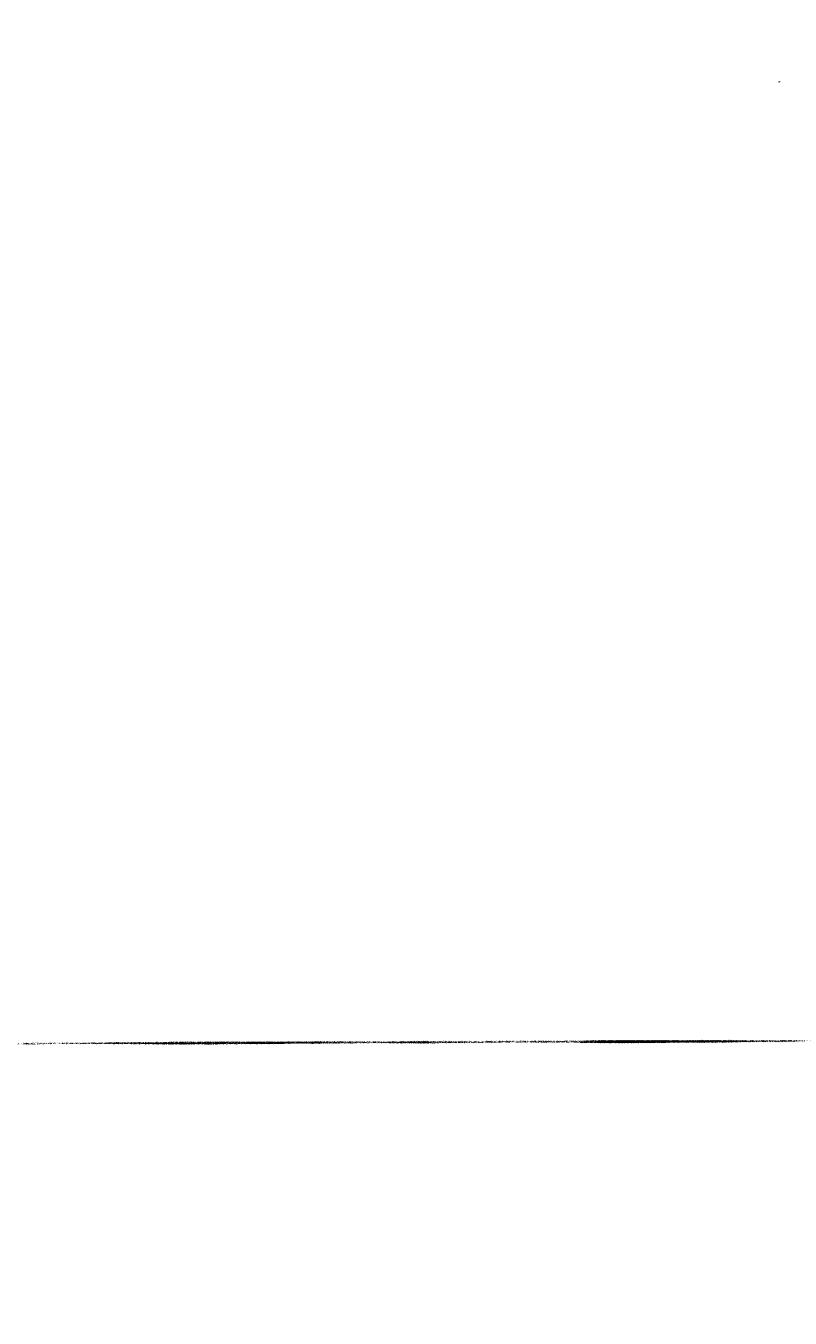
LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY CT NE ALBUQUERQUE NM 87123 OWNER ADDR: 00624 MANOR LEGAL: *15 16 P ARADISE HEIGHTS UNIT 5 101006616321530316 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE 87123 101006617321830317 LEGAL: *14 16 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 101006618021730318 LEGAL: *13 16 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 101006618822930320 LEGAL: *11 16 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE 87123 101006617923130321 LEGAL: *10 16 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 101006617223430322 LEGAL: *9 1 6 PA RADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 101006616423630323 LEGAL: *8 1 6 PA RADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE 87123 101006620823730423 LEGAL: *23 15 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 LEGAL: *24 15 P ARADISE HEIGHTS UNIT 5 101006620622730424 LAND USE: PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

CT NE ALBUQUERQUE

NM 87123

OWNER ADDR: 00624 MANOR



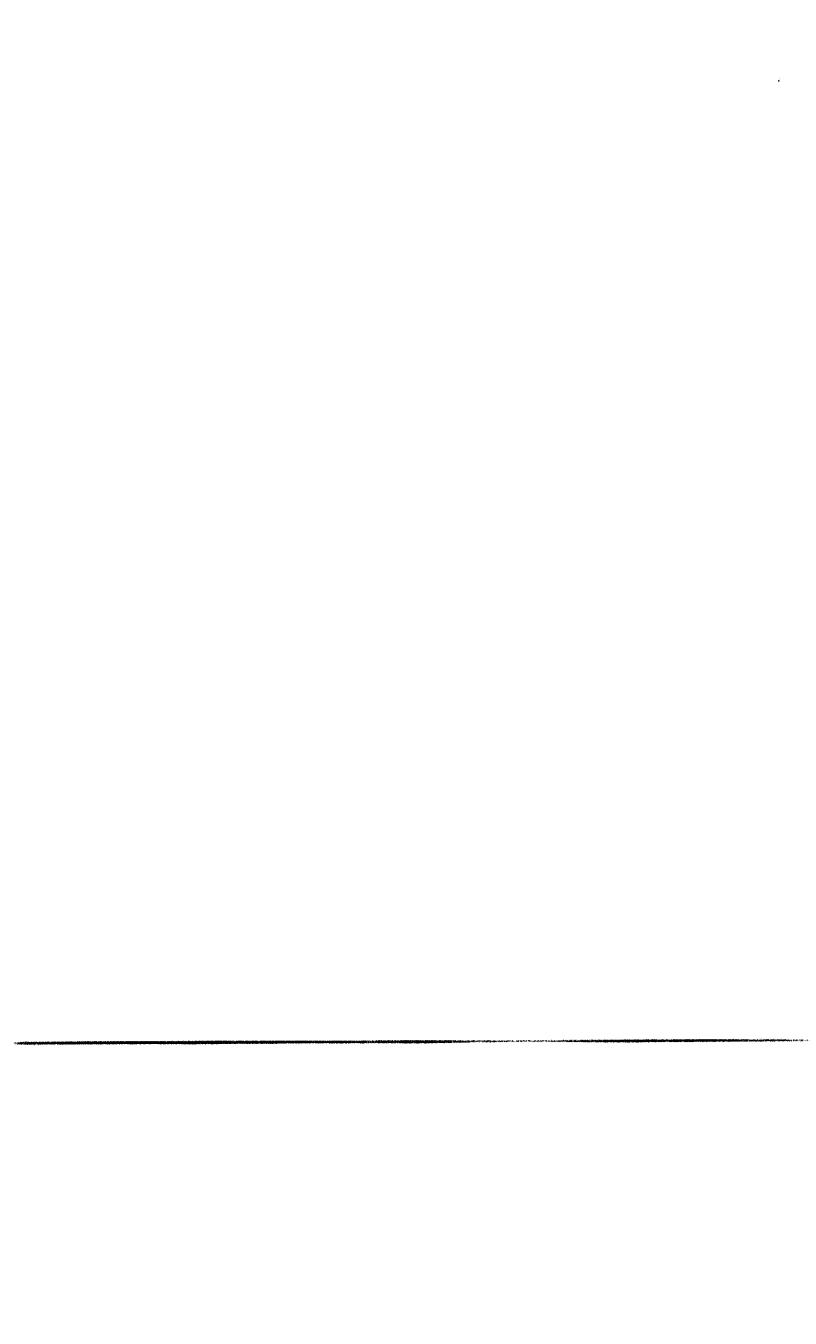
101006620521830425 LEGAL: *25 15 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY CT NE ALBUQUERQUE NM 87123 OWNER ADDR: 00624 MANOR LEGAL: *26 15 P ARADISE HEIGHTS UNIT 5 101006621821830426 LAND HISE . PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE 87123 101006622022830427 LEGAL: *27 15 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 101006622223630428 LEGAL: *28 15 P ARADISE HEIGHTS UNIT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123 101006623010530501 LEGAL: *12 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624010530502 LEGAL: *13 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624211530503 LEGAL: *14 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624212330504 LEGAL: *15 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624213130505 LEGAL: *16 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624214030506 LEGAL: *17 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 LEGAL: *18 11 P ARADISE HEIGHTS UNIT 6 101006624214730507 LAND USE: PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

PO BOX 817

ALBUQUERQUE NM 87103

OWNER ADDR: 00000



101006624215530508 LEGAL: *19 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC ALBUQUERQUE NM 87103 OWNER ADDR: 00000 PO BOX 817 LEGAL: *20 11 P ARADISE HEIGHTS UNIT 6 101006624216330509 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE 87103 NM 101006624217130510 LEGAL: *21 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624217930511 LEGAL: *22 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623018930515 LEGAL: *2 1 1 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623017930516 LEGAL: *3 1 1 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623016330518 LEGAL: *5 1 1 PA RADISE HEIGHTS UNIT 6

PROPERTY ADDR: 00000 N/A

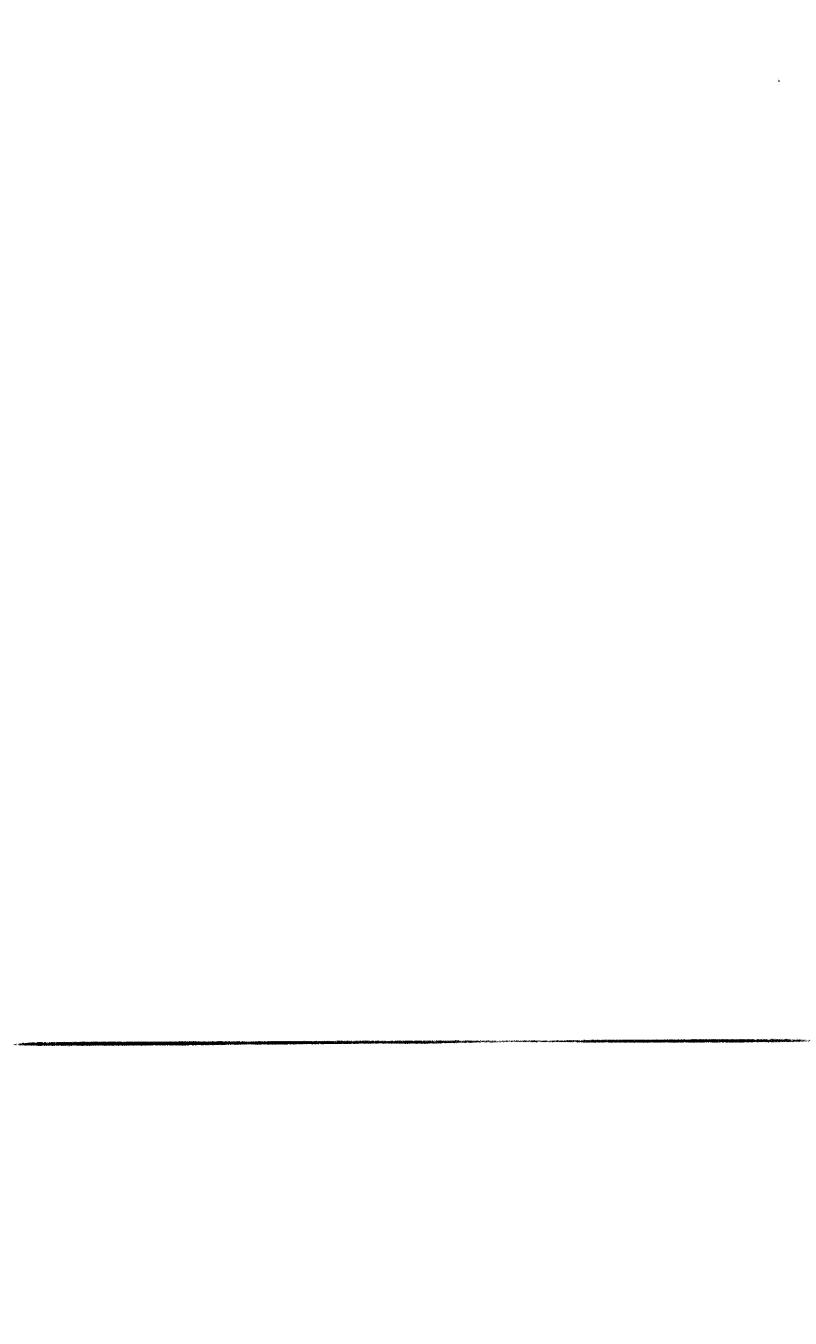
OWNER ADDR: 00000

OWNER NAME: PARADISE HEIGHTS LLC

PO BOX 817

LAND USE:

ALBUQUERQUE NM 87103



LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623014730520 LEGAL: *7 1 1 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623014030521 LEGAL: *8 1 1 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623013130522 LEGAL: *9 1 1 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623012330523 LEGAL: *10 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623011530524 LEGAL: *11 11 P ARADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623008940501 LEGAL: *76 6 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006623008040502 LEGAL: *77 6 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 LEGAL: *75 6 PA RADISE HEIGHTS UNIT 6 101006624008540503 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103 101006624908440504 LEGAL: *74 6 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS LLC OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

LEGAL: *73 6 PA RADISE HEIGHTS UNIT 6

OWNER NAME: PARADISE HEIGHTS LLC
OWNER ADDR: 00000 PO BOX 817

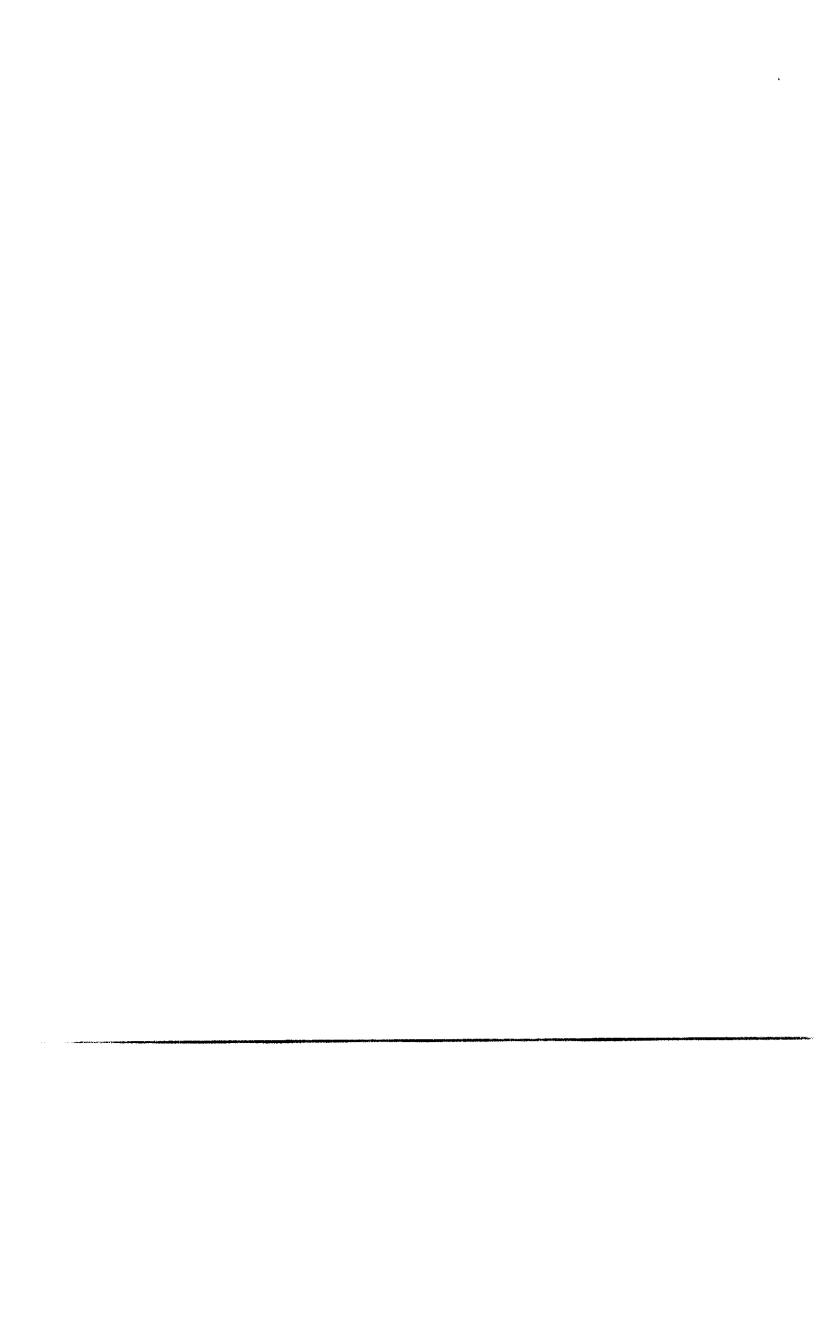
PROPERTY ADDR: 00000 N/A

LAND USE:

NM 87103

ALBUQUERQUE

101006625807940505



101006626407440506 LEGAL: *72 6 PA RADISE HEIGHTS UNIT 6

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

LAND USE:

LAND USE:

ALBUQUERQUE NM 87103

ALBUQUERQUE NM 87103

101006627206940507 LEGAL: *71 6 PA RADISE HEIGHTS UNIT 6

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

101006628906740509 LEGAL: *69 6 PA RADISE HEIGHTS UNIT 6 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817

101006629806740510

LEGAL: *68 6 PA RADISE HEIGHTS UNIT 6 LAND USE: PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

101006630506740511 LEGAL: *67 6 PA RADISE HEIGHTS UNIT 6 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

101006637305540212 LEGAL: TRAC T OF LAND WITHIN S/2 SE/4 SEC 3 T11N RZE CONT LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: HORIZON CORP

OWNER ADDR: 00000 PO BOX 17795 FOUNTAIN HILLS AZ 85268

101006623823341101 LEGAL: *21 1 PA RADISE HEIGHTS UNIT 6 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817

LEGAL: *20 1 PA RADISE HEIGHTS UNIT 6 LAND USE:

101006623622441102

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

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LAND USE:

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OWNER NAME: PARADISE HEIGHTS LLC

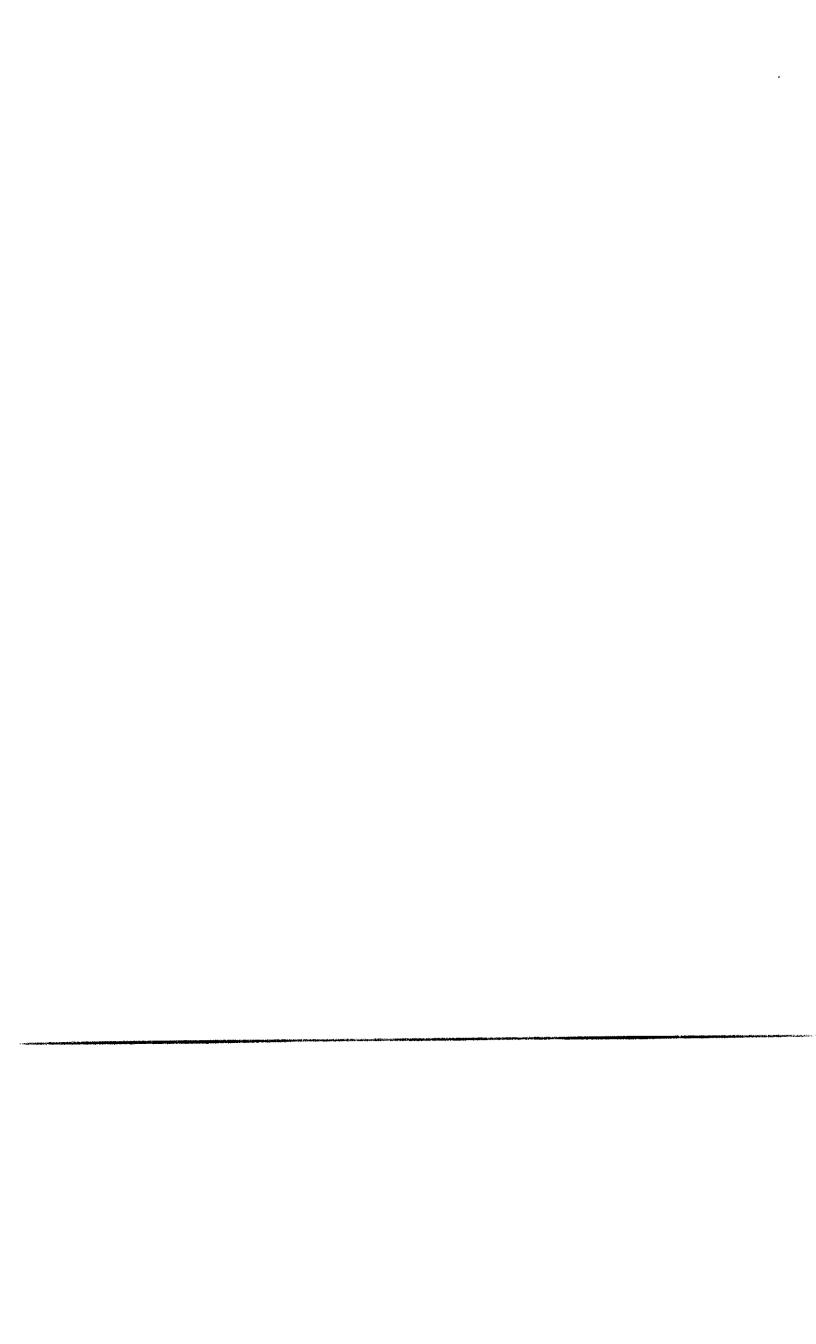
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101006624621341104 LEGAL: *18 1 PA RADISE HEIGHTS UNIT 6 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103



PROPERTY ADDR: 00000 N/A

OWNER NAME: PARADISE HEIGHTS LLC

OWNER ADDR: 00000 PO BOX 817 ALBUQUERQUE NM 87103

LAND USE:

87544

LOS ALAMOS

LAND USE:

LP NE ALBUQUERQUE NM 87122

LEGAL: TR " B" L AND DIVISION PLAT "LANDS OF MASSACHUSETTS LAND USE: 100906649606740125

PROPERTY ADDR: 00000 N/A

OWNER ADDR: 00000

OWNER NAME: MORALES REYNALDO

100906639715740141 LEGAL: A TR BEI NG POR OF N/2 SE & POR S/2 SE OF SEC 4 T11 LAND USE;

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALB TECHNICAL VOCATIONAL INST

OWNER ADDR: 00525 BUENA VISTA SE ALBUQUERQUE NM 87106

100906639720340140 LEGAL: A TR BEI NG POR OF N/2 SE OF SEC 4 T11N R2E CONT 15 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALB TECHNICAL VOCATIONAL INST

OWNER ADDR: 00525 BUENA VISTA SE ALBUQUERQUE NM 87106

PO BOX 249

100906639626140160 LEGAL: POR OF N 1/2 N1/2 SE & POR OF S1/2 S1/2 NEF SEC 4 T LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALB TECHNICAL VOCATIONAL INST

OWNER ADDR: 00525 BUENA VISTA SE ALBUQUERQUE 87106

100906543842310101 LEGAL: TR X -1-A BULK LAND PLAT FOR TRS 25A, 25B, 26B-1-A LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006506248420201 LEGAL:

PROPERTY ADDR: 00000

OWNER NAME: OWNER ADDR: 00000

101006526552120501 LEGAL: LT 6 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6127 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY

LEGAL: LT 7 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006526052020502

PROPERTY ADDR: 00000 6131 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

LEGAL: LT 8 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006525551820503

PROPERTY ADDR: 00000 6135 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

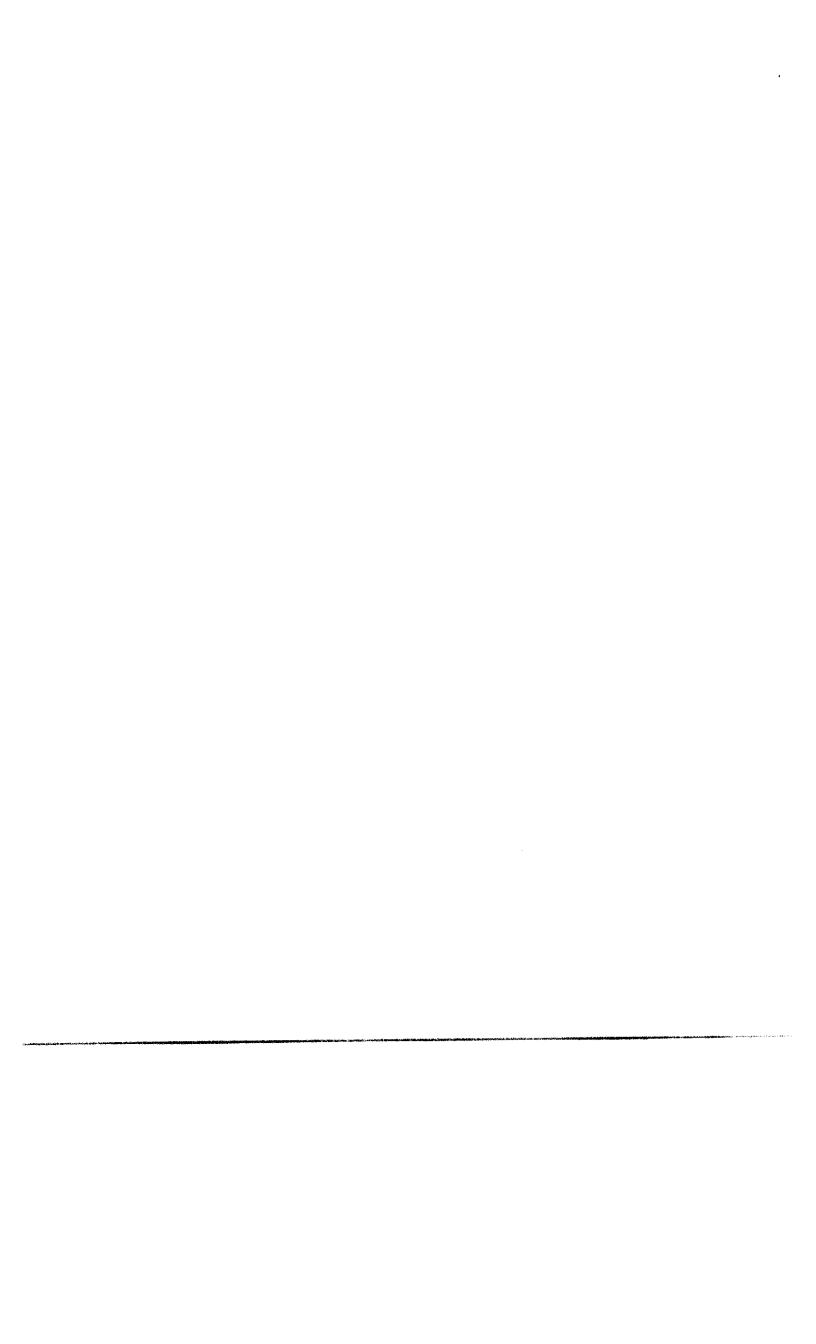
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006525151420504 LEGAL: LT 9 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6139 BISBEE PL NW

OWNER NAME: BALDONADO HERMAN L JR &

OWNER ADDR: 06139 BISBEE PL ALBUQUERQUE NM 87114



101006524851120505 LEGAL: LT 1 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6143 BISBEE PL NW OWNER NAME: LAIRSEY SARAH N OWNER ADDR: 06143 BISBEE PL NW ALBUQUERQUE NM 87114 101006524450920506 LEGAL: LT 1 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6147 BISBEE PL NW OWNER NAME: FINDLAY YARI D OWNER ADDR: 06147 BISBEE PL NW ALBUQUERQUE 87114 101006524050620507 LEGAL: LT 1 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6151 BISBEE PL NW OWNER NAME: SKINNER WILLIAM B & COLLEEN D OWNER ADDR: 06151 BISBEE PL NW ALBUQUERQUE 87114 LEGAL: LT 1 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006524251720508 PROPERTY ADDR: 00000 6205 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 101006523852220509 LEGAL: LT 1 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6209 CASTLE DOME PL NW OWNER NAME: HATHAWAY DEBORA L OWNER ADDR: 06209 CASTLE DOME PL NW ALBUQUERQUE NM 87114 101006523152420511 LEGAL: LT 1 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6215 CASTLE DOME PL NW OWNER NAME: STEVENS MARK A & OWNER ADDR: 06215 CASTLE DOME PL NW ALBUQUERQUE NM 87114 101006522552320512 LEGAL: LT 1 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6219 CASTLE DOME PL NW OWNER NAME: GARCIA LEROY & WENDY E OWNER ADDR: 06219 CASTLE DOME PL NW ALBUQUERQUE NM 87114 101006522152320513 LEGAL: LT 1 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6223 CASTLE DOME PL NW OWNER NAME: FLYNN MARK D OWNER ADDR: 06223 CASTLE DOME PL NW ALBUQUERQUE NM 87114 101006521652420514 LEGAL: LT 1 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6227 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006521252520515

LEGAL: LT 1 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6231 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

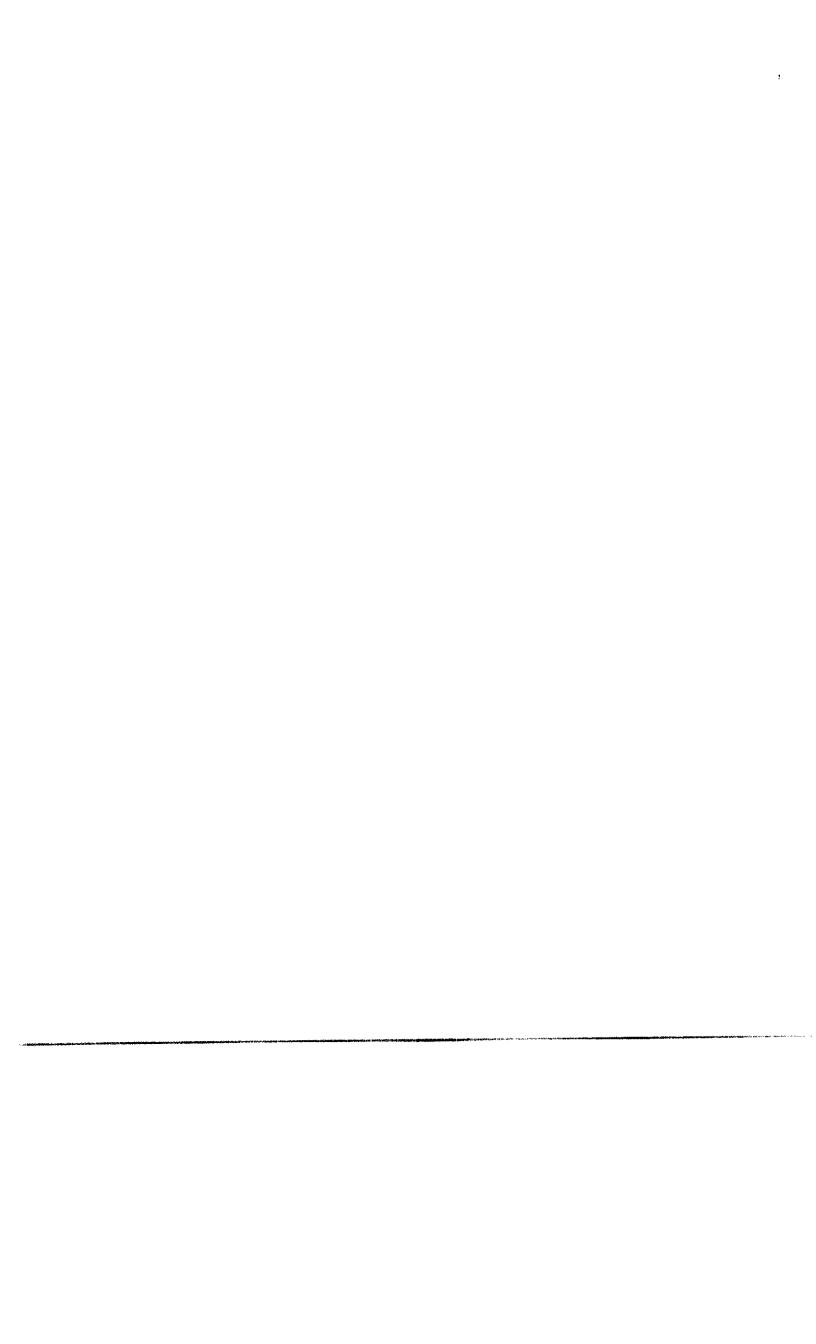
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006520752520516 LEGAL: LT 2 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6235 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122



101006520352520517 LEGAL: LT 2 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6239 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006519852520518 LEGAL: LT 2 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6301 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122

101006519452520519 LEGAL: LT 2 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6305 CASTLE DOME PL NW

OWNER NAME: GASSEL HOLLY & JAKE

OWNER ADDR: 06305 CASTLE DOME PL NE ALBUQUERQUE 87114

LEGAL: LT 2 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006518952520520

PROPERTY ADDR: 00000 6309 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY

87122

LEGAL: LT 2 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006518552520521

PROPERTY ADDR: 00000 6315 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

LP NE ALBUQUERQUE

MM

101006518052520522 LEGAL: LT 2 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6319 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122

101006517652520523 LEGAL: LT 2 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6323 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

LEGAL: LT 2 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006517152520524

PROPERTY ADDR: 00000 6327 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY

LP NE ALBUQUERQUE NM 87122

101006516752520525 LEGAL: LT 2 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6331 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122

LEGAL: LT 3 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006516252520526

PROPERTY ADDR: 00000 6335 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

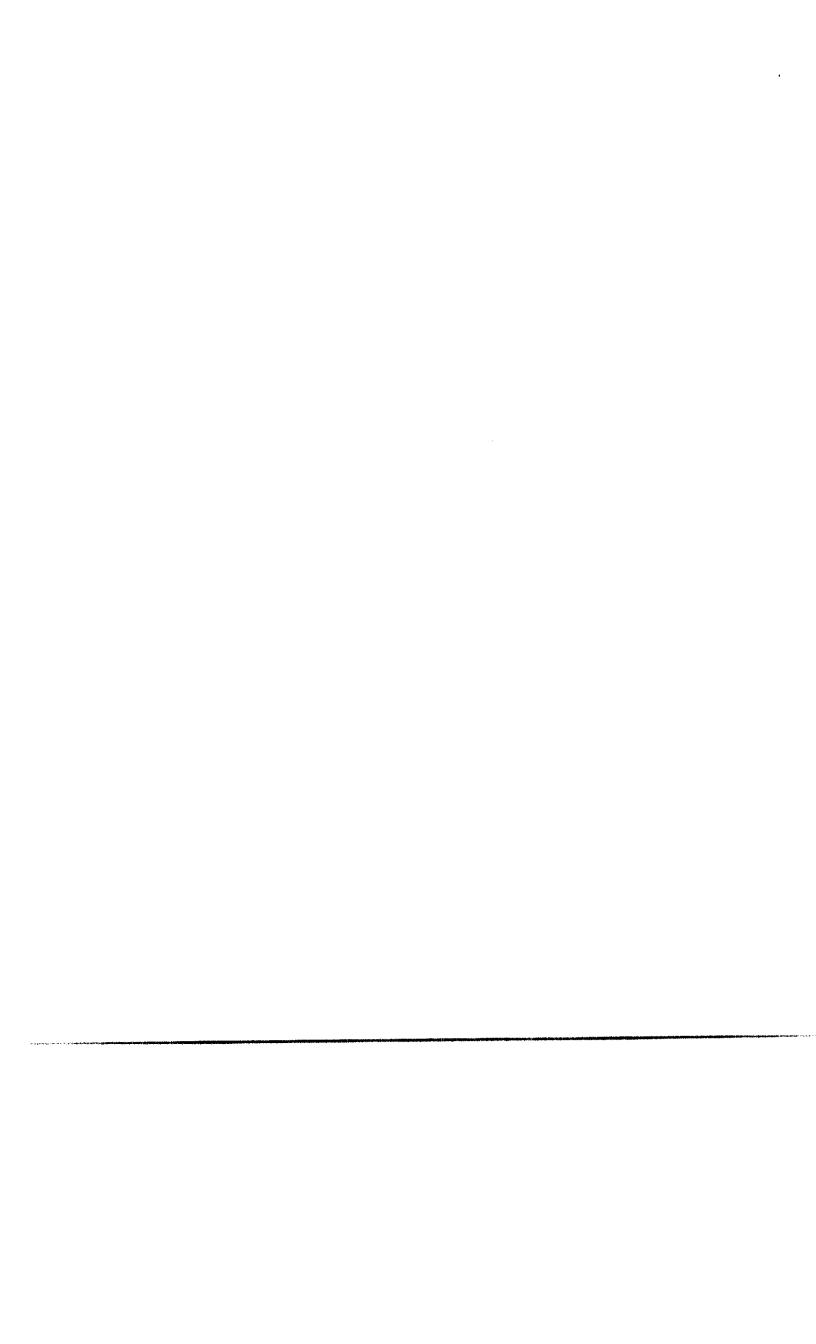
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006515852520527 LEGAL: LT 3 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6339 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122



LEGAL: LT 3 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006515352420528 PROPERTY ADDR: 00000 6343 CASTLE DOME PL NW OWNER NAME: GUTIERREZ NICOLAS & EVA G OWNER ADDR: 06343 CASTLE DOME PL NW ALBUQUERQUE NM 87114 101006514952420529 LEGAL: LT 3 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6347 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 101006514352420530 LEGAL: LT 3 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6351 CASTLE DOME PL NW OWNER NAME: SOUZA DONALD J JR & TRICIA L OWNER ADDR: 06351 CASTLE DOME PL NW ALBUQUERQUE 87120 101006515351020532 LEGAL: LT 3 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6342 CASTLE DOME PL NW OWNER NAME: VIALPANDO FRANKIE D & OWNER ADDR: 06342 CASTLE DOME PL NW ALBUQUERQUE NM 87114 101006515951020533 LEGAL: LT 3 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6338 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 101006516350920534 LEGAL: LT 3 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6334 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 101006516850920535 LEGAL: LT 3 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6330 CATLE DOME PL NW OWNER NAME: MALDONADO DELMER J & PAMELA J OWNER ADDR: 06330 CASTLE DOME PL NE ALBUQUERQUE NM 87114 101006517250820536 LEGAL: LT 3 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6326 CATLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 101006517750820537 LEGAL: LT 4 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6322 CASTLE DOME PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

101006518150820538

LEGAL: LT 4 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6318 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY

OWNER ADDR: 00010 TRAMWAY

101006518650920539 LEGAL: LT 4 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6314 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

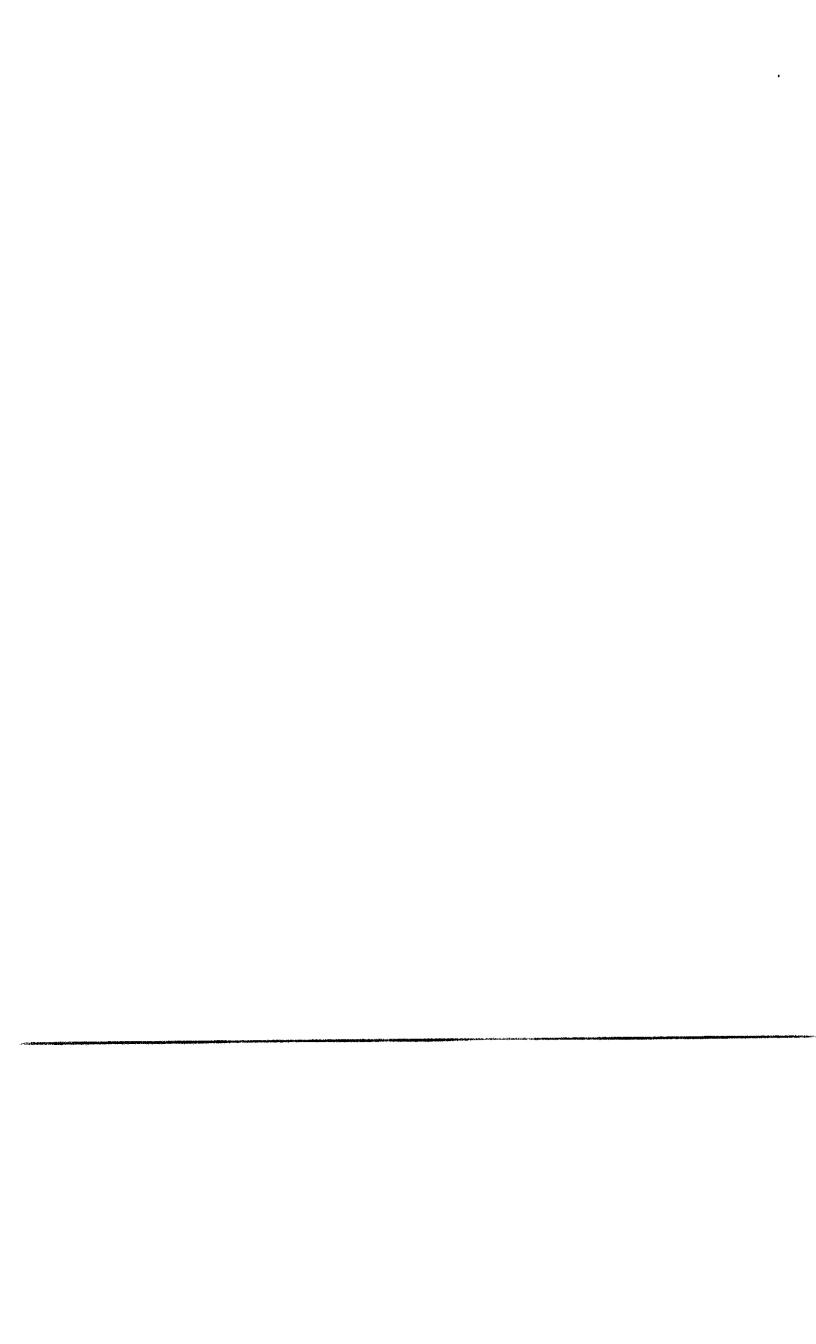
LP NE ALBUQUERQUE

LP NE ALBUQUERQUE

87122

NM 87122

NM



101006519451220540 LEGAL: LT 4 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 10527 SAFFORD PL NW
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006519450720541 LEGAL: LT 4 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 10523 SAFFORD PL NW

OWNER NAME: GRIEGO FRANK J &

OWNER ADDR: 10523 SAFFORD PL NW ALBUQUERQUE NM 87114

101006522349620706 LEGAL: LT 9 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6209 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006522749820707 LEGAL: LT 9 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6205 BISBEE PL NW

OWNER NAME: PEREZ OSVALDO J

OWNER ADDR: 06205 BISBEE PL NW ALBUQUERQUE NM 87114

101006523250020708 LEGAL: LT 9 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6201 BISBEE PL NW

OWNER NAME: ONTIVEROS JOEL & SANDY ANN

OWNER ADDR: 06201 BISBEE PL NW ALBUQUERQUE NM 87114

101006522350520709 LEGAL: LT 9 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6208 CASTLE DOME PL NW

OWNER NAME: WILSON JOHN H & MICHALE

OWNER ADDR: 06208 CASTLE DOME PL ALBUQUERQUE NM 87114

101006521850720710 LEGAL: LT 9 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6224 CASTLE DOME PL NW

OWNER NAME: MILLICAN LOVIE P

OWNER ADDR: 06224 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006521350920712 LEGAL: LT 9 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6228 CASTLE DOME PL NW

OWNER NAME: RAMSAUER STEVEN L &

OWNER ADDR: 06228 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006520851020713 LEGAL: LT 8 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6234 CASTLE DOME PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006527852220601 LEGAL: LT 5 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6119 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

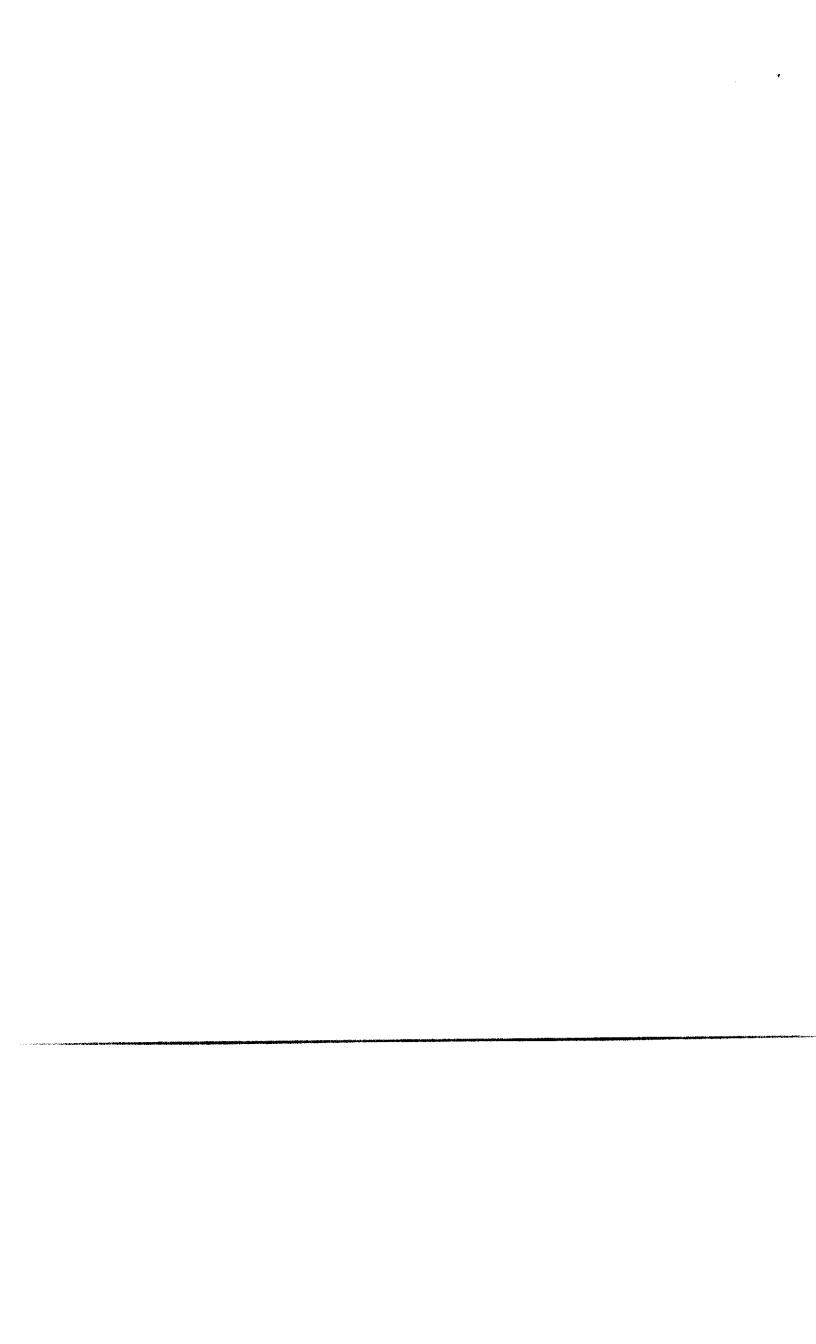
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006528352220602 LEGAL: LT 4 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6115 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122



LEGAL: LT 3 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006528852220603 PROPERTY ADDR: 00000 6109 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 LEGAL: LT 2 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006529252320604 PROPERTY ADDR: 00000 6105 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 101006529752320605 LEGAL: LT 1 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6101 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 101006529250420607 LEGAL: LT 1 20 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 NM 101006528650420608 LEGAL: LT 1 19 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 6114 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 101006528150420609 LEGAL: LT 1 18 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 6118 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 LEGAL: LT 1 17 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: 101006528649620610 PROPERTY ADDR: 00000 10508 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 101006528448920611 LEGAL: LT 1 16 P LAT OF SEDONA SUBDIVISION AT VENTANA RANC LAND USE: PROPERTY ADDR: 00000 10504 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 101006527848620612 LEGAL: LT 1 15 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 10500 KAYENTA PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122 LEGAL: LT 1 14 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006527148620613 PROPERTY ADDR: 00000 10501 KAYENTA PL NW

OWNER NAME: TAAFFE THOMAS F & CHERYL L

PROPERTY ADDR: 00000 10505 KAYENTA PL NW
OWNER NAME: ROMISHER JOHN M & LYDIA CAMACH

LEGAL: LT 1 13 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PO BOX 66595

RD NW ALBUQUERQUE

ALBUQUERQUE

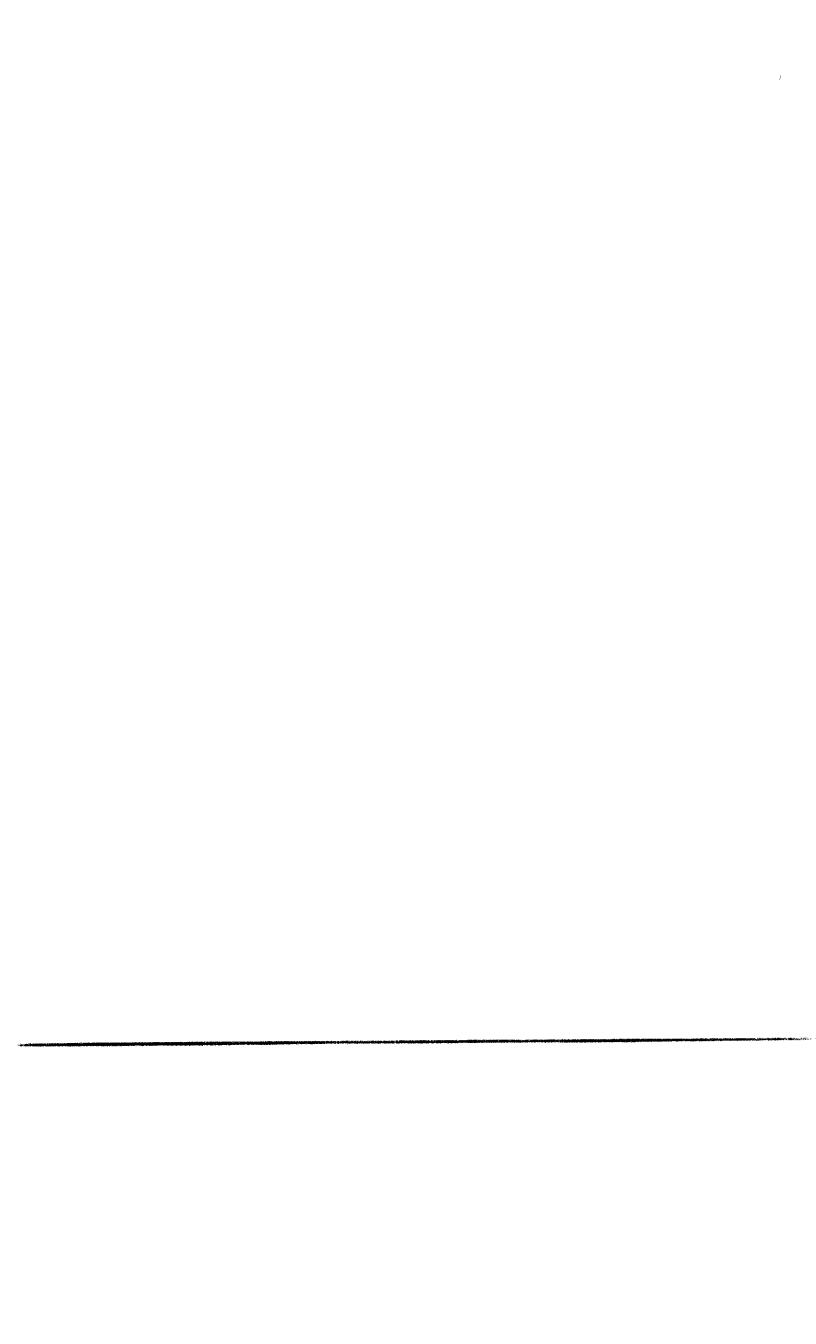
87120

NM 87193

OWNER ADDR: 06209 SUNRAY

OWNER ADDR: 00000

101006526548820614



101006526249320615 LEGAL: LT 1 12 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 10509 KAYENTA PL NW

OWNER NAME: PADILLA JOHN D &

OWNER ADDR: 15009 KAYENTA NW ALBUQUERQUE NM 87114

101006526850020616 LEGAL: LT 1 11 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 10515 KAYENTA PL NW OWNER NAME: MORGAN WILLIAM P & KATHRYN J

OWNER ADDR: 05905 BUENA VISTA NW ALBUQUERQUE 87114

LP NE ALBUQUERQUE

LP NE ALBUQUERQUE

PL NW ALBUQUERQUE

NM

NM

NM

87114

87122

87122

LEGAL: LT 1 10 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006526650620617

PROPERTY ADDR: 00000 10519 KAYENTA PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122

101006525950020618 LEGAL: LT 1 09 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6140 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY

LEGAL: LT 1 08 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006525549720619

PROPERTY ADDR: 00000 6144 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006525149520620 LEGAL: LT 1 07 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6148 BISBEE PL NW OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE 87122 NM

101006524949220621 LEGAL: LT 1 07 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6159 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006524548820622 LEGAL: LT 1 05 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6156 BISBEE PL NW

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP OWNER ADDR: 00010 TRAMWAY

101006524048720623

LEGAL: LT 1 04 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 6200 BISBEE PL NW

OWNER NAME: VALERIO JONATHAN A &

OWNER ADDR: 06200 BIBEE NM PL NW ALBUQUERQUE 87114

LEGAL: LT 1 03 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: 101006523648520624

PROPERTY ADDR: 00000 6284 BISBEE PL NW

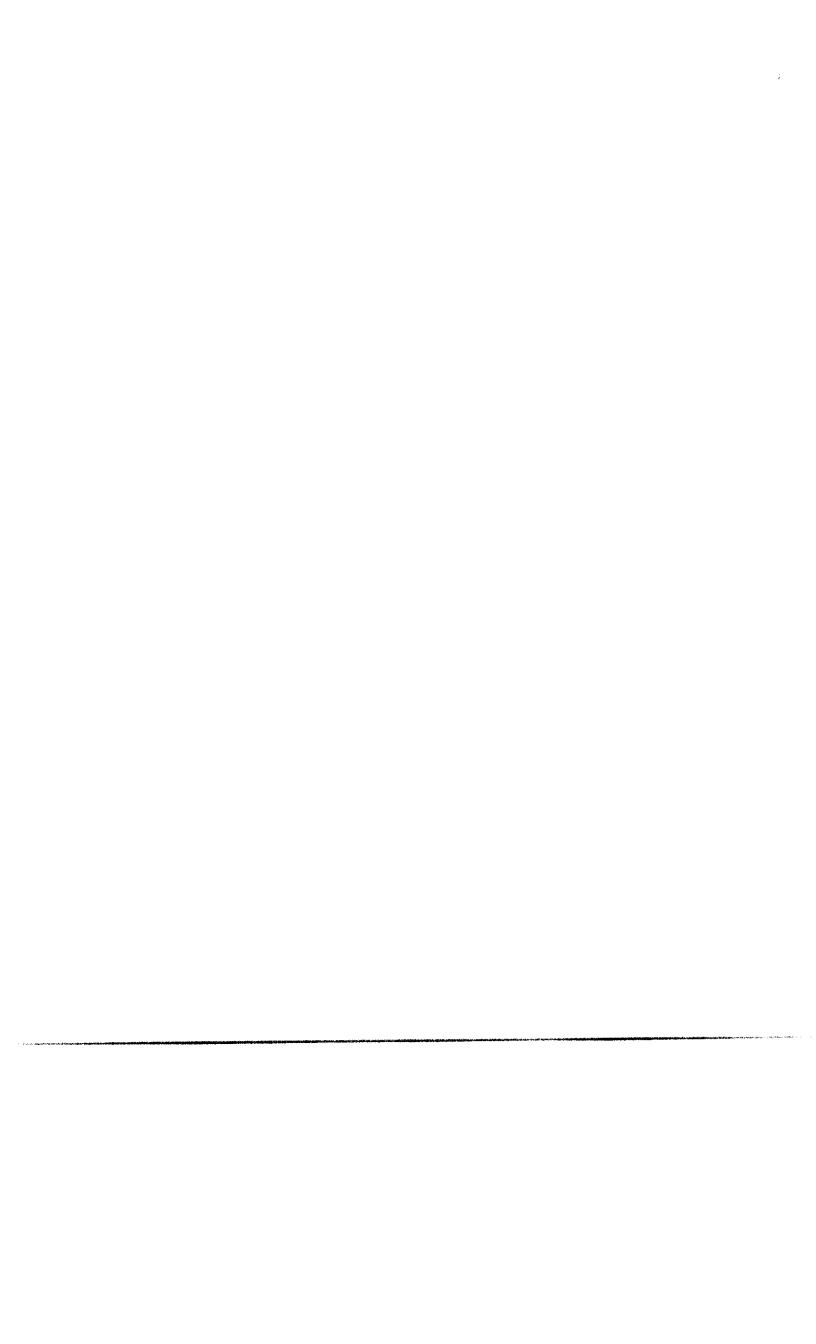
OWNER NAME: BURTNETT WILLIAM W & ERIN J

101006523148320625 LEGAL: LT 1 02 P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE: PROPERTY ADDR: 00000 6208 BISBEE PL NW

OWNER NAME: LAURADUNN GAYLE D

OWNER ADDR: 06204 BISBEE

OWNER ADDR: 06208 BISBEE PL NW ALBUQUERQUE NM 87114



101006530550720109 LEGAL: TR B 1A P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY

LP NE ALBUQUERQUE NM 87122

101006528644520107 LEGAL: TR B 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY

LP NE ALBUQUERQUE NM 87122

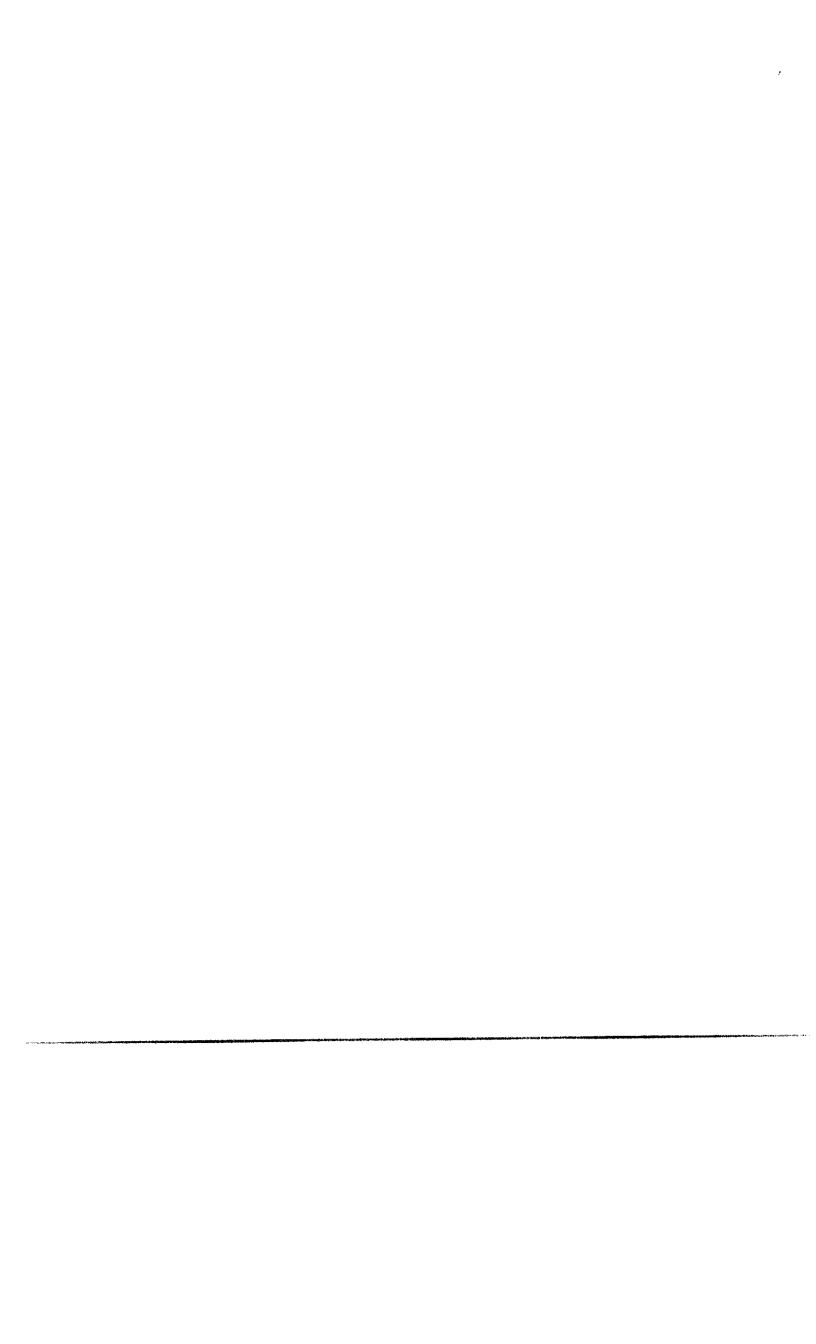
101006521840720104 LEGAL: TR C PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

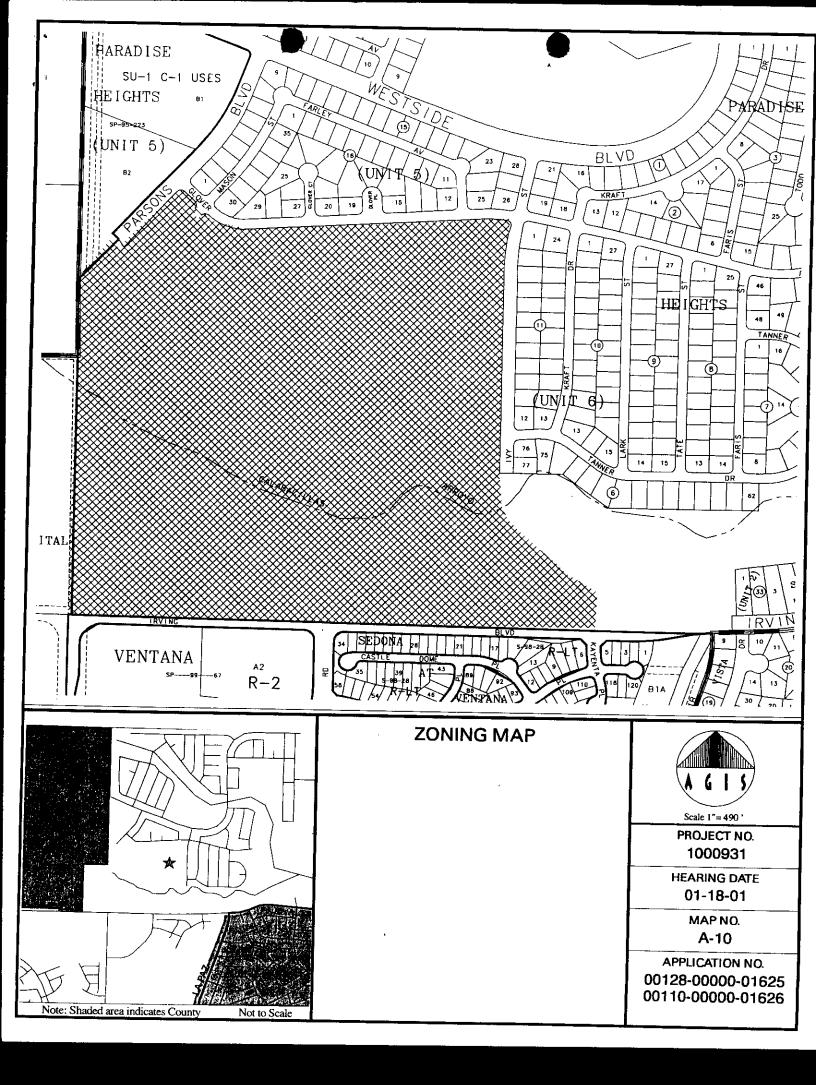
PROPERTY ADDR: 00000 N/A

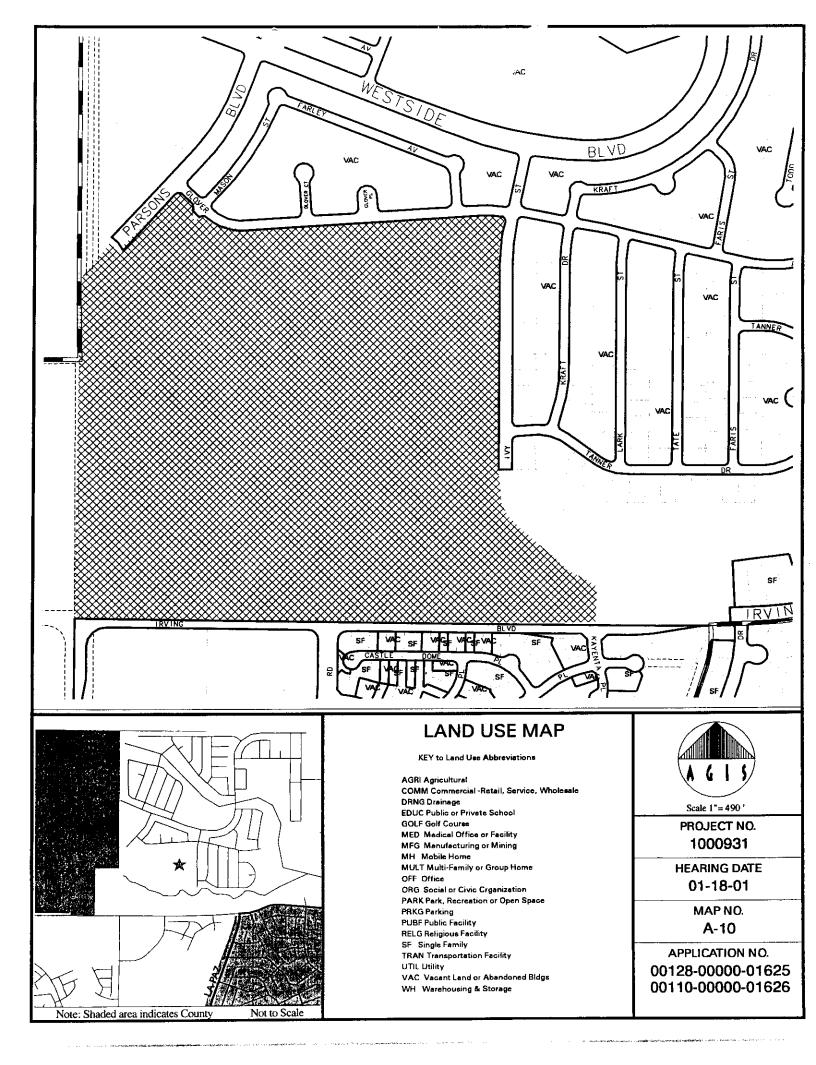
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP

OWNER ADDR: 00010 TRAMWAY

LP NE ALBUQUERQUE NM 87122







A City of Ibuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form	Supplemental form
SUBDIVISION S ZONING	Z
	exation & Zone Establishment
Vocation Cook	or Plan
Voline - (No. 1971)	Amendment
Spec	ial Exception E
SITE DEVELOPMENT PLAN P	
for Building Permit Decis IP Master Development Plan or Staff, DRI	sion by: Planning Director
Cert. of Appropriateness (LUCC) L Appeals, LU	B, EPC, Zoning Board of
PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the Planning Department Development Services Center, 600 2 nd Street NW, Albuquerqu time of application. Refer to supplemental forms for submittal requirements. APPLICANT INFORMATION:	completed and faction to
NAME: Curb West, Inc.	PHONE: (505) 875-1721
	FAX: (505) 875-1723
CITY: Albuquerque STATE NM ZIP 87110	E-MAIL trailsmgt@aol.com
Proprietary interest in site: owner	
AGENT (if any): Consensus Planning, Inc.	PHONE: (505) 764-9801
	
	FAX: (505) 842-5495
CITY: Albuquerque STATENM ZIP 87102	E-MAIL: cp@consensusplanni
DESCRIPTION OF REQUEST: Zone Map amendment for 146.8 acres subdivision for tracts A-1 and A-2 (29.2 acres) 7	& Site Plan for .com
·	SDP for SUBD & ZMA)
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEP	ARATE SHEET IF NECESSARY.
Lot or Tract No. Tract B-2 & Lots 1-28 & Lots 1-29 Block	: <u>15 & 16</u> Unit: Five
Subdiv./Addn. Paradise Heights	
Current Zoning: SU-1 for C-1 and R-1 Proposed zoning: See	attached
Zone Atlas page(s): See attached $A10$. No. of existing lots: 2	No. of proposed lots:
Total area of site (acres): 146.8 Density if applicable: dwellings per gross acre:	No. of proposed lots:
Within city limits? y Voe No but eith is within 5 will a city limits?	
Within city limits? x Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.)	
UPC No. <u>See attached</u>	MRGCD Map No
LOCATION OF PROPERTY BY STREETS: On or Near: Irving Boulevard	
Between: Universe Boulevard and Unser Boulevard	ard
CASE HISTORY:	
List any current or prior case number that may be relevant to your application (Proj., App., DRB-,	AX_,Z_, V_, S_, etc.):
$\frac{\text{See PRI/IO} \text{rm in file}}{2}$ $\frac{2-85-84}{2}$ $\frac{1}{2}$ $\frac{1}{2}$)
Check-off if project was previously reviewed by Sketch Plat/Plan □ , or Pre-application Review Te	am Date of review
SIGNATURE / MW/	DATE (1/27/27)
(Print) James K. Strozier	DATE 11/22/00
Y	Applicant Agent
FOR OFFICIAL USE ONLY	Form revised September 2000
Application case numbers	Action S.F.` Fees
All checklists are complete SDP/S 00128 - 00000 - 01625	Po \$ 270,
All fees have been collected All case #s are assigned All case #s are assigned	**************************************
AGIS copy has been sent	\$
🔼 Case history #s are listed	\$
Site is within 1000ft of a landfill	\$
□ F.H.D.P. density bonus □ F.H.D.P. fee rebate Hearing date	Total
F.H.D.P. fee rebate Hearing date JAN 18 2001	\$
Project #	104 - 417 -
Planner signature / date	1000931
/ F MARINET BIODETUTE / dota	

FC	ORM 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
!	Sign Posting Agreement 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) X /TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures 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 FOR BUILDING PERMIT OF 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 Building Permit Checklist
	 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development) TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures Fee (see schedule)
	 Any original and/or related file numbers are listed on the cover application NOTE; For wireless telecommunications facilities that are concealed and/or subject to site development plan review, 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 / Air Quality Impact Assessment form with required signatures
,	 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.
l, th	ne applicant, acknowledge that information required but not James E. Strozier (agent)
sub	mitted with this application will happlicant hame (print) Applicant hame (print) Applicant hame (print)
	Applicant signature / date
9 1	Checklists complete Application case numbers Fees collected Application case numbers OCIDS - OCIDS - OCIDS - OCIDS
	Case #s assigned CONO - COCCO - CHOC Project # Planner signature / date Project # 1000931

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT $lue{lue}$ ANNEXATION AND ESTABLISHMENT OF ZONING _ 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 Letter of authorization from the property owner if application is submitted by an agent Property Boundary Survey prepared by a licensed professional surveyor 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. ☐ 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 (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/AQIÀ Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only) Fee for 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. MAMENDMENT TO ZONE MAP (ZONE CHANGE) NA 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 Coffice of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form X 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 PLAN Proposed Amendment referenced to the materials in the sector plan being amended Sector Plan to be amended with materials to be changed noted and marked 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 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

 Sections of the Zone (Letter briefly describin Fee (see schedule) Any original and/or related 	ed to the sections of the Zone Code being Code to be amended with text to be chang g, explaining, and justifying the request ated file numbers are listed on the cover a mately 7 weeks after the filing deadline.	ged noted and marked
, the applicant, acknowle any information required submitted with this applic ikely result in deferral of	ation will	Applicant name (print) Applicant signature / date Applicant signature / date
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 00136 - 0000 - 01625 00110 - 0000 - 01626	Project # /00093/

Acity of Ibuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form	Supplemental form
SUBDIVISION S Major Subdivision Plat	ZONING
Minor Subdivision Plat	Annexation & Zone Establishment Sector Plan
Vacation v	X Zone Change
Variance (Non-Zoning)	Text Amendment
SITE DEVELOPMENT PLAN P	Special Exception E
Xfor Subdivision Purposes	APPEAL / PROTEST of A
for Building Permit	APPEAL / PROTEST of A Decision by: Planning Director
IP Master Development Plan	or Staff, DRB, EPC, Zoning Board of
Cert. of Appropriateness (LUCC) L	Appeals, LUCC
PRINT OR TYPE IN BLACK INK ONLY. The applicant or a Planning Department Development Services Center, 600 2 rd S time of application. Refer to supplemental forms for submittal	gent must submit the completed application in person to the street NW, Albuquerque, NM 87102. Fees must be paid at the requirements.
APPLICANT INFORMATION:	
NAME: Curb West, Inc.	PHONE: (505) 875-1721
ADDRESS: 6301 Indian School NE, Suite	208 FAY: (505) 875-1723
CITY: Albuquerque STATE NM	ZIP 87110 E-MAIL: trailsmgt@aol.com
Proprietary interest in site: OWDET	ZI E-MAIL: CT GT T Bing CC GOT . COM
AGENT (frany): Consensus Planning, Inc.	PHONE: (505) 764-9801
ADDRESS: 924 Park Avenue SW	FAX: (505) 842-5495
CITY: Albuquerque STATENM	ZIP 87102 E-MAIL: cp@consensusplanning
DESCRIPTION OF REQUEST: Zone Map amendment fo	r 146.8 acres & Site Plan for .com
subdivision for tracts A-1 and A-2 (2	9.2 acres) (SDP to SUBD ; ZMA)
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CF	RUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY
Lot or Tract No. Tract B-2 & Lots 1-28 & Lot	s 1-29 Block 15 & 16 Unit Five
Subdiv./Addn. Paradise Heights	DION ONL_IIVE
Current Zoning: SU-1 for C-1 and R-1	Irongood against G
Zone Atlas page(s): See attached A10	lo. of existing lots: 2 No. of proposed lots: 3
Total area of site (acres): 1.4.6.8. Despite if and licebles the first	lo. of existing lots: 2 No. of proposed lots: 3
Within city limits? y Voc. No. has been in within 5 and a state of the city limits.	ngs per gross acre: dwellings per net acre:
Within city limits? x Yes. No, but site is within 5 miles of the city I UPC NoSee_attached	
	MRGCD Map No
LOCATION OF PROPERTY BY STREETS: On or Near: Irving	Boulevard
Between: Universe Boulevard and	Unser Boulevard
CASE HISTORY:	
See PRT form in file 22 Co.	cation (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
See PRT form in file 2-85-84	
Check-off if project was previously revisived by Sketch Plat/Plan ., or	Pre-application Review Team □ . Date of review:
SIGNATURE (MM)	DATE 11/27/00
(Print) James H. Strozier	Applicant \Agent
FOR OFFICIAL USE ONLY	
Q INTERNAL ROUTING EPC Application case pur	Form revised September 2000
Ph All share the same of the s	
All fees have been collected 744 00 110 000	$\frac{90.01625}{0.01626} = \frac{10.5}{0.01626} = \frac{10.5}{0.01626}$
All case #5 are assigned	<u> </u>
AGIS copy has been sent Case history #s are listed	
Site is within 1000ft of a landfill	
☐ FH.D.P. density honus	Total
F.H.D.P. fee rebate Hearing date JA	N 18, 2001 s
(m) 11/22/m	During
Planner signature / date	Project # /00093/
//	

FORM P(1): SITE PLAN REVIE 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 Sign Posting Agreement
2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
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 FOR BUILDING PERMIT OF 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 Atias 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 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
— Fee (see schedule) — Any original and/or related file numbers are listed on the cover application.
review, the following materials are required in addition to those listed above for application as the review.
Collection 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 or 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
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 cuttined and acceptant to the control of t
Letter of authorization from the property owner if applied in submitted by an agent Office of Community & Neighborhood Coordination inquiry responses positiving letters.
Sign Posting Agreement Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision) TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
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
Applicant hame (print) likely result in deferral of actions. Applicant signature / date
Checklists complete Application case numbers
Planner signature / date Project # 10009 2 1
1.00093

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

	APPLICA	VT : <u>Curb We</u>	st, Inc.	Date o	f request: <u>11 /16 /00</u> Z	one atlas pa	ge(s) A-10-Z
H	CURRENT Zor		or C-1; R-1		Legal Description - Tract #_1-28	act B	
APPINATIONAL	Parcel S	ize (acres / sq. ED CITY ACTI	ft.) <u>approx. 46</u> ON(S):	.8 ac.	Subdivision Name_Pa		
MPLETED BY	Annexation Comp. Plant Amend	on [] an	Sector Plan Zone Change Conditional Use	•	Site Development Plan: a) Subdivision [b) Build'g Purposes [c) Amendment [RAL DESCRIPTION OF A	X Acces Other	ng Permit [] s Permit [] []
TO BE CO	New Co Expansi	struction / deve Instruction Ion of existing ([development [] # (] Bui	of units - <u>see at tack</u> lding Size(so	i ed memo [©] µ. ft.)	•
		Representativ	e /am//	7 7	s, from the information provided	11/16/	00
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE [] PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-399 THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studies.					. 924-3991 or 3994		
ORTATION	IF A TIS IS RE of analysis no above may re	Studiz J RLT Jun EQUIRED: A soo	to be requisited above ping meeting (as outlarameters of the stude or new TIS.	red $160.$ ined in the I dy. Any su 0.100	A HALL SU-I development Process Manual basequent changes to the d	elopme	nts, and
ïĽ	AIR QUALIT	Y IMPACT AS	SESSMENT (AQI	A) REQUI	RED: YES X NO[]	BORDERLIN	NE[]
EALTH			DEPT. Air Quality I		Floor / Rm. 3023 City/Count	v Blda. 768-2	600
VTAL HE	THRESHOL Notes:	.DS MET? YE	s[/NO[]W	itigating re	asons for not requiring AC	NA: Previous	sly studied: []
ENVIRONMENTAL H		REQUIRED: a sebsequent chan	coping meeting mus ges to the develop DAT	t be held to	define the level of analysis nosal identified above may r	eeded and the equire an upd	parameters of the late or new AQIA.
	deferred if the		must be complete ocedure is requested e not complied with.	arki iknen r	applying to the EPC. Arrar on this form, otherwise the ap	ngements mus plication may r	t be made prior to not be accepted or
	TIS	- SUBMITTED	/			 -	
	A O I A	- FINALIZED	/	TRA	FIC ENGINEER	DA	TE
	AQIA	- SUBMITTED - FINALIZED	_'_'_	ENVIRO	DNMENTAL HEALTH	DA	TE.

DATE



Memorandum

To:

Joe David Montaño

From:

Jim Strozien

Date:

November 15, 2000

Re:

Traffic Study Issues

The purpose of this memo is to confirm our earlier conversation and provide backup to the TIS/AQIA form for the proposed Zone Map Amendment for 146.8 acres at the northeast corner of Universe and Irving on Albuquerque's West Side that is within the Established Urban area of the Comprehensive Plan.

The request is to change the existing zoning from R-1-141.14 acres and SU-1 for C-1-5.66 acres (Established Urban) to:

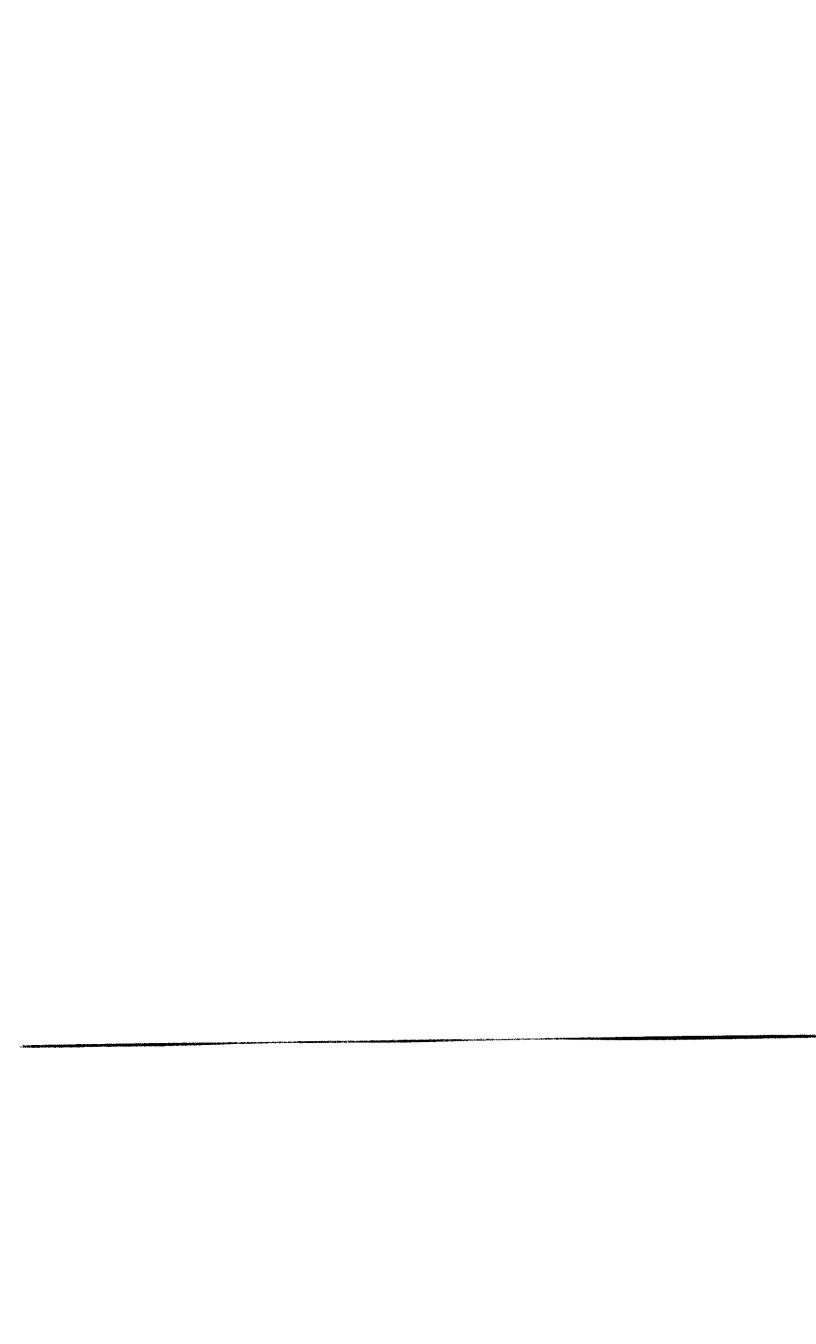
Proposed Zoning	Acres	DU's/Square Footage
R-LT	117.6	±675 @ 6 du's per acre
SU-1 for C-1/O-1/ and R-2 Permissive Uses	20.0	±200,000 Square Feet Retail
(minimum of 35% O-1 or R-2)		±100,000 Square Feet Office or ±150 apartment units
SU-1 for Church/O-1/ and R-2 Permissive Uses	9.2	±100,000 Square Feet Church or ±100,000 Square Feet Office or ±200 apartment units

The Traffic Impact Analyses for the two SU-1 sites would be deferred until such time that a Site Development Plan is proposed. The development program is unknown for these two sites and the decisions regarding the potential traffic impacts is appropriate to be delayed until actual development proposals are made.

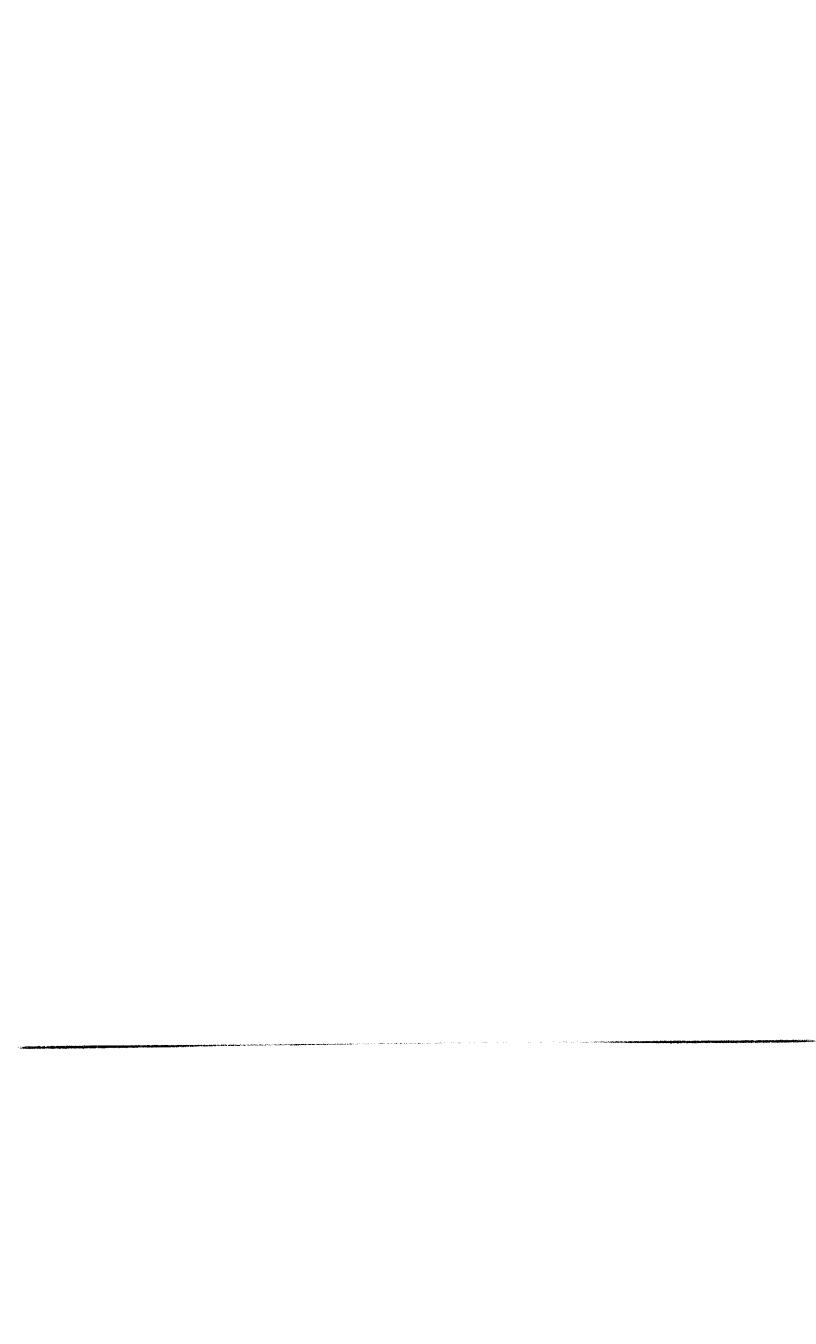
The proposal for the R-LT portion of the property is similar to that negotiated for the Seville Subdivision immediately to the east of the subject property. In the case of Seville, the City and Developer have negotiated a per lot fee for off-site transportation facilities (approximately \$400 per lot). Since these two properties are in almost identical situations with regards to the off-site transportation system, a similar approach is warranted. As a requirement of this zone change, if approved by the Environmental Planning Commission, we recommend that the Developer enter into an agreement with the City for off-site traffic mitigation similar to (approximately \$400 per lot) that of the Seville Subdivision to the east.

Thank you for your assistance on this matter.

c: Stan Strickman, Trails Management, Inc.



· _	
FORM Z: ZONE MAP AMENDML	IDMENT
ANNEXATION AND ESTABLISHMENT OF ZONING Zone Atlas map with the entire property(ies) precisely and clearly outlined and converse the Zone Atlas must show that the site is in County jurisdiction, but the Letter briefly describing, explaining, and justifying the request tetter of authorization from the property owner if application is submitted by an property Boundary Survey prepared by a licensed professional surveyor office of Community & Neighborhood Coordination inquiry response, notifying to 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	is contiguous to City limits. agent etter, certified mail receipts
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedul	
SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN R SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPF SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unact Copy of findings from required pre-application meeting (for the DRB conceptual Proposed Sector Plan (30 copies for EPC, 6 copies for DRB) Zone Atlas map with the entire plan area precisely and clearly outlined and cros Letter briefly describing, explaining, and justifying the request Office of Community & Neighborhood Coordination inquiry response, notifying te (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 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 meeting attendance is required.	ROVAL (Public Hearing) Invertised) plan review only) shatched (to be photocopied) etter, certified mail receipts
M ANTHONE TO TONE MAD TO	
AMENDMENT TO ZONE MAP (ZONE CHANGE) Application for sector development plan amendment (required only if site is within a policity of the control of the con	osshatched (to be photocopied) '0-1980" gent tter, certified mail receipts
☐ AMENDMENT TO SECTOR DEVELOPMENT PLAN	
Proposed Amendment referenced to the materials in the sector plan being amer Sector Plan to be amended with materials to be changed noted and marked Zone Atlas map with the entire plan area precisely and clearly outlined and cross Letter briefly describing, explaining, and justifying the request Office of Community & Neighborhood Coordination inquiry response, notifying le 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	hatched (to be photocopied) tter, certified mail receipts
AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT — Amendment referenced to the sections of the Zone Code being amended — Sections of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code being amended and material content of the Zone Code being amended and material content of the Zone Code being amended and material content of the Zone Code being amended and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended with text to be changed noted and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and material content of the Zone Code to be amended and the	rked
likely result in deferral of actions. Applica	licant ne out (print) //22/00 nt signature / date
☐ Checklists complete Application case numbers ☐ Fees collected ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Planner signature / date
Case #s assigned 00 10 - 0000 - 01626 Project #	





Landscape expeditectore Urban Desicn Planning Scivices

924 Park Ave may 8W Albuqu majur NM (7102

(505) 764-98 1 fax 84, 6340 c op o consensospletening conwww.concras-splittania conJanuary 30, 2001

Ms. Mary Piscitelli City of Albuquerque Planning Department 600 North 2nd Street Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

Dear Ms. Piscitelli:

We have modified the attached Design Guidelines for Seville Neighborhood Center in accordance with the comments made at the January 18th EPC hearing. Generally, we have reviewed the Unser/McMahon Neighborhood Center Design Guidelines and either modified our previous guidelines or added additional guidelines appropriate given that the two projects are not entirely similar.

We have provided 12 copies of the revised Design Guidelines to be distributed prior to the February hearing.

Thank you again for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,

James K. Strozier, AICP

Principal

Attachment: Letter to City Council regarding WSSP changes

c: Stan Strickman, Curb West, Inc.

Joe David Montaño, Development Services, Public Works

PRINCUME

Karos fe John Jing Alv (James Korpes de Vic P Chronic post of earl AMA

UPC NUMBERS

Paradise Heights Unit 5

Mason Street NW	101006606522230401	Lot 1	Block 15
и	101006607122830402	Lot 2	Block 15
II .	101006607623430403	Lot 3	Block 15
u	101006608124030404	Lot 4	Block 15
"	101006608524730405	Lot 5	Block 15
u	101006609025430406	Lot 6	Block 15
n	101006609326130407	Lot 7	Block 15
u	101006609526930408	Lot 8	Block 15
и	101006610025630409	Lot 9	Block 15
Farley Avenue NW	101006611027530410	Lot 10	Block 15
n .	101006611727130411	Lot 11	Block 15
n .	101006612426930412	Lot 12	Block 15
И	101006613226530413	Lot 13	Block 15
II	101006614026330414	Lot 14	Block 15
H	101006614726030415	Lot 15	Block 15
ıı .	101006615425830416	Lot 16	Block 15
И	101006616125530417	Lot 17	Block 15
u .	101006616925230418	Lot 18	Block 15
Н	101006617624930419	Lot 19	Block 15
<i>u</i>	101006618524730420	Lot 20	Block 15
н	101006619124430421	Lot 21	Block 15
"	101006620024230422	Lot 22	Block 15
ıı .	101006620823730423	Lot 23	Block 15
u	101006620622730424	Lot 24	Block 15
"	101006620521830425	Lot 25	Block 15
Ivy Street NW	101006621821830426	Lot 26	Block 15
n .	101006622022830427	Lot 27	Block 15
u	101006622223630428	Lot 28	Block 15
Mason Street NW	101006611025630330	Lot 1	Block 16
Farley Avenue NW	101006611925330329	Lot 2	Block 16
u	101006612525030328	Lot 3	Block 16
u .	101006613324830327	Lot 4	Block 16
И	101006614124530326	Lot 5	Block 16
n	101006614824230325	Lot 6	Block 16
н	101006615723930324	Lot 7	Block 16
n .	101006616423630323	Lot 8	Block 16
H	101006617223430322	Lot 9	Block 16
и	101006617923130321	Lot 10	Block 16
н	101006618822930320	Lot 11	Block 16
			_

Glover Avenue NW	101006618921630319	Lot 12	Block 16
H .	101006618021730318	Lot 13	Block 16
H	101006617321830317	Lot 14	Block 16
"	101006616321530316	Lot 15	Block 16
Glover Place NW	101006616022530315	Lot 16	Block 16
II .	101006615023030314	Lot 17	Block 16
"	101006614022530313	Lot 18	Block 16
H	101006614021330312	Lot 19	Block 16
Glover Court NW	101006612921230311	Lot 20	Block 16
u	101006612822030310	Lot 21	Block 16
H	101006613023230309	Lot 22	Block 16
u	101006612124030308	Lot 23	Block 16
И	101006611223830307	Lot 24	Block 16
"	101006610522530306	Lot 25	Block 16
н	101006611021930305	Lot 26	Block 16
u	101006611021930304	Lot 27	Block 16
u	101006610121230303	Lot 28	Block 16
II .	101006609221130302	Lot 29	Block 16
Mason Street NW	101006607821330301	Lot 30	Block 16
II.	101006608521830335	Lot 31	Block 16
n .	101006609022530334	Lot 32	Block 16
H	101006609523230333	Lot 33	Block 16
II .	101006610024030332	Lot 34	Block 16
u	101006610524730331	Lot 35	Block 16
Parsons Blvd NW	101006603322530205	Tract B-2	

P.01



City of Albuquerque

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.

November 16, 2000

Planning Department Plaza Del Sol Building 600 Second St. NW Second Floor (924-3860)

This letter will serve to notify you that on November 16, 2000:

CONTACT NAME: KARIN PITMAN

COMPANY OR AGENCY:

CONSENSUS PLANNING 924 PARK AVENUE SW/87102 PHONE: 764-9801/FAX: 842-5495

contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at TRACT B-2, PARADISE HEIGHTS UNIT FIVE, BLOCKS 15-16, PARADISE HEIGHTS UNIT FIVE, A PORTION OF F, OTTO AND DOROTHY W. HASS, PARCEL 1 SPECIAL MASTER'S DEED zone map page(s) A-10.

Our records indicate that as of **November 16**, **2000**, there were no Recognized Neighborhood Associations in this area.

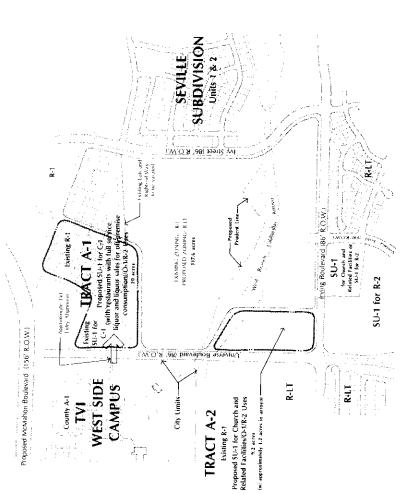
If you have any questions about the information provided, please contact our office at (505) 924-3914.

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningnrnaform(11/5/98)



SITE PLAN AND ZONE MAP AMENDMENT



Date.

Planning Director

APPROVALS

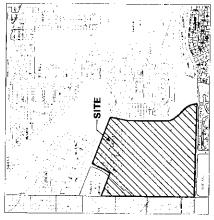
Fransierfalion Development

ity Ingineer/AMALS A

å

Utility Development

Park, and Retreation Development



SITE VICINITY

Zone Map Amendment:

Acres	5,667.34,84	776	H-7.ti	146.8 acres
Proposed Zoning	SUD for Correlationals with full series between and figure sales for all premise consumptions (10.17.82).	50.91 for Church and Related Farstness (50.17 R.)	R-1.1	Total acreage covered by this request:
Existing Loning	Track A-1 Stef for CT aspet / Rea	Tract A-2 R 1	R.1	HOI

Site Development Plan for Subdivision Required Information for Tract A-1, 20.9 acres

THE SITE: The sile ransests of 1 lot containing 20.0 acres

PROTOMED 181: The proposed zearing is NLE for CL broth instanzation with fall symmetric feptures at instance CL broth and instance from the property of the pr

FORCHRON AND VEHICLEN BACKEN AND LODGE. The primary access point by the control of the control o

IMPRACTORATEM REQUESTMENTS. An internal national actional inclosed of prefections and blewooy paths the proceed and readed in fluids abbit to facilities supposed in the former described in the former to be described in the weighterhood center forget charleters School. Supposed in the former whill be provided to the proposed find along the Calaberide Strong.

MAXIMIM.FAR. A movimum of 33 FAR shall be allowed for the office and retail nees. A novimum iterary of 24 dustrie will be allowed if developed as residential.

TANDACAP 19AA: The Design Guideline, Shreix 2.5 provide for landscaping co ris. Permeter open space and bandscape buffer areas are identified. A minimum of percent of the site onlines his building square fostages shall be devoted to landsca

Required information for Tract A-2, 9.2 acres.

ROPPALD USE: The proposed country to NUL for Church and Robined Lacilities (CET) Rependent Network and Robined Colleges, Network and Initials Abid Propensed in white Colleges, Day Care, Restormed, and Meeting Romeis with Ket benefits. IIIE SITE: The site is currently zoned R.T.

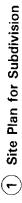
1413131400A AND VEHICUARE BURGES AND LERGES. The primary vehicular in-ces shall be all of Universe and Pleng Bondward. There will be prediction and this pictures considered on all methor serves. Convexions shall be possible to the proposed trail sharp the Calabacillas Armyo.

IN HANAL CIRCL LARON REQUIRARENTS: An animal network of potentian and between a different partial properties and included in fame sing plans for building parposis part the Seville Neighborhood Center Divigo Candelines an latest bere-

AVXIMDATTAR: A maximum of 15 talk shall be allowed for the office and climich ters. A maximum density of 24 shalance with be allowed if doveloped as re-infertual. SULDING HIRCHELAND SFIBACKS; See Sheets 2 t. Besign Guidelines.

LANDICAPI PLAN, the Design canielone (sheet-24) provide for landscaping either an. Permuter open state and fundscape baffer areas are identified. A minimum of II provide of the site faitings the building square footaged shall be decoded to landscape materials.

Neighborhood Center SEVILLE



Curb West, Inc. 6301 Indian School Road NE Suite 208 Albuquerque, NM 87110

Consensus Planning, Inc. 924 Park Avenue SW Albuquarque, NM 87102 Prepared by:



Design Guidelines

SITE PLANNING OBJECTIVES

The trivitors of a prehaman forestly recurement within the Swelle Neighbarhood Center will depend on creative of and are barefural design. The goal is to equate vehicular and prehaman statement or other to support the creative of such an atmosphere Pranaghant the vite.

the minimum packing expand by the Zening Cinte plus for parcert shall be the maxi-mon jording allower.

Date shall be no freestanding reliabit animing or towers. Fellular informas shall be integrated with the building are blue ture.

Virichters and on site circulation systems shared be for ared to manurize professionary in the execution of the partial regions and the south is. Wenevirian access shall be provided to link sine tures to the public still wait. long stretches of parking to fillins adjacent to the readways should be discounaged

Furthing array, should be inkapped on that professionary and professionary and professionary and professionary and professionary particles and be considered with a further array and be considered and be considered as the considered in this way.

PEDISTRIANTINK ALPARKING Universe shall be idearly defined

A public plaza or contyand space around which buildings can be clustered and invised to one abother shall be creaked. The plaza should be afracting, heep and a need of seven from terminally. Haza areas are appropriate for continue fining.

the plaza area shall have a minimum dimension of subset in nighly and stall be a minimum square frostige of tribit square feet.

Spiret county, and sanifor plazas more and laive predeshing an highly areas, may be storage.

Also kinels another support for other autosties to recogning massemental transportation and a community foresetty.



ACCESS/BILITY & SAFETY

The Americans with Distillates Act, the American National Markfulls for Accessible and Coalle Muldings and Estillates and the New Merica Baildong Trakes for accessibility entitle the Act and the Action of Indian teachall the consulted. All probe function paths should be designed to the building are solder.

Design for accessfully deal facilities and outdoor public areas. For the sufficient of our by all most of about 10 it instructual to expendent on york-forther, and they take in the whort provides the colds. The planting and design places of the people timed to include sufficient design to most forward to expendent our dation and provide volve convention.

Close attention shall be paid to ramps and to how the entire sets may be to serve set. Proceeds and independent align with public paths to cerned and strengtone all building since. The maximum qualitotic of any ramps shall not nevered it. 13 percent.

Pedestrain paths at entrances and exits to buildings, shall be flush.

FDGŁ DESIGN

Public entities to the project shall be designed to be romishent with one another to create a series of arrival, to provide a strong vesual impact and to provide a unified project along till along.

The peacet edge to taxers the seedile Vergilakational tensor and ne adjacent neighbor-hood shall nature a tillow fambe aperediasek to provide a buffer to the substitution

6 foot work subwalks shall be provided along Universe Bradeward, troing Boulevard and a minimum of 4-bot sidewalks shall be provided at all internal steechs. Parking provided adjacent to christice foundward small Prodesard and orders abill be creeded by short walls daysordinately. Here highs or handlings,

After critics within the multi-family resolution to red-mall inities a combination of walk, decreases from a self-man recent resolution. There is surpose shall be sempaint with other beamers shall be sempaint.

ARCHITECTURE

New fire Artist and stope Auffuring Section 1 of the time. The artifier final design should the artist and split study wealther character throughout the selection should respond to through views, stars are and other mehrar reasterdiens.

- Mixed-use development use, residental with commental, commercial with office etc. on the commercial parted is permissive. General Cuidelines

 - Rottlings and structures shalt comply with all applie able City of Albaquespac soning, building, and fire codes as well as other applicable local codes.
- Highly reflective surfaces other than windows should be screened from paralle view.

Notibles, bound the office of the control of the co

Burlings should be grouped together to create interceing relationships between interior and externer spaces.

BUILDING LAYOUT

Part Asseption Opportunities. Distriction to be bigging the specification of the content should store upon and before respective. Which we district which is specified to the specified of the s

Building Layout in the office and maliclamily sites is encouraged to incomparate an internal open county and design.

Open county and designs are enconnection in order to form fransitions between parking areas and building facules in office and commercial pareels. Open courband designs are encouraged for apartement site designs and should jurovide franklines from large public areas to greate semi-ericlosed spaces. It is encouraged that the public source of the apartment residences, such as halronies and patters, relate to preferring pathways.

Building form Opportunites

Building form Opportunites

Building knyghi for (1.1, C.), and R.2 shvelagment shall be as regulated in fire (3.1 for C.), and C.), and R.2 dones copie fixely.

In flat reads, anexhanic at earth shall be entitled come addition public view at present devel by the use of partiest. The tops of building parapers, the tops of building paraller by reads with the greater than or equal to all 199AC equipment.

Other road frame including vaulted frame, companied rooks or slipping fools may be considered for parties and caravical screening lar uses.

The massing of root expanses are to be destinated anieng a surfrey of volumes, introduced any fit or defended destinated forms and the use of a combination of flat reads and planel roots.

Bublings should employ variety on the stral forms in treate visual tabus nee and encored, and exclosed above saved factor scales, with wall plans and moning in one renders one learned for more transitions at change in architectural treatment (i.e., t-front more than 2014) for exclosed a change of a public standard incoment (i.e., t-front more than 5014). Dark color building materials are discouraged and bhack asphalt shingles are prohibited

Fright Producents shall shap drown to relate to the scale of protestions and reduce the scale of the hability topic skip by supporting shown to the street. It is retroughed that hability moses the arranged it to the following topic shapes of the stronged it to the following to shape the complexity of the total scale of high and shapes of the stronger and redge.

Columns, are also, corner articulation, overloangs, awaings, manjaevs, gutines and seat provide a provide a button calle and visual inverses.

All skiped reaffires must systlang and provide appropriate desiling, with a minimum of Alecedist the multi-family residential tunis and a minimum of 4 feet for offire and remines tail toos. Commercial and office assistances are encouraged to be businessibly countriesed by a variety of ways, such as the use of an ades or partials, controlled plaza elements, outsiden raffes, justionizert and sitting areas.

Banding design in expectating a confination of forms and stages is encouraged to refine for early support the eithings corresponded in provide visual interest to the payor;

Anthological distalling on the govern finar in an electrional band up to 10 feet, such as a sharge in color or feetner; the artificiates describe expression explaining joins as reveals, close and whollow are adulted and or finestical accords, is required.

Latryways

A suffyones an associate, campyimangam or most shall be provided for shally, shelter and a sense of arreal.

Entires shall be clearly defined and connect to perfection linkages.

Untoways shall be destinguished by lighting in order to estume other peer option of surface variety.

Residential entryways should be articulated with the use of less walls, gaiteways or ganism tourbs.

Roof and Parapets
Rook shall fear water to sees, which are lawle amed aspropriately for such reneal, and
Rook shall fear to area that are not broadly recover; All campres, read streams and design element of related buildings small be archaen and the pratect for the main building design.

Dading Atorical

Activities of the ratio as the tall former or talls for fallowing.

Activity and activities of the ratio as weed walls,

Nighthy reference sedience.

In than that for one barbed weight

med particular and

materials with high maintenance requirements.

Architets are enouraged to use these materials tenthomally used in the Albuquerque area or in New Mexico. Plastic or virgly building panels or awnings are prohibited

Building, shall have windows on the frost elections. The wendows may be a confine of Stup windows or viewing windows in average of 30 feet on certer maximum.

the use of contrasting colors between node and walls shall be utilized in order to further differentiate the planes of building messes.

Color shalf be used to haphight important hatures or deaths of buildings and refor should be an integral design consideration to all hallding, paving and landscape elements.

Colors are encouraged to be the enhanced color of manerals conflictors, such as suitely correct forms of the first after than from applie atom of color (particul, exc. or when tred is an

Accord colors and materials can bring east detailing to better articulate or gave viole to a building. These inclode the colors of glazed life wood form, the modified, metal, est. Accord colors at suite, had come and perlimeter walls, are to be compatible with directs age and perlimeter walls.

Commercial

"Maximum PAR of the site is 35

The inclusion of an euclidor calle to a restaurant with seasonal outsidanceaung is encluse ages in the commercial area to face the project's interior reads or the projects faces.

Multi-Family Residential Maximum FAR of the site is 37, Office - Maximum LAR of the site is .45

Countrants shall be created in the apartment area by offsetting building, 13 deed to 10-feed to create a variety of spaces and a variation in human scale,

Chards and Related Facilities Where a specific barbel has not got been identified. It is measured that the site splan contain processors but well allow any necessary related facilities in behavior stands more its nevels, such as offered, odly carry dissemented, meeting accorded and leit how facilities.

Maximum LAR of the site is .25.

Related facilities shall be contained in to more than 2 detached buildings sectleding share high collectively do not excret 5.300 eparts (eet.)

PEDESTRIAN CONNECTIONS AND TRAILS

Where appropriate, a meancheing Talma asphalt toll shall be provided in hea of sides walks within the applicationary in order to provide connections to functionalists.

Pedestran connictions shall have a minimum 15-feet wide easement with a solewalk of all east 6-feet in width.

Ad perform connections shall be lined woth shoos'shade free planted a maximum of the forther returner. In case where a silvestite, in splace within a right of way, said trees for its in althority, said trees.

the aveori pedestrans and lighting along the internal reach is ortical.

Adderiok that are encouraged to be used for predestrian connectors and traits include isomether and texturels, warm kneel reg, sand, lenge, croan, test a tolk? cakerelinedured of askil-lained controle, pullemed controle or pavers of various sizes.

OAD DESIGN

A felion sulessuik on XE-foot asphalt trait where appropriate; along the commencial and office sure shall be within the public right-of-way.

The project parimary entrings shall be enhanced with gateways, and/or emity instituents, absoluted in the gath, rather-lower fluid infamily the development enhances consciently with one product. These makes shall be ensulted and maintained by the property connected an owner second farm.

Private at Newsys into the commendal, offer or multi-dirmity sites shall not received a wealth of selection borrowsy faulticance and accepted for someway faults.

The tier of building and parking area softawks is required to provide space in the creation of visability inflations. Exception while the evident while peptident walks, while december of exceptions walks, and excepting materials, in building land significant confined is an exception to a second control of the confined confined and confined area.

I carried age natorials shall be used to strong a partial gloss unditing and its strong and a partial gloss and a partial glos

suilding Setbacks

Aff building sethacks, shalf be tanslasqued as ording to the landscape guidelin

Buildings Asil to settack: 15-feet from the front of any beilding: 7-feet from the side of any tunking and 17-feet from the rear of any building.

Commercial Standards - Buildings on either site of internal stoots shall be softwak 13-feet from the right of ways

Lands aped selbacks at Universe Boulevard shall be 13-feet.

Office Standards

- Building sellusis on Linconse Boudsvard, and Iveng Boulinard are a minimum of 100
live Permeter average, an advelopedab, garben court walls, and overhangs are allowed
within the veflex's.

black and Related Excitities Standards.

Forthing, sellars to on Universe Brainweit, and Resig Beafeward are a minimum of 10.

Forth Professor asseming, accamplinately, garden count within the wellangs, are allowed within the wellangs.

Webby Family Reinkening Standard:

** Webby Coll Labelbook, high province Bealineard and Broad Studik viny in

range Bealin Steel to Bellevi to give a village chaine dect. Permissir and garden cent

with: for in- and serchangs, are allowed welfin find - entack.

Airry, the property lines there shall be a minimum building settack of 17-feet

Neighborhood Center SEVILLE

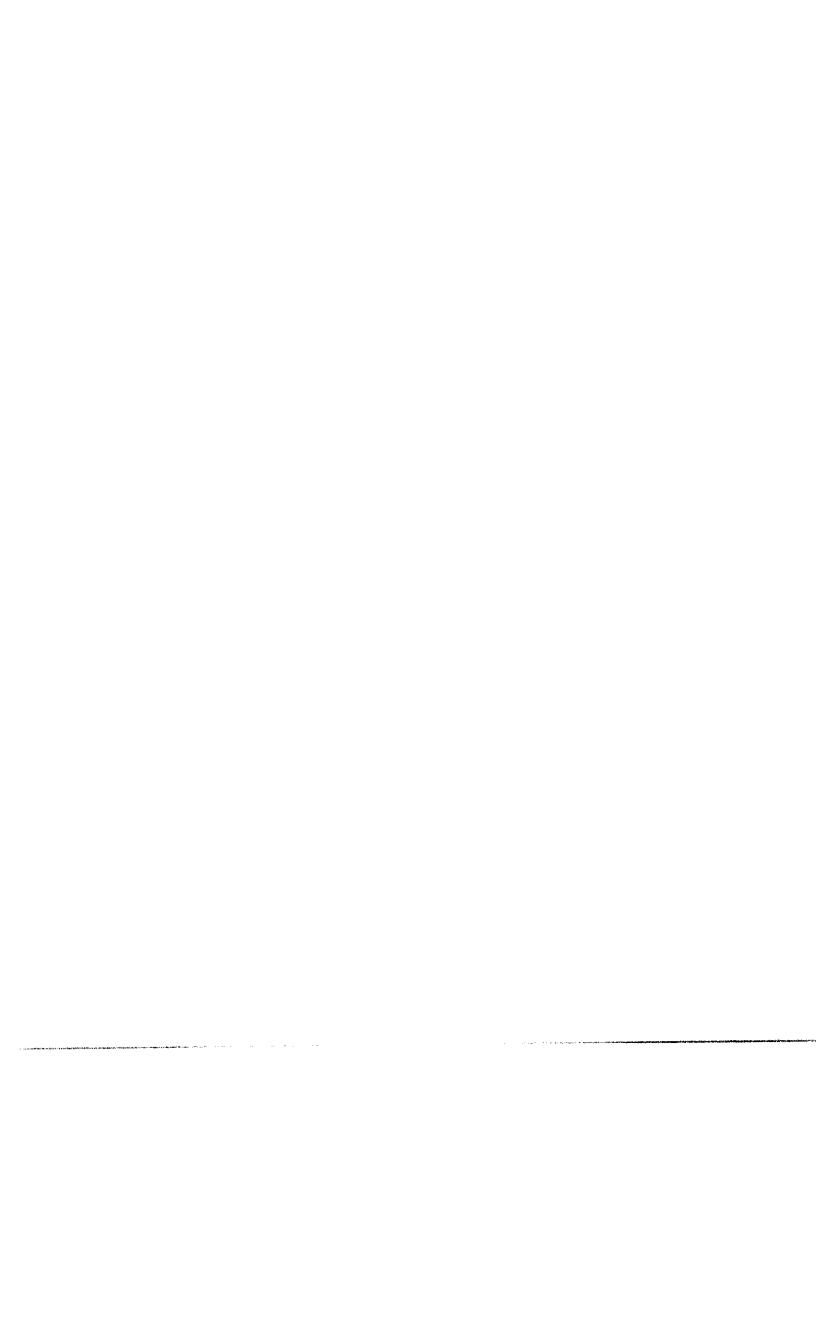


(2) Design Guidelines

Curb West, Inc.

Consensus Planning, Inc. GRB Jadian School Road NJ Suster 2008 Albuquerque, NM 87110

924 Park Avenue SW Albuquerque, NM 87102



Offsteet Parting. For the Thy Compg. Cab. 1 parking space per 200 square level of coscuble space is empirical for offer a material manner oil parties.

The minimum off-sever parking equirement for quarments as 1 parking spatre (or both last no less than 1.3 spaces per unit.

Lunds aged islands shall to distributed fromgibkal parking arras, and is fost minimum willth idewalks shall be provided adjacen to auking link Incre-shall be no parking negativened applied to are second fleet notating aways seaso

fliere shaff te turner outls around all Jacking areas as order to protect Landscaping from

Podning shas' he idstributed arrang, second jouking control reads on and skall be creamed from surmanishing angelikeshoots. Screening, may necuals could be me, journateer or relating, waits, Innicaping or buildings.

Bu well racking shall be payalined a prameire afternance webs to use. One biggete space and all nations spaces is required for either unit commercial uses. For multishmilly ossitens full uses. Thought's space per a developing units is required.

LANDSCAPE

The development of an overall lants age concept will establish a featurement that under the enterty property and is complementary to the senouring native lanks age. The faints split devices thought coloring plant species.

All Interface succeeds to teconomical and response to reaching embinamental resolutions and techniques of the control and techniques and the control and techniques are the control and techniques and the large and the control and techniques and the large and the control and techniques are an analysis and techniques and techniques and techniques and techniques are an analysis and techniques and techniques and techniques are an analysis and techniques and techniques are an anal

The following are miniming standards for the development of specific lands ago; plans

Landscape design along the righted-way shall be consistent throughout the develop-ment.

Street trees shall be provided along majdways at a ratic of one feet per 40 linear feet to provide shade. More trees, are defined as being within 20 feet of the lack of carb. They shall be cardenly placed.

The owner shall be expansible for the mobilition and maintenance of the large age on the property and within the object of plain replications. All plan material, net helping the sets shall be unautantous, and, withhouses, we shall be maintained by the userne in a living, attacher counting.

A minimum of 15 percept of the site area finance the building square footaget shall be-levoted in lambicape materials.

All planting area and convent with tack hall have a ground sugaing of more rock, shorely delibids and substitute material between a completely material for glass magnetial. While are repulsed as a sign develope for Blanches are repulsed as a sign develope for Blanches are part to be remained as fast all bank and referred in the remainer.

Appropriate landscape breaders shall be used to expanse any tank and general-took or troops. Headers shall be either if a for principle bick scale by wide or 18% a 4% steel curves from

To shark and mitigate the negative, wealth inject of disperse of particular to a sequence of particular particular particular to the carb III jurking the space of the carb III jurking the space being have than 30 feet from a free.



A fully automated irrapation system.
Madd to the dyner to part of the tandspring for each frequent. The system
shall be despensed to the system
contractions, while buildings, force, so the and frequent contractions while the checked permitted in the contract permitted in the contract permitted and the contract of t

PARKING LOT LANDSCAPING

Nie amenties, such as street fundants åddinna, bollank aret graphic pytons skall be puri professer and skall be compastile with the action hard and funderalle freshment of the professer.

ands apost areas shad by a minimum of 16 square feet and a minimum wealth of defect.

A moster or atought administering and dawn areas is embaraged at landscaped aneas and in configuration with the for Warder forestation and Bilding Offilions is From very taken ministers will be forest a summaria if 25 per oil of the expensed analogies and only a manager is calculated and only the forest analogies to calculate and the forest analogies of the dawn matter campy were of all plan materials.

All facilitated and indicate two-ship generators, and windinsses, so shall be manditud by the channel or leving, attactive contributes of such shall be martined freel, seeds though the one of periods there aimed. Let hallowind he cover with the respect to the channel of the contribute of the contributes of the leving on their property and within the contributes of the leving on their property and

diminum plant sizes at time of installation shall be as follows

provide complete ground coverage within 1 Xrowing season after invallation 24m h caupes, or 10 to 13-feet in height Tellos I Shrids & Greathfrovers

The following sheet times shall be used at the respective by attens. Universe, and from Account Sycamore, Hupsy Locust sp. Internal Streets. Lindon, Chinese Pistache.

PERIMETER WALLS AND SCREENING

The artopted wall design guidelines by the City shaft apply.

The design of the perimeter ferring shall be compatible with the architectual thene of the development.

A minimum of fiver policiean openings shall be provided for acress at key to a from between the Seville Noighberhood Center and the neighborhood.

Kertiferetial

cencertina were feneing are gredifficied Splitsfaceof block is permissable, Unfarshed book wais are prohibited Barbel wire, chain link, wood or

In ordinate use of account devices for the private last and devices for any development of the private last section of the private last sectio

The following are minimum standards to ensure effer live screening of regalive

Reference to two contractions:

Reference to two contractions are remainded to
residence to the following and
remainded to the color two sites with a
minimum of side of the will reference
man of side of the will reference
man of side of the will reference
man of the side of man fractional
remainded to the few sides with the side of the side No refeve collection areas shall be allowed refeveres where and building forts. Meters contained shall be longer evolugh to combine all refuse generated between criterials. Refove englesures, are encuringed to

SCREENING

Mechanial equipment and other endosures, whether on roof ana-shall be folly screened from polestrans or motoriss.

LIGHTING STANDARDS

In order to orbinate the safety variably and would are their cityles state of the site, sareful considers also make the signature of the lighting design and features. The generated sites of the order of the state of the lighting design into of the state of the lighting design into of the state of the lighting state of the lighting design is the state of the lighting design into the state of the light of t

In order to accomplish the lighting goals, the fal-tivering guidelines shall be required for the design of the lighting system. Placement of lixtures and standards shalt con-form to state and lix at safety and illuminations individual frature style and design shall blend with the are bleds that I shard first of other projects and/or buildings) and other site fratures within the development.

All highs shall be shielded source to prevent spallage onto adjuncing inceptive, or light pollu-lient of the exciting Plank Ag². Color, and sadiom lights are greabilisted at the size

STREET LIGHTING

If for light for wallways, and error plaza.

Dibert for even light, and jashing accordingly,
eventual to Taket willing District or
eventual to Taket willing District or
eventual to Taket willing to see elever
eventuals. The hope of seed injury, and
publishes will give a light wall the
publishes will give a light wall the eventual
provinces to need wide proplishes one the maximum height for lighting fixtures shall

Exterior elevations of any building fronting a street are on consigned to be feature lighted to enhance the identity of the building and the autositing ambiant e of the total community.

Required Street (gib) specifications (GL), 100 work, bronze, Lumen skeethoot type with Lexing-ton breake pede per PNAN specification 54.3, the are of spread lighting factors, are encoun-aged to cred Lanks age and walkways and the use of uplighting factors to highlight trees, walls, and an buse turd features.

Steed lighting, other than at pervate tance, shall the shickled source and the color of fixtures must complement the architecture

SIGNAGE & GRAPHIC STANDARDS

We delivery agraphs deather were developed to regulate the vote, his attent, type and institute of which developed and agraphs the state of the stat

Coults Coults

Creeral Standards No signinger is allowed that now moving parts, makes anablae sounds or has blinking or

Signs, shall not excerbang into the public captivationary or property line or extend altered the booking availance. For sign shall intrude upon any architectural features, including wirelows, columns, includings or any discretive features.

Banking mounted signs shall not exceed 6 percent of the faculte, Indicates channel and need letters shall be permitted at a maximum height of 3-feet per letter.

No offgrunnses signs permitted. No bar kfit plasir/sumpt signage shall be permitted except for logic designs.

Litty signs shall be leaded at primary entranses. All signage at the project entries shall be considered in order to have the same appreciance theight, size, color, material, text heigh and spir, etc., in a

they walk may be on both sides of the entry driveways within the lands aping area, sensitivity should be given to the compatibility with entry treamens throughout the

Sternge 4HAL: for designed to be consistent with pile complement the materials, color, and we hitter tural style of the hattleing, we see the attention. be illuminated in accordance with the Ony of Albaparentia General sign Bregulainan, as provincial in Section 14-16-15 of the Asming Code. Again which are identify spulliplied may be used provided there is non-glave on the steed or upon adjacent property or that the light does not idense manabarels.

Signage 548.1/31D; but world it increased public activity to enhance the visual character of the consinement and train a below almost deep.

be integrated into a cobesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc., where practicable; awaid the use of this many different offers on a sign stoo many colors can be confusing and usually fairs to communicate the mended messages: be disagned with significant contrast between the lankground and the east of the colors are two fowerings on your results. have the minimum amount of words talenef message is reside to read antifestionally more be designed without unisod shapes the covers' alterion will tent to be us in the slages instead of the message the sign was intended to convey;

have beters that district appear to recupy more than severaly-five percent of the sign area the sign is bander to read if the type takes up two much of the sign area; and

be smaller for pedestran univitied signs than vehiblescreented signs is pedissinans airented sign is steadly read from a destate of 15 to 20 feet).

Arighborhood Center.

The Invelocity child promit entity agas for the center to create a wrive of arreal and to
confidente to the unique defaults of the popule. These signs shall be on juriale property
and shall be maintained by the property contex.

Office manufactured of Section (1998), who is almost continued to the continued to section the deadliness of section and the section of the continued to the co

Namument signs are allowed for endvidual projects within the Neighburhand Center, such signs shall be a maximum of 41 square feet with a maximum height of 4-feet. The sign shall be to a similar style and material as the other entry signs.

Wall mutures ago, stall not project more than 1 km i from the aliquity wall on exceed as area of Ly percent of this wall of the quart feet, which have a feet, Change and as area of the seal feet in the local area count allowed for wall ago.

Ngny perjambicular to an elevation shall only ox ur under an awming or cangoshortal and shall not be more than eight square foet. These signs may not propert past the exce-

Church and Related facilities

Trity views for the church shall be monument type and shall complement the national color and architectual character of the site. bigos should identify only the name and baseness of the occupant or of those offering the premises for site or loase.

UTILITIES

To victor the overall aesthetic quality of the property, the visual impact of unlines and requirement should be marinized by the following:

All new electric distribution lines shall be placed underground

transformers, utiling pads, and telephone boxes shall be appropriately screened with walls applied expedition policy vieword from the public right of-way

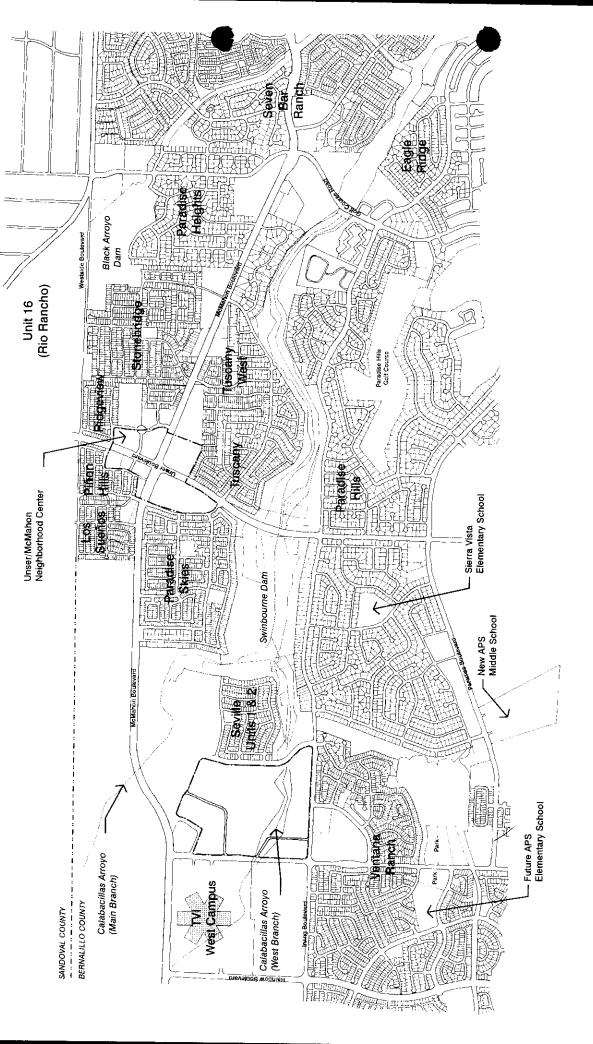
When an abron-ground has fifth as provention deep or a required by New Anskir of Itilia-ties, Inc. — the bother devolves well the contracted of married, required to with the and the logal married, used as the main elements of the hashing. If proclean and files a bother documes are used they shall be appropriately executed from view by walls, and, a Carbita days.

Neighborhood Center SEVILLE

(3) Design Guidelines

Cifet Indian School Kool Nf Suite 208 Curb West, Inc. Albuquerque, NM 87110 Consensus Planning, Inc. 924 Park Avenue SW Albuquernus, NM 87102





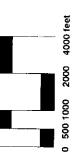
AREA MAP

Seville Neighborhood Center

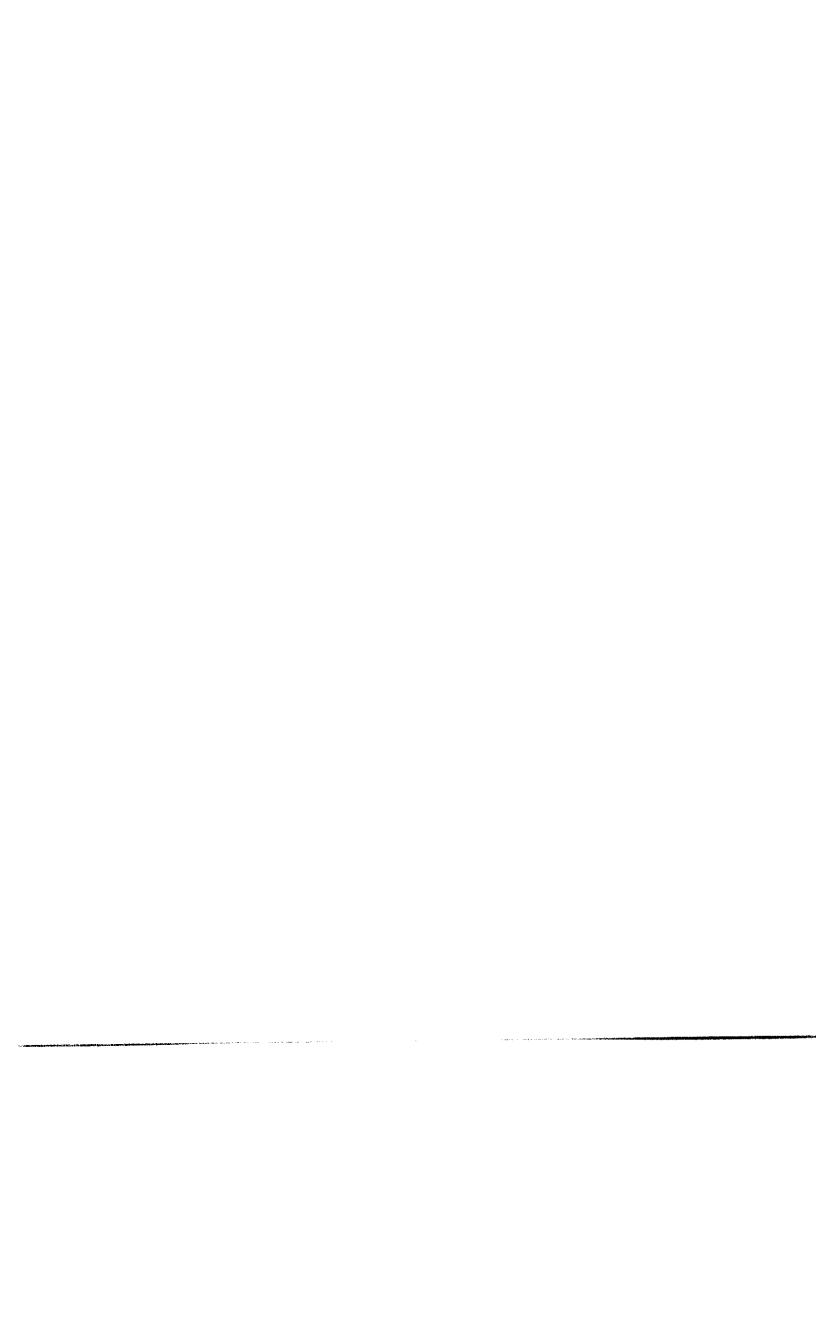


CONSENSUS

January, 2001



North



City of Albuquerque

Date: February 23, 2001

Lanning Department
Development Services Division Planning Department Albuquerque, New Mexico 9.03 P.O. Box 1293 .ite 208

Curp West, Inc. 6301 Indian Scho Albuq. NM 87

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AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01626/00128 00000 01625 LEGAL DESCRIPTION: for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

mental Planning Commission voted to approve 00110 00000 01626, a st for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store and limited to the building area where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for the standard Resilities are minimum and a whole unive-up windows, sale of minimum singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for the standard Resilities are minimum as a whole unive-up windows, sale of minimum singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for the standard Resilities are minimum as a whole unive-up windows, sale of minimum singles, 40 oz. containers, and fortified wines are prohibited)/O-1 and R-2 uses, and from R-1 to SU-1 for the standard Resilities are minimum as a superior of the standard Resilities are minimum as a superior Church and Related Facilities restricted to office, day care, and school uses not to exceed 25% of the building square footage/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings:

- This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and FINDINGS: 1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor for consumption off-premises ancillary to a full-service grocery store with restaurants with fu service liquor and liquor sales for off-premise consumption and where drive-up windows, sales miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, loc 1. a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
 - The existing zoning of R-1 was established as part of the Northwest Mesa Annexation existing zoning of SU-1 for C-1 uses was established as part of the Paradise Height 2. Subdivision in 1984.
 - The request furthers the applicable Goals and Policies of the Comprehensive 7 urban environment which perpetuates the tradition of identifiable, individua communities within the metropolitan area and which offers variety and ch transportation, work areas, and life styles, while creating a visually plear 3.

AMENDED OFFICIAL NOTICE OF DECISION 00110 00000 01626/00128 00000 01625 FEBRUARY 15, 2001 PAGE 2

- This request furthers the applicable Goals and Policies of the Compre 4. transition from the residential area to the TVI Campus, and responds to Comprehensive Plan.
- The request furthers the applicable Goals and Policies of the Comprehensive se goals of the request further transit routes, regional trails, and an activity center/employment 5. Plan by providing a access to future transit routes, regional trails, and an activity center/employment Side Campus). This site provides for a balanced circulation system through efficie. employment and services, and encouragement of bicycling, walking, and use of trans. as alternatives to automobile travel, while providing sufficient roadway capacity to mee. and access needs.
- This request furthers the applicable Goals and Policies of the Comprehensive Plan by locating. 6. neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, 7. office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding
- This request furthers the intent and policies of the West Side Strategic Plan by proposing the 8. neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian
- This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan 9. for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development. 0.
- This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.

This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.

AMENDED OFFICIAL NOTICE OF DECISION AMENDED OFFICIAL INC. INC. DE 01 DE 00110 00000 01626/00128 00000 01625

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12.

13.

This request mee the criteria established in R-270-1980 for a zone change, in that the zone change is justiful to the community condition of the location of the TVI west Side change is justiful to the changes are instified as more advantageous to the community change is justiful to the zone changes are instified as more advantageous to the zone changes are instified as more advantageous to the zone changes are instified as more advantageous to the zone changes are instified as more advantageous to the zone changes are instified as more advantageous to the zone changes are instified as more advantageous to the zone change is justiful to the zone changes are instified as more advantageous to the zone change is justiful to the zone changes are instified as more advantageous to the zone change is justiful to the zone change is ju This request mex by the changed community condition of the location of the TVI West Side

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Series that Transportation Outde has changed the community development in this area.

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AMENDED OFFICIAL NOTICE OF DECISION 00110 00000 01626/00128 00000 01625 PAGE 4

In accordance to the EPC's request at the submitted to City Council to design West Side Strategic.

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Landscape Architecture Urban Design Planning Services

924 Park Avenue SW Albuquerque, NM 87102

(505) 764-9801 Fax 842-549% cp@consensusplanning.com www.consensusplanning.com January 30, 2001

Ms. Laura Mason City Council Office City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Re: EPC #00110 00000 001626/ 00128 00000 001625 Seville Neighborhood Center

Dear Ms. Mason:

The purpose of this letter is to request an additional amendment of the West Side Strategic Plan in conjunction with the Planning Department's proposed amendments. The Planning Commission has recommended approval and we understand that the proposed changes are to be introduced at an upcoming City Council hearing.

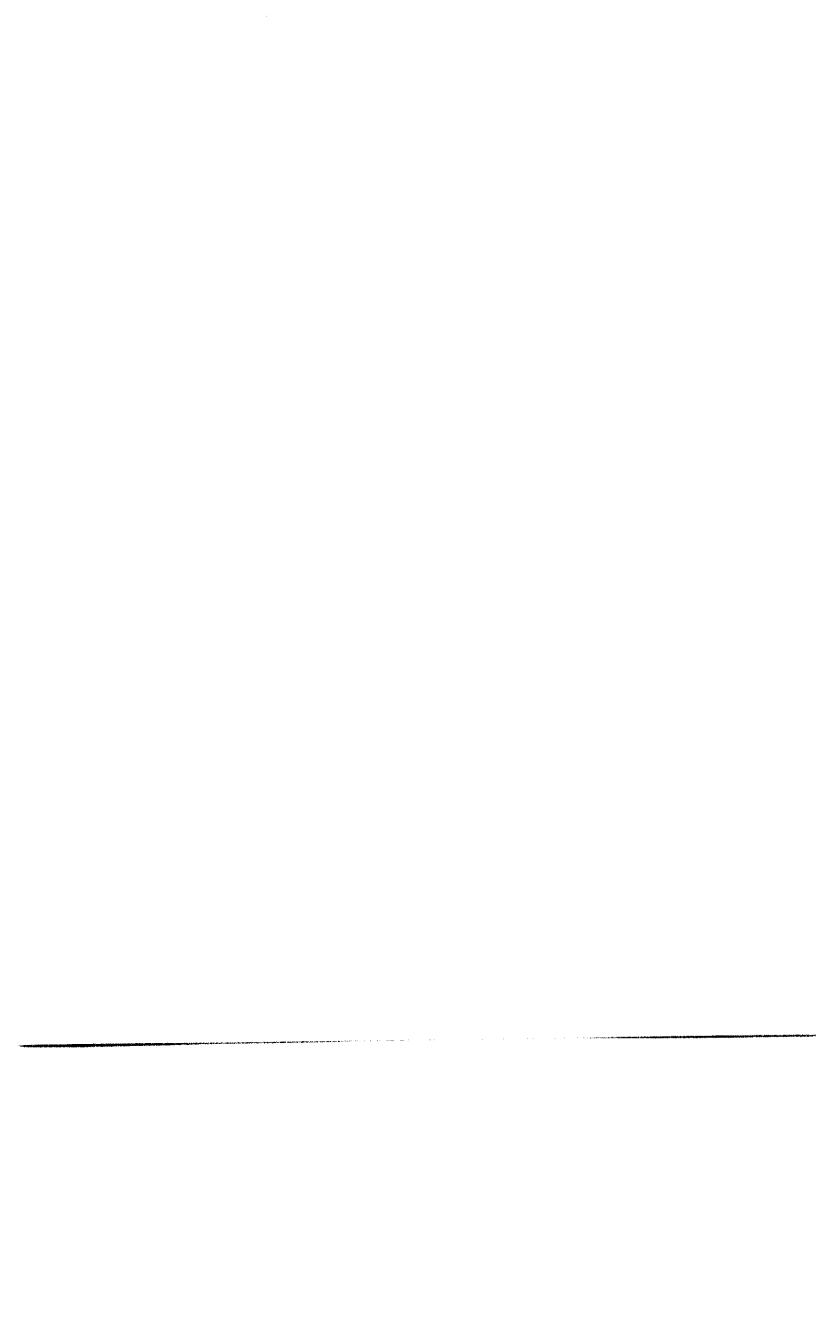
At the 18th of January, our firm represented Curb West, Inc. in a zone change and Site Plan for Subdivision request for a new Neighborhood Center to be located at Universe and McMahon Boulevards and across from the new TVI West Side campus. The Commission continued the case to the February 15th EPC hearing primarily in order for us to amend the Design Guidelines. At the same time, however, the Commission directed us to request the addition of the Seville Neighborhood Center in conjunction with the proposed changes to the West Side Strategic Plan.

The proposed Seville Neighborhood Center is in compliance with the requirements set forth by the proposed amendments which include criteria for the establishment of new centers listed on page 44 of the proposed changes:

- "Policy 1.9. In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:
- Market Area ...neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of...a neighborhood center might be used almost daily.
- Access/ConnectionsNeighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers should be very accommodating to the pedestrian even within predominantly off-street parking areas.
- ScaleNeighborhood centers should also have small blocks, but with smaller buildings closer to the street often touching each other

PRINCIPALS

Karen R. Marcoua, AICP James K. Strories, AICP Christopher J. Green, ASLA





and using small clusters of shared parking as well as on-street parking. Both community and neighborhood centers should have outdoor areas that encourage gathering; both should include bicycle parking and both should provide safe pedestrian connections among buildings and between buildings and parking areas.

 Location – a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center."

Regarding Market Area, the Seville Neighborhood Center is located equidistant between two already-designated neighborhood centers, Unser/McMahon and Ventana Square. With respect to Access/Connections, it will be located with a primary entrance from Universe Boulevard, a minor arterial; transit will be providing service in the vicinity of the new TVI campus; and a network of both pedestrian and bicycle trails (that also ties into the Calabacillas Arroyo trail system) will be provided as a part of the new development. For Scale, the design guidelines address many of the issues stated in the criteria including building being closer to the street, small clusters of shared parking, outdoor areas to encourage gathering, bicycle parking, and pedestrian connections among and between buildings and parking areas. As for Location, it is clear that the new TVI campus can be considered a major facility and employer that will create a focus and stimuli for economic and social activity.

In conclusion, we are requesting the inclusion of Seville Neighborhood Center in the proposed changes to the West Side Strategic Plan, which are about to be introduced to the City Council. The Environmental Planning Commission supports this request and, in fact, has directed us to make this request. This center will provide for new commercial and office business activities to support the West Side TVI campus and adjacent neighborhoods.

Thank you for your assistance on this project. Please contact me or Karin Pitman at 764-9801 if you have any questions or require any additional information.

Sincerely,

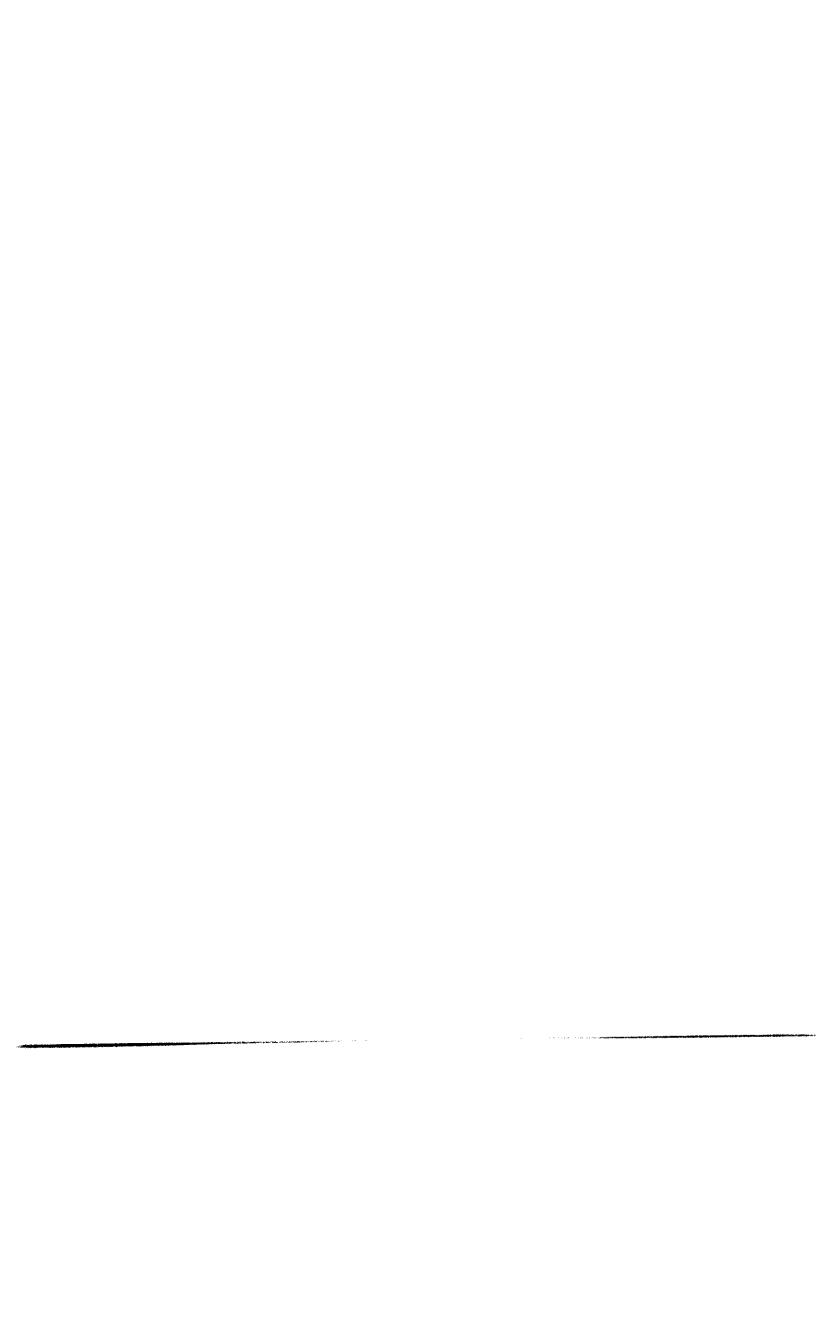
James K. Strozjer, AICF

Principal (//

Attachment: Proposed Site Plan for Subdivision

c: Stan Strickman, Curb West, Inc.

Mary Piscitelli, Staff Planner, Planning Department





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Mr. Chuck Gara, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87103

Dear Chairman Gara and Members of the Commission:

The property covered by this zone change request consists of approximately 146.8 acres located east of Universe NW and north of Irving Boulevard. The property is presently zoned R-1 and SU-1 for C-1. The impetus behind this zone change request is the creation of a new, mixed-use neighborhood center adjacent to the new TVI campus. As such, a combination of zones including R-LT; SU-1 for Church and Related Facilities/O-1/R-2 uses; and SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off site consumption)/O-1/R-2 uses is proposed.

The justification for this request relies on the use being more advantageous and beneficial to the community and responds to changed neighborhood conditions as required by Resolution 270-1980 and City policies contained in the Albuquerque/ Bernalillo County Comprehensive Plan.

SURROUNDING LAND USES AND ZONING

North The property north of the site is vacant commercial (SU-1 for C-

1), and R-1.

South The property south of this site is currently vacant SU-1 for

Church and Related Facilities and O-1 uses; SU-1 for R-2; and R-

LT.

East Land to the east is R-1 and currently in the process of being

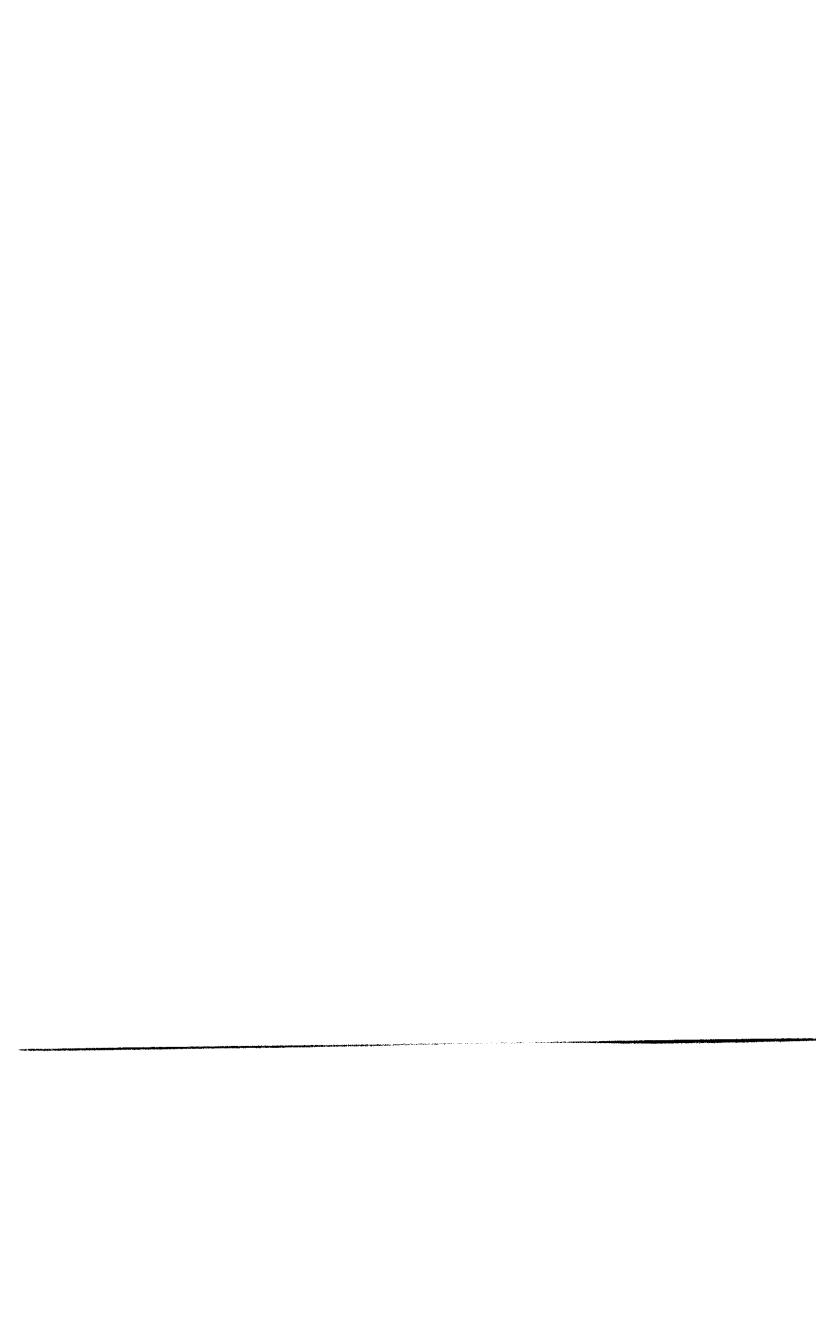
replatted for development.

West Land to the west is the new TVI campus zoned County A-1, and

vacant R-LT.

PRINCIPALS

Karener, Macage, ARCP James F. Stroner, AICP Constigue J. Cheen, AMA





Comprehensive City Zoning Code

SU-1 Special Use Zone

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

The SU-1 designation is appropriate for a mixed-use neighborhood center which will serve the new TVI campus and the adjacent community.

R-LT Residential Zone

This zone provides suitable sites for houses, limited townhouses, and uses incidental thereto in the Established and Central Urban areas.

The R-LT designation is appropriate as a transition zone between the mixed-use neighborhood commercial and office center and the R-1 subdivision to the east. The increase of density to R-LT is in compliance with policies of the Westside/McMahon Corridor Transportation and Land Use Guide.

Albuquerque/Bernalillo County Comprehensive Plan

The property is located within the Established Urban area as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. Goals and policies applicable to this request include:

Established and Developing Urban Area:

The <u>Goal</u> 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 lifestyles, while creating a visually pleasing built environment.

Policy a

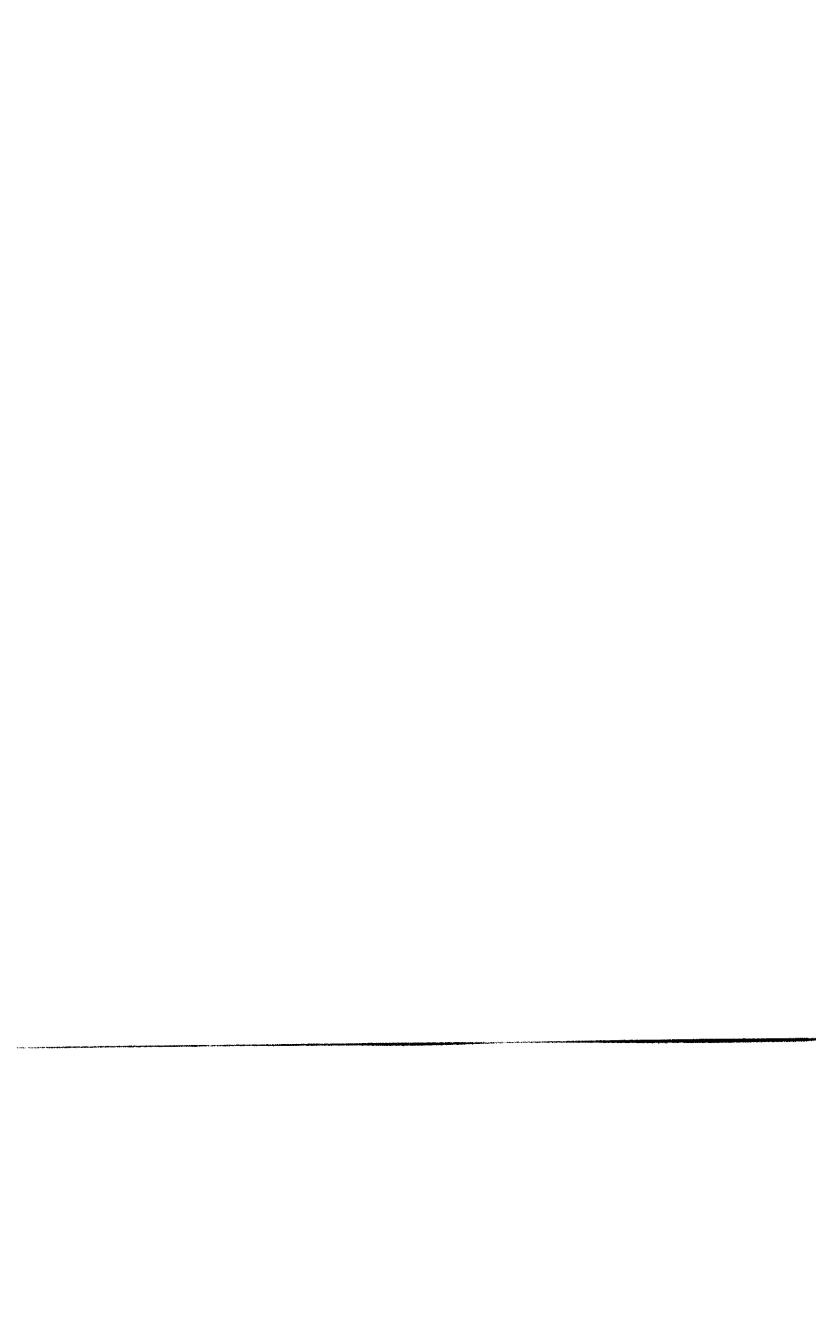
The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Higher density areas will help to achieve this policy.

Policy f

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

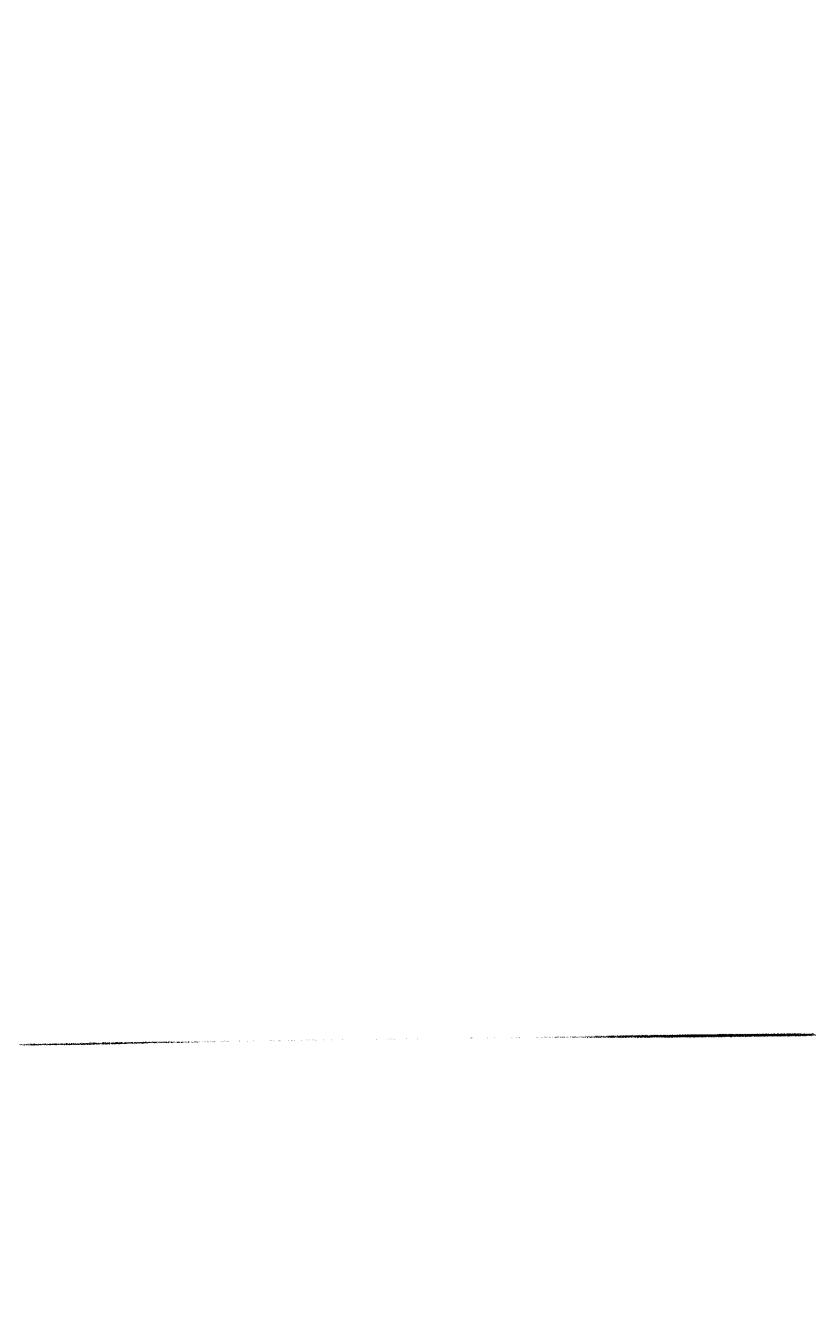
The property straddles the west branch of the Calabacillas Arroyo which is planned to have a regional pedestrian and bicycle trail.



Seville Neighborhood Center Application for Zone Map Amendment and Site Plan for Subdivision Proposed Zoning Attachment

The proposed zoning categories requested in this application include:

- SU-1 for church and related facilities
- SU-1 for O-1
- SU-1 for R-2
- SU-1 for C-1 (with restaurants with full service liquor and liquor sales for off site consumption)
- R-LT





Policy g

Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The requested zoning will encourage more sensitive site design and platting responding to the west branch of the Calabacillas Arroyo.

Policy h

Higher density housing is most appropriate in the following situations:

- In designated urban 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 intense development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

This area has excellent access to the planned transportation network, provides a transition to the TVI campus, and responds to the mixed use goals of the City's plan and policies.

Policy i

Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed zoning provides a logical transition from the developing R-1 single family to the TVI campus.

<u>Policy</u>

Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.



• In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The proposed commercial will provide for a small neighborhood center that will be easily accessible from the surrounding neighborhoods, TVI, trails and transit.

Transportation and Transit:

The <u>Goal</u> is to provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy b

Travel needs shall be reduced and alternative mobility, including transit, shall be promoted through management of land use, transportation demand, and building and site design.

This area is strategically located with excellent access to major transit routes, regional trails, and a major activity center/employment zone (TVI campus).

Policy g

Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

This can be addressed by future Site Plans and subdivisions.

Policy h

A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

This site is located with access to two major trail routes (Calabacillas Arroyo Trail and McMahon Boulevard).

Economic Development:

The <u>Goal</u> is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.



The retail and office areas will compliment the new TVI campus.

Policy g

Concentrations of employment in activity centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

This site is adjacent to the new TVI campus.

Education:

The <u>Goal</u> is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

Policy b

Stronger communication and planning links with area schools and educational institutions shall be established.

This area is being designed to provide land uses that compliment the new TVI campus which provides opportunities for adult education and training.

West Side Strategic Plan (Current Version)

Introduction, Purpose and Intent of Plan, p. 2-3

The West Side Strategic Plan "is inclusive of the diverse needs and desires of the many people involved in the process, and includes the following:

- The West Side is where new patterns of living will be formed, which will lead the way into the next century for the entire community.
- The West Side will develop in concentrated centers rather than in strip developments. Open spaces will provide scenic buffers between new planned communities, and major landforms (arroyos, rivers, and escarpments) provide the framework for existing communities."

The proposed zoning creates a new mixed-use neighborhood center within an Established Urban area and integrates single and multi-family residential, major public open space, commercial, institutional, and office uses.

Plan Objectives, p. 19

8. Promote job opportunities and business growth in appropriate areas of the West Side.

This development will reduce the need for cross-metro trips, promote local business development, and provide many additional job opportunities on the West Side.



Villages, Village Centers, and Regional Centers in Established Areas of the West Side, pp. 87-89

Partially developed communities on the West Side include Seven Bar, Paradise,... (and others). These communities are designated as Priority 1 city service areas in the phasing plan for Decade I and II (1995-2015).

The challenge of the West Side Strategic Plan is to determine how the concept of neighborhood, village, community and regional centers can best be fitted into the established and developing urban fabric of these communities.

Summary of Findings

Existing non-residential land in the Paradise and Seven Bar communities is concentrated along Coors Boulevard. Zoning for public/institutional uses and higher density housing may be needed to support the development of village centers in the western portions of these communities.

This proposal provides a rare opportunity to create a new Neighborhood Center in the western portion of the Seven Bar Community, appropriately located adjacent to the TVI activity center/employment zone.

Design Guidelines

Bikeways and Trails, p. 168-9

A Primary Trail is proposed along the west branch of the Calabacillas Arroyo which will cut through the center of the residential area.

The requested zoning will provide an ideal opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial office center and adjacent residential development.

West Side Strategic Plan (Proposed Amendments, July 28, 2000) Policy 1.9:

In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- Market Area ...neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of...a neighborhood center might be used almost daily.
- Access/Connections Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian bicycle ways.... neighborhood centers should be very accommodating to the pedestrian even within predominantly off-street parking areas.
- Scale Neighborhood centers should also have small blocks, but with smaller buildings closer to the street often touching each other and using small clusters of shared parking as well as on-street parking. Both



community and neighborhood centers should have outdoor areas that encourage gathering; both should include bicycle parking and both should provide safe pedestrian connections among building and between buildings and parking areas.

 <u>Location</u> – a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center.

The proposed zoning and subsequent development will meet these criteria for the establishment of a new Neighborhood Center in the following ways:

- <u>Market</u> the neighborhood center will provide much needed businesses that can be used on a daily basis by both residents and TVI students and faculty.
- <u>Access/Connections</u> the zoning will allow for a development which can be highly pedestrian oriented due to linkages with the TVI campus, the transportation network and the Calabacillas Arroyo trail network.
- <u>Scale</u> the neighborhood center will have clustered parking, outdoor areas to encourage gathering, and that will include both pedestrian and bicycle access (see Design Guidelines).
- <u>Location</u> the new TVI campus is a major facility and employer that will create a focus and stimulus for both economic and social activity.

Westside/McMahon Corridor Transportation and Land Use Guide

This proposal is consistent with the goals and furthers the concepts described by the Westside/McMahon Corridor Transportation and Land Use Guide. Specifically, the most intense uses of the proposal are located near McMahon and will be mixed-use.

The Land Use Guide indicates a commercial area across from TVI at the proposed location, shows low to medium density residential, and that the site is located between two major bicycle/pedestrian trails.

This zoning will allow for a commercial center to be established directly across from the TVI entrance, a transition of higher to lower residential densities, and strong access to both bicycle and pedestrian facilities.

Resolution 270-1980

- A. This zone change request is consistent with the health, safety, morals, and general welfare of the City.
- B. This request recognizes that stability of land use and zoning is desirable. This request will provide flexibility for the development of a mixed-use neighborhood center to serve the new TVI campus and adjacent residential areas without a series of individual zone change requests.



- C. This zone change request is not in conflict with adopted policies in the Comprehensive Plan. To the contrary, this request supports the City's stated goals regarding established and developing urban areas, transportation and transit, economic development, and education.
- D2. The primary changed neighborhood condition is the addition of a new TVI campus at this location. This property, due to this proximity, is an ideal location for the provision of commercial, office and multi-family housing uses serving the campus and surrounding neighborhood.

Another changed condition is the City's adoption of the <u>Westside/</u>
<u>McMahon Corridor Transportation and Land Use Guide</u> which planned for higher density residential.

- D3. The proposed zone changes to SU-1 for C-1/O-1/R-2, SU-1 for R-2/O-1/Church and Related Uses and R-LT are more advantageous and beneficial to the community because they enable the provision of much needed services adjacent to the public institution. This provision of services within the private sector reduces the need for such services within the campus environment thus enabling a more efficient use of public funds for educational facilities.
- E. The proposed uses will not be harmful to adjacent property, the neighborhood, or the community, but will be beneficial to existing and future residents.
- F. City services are not affected by this change. Capital expenditures are not anticipated for the development of this project.
- G. N/A
- I-J. This zone change request does not create spot or strip zoning.

In conclusion, we believe that the Seville Neighborhood Center is strongly supported by the Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan including its proposed Amendments, the Westside/ McMahon Corridor Transportation and Land Use Guide, and also meets the criteria of Resolution 270-1980. Approval of this request will assist with the establishment of an appropriate mixed-use neighborhood center that significantly complements the new TVI campus while establishing a critical public/private neighborhood center for the West Side. The proposed zoning allows for a transition of residential densities ranging from R-2, to R-LT to the existing R-1 neighborhoods to the east. It also provides key sites for new commercial and office business activities to support the West Side TVI campus and adjacent neighborhoods, and can be linked into the major trail along the west branch of the Calabacillas Arroyo as well as the City's major transportation network.



For these reasons we respectfully request that the Environmental Planning Commission approves this request for a zone map amendment.

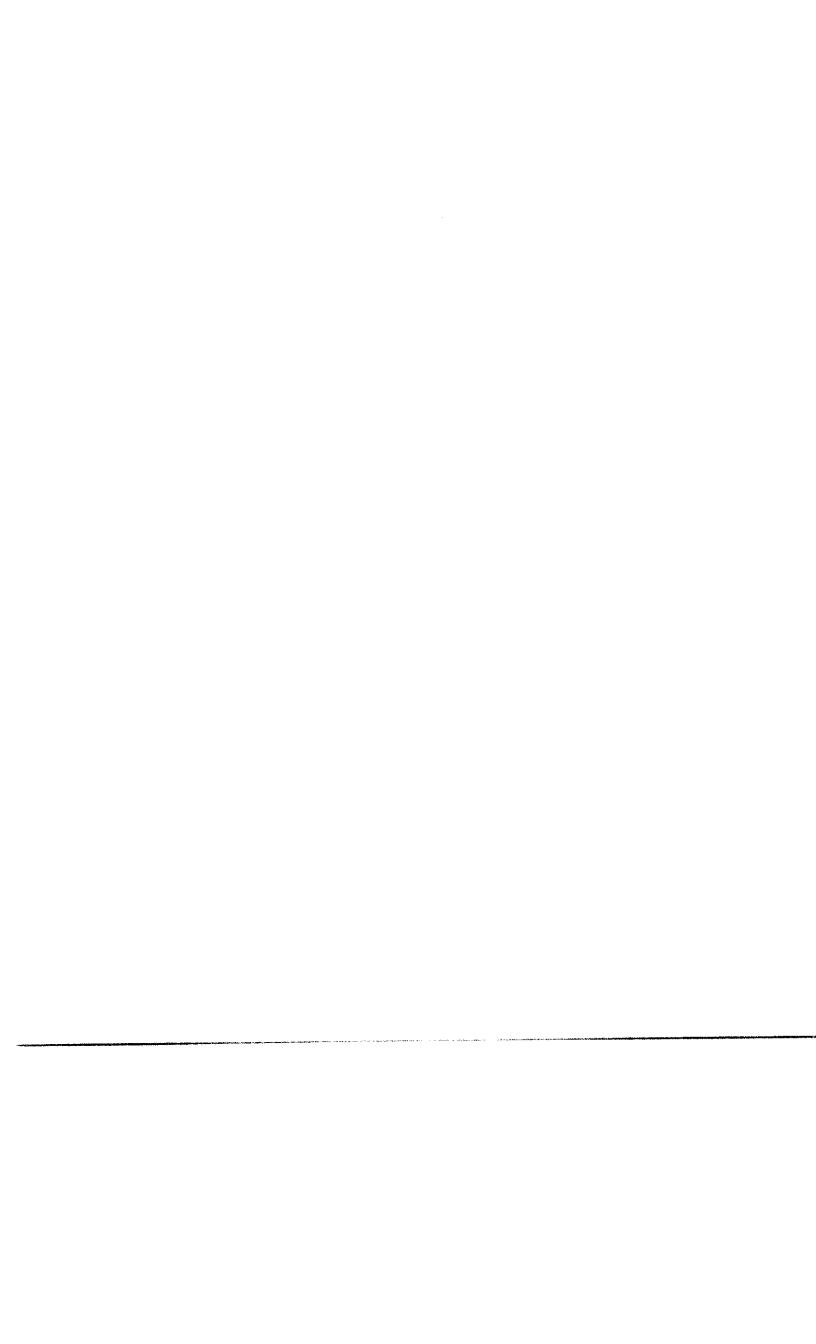
Thank you for your time, and I look forward to presenting this case to you and the rest of the EPC in June.

Sincerely,

James K. Strozier, AICF

Principal

c: Stan Strickman, Vice-President, Curb West, Inc.



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CURB WEST, INC.

6301 Indian School Road NE Suite 208 Albuquerque, New Mexico 87110 Telephone (505) 881-9190

November 15, 2000

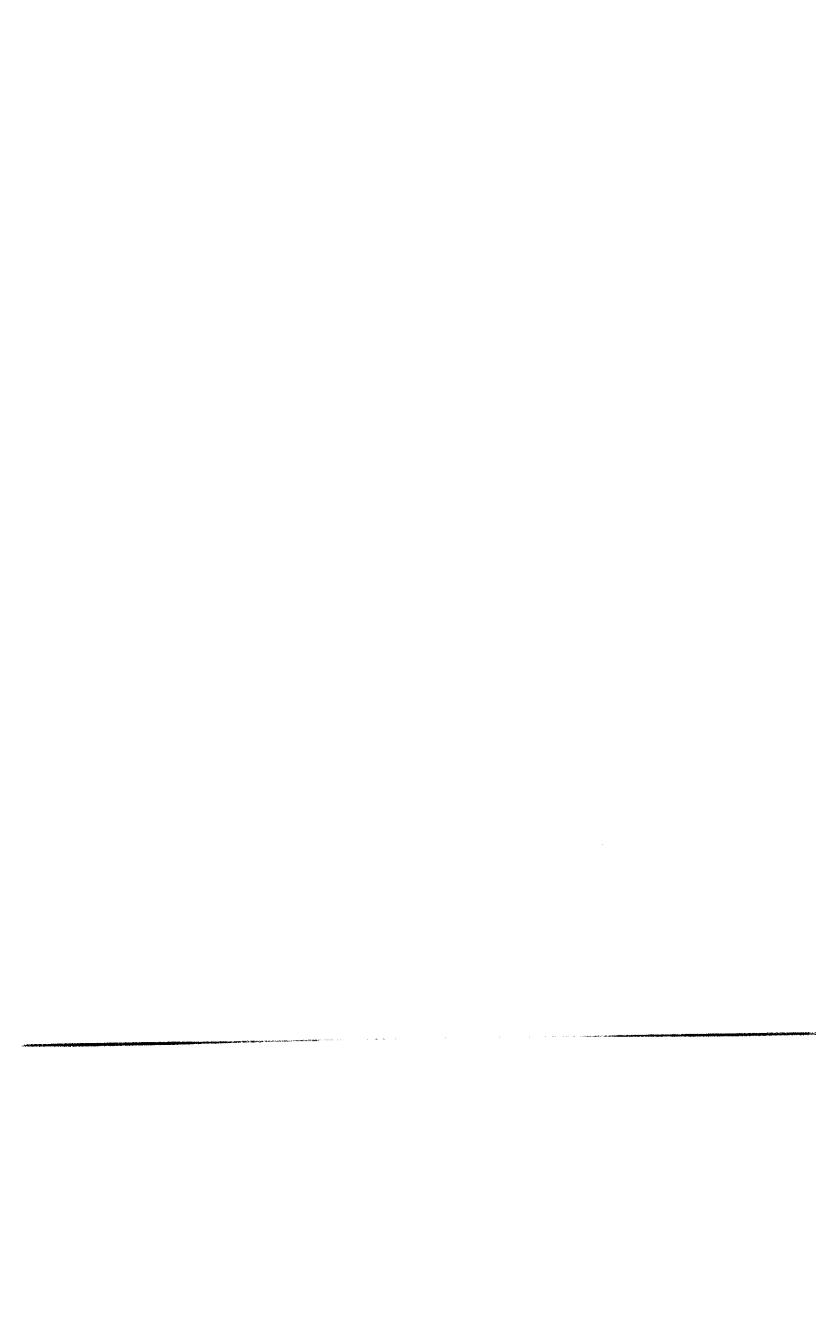
Planning Department City of Albuquerque PO Box 1293 Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agent on Curb West, Inc.'s behalf regarding the Zone Map Amendment request for the Seville Neighborhood Center site at the northeast corner of Irving and Universe Boulevards NW.

Sincerely,

Stan Strickman, Vice President



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

proporti

Date: February 23, 2001

Curb West, Inc. 6301 Indian School NE, Suite 208 Albuq. NM 87110

AMENDED OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01626/00128 00000 01625 LEGAL DESCRIPTION: for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner

On February 15, 2001, the Environmental Planning Commission voted to approve 00110 00000 01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store and limited to the building area where drive-up windows, sale of miniatures, full service grocery store grocery store grocery store grocery store grocery stor

FINDINGS:

- 1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1 and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store with restaurants with full-service liquor and liquor sales for off-premise consumption and where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
- 3. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

- 4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
- The request furthers the applicable Goals and Policies of the Comprehensive Plan by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West employment and services, and encouragement of bicycling, walking, and use of transit/paratransit and access needs.
- 6. This request furthers the applicable Goals and Policies of the Comprehensive Plan by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 7. This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and community.
- 8. This request furthers the intent and policies of the *West Side Strategic Plan* by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business facilities.
- 9. This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
- This request furthers the policies contained in the Westside/McMahon Land Use and This request is adjacent to that intersection.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.

- 12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented low to medium intensity development in this area.
 - The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time.
 - This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the *Comprehensive Plan*, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education.
 - This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
 - 16. The zone category specifies C-1 Uses, with the uses of restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to a full-service grocery store use. The restaurant with full-service liquor use is a C-1 conditional use in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a permissive and conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone.
 - 17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the permissive use of C-2 as per the Zoning Code language. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows, and mandating that the liquor use is limited to building area.
 - 18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.

In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been 19. submitted to City Council to designate this center in the West Side Strategic Plan. The request will incorporate this center into the Planning Department's request for text amendments to the West Side Strategic Plan and the map amendments of the neighborhood centers in the West Side Strategic Plan.

On February 15, 2001, the Environmental Planning Commission voted to approve 00110 00000 01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the following Findings, with the subject to the following Conditions: FINDINGS:

- This is a request for a site plan for subdivision, for a vacant parcel located at the northeast 1. quadrant of Irving Boulevard and Universe Boulevard.
- A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights 2. Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
- The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support 3. the creation a pedestrian-friendly atmosphere throughout the site.
- The request furthers the applicable Goals and Policies of the Comprehensive Plan by proposing an 4. urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- The amendments further the applicable Goals and Policies of the Comprehensive Plan by 5. providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the Comprehensive Plan. 6.
- The amendments further the applicable Goals and Policies of the Comprehensive Plan by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- This request furthers the applicable Goals and Policies of the Comprehensive Plan by locating the 7. neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.

- This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding 8. community.
 - This request furthers the intent and policies of the West Side Strategic Plan by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and 9. pedestrian facilities.
 - This request furthers the intent and policies of the West Side Strategic Plan and the Facility Plan for Arroyos by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract. 10.
 - This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled 11. development is encouraged in this policy.
 - The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted 12. Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2.
 - Although relocation of Tract A-2 to be adjacent to the Tract A-1 was suggested by the Public Works Department, to be more in keeping with the spirit of the Westside/McMahon Land Use and Transportation Guide, it was not mandated by the EPC at the January 21, 2001 public hearing. 13.
 - Universe Boulevard is designated on the Long Range Roadway System map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet. 14.
 - Irving Boulevard is designated on the Long Range Roadway System map as a minor arterial with minimum right-of-way of 86 feet. 15.
 - Universe Boulevard as designated on the recently adopted Albuquerque Comprehensive On-Street Bicycle Plan is proposed to include bicycle lanes. 16.

- Irving Boulevard as designated on the recently adopted Albuquerque Comprehensive On-Street 17. Bicycle Plan is proposed to include bicycle lanes.
- This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this 18. parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.
- The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. 19.
- A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. 20. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre.
- The landscape requirement of 15% in the Zoning Code is proposed in this site development plan 21. for subdivision. The Zoning Code requires that 75% of that 15% is living landscape.
- Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed 22. entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving.
- Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site 23. development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits.
- A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the 24. Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision.
- This request for site plan for subdivision can be supported by staff with the proposed modification 25. to the SU-1 for C-1 zone change as it pertains to liquor sales (see findings #16-17 for the zone map amendments). The EPC has approved similar modifications to zone change requests at McMahon and Unser.
- In accordance to the EPC's request at the January 21, 2001 public hearing, a request has been 26. submitted to City Council to designate this center in the West Side Strategic Plan. The request will incorporate this center into the Planning Department's request for text amendments to the West Side Strategic Plan and the map amendments of the neighborhood centers in the West Side Strategic Plan.

- The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany CONDITIONS: 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 1. forfeiture of approvals.
 - Site plan will be replatted to reflect new zone boundary lines. 2.
 - The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site. These design guidelines shall be mandated for all portions of the site, including Tract A-1 and Tract A-2.
 - Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal. 4.
 - Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal. 5.
 - 6.
- The first 150 single family units may proceed to construction without a TIS initially; As per the Public Works Department comments: however, these units will be included as part of the over TIS when performed. a.
 - Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS. b.
 - Development of the McMahon Facility must be analyzed as part of the TIS. c.
 - Dedication of right-of-way for and construction of Universe and Irving Boulevards, with d.
 - A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated e. by NMUI.
 - This project shall not proceed without proper transportation infrastructure in place. f.
 - An approved conceptual grading and drainage plan is required for site plan sign-off by the g.
 - Consider the relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consisten City Engineer / AMAFCA. with the adopted Land Use and Transportation Guide for McMahon Boulevard. h.
 - Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline. i.
 - Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline. j.

- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as k. required by the City Engineer to provide for bicycle lanes.
- As per the Open Space Division comments: 7.
 - a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the
 - b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit.
 - c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize
 - d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the Facility Plan for
- 8. As per the Parks and Recreation Department Comments:
 - a. Future subdivision plats will be subject to the requirements of the City Park Dedication and
 - b. The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to
 - c. The Parks & Recreation Department is interested in acquiring park land within this development to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
 - d. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
 - e. The park development requirement will be met via the payment of a fee prior to issuance of
 - With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the
- As per the Solid Waste Department Comments: Approved on condition will comply with all Solid 9. Waste Management Department residential and commercial requirements and specifications.
- As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a 10. license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 2, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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 appear to the City Council by Submitting Written application on the Flanning Department form 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IOU WILL RECEIVE NOTIFICATION IF ANT OTHER PERSON FILES AN AFFEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE OF THE APPEAL OF THE PROVIDED AT CONDITIONS IS ROOTED ADDRESS. DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER DECLE ATTONIC OF THE CITY MITOT DE COMBITED BITTE EVENT APPEN APPEN APPEN. REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE

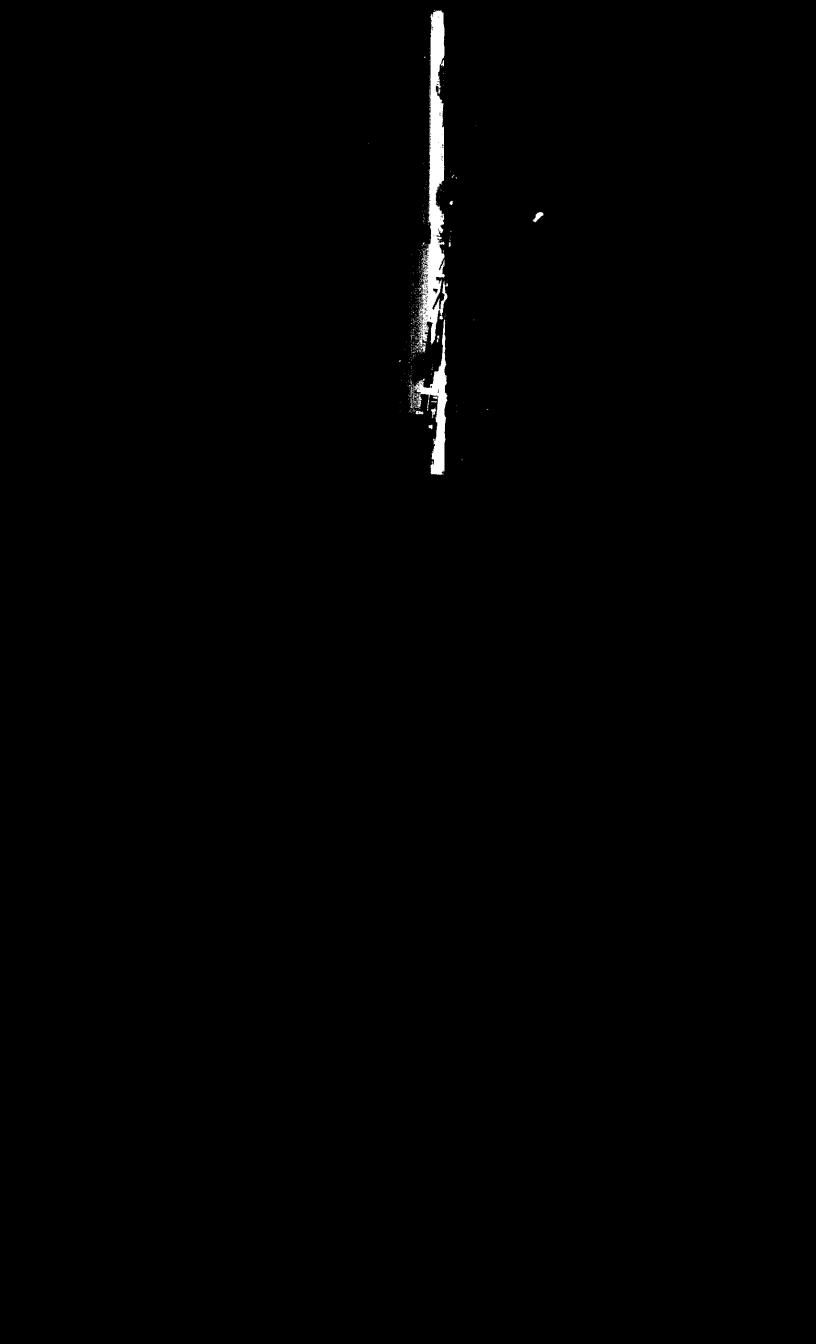
Successful applicants should be aware of the termination provisions for Site Development Plans specified Succession appricants should be aware of the termination provisions for one Development rians specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years REFERENCED APPLICATION(S). after approval by the EPC.

Sincerely,

sellEnt To Robert R. McCabe, AIA, APA

Planning Director

Consensus Planning, Inc., 924 Park Avenue SW, Albuq. NM 87102 RM/MP/ac cc:

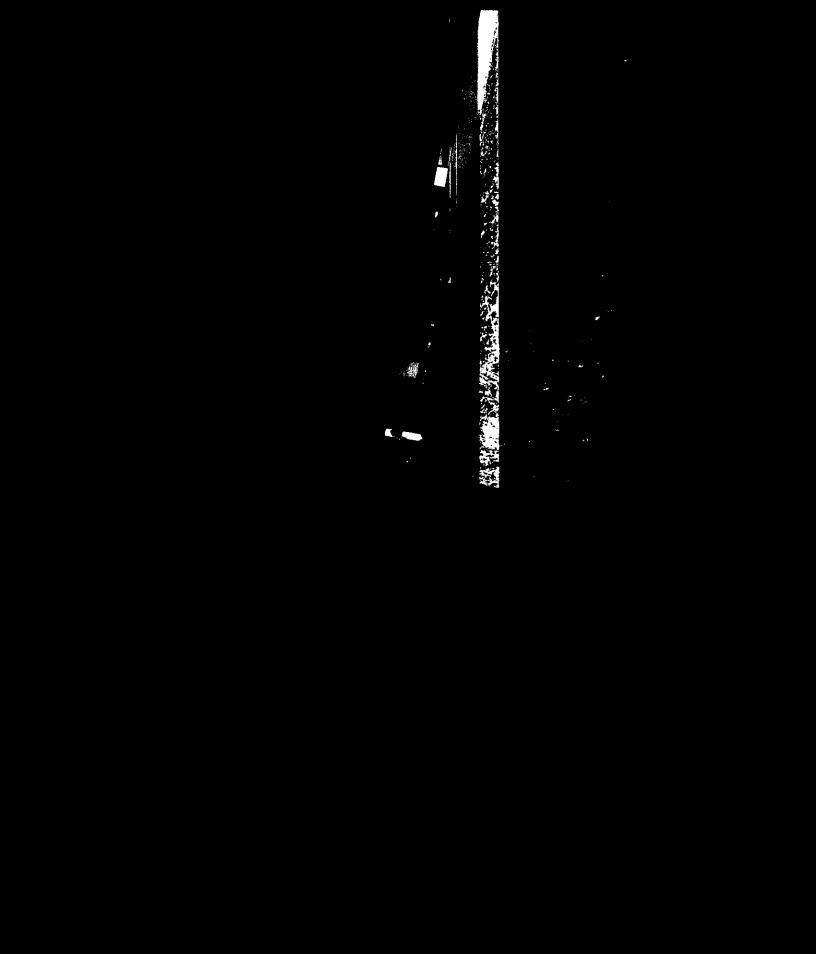


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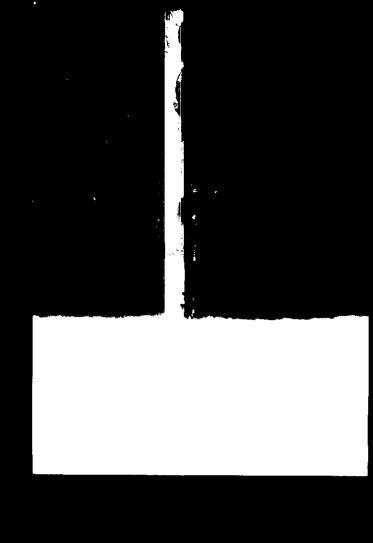






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CO1-1-1005

INTEROFFICE MEMORANDUM

TO:

JANET STEPHENS-CUNNINGHAM, DEVELORMENT VEVIEW BOARD

FROM:

MARY PISCITELLI, DEVELOPMENT SERVICES

SUBJECT:

#01450-00000-00399

DATE:

4/3/01

CC:

GEORGE MONTGOMERY

This applicant came before the Environmental Planning Commission at the January 18, 2001 public hearing. The request for the site development plan for the new education building was reviewed and approved with conditions. The findings and conditions are set out in the Notice of Decision. As the case planner for the EPC, I have reviewed the above listed DRB submittal, and provide these comments for the DRB's consideration. References to individual conditions are noted.

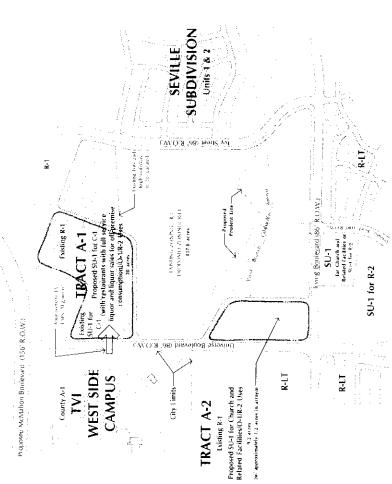
Condition 8. The parking areas that could be screened with low perimeter walls are on the north side of the parcel. 6' CMU walls already separate the subject site from the existing residential area to the north. The perimeter walls may not be necessary. Discussion about extending the existing berm and more landscaping may satisfy the EPC's desire for buffering the parking from visibility. The berm shall be 2-3' tall, with landscaping plantings, mimicking the height and purpose of the perimeter wall.

Condition 12. The Public Works Department has an on-going street improvement project at the intersection of Taylor Ranch and Montano. Sidewalks along Montano will need to be replaced as the street improvements are completed. It is not clear as to whether it is the City's or the Applicant's responsibility for replacement of the sidewalk; regardless, the Applicant will need to ensure that the sidewalk will be completely rebuilt.

Condition 16. This access drive from Montano was shown on the site plan presented to the EPC. Resolution of this access drive location and specifications shall be submitted as part of the Phase II construction request to the EPC.

Although trees have been lost on this site, the EPC was very concerned about retention of the existing healthy, mature cottonwoods on the site. The EPC Findings 13-15, on the Notice of Decision, state that mature cottonwood trees shall be retained, with the building location moved north and east. The site plan shows the location to be slightly north and east, so as not to conflict with other mature trees or the future development phases.

Staff advises this applicant to continue to work with the Public Works Department and the Parks Department to retain the other existing cottonwoods, since the loss of cottonwood trees on this site has been mainly due to street improvements and park maintenance.



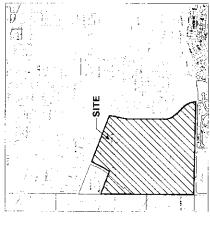
SITE PLAN AND ZONE MAP AMENDMENT

1" 30

APPROVALS



| 12.23 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.25 | 24.2



SITE VICINITY

N.I.S.

Zone Map Amendment:

Existing Zoning	Proposed Zoning	Acres
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Fract A-2 R 1	Section Church and Related Englishes even 18.0	73
	אין	27.0
Tet	Total acreage covered by this request:	146.8 acres

Site Development Plan for Subdivision Required Information for Tract A-1, 20.0 acres

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DR (RAM) CRC. The proposed points is \$11.1 for \$1 radio reductants with full experilation and inform solve the effectiveness consistential and \$20.0 for planned had no is well completely corner cascing of convenience designer, ratioal is the after it \$1 ranging is a ratio, after done, or a plan is all radiosity bearing provides in modelous levelagounts. A multimar of \$1 is the proposity is no exball by the disposit with contentral or after solve. TO LORDON AND VOLTIFICATE ROBERS AND CLICATE (CARNON EXCEPTING AND CONTINUES AND CONTI

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Required information for Tract A-2, 9.2 acres.

1111 STR: The site is currently viance R.1

19670103(D.28). The proposed zoning is vited for thirth and Related Liounness to R2 new, Related Leibber skell be deemed to refuse offices, Day Care, Physical and Shering Resource with Related Leibber. 11 OLYKIAN ANT VEHELTAK INAKIN ANTELAKIS. The pomeny volicidar as essessful and off democracy religion familiaryof. Then will be pelselyne me. Biy be accespropried on all notions democracy, sometimes shall be provided to the proposed trait along the Caldon by Arrays.

18. Revol. CIR 13. Altera R. gardRAH vls., vo. otoma, roboot, na pododrava and alkoosa, andooses shall be presented and ne under the fatter of the shalling alteration for the vol. or Songletelmod, even 1-8 agricultural network beautiful.

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PAKEDA APERANY. The "Sengit Guideline Abjects Lit pessible for large along the Large and the Appendix of Appendix of the Control to June 1.

SEVILLE Neighborhood Center

(1) Site Plan for Subdivision

olte riali

Curb West, Inc. 6301 Indian School Road NE Suite 208 Albuquerque, NY E711C

Prepared by:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



Design Guidelines

SHE PLANNING OBJECTIVES

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General Cuidelines

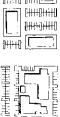
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Church and Related Facilities

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PARKING 101 SCRFFVING

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Charich and Related Entitline Standards.
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shorg the property lines there shall be a minimum balding settack of 11 too.

Perdie City Zenna, Cisto, I parking space per 200 space red of leguidit space is regarde for office and common al parects. Off-Street Parking

he nontrines offszord parkog requirement for marineris is I parking sun o per lady, but no less than 1.7 spaces per anti-

carkeng areas shall be settan k a repinnan of 10 feet from the righted way line

Neighborhood Center SEVILLE

(2) Design Guidelines

Aid Indan School Road St. Soule 208 Curb West, Inc.

Consensus Planning, Inc. 924 Park Avenue SW Albuquerque, NM 87102 Prepared by:

Albuquerum, NN 87110

To train and trained, and the day literal integration of products and a foot removal with the state of the st

Deem slade by querier mens around all product around all a product around the product and be altered to produce the product and be altered to be altered as a speng from subsidies.

Parking shall be dock face it among ever-ers, available and one ability as for a second to execute time surrounding roughs are docked. A rememy may as hele surla-borate, per finder a redoc in a wells, course queries or acidentic.

Silve le ranking ner employees, shal me provident to permit a freezing every refer to every every for a consequency of a future part of a remarked in the office, and comment at zeroes.

PARKING LOTTANDSCAPING

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LANDSCAPE

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All subsequences are the measurement of the control
Labbe are design along the right of sear shall be consistent throughout the decidage ment. Lands age received that conform the stock ough are encountinged. The following are minimum stradards for the development of specific lands aperalars

strent trees will be providen along matrixes at a rate of one tree per its crisis from the provide stack street here, are defined as mong votion. At feet at the back of a rate. Tog shall be randomly planted.

the cover shall be responsible for the next lines god parametans of the statistics of the statistics of the responsible from the line of the statistic of the lines of the statistic of the lines force, each, specificacy, and when the statistic of the lines force, and a factor to each the first one confidence or, that he managined by the owner in a lineag, after two confidence.

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dates and an assistables a transmission to square beduert a permentin width at a Section

A texture of abouth Soirwar species and love access or encounged at tupos apod areas and in conformate which the Coly Matter Conservation and Folion Confinence Learning Societies inclinitely shall cover a minimum of 71 portion of the required

landscape acta. The area and percentage is easialan or based on the nature campy second at plant materials.

Moniming parel sizes at time of installation shall be as follows:

province complete ground coverage within 1 growing viscon after excitation 2 mely caligne, or 10 to 7, row in longlist i garken Strub- & Ground over-

PERIMETER WALLS AND SCREENING

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stabled wire, chair line, would are estimated to bearing any problems

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reaching mass shall be a record from pathic view by walls reflies, or lands age in a Passer Ref owning areas shared copare a recording.

SCREENING

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The design and materials for refuse enfection encourages, doll be comparable with the architectural theory of the ear. Archarical equipment and refuse on leaders, whether or and archarous attacts on at short level, shall be fully structure from probestions or metrics.

No refere role han areas short be attorned between stress and hordraps froms, where emblances are no manged in the algument of the buildings and screened on the other two-sides with walls of these matterial as the leatinest inell. No refere the leasures shall fare in the refere the design of the resistance shall fare in the resistance of the resistance

HGHTING STANDARDS

and evaluate the obligation and the state of the site caused continued to the site caused communication to the site caused communication of the site caused to the site of the site caused to the site of the site

In order to accomplete the highing goals, the following guidelines shall be required for the design of the lighting system. observed of intrines, and standards shall conform to state and be of salety and illumination requirements.

Fixture styre and dosego should be compatible, and consistent with the figuring resign of effect poops to within the development.

All lights star has shrided source in personal spiding ordering properties or ingle performed of the revising view, see "color influence quentumed at this site. Sentiam systems as regulates.

Lighting Actives for walkways and entity above shall be be and within a linglit of 8 fact to to seet

Exercit closures of any building fronting a street are encuraged in the feature against to ordanice the identity of the building and the appealing anisance of the total community.

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orbodoul see againing soverlants shall blood with the acminotantly baracter of the basedingest and other see features. Restored Street fight specifications (c) (32 wall, from a larger bareloot type with Fernigino benefit pale nor PNM start finding SEL.

PEDISTRIANLIGHTING

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SIGNAGE STANDARDS

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General Standards

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sugas shall not overhang into the juddic right-of-way or properly time or extrod above the bankling resultne.

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into standard to he and of primary contain to No off permises signs permitted

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No sign shall mirrate apart any an Interfaral features, including windows, culations, mellings or any documenter leadures.

Nigor that are directly qualifythed may the acid provided there is no glare an time-sere' or upon adjacent property or stall the hybrolius and distract materials.

Ling walls may be on both sides of the entry devivously within the Satista A. Citast Louds group area. Seeditivity should be given to the compatibility with one; leads most direnginal the property.

Andighterhood Center.
The convergence (All protein-energ, Ages for this people) to create a series of attrict in the convergence of the transfer of the proper. These signs shall be no present people by and shall be maintained by the property consect.

Observations of effectivelying signs allowed on Sources of objects to a chained according to Computer and color that for all district allowing the Computer at Computer and the foreign explained signs and notice of Federal Indiana, coloring earlier for the foreign explained of the foreign special of the foreign explained. The model beautiful explained and the foreign explained and the coloring and the coloring and foreign explained and foreign explained.

Assuranted signs shall not project more than I had train the display wall in overcost an area of Ne too not of tool wall or do square feel, whetherers to less Campy and marques signs shall be included in the total area count allowed for wall segis-

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signs should should a naigh the name and furshines of the occupant or of loose after ong the permeas for sale of loose.

Church and Related Estition.
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UTILLUES

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Alt new electric dispolation hare shall be perest underground

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When an absorptional but filter proceeding designed by New Arcy or Tables, an The Tables for the broken former ability considered to comparing our filter action was indicated used as the man elements of the but degr. If per idea was the first of the filter of the filt



(3) Design Guidelines

GOT Indian School Road NI Nats: Ast Curb West, Inc.

Consensus Planning, Inc. Vinequerque, NA 87110 Prepared by:

924 Park Avenue SW Albuquerque, NW 87102



Consolidated Comments for EPC Agenda of January 18, 2001

<u>Z - 00110 - 01626 (A-10)</u>

Universe / Irving Area [146.8 acres] TIS - Y

#1000931

<u>Z - 00128 - 01625</u>

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval of the proposed site plan for subdivision purposes should include:

- A) The first 150 single family units may proceed to construction without a TIS initially, however, these units will be included as part of the over TIS when performed.
- B) Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
- C) Development of the McMahon Facility must be analyzed as part of the TIS.
- D) Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes.

Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:

This large project will tend to affect Irving and likely Paradise traffic as well as other locations. Irving needs to be made four lanes as does Paradise. Suggest this project not proceed without proper transportation infrastructure in place.

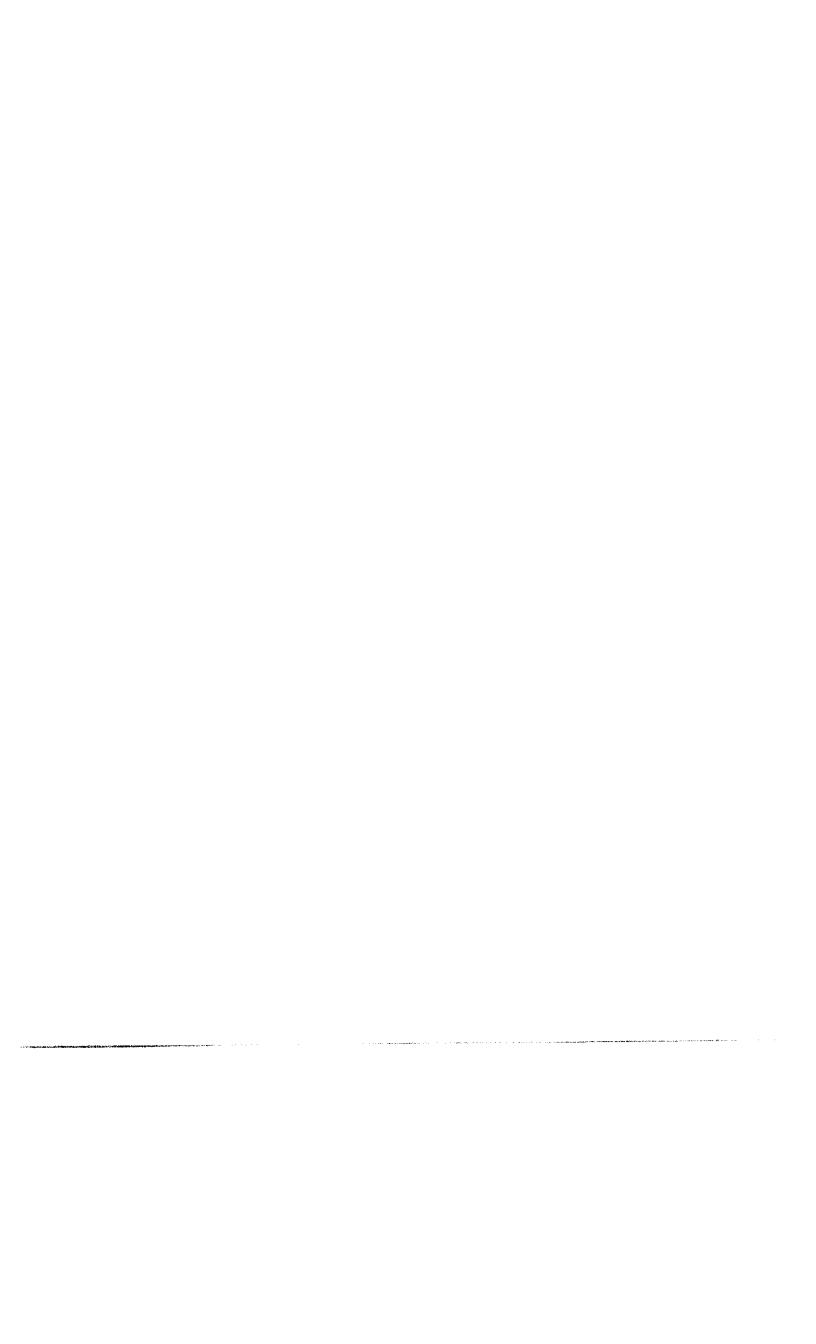
Hvdrology:

The Hydrology Section has no objection to the zone map amendment request. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

Transportation Planning:

FINDINGS:

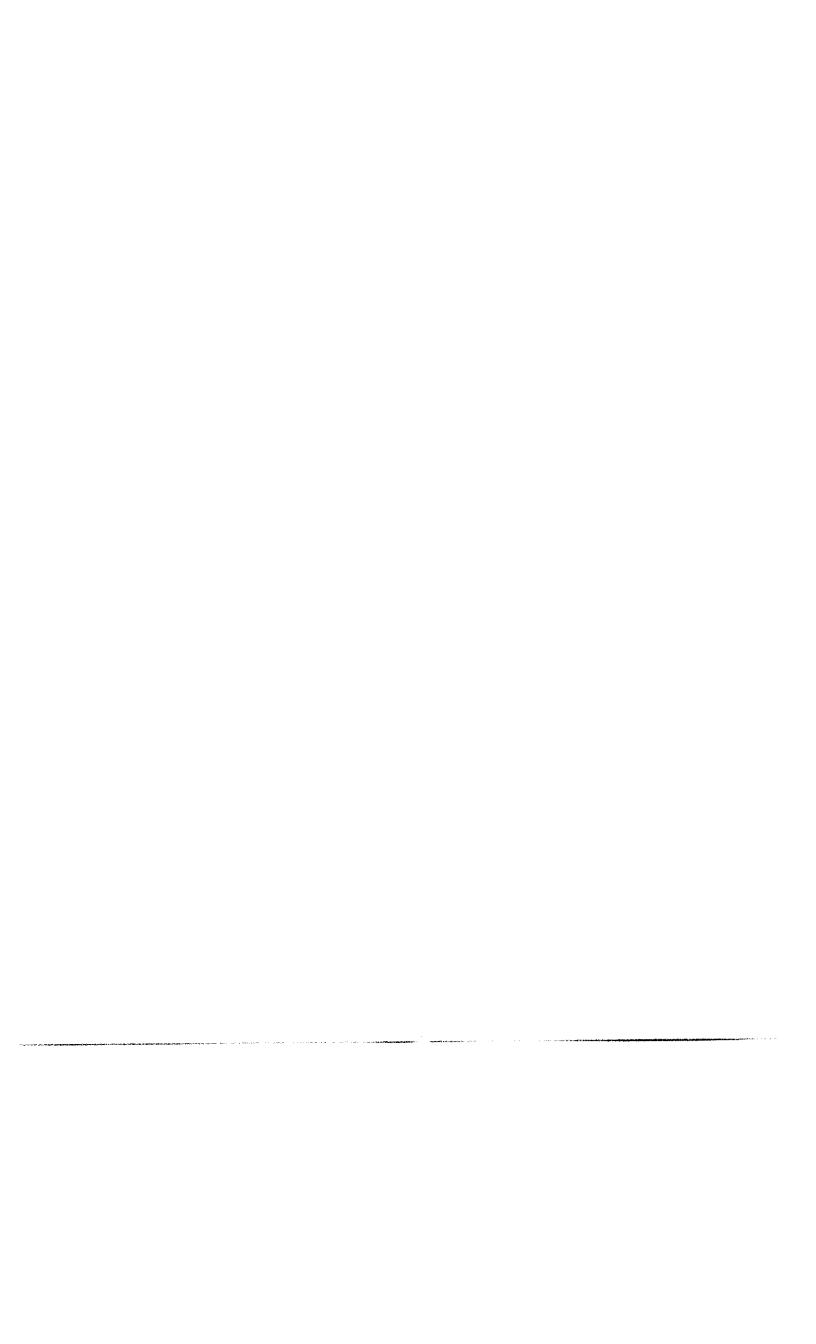
- The City Council-approved "Land Use and Transportation Guide for McMahon Boulevard" (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du's/ac.). With one exception, the applicant's request is consistent with the adopted "Land Use and Transportation Guide". The exception being the proposed O-1 uses requested in Tract A-2.
- Relocating the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more
 consistent with the guiding principle of clustering trip ends (in this case in a vicinity
 proximate to the above commercial node and adjacent TVI campus) in an effort to promote
 alternative modes of travel.
- Universe Boulevard is designated on the <u>Long Range Roadway System</u> map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.



- Irving Boulevard is designated on the <u>Long Range Roadway System</u> map as a minor arterial with a minimum right-of-way of 86 feet.
- Universe Boulevard as designated on the recently adopted <u>Albuquerque</u> <u>Comprehensive On-Street Bicycle Plan</u> is proposed to include bicycle lanes.
- Irving Boulevard as designated on the recently adopted <u>Albuquerque Comprehensive On-Street Bicycle Plan</u> is proposed to include bicycle lanes.

CONDITIONS of approval of site plan for subdivision:

- Relocation of the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 consistent with the adopted "Land Use and Transportation Guide for McMahon Boulevard".
- Dedication of right-of-way for Universe Boulevard per the <u>Long Range Roadway System</u> map, 43-foot minimum from the street centerline.
- Dedication of right-of-way for Irving Boulevard per the <u>Long Range Roadway System</u> map, 43-foot minimum from the street centerline.
- Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes.





CITY OF

ALBUQUERQUE

Parks and Recreation Department OPEN SPACE DIVISION

Inter-Office Correspondence

December 21, 2000

TO:

Russell Brito, Planner

April Candelaria, EPC Board Secretary Mary Piscitelli, Associate Planner

FROM:

Jay Evans, Associate Planner, Open Space Division

RE:

Agency Comments, January 18, 2001, EPC Public Hearing

00110 00000 01626 00128 00000 01625 Project #100931

Open Space Division has reviewed the referenced

case and comments as follows:

The subject property includes a significant reach of the Calabacillas Arroyo, which is designated as a Major Public Open Space Arroyo and Major Public Open Space Link in the both the Albuquerque/Bernalillo County Comprehensive Plan and in the Rank II Facility Plan for Arroyos.

- 1) The R-LT detached open space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units.
- Open Space Division requires preservation significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452.5207, to coordinate a site visit.
- 3) Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization.
- 4) General Policies (pp.16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp.55-61) as detailed in the Facility Plan for Arroyos should be complied with.

With regard to the remaining cases on the January 18, 2001, EPC Public Hearing agenda, Open Space Division has "No Adverse Comment."

EPC January 2001 Transit Department Comments

Project # 1000892 No comments.

Project # 1000898 McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

Project # 1000931 McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

Project # 1000933 Pedestrian access should be maintained to Dorothy St from the proposed RT as it would provide the most direct access from the residential area to Central Ave. (Routes 66 and 97).

Project # 1000936 McMahon Blvd is designated for high transit use by the Transportation and Land Use Guide for the Westside/ McMahon Corridor, there is not any fixed route service currently and funding limitations may not allow any expansion in the near future. The closest existing local route (Route 90) is approximately 4 miles away. The closest peak hour service (Route 92) is approximately 3 miles away.

Project # 1000930 No comments.

Project # 1000662 No comments.

Project # 1000762 The Transit Department is unable to use the .27 acre parcel, Parcel B. It is too small to utilize as a standalone park and ride.

Project # 1000938 Comments pending

Project # 1000699 No comments.

Project # 1000934 No comments.

Project # 1000935 No comments.

Project # 1000937 No adverse comments.

Vocaring . meluda pen space 1626 Ciple- Nest- Consensur My trans Den pace. : Immierse/l'noen/ Minghtva, Zerri brenge From Svi-1 10 C-1 R-1 - Life w/ comment- get . Still for Church to lann a Fricay. 22.1 hp-LT 180-1 for C-1 fermine (ber. - all Sonce to 4 site consumption Jansportation Dev/Traffic Hy Whities we have Mich. Tood kow line erse 43'conter Non retilitien - what do we do Irving blod dedication Turn this one? tole & Johnson got in John adj. in A.1 Notice in alignment in McMahan linger & well need ROW -per of McMahan for party der. 150 single farmely upo 71.4. defermend at 775. Open Space talk 10 Idane Tramont how is site currently served now is in planned to be somed Calabaullas infetten comments, Scena. Among Fredy valaboralla finningo-Comp West Side/McMahanicondar Study. grhundyk)gren spære Leule / Reinke I & Closest existing nonche 4 mi away Reinki I Practice polar for Arrayos peak hom it 3m away Packs Figh Red. Ord - Consultation ullanter on site location. Inthe Greatins The Alls to paradise need 4 lanes colo of tracks at well he nt and mantaned by what will brapped to sexisting property ames lordway system - proved cheefty of plan importer may he Significant.

-tolk to talriennel. A. Tarko Design & Dev.

will there he a Agurement for establishment

g a fack w/m thin 140 acre parcel?

- NPS- any facilities any new necessary

due to residential development?

- lone back w/ site plan for klog Permis.

from will set be placed?

figure Commercial Center- residential—

liquon chinea - new center to be

considerated.

will there he any public lacelities—

a prin site (park, service, institutional,

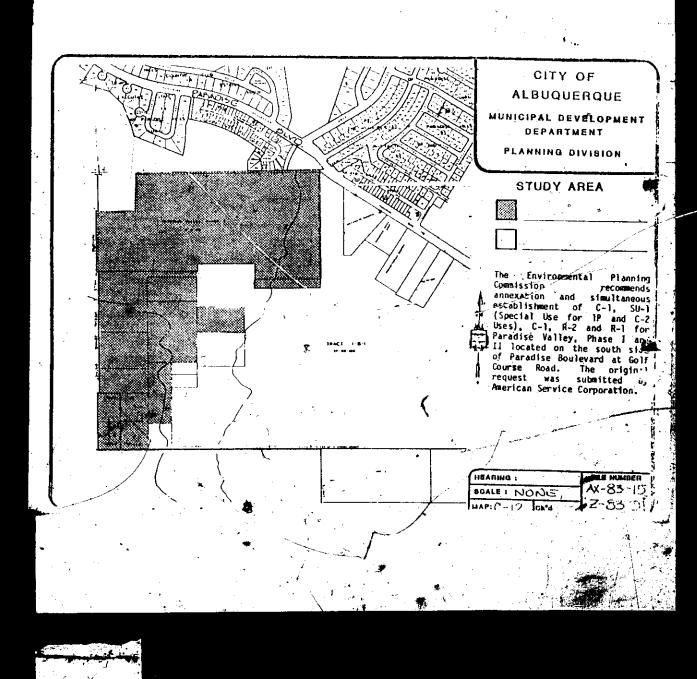
Public work, Civic)

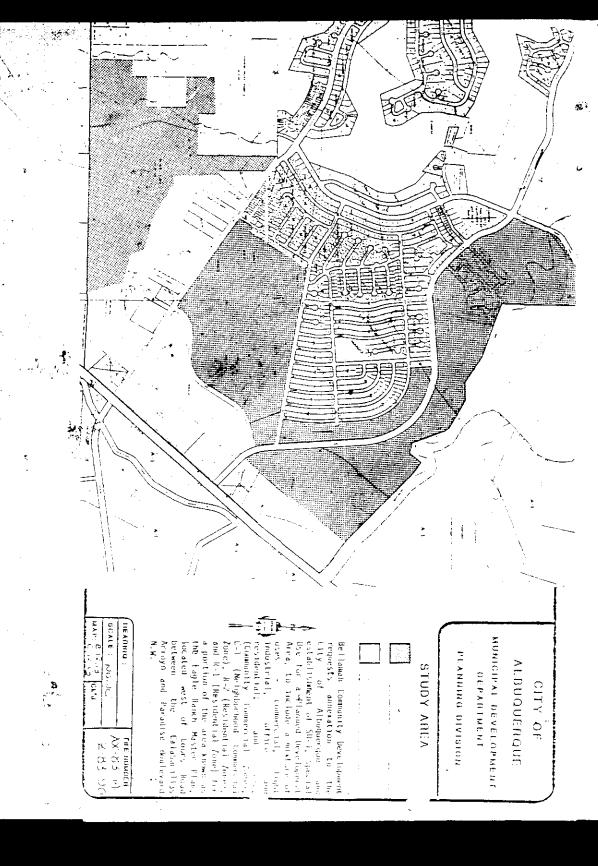
Regurement by bekennip? Trails—

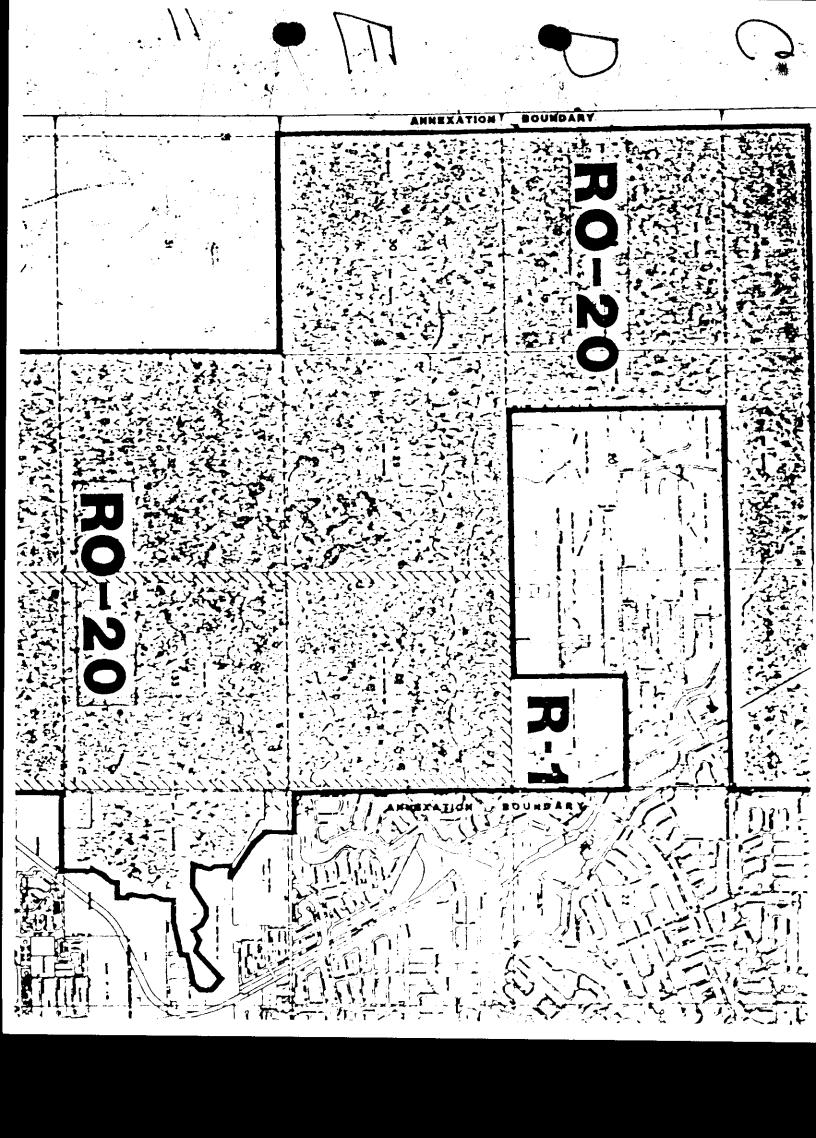
Régnerement de brhemayo? Trails -AQIA? TIA? Wate Jenu trailability?

They argurally planned a roundational of the for the fort time I heard about I have the Roundational in no songer an alternature. The Village has an architect for a Mayor. It have a soundational design in the Contral the Streetscape - Mar has coursed grate a street.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.







JULY 8, 1985

AX-85-20/Z-85-84

85-20

The City of Albuquarque and The State of New Mexico Land Office request annexation and simultaneous establishment of RD, SU-1 for C-1 uses, SU-1 for planned development area — hospital and related uses, RO-2D and SU-1 for planned development area — for R-2 uses, (0.5 Floor Area Ratio) and R-1 zoning for lands within T11N, R2E NMPM AND T10N, R2E NMPM, generally bounded by the Sandoval/Bernalilla County Line on the north, the existing city limits on the east, the north boundary of the town of Atrisco Grant on the south and the west boundary of T11N, R2E NMPM, on the west, containing approximately 10,136 acres.

FF COMMENTS FROM THE PLANNING DIVISION TO THE CITY COUNCIL, JULY 8, 1985:

s request submitted by the City of Albuquerque and the State of New Mexico part of the Northwest Mesa Amexation initiated in May of 1983. The request submitted under the petition method which requires a petition to be mitted by the owners of the majority of land to be annexed. The City of uquerque and the New Mexico State Land Office own approximately 5,487 acres the balance of the property included in this request is privately owned proximately 4649 acres).

ing

lic Lands — The public lands that are proposed to be annexed are requested be zoned RO-20. This zone is probably the most appropriate since the lands all essentially designated as Major Open Space in the City/County prehensive Plan.

vater Lands — The balance of the annexation is within the Paradise Hills ter Plan which zoning was adopted by the Paradise Hills Special Zoning trict Commission. The City's intent is to parallel that existing zoning as sely as possible, where possible. The exception will be the zoning ignation for those lands within the Master Plan area but designated as eloping Urban in the City/County Comprehensive Plan.

to the problems with topography, soils, and the uncertainty of the major eet system in the area the staff recommends that all non-residential zoning annexed under the SU-1 category in order to ensure a more thorough analysis development proposals.

tract at the corner of Golf Course Road and McMahon Boulevard is developed ha hospital and is therefore proposed herein to be zoned SU-1 for a planned elopment area for a hospital and related uses.

should be noted that the zone boundaries are shown schematically on the adise Hills Master Plan which is used herein as the zone map. The precise

all essentially designed as Major Open Span in the City/County rehensive Plan.

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should be noted that the zone boundaries are shown schematically on the dise Hills Master Plan which is used herein as the zone map. The precise boundaries will be established at the time the particular parcels are ted.

e are instances where some of the zoning designations being proposed may be propriate due to changes in the transportations system or drainage, etc. s anticipated that subsequent Sector Planning efforts either by the City of querque or by the private sector will resolve these problems.

fication of hearings by both the City Council and the Environmental ming Commission were done in accord with the City's Comprehensive Zoning

INGS:

The requested annexation is in conformance with the City's Annexation Policies.

The proposed Zoning conforms as closely as possible to existing County Zoning and zoning established by the Paradise Hills Special Zoning District Commission.

PMENDATION: Approval of this request is recommended.

T Garcia,

nestatant Was

3519

C Y ALBUQUERQUE SIXTH COUNCIL

DUNCIL BILL NO.

0 - 147

ENACTMENT NO. 37-1985

PONSORED BY:

PATRICK J. BACA

874

ORDINANÇE

ANNEXING CERTAIN LANDS WITHIN TIIN, RZE NMPM AND TION; RZE NMPM, GENERALLY BOUNDED BY THE SANDOVAL/BERNALILLO COUNTY LINE ON THE NORTH, THE EXISTING CITY LIMITS ON THE EAST, THE NORTH BOUNDARY OF THE TOWN OF ATRISCO GRANT ON THE SOUTH AND THE WEST BOUNDARY OF TIIN, RZE NMPM, ON THE WEST CONTAINING APPROXIMATELY 10,136 ACRES, TO THE CITY OF ALBUQUERQUE NEW MEXICO; AND AMENDING THE ZONE MAP, OF THE CITY OF ALBUQUERQUE.

WHEREAS, the owners of a majority of the area to be annexed and described in this ordinance, which land is contiguous to the boundaries of the City of Albuquerque, New Mexico, have heretofore presented a petition properly signed, petitioning the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City; and

WHEREAS, the zoning hereby mapped generally parellels the existing

WHIREAS, the Camers of a majority of the area to be amexed and described in this ordinance, which land is contiguous to the born faries of the City of Albaquerque, New Mercals, have heretofore presented a petition properly signed, petitioning the Governing Body of the City of Albuquerque, New Mexico, to park adopt an ordinance assessing said land to the City; and

Tening established by the County of Bernalillo and the Paradise Hills Special Zoning District so as to approximately maintain the status quo until studies clarify what changes in zoning are justified by planning and by changed conditions since the time the zones were mapped by the County and the Special Zoning District; and

WHEREAS, the Environmental Planning Commission has held a hearing on this annexation and zoning and has unanimously recommended it.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY

Section 1. The territory described as shown in the attached Exhibit A, which is part of this ordinance, is hereby annexed to and made a part of the City

- NORTHEAST CORNER OF SECTION 1, TIIN, RZE NMPM AND PUINT
- 2 OF BEGINNING. CONTAINING 10,136.0 ACRES MORE OR LESS.
- Section 2. The zone map, adopted by Section 7-14-46.C, R.O. 1974, is hereby amended as follows:
- A. Establishment of zoning for that portion of the land described in Section 1 above and shown in Exhibit B, which is a part of this ordinance:
- 1. Establishment of R-1 zoning for the Kassuba Montbell 8 Subdivision (SP-84-203) as filed in the office of the county clerk of 9 Bernalillo County, New Mexico on January 25, 1984.
- 2. Establishment of RO-20 zoning for the remainder of the area described in Exhibit B, the area presently owned by the City of Albuquerque and the State of New Mexico.
- B. Establishment of RD zoning for that portion of the land described in Section 1 above which is within the boundary of the Paradise Hills Revised Master Plan as revised and recorded by the county clerk of Bernalillo County New Mexico on March 7, 1975 which is also designated as Developing Urban in the Metropolitan Areas and Urban Centers clement of the Albuquerque/Bernalillo County Comprehensive Plan as adopted on April 7, 1976 and is shown in Exhibit C, which is a part of this ordinance.
- 20 C. Establishment of zoning for the balance of the property
 21 described in Section I above, which is within the Paradise Hills Master Plan
 22 as revised and recorded March 7, 1975 (including all of the area in the
 23 original 1963 plan) and which is also designated as Established Urban in the
 24 Metropolitan Areas and Urban Centers element of the Comprehensive Plan
 25 as is shown in Exhibit D, which is part of this ordinance.



92s; Park Av. rate FW! Altrice of pr. NNI 87103

Landscape Architecture

Urban Design Planning Stryices

(505) (64.95)(Fire 54 (549) Oper consent is planning comwww.c. (sen-usplanning com-



January 16, 2001

Ms. Mary Piscitelli City of Albuquerque Planning Department 600 North 2nd Street Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

Dear Ms. Piscitelli:

The purpose of this letter is to formally amend our requested commercial zoning for this project. The proposed amendment is consistent with the recommendation contained in Finding #26 of the January 18th staff report.

Tract A-1's request is hereby modified to: SU-1 for C-1 uses (with restaurants with full service liquor sales and retail sales of alcoholic drinks for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses.

Thank you for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,

James K. Strozier, AIC

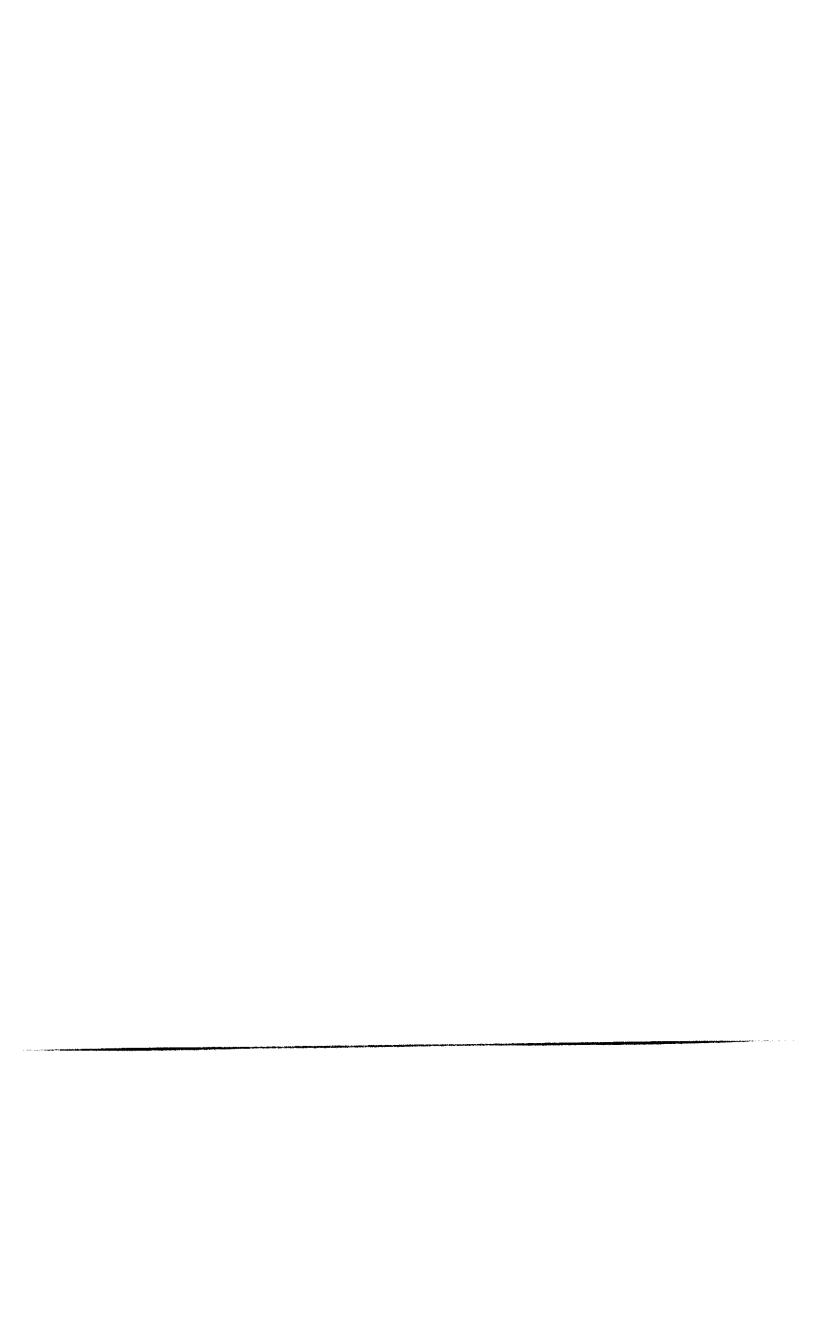
Principal

c:

Stan Strickman, Trails Management, Inc.

PRINCIPALS

Karook Jan an AlCI Janus K Sine a AlCP Glassopher I Cheen ASLA





Landscape Architecture Urban Design Planning Services

924 Park Avenue SW Albuquerque, NM 87102

(505) 764-9801 Fax 842-5495 cp@consensusplanning.com www.consensusplanning.com January 30, 2001

Ms. Mary Piscitelli City of Albuquerque Planning Department 600 North 2nd Street Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

Dear Ms. Piscitelli:

We have modified the attached Design Guidelines for Seville Neighborhood Center in accordance with the comments made at the January 18th EPC hearing. Generally, we have reviewed the Unser/McMahon Neighborhood Center Design Guidelines and either modified our previous guidelines or added additional guidelines appropriate given that the two projects are not entirely similar.

We have provided 12 copies of the revised Design Guidelines to be distributed prior to the February hearing.

Thank you again for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,

James K. Strozier

Principal

Attachment: Letter to City Council regarding WSSP changes

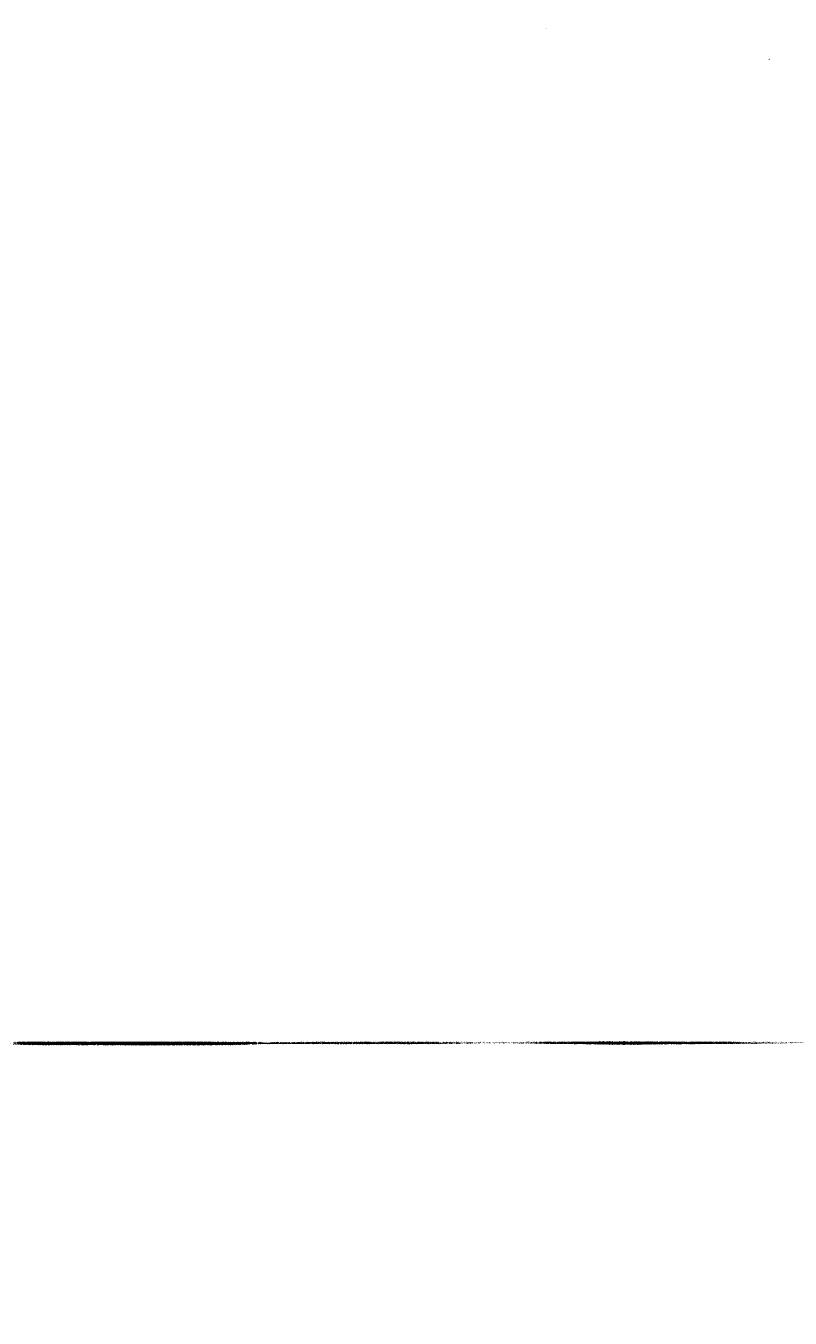
c: Stan Strickman, Curb West, Inc.

AICP

Joe David Montaño, Development Services, Public Works

PRINCIPALS

Karen R. Mercaue, AICP James K. Strocker, AICP Chaistapher J. Green, ASLA





Landscape Architecture Urban Design Planning Services

924 Park Avenue SW Albuquerque, NM 87102

(505) 764-9801 Fax 842-5495 cp@consensusplanning.com www.consensusplanning.com January 30, 2001

Ms. Laura Mason City Council Office City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Re: EPC #00110 00000 001626/ 00128 00000 001625 Seville Neighborhood Center

Dear Ms. Mason:

The purpose of this letter is to request an additional amendment of the West Side Strategic Plan in conjunction with the Planning Department's proposed amendments. The Planning Commission has recommended approval and we understand that the proposed changes are to be introduced at an upcoming City Council hearing.

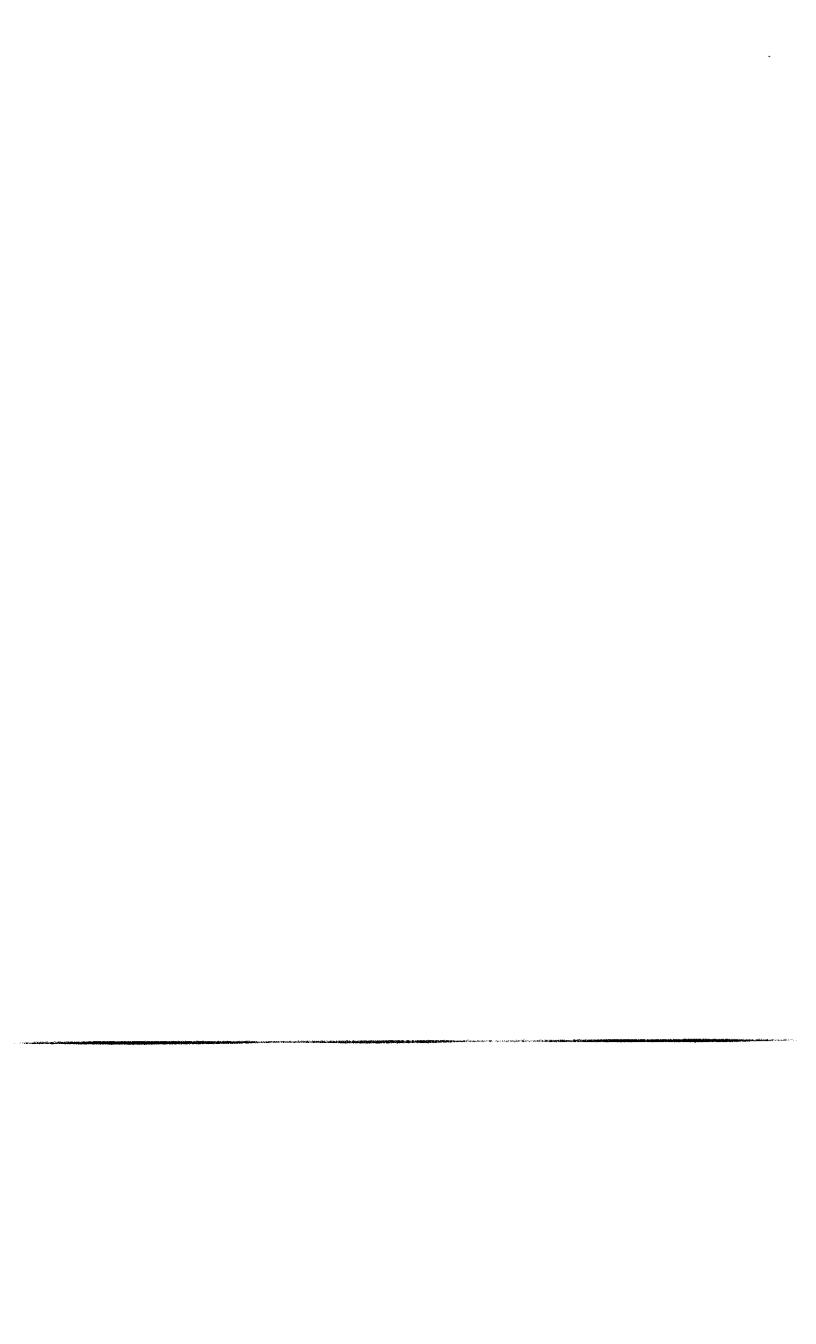
At the 18th of January, our firm represented Curb West, Inc. in a zone change and Site Plan for Subdivision request for a new Neighborhood Center to be located at Universe and McMahon Boulevards and across from the new TVI West Side campus. The Commission continued the case to the February 15th EPC hearing primarily in order for us to amend the Design Guidelines. At the same time, however, the Commission directed us to request the addition of the Seville Neighborhood Center in conjunction with the proposed changes to the West Side Strategic Plan.

The proposed Seville Neighborhood Center is in compliance with the requirements set forth by the proposed amendments which include criteria for the establishment of new centers listed on page 44 of the proposed changes:

- "Policy 1.9. In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:
- Market Area ...neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of...a neighborhood center might be used almost daily.
- Access/ConnectionsNeighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers should be very accommodating to the pedestrian even within predominantly off-street parking areas.
- ScaleNeighborhood centers should also have small blocks, but with smaller buildings closer to the street often touching each other

PRINCIPALS

Karen R. Mamotte, AICP James K. Stroster, AICP Christopher I. Green, ASLA





and using small clusters of shared parking as well as on-street parking. Both community and neighborhood centers should have outdoor areas that encourage gathering; both should include bicycle parking and both should provide safe pedestrian connections among buildings and between buildings and parking areas.

 Location – a major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center."

Regarding Market Area, the Seville Neighborhood Center is located equidistant between two already-designated neighborhood centers, Unser/McMahon and Ventana Square. With respect to Access/Connections, it will be located with a primary entrance from Universe Boulevard, a minor arterial; transit will be providing service in the vicinity of the new TVI campus; and a network of both pedestrian and bicycle trails (that also ties into the Calabacillas Arroyo trail system) will be provided as a part of the new development. For Scale, the design guidelines address many of the issues stated in the criteria including building being closer to the street, small clusters of shared parking, outdoor areas to encourage gathering, bicycle parking, and pedestrian connections among and between buildings and parking areas. As for Location, it is clear that the new TVI campus can be considered a major facility and employer that will create a focus and stimuli for economic and social activity.

In conclusion, we are requesting the inclusion of Seville Neighborhood Center in the proposed changes to the West Side Strategic Plan, which are about to be introduced to the City Council. The Environmental Planning Commission supports this request and, in fact, has directed us to make this request. This center will provide for new commercial and office business activities to support the West Side TVI campus and adjacent neighborhoods.

Thank you for your assistance on this project. Please contact me or Karin Pitman at 764-9801 if you have any questions or require any additional information.

Sincerely,

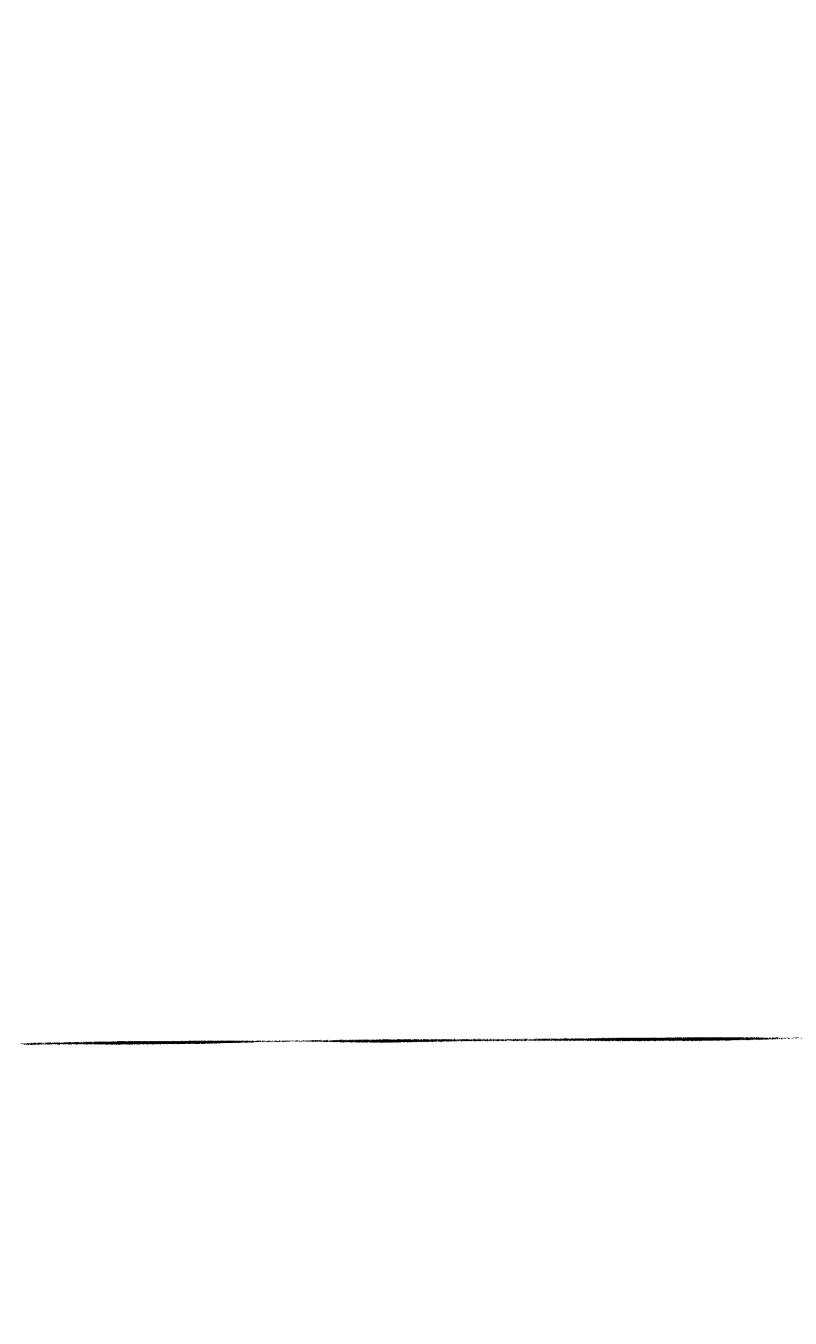
James K. Strozjer, AICP

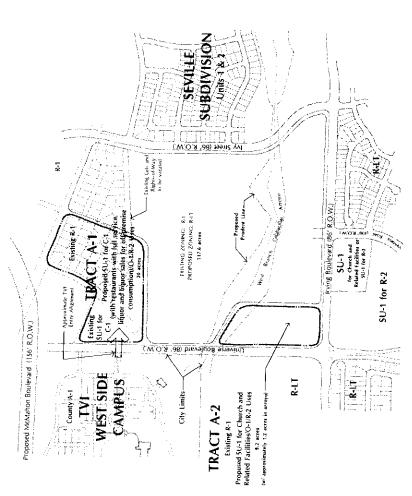
Principal

Attachment: Proposed Site Plan for Subdivision

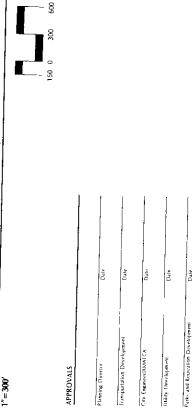
c: Stan Strickman, Curb West, Inc.

Mary Piscitelli, Staff Planner, Planning Department





SITE PLAN AND ZONE MAP AMENDMENT

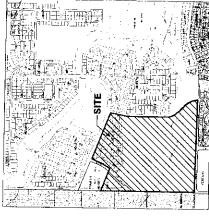


franspartation Devotorment

APPROVALS

City Engineer/AMALCA

Utility Development



SITE VICINITY

Zone Map Amendment:

Acres	5,56 / 14,34	9.2	117.6	146.8 Acres
Proposed Zoning	SCL1 for C1 Jointh restarrazion with full service lingua and lingual soles for elf-premise consumption) 7 Out J.R.2	Start for Church and Related Facilities / O.L.F.R.2	8-11	Total acreage covered by this request:
Existing Zoning	Tract Act SU4 for C-Lucto / R-L	Fract A-2 R-1	R-1	Īģ

Site Development Plan for Subdivision Required Information for Iracl A-1, 20,0 acres

THE SITE. The site censists of 1 but containing 40 to acres.

PROPORTO USE: The prognosed parines is SELF for CAT briefs reclaimeds with full exerci-lity and principles of the Elegenmon COLORAGINETH (CATE AND THE ADMINISTRATION OF A SELF FOR THE PROPERTY AND THE ADMINISTRATION OF CORRESPONDING OF CATEGORY OF A SELF FOR THE ADMINISTRATION OF CORRESPONDING OF A SELF FOR THE ADMINISTRATION OF CATEGORY OF A SELF FOR THE PROPERTY PROPERTY AND THE ADMINISTRATION OF A WINDOW OF THE ADMINISTRATION OF THE

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INTERNAL CIRCULATION REQUIREMENTS: An internal network of protection and between protection and provided and intelled in future of allows the facilities, protection for Scaling Supplicational Center Diviges Californies, Schools, 21s. Gon-rections, shall be provided to the proposent local dange the Californial Annual

MAXMATIAN FAR: A maximum of 15 FAR shall be allowed for the office and retail uses. A maximum density of 24 distore will be allowed if developed as residental.

LANDACARE REAN). The Design Guilelines (Steers 2-1) torords for Landscaping cities for Perforder open space and Landscapic ballica areas are identified. A measure of 11 perford of the orie include file building square lastage shall be devoted to banke age market).

Required information for Tract A-2, 9.2 acres.

THE SHE: The site is currently zoned R-1.

PROPONED 265: The proposed ziming is Nicl for Charle and Related Collines(C) 37
R2 uses. Related Suchere shall be deemed to include Office(S). Day Care, Classicients, and Meeting Room(s) with Kitchen Facilities.

PROFURIAN AND VEHICULAR INCREM, AND ICERNS. The primary vehicular ar-case shall field of thomost and from Bandward. There will be preferable as all bright acress provided on all intensi streets. Generations shall be gamilied to the proposed bail along the Caldacellas Armyo.

INTERNAL CRECULATION REQUIREMENTS: An enternal rectional equivalentian and labovesy pathways shall he provided and arctocleri in future she than for hapling pathorses per the Smittle Noighborhand Center Design Guidelmes instanted here.

BUILDING HEIGHTS AND SETBACKS. See Sheet 2:3, Design Gaidelinns

MAXXMUM FAR: A maximum of 13 FAR shall be allowed for the ulfre- and charsh uses. A maximum density of 24 abdage will be aflowed if directaped as predemia.

LANDSN ALL PLAN. The Disage Guideline, (March 23)) principle for landscaping either. Furmere upon spate and landscape baffer area san identified. A minimum of 11 protector the safe furniss the building, square fundage) shall be devired to Landscape material.

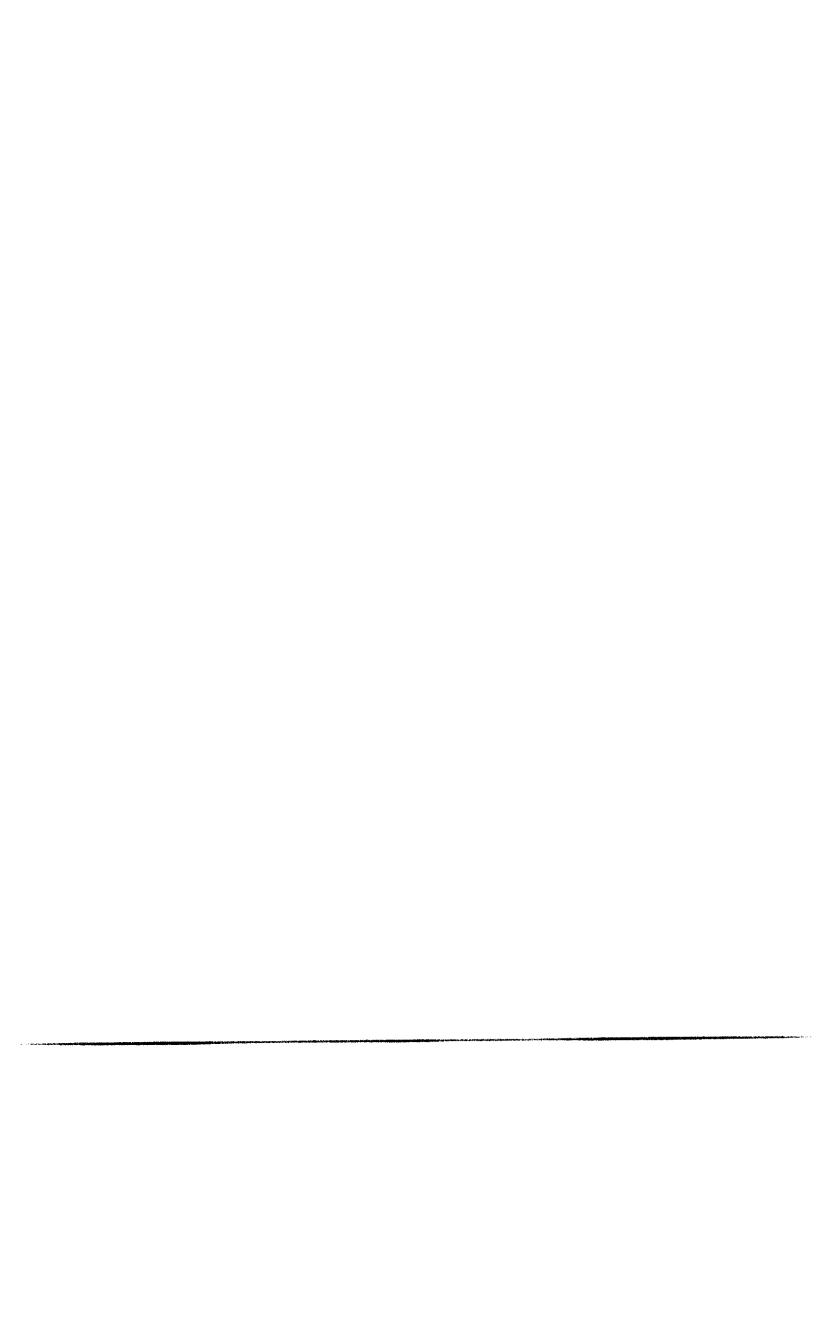
Neighborhood Center SEVILLE

(1) Site Plan for Subdivision

6301 Indian School Road NE Suite 208 Curb West, Inc. Albuquerque, NM 97110

Consensus Planning, Inc. 924 Park Avenue SW Albuquerque, NM 67102 Prepared by:

PLANNING



Design Guidelines

SITE PLANNING OBJECTIVES

The citation of a performan filterally environment within the Swille Norghberhead Center will depend on creators site and architectural design. The goal is to separate webitcular and preferchan croudation in order to support the creation of sixth an almosthere throughout the cities.

- The minimum justing required by the Zonnog Coste plus on percent shall be the maximum rathing allowed.
- There shall be no freestanding cellular antenna or fowers. Cellular antennas shall be integrated with the fauitleg architecture.
 - tong stretches of parking facilities adjacent to the nadways should be discouraged.
- Structures and on-sile circulation systems should be located to minimize pedestriantye. This recondition Probertion acress shall be principled to this structures in the public side wealt.



Entryways shall be clearly defined

A public plaza or emaryonl stace annurd which buildings can be chostered and linked to one another shall be created. The plaza should be attactive, lively and a useful asset to the exemptority. Slaza areas are appropriate for contour dining.

PEDESTRIAN LINK AT PARKING

- The plaza area shall have a minimum dimension of 195(rea in depth and shall be a mini-mum equate footage of 1000 square (ce).
- Opne countyans unifor plazas may include probestian activity areas, birtycle storage.

 AMM kinels unifor sunjoint for other activities to introducing multi-matal leanyoritation
 errorement.
 - in a constraint provide and the constraint provide and the control and the con

ACCESSIBILITY & SAFETY

- The Americans with Disabilities Act, the American National Standards for Accessible and Valde Buildings and Facilities and the New Merican Halding Crolles for accessibility cross rate for the for the Confession and the New York That for the confession are accessible to the American and the Confession paths shall be designed to the Merican for the Confession and Co
- Design for accessfulling at all feathers and continer public areas. For the sufery and ease of turns by all more of turns, or fixed, the properties of turns, or fixed provides. The planning, and design planses of the project meet to include sufficient design consideration to expansive circulation and provide volvious convenience.
 - Close alteration shall be paint to ramps and to bow the entire site may be taxwevel. Private preferring interpretation linkages shall align with public paths to connect and integrate all building sites. The maximum grailing of any samp shall not recreed 8.33 percent.
 - Pedestrian paths at entrances and exits to buildings shall be flush.

- Public ventries to the propert shall be designed to be consistent with one another to cross a vence of arrival, to provide a strong visual impact and to provide a unified project idea-illigation.
- The junject edge between the Seottle Neighborhood Center and the adjacent neighbor-bood shall include a 18-kod landscape selback to provide a buffer to the subdivision.
- échol wide sikewalks chaft be promitted along Universe Bouleward, treing Brouleward and a minimum of 4-foat sifewalks shall be provident a all internal streets.
- Parking provided adjacent lis Lenviesse Bouleward, brung Bouleward and internal steels shas be screened by short walls depressimately steels high) or hallitings.
 - Street region within the map-damily restlemal joined, shall utilize a combination of walls, decoration from ing and open areas with lambotajon. These frealments dust in reorgal-due with adjuent telay frealments.

Specific architectural ayde shall mis be circuted at this time. The ordinectural neigh should demandrate a high quality architetic character throughout the site and should respond to chmally views, solar access and other architetic conscriberations.

- General Cuidelines

 Foolings, and studenes shall comply with all applicable City of Atherparque soning, building, and fire colors as well as other applicable incot color. Misselvas development fler residential with commercial, commercial with office, etc.) in the commercial parcel is premissive.
- Highly reflective surfaces other than windows should be screened from public view.
- Buildings, broad he absorbed designed on all siles of the stronger, taken that planing an emphasis shall be applied to all extremely adulting marrials shall be applied to all extremely adulting and shall be consequenced as shall be consequenced a
 - Buildings should be grouped logether to create interesting relationships between interior and exterior spaces.

BUILDING LAYOUT

Architects are encouraged to use those materials haditionally used in the Albuquerque area or in New Maxico. Plastic or vinyl building juncks or awnings are prohibited. metal paneling and malerials with high maintenance requirements.

Plan of responsed Opportunities of personal description of the properties of the personal description description of the personal description of the personal description of the personal description Building layout in the office and molli-family sites is encorraged to incorporate an internal open courty and design

Open countrard designs are encounaged in order to form transitions between parting ordes and hydriging lacades in office and commercial parcels.

Open countraid designs are encounaged for apartment site designs and should provide francitions from large public areas to private semi-conclused spaces.

it is encouraged that the public some of the apartment residences, such as taleronies and patios, relate to pedicalizar publicarys.

Building Form Opportunition

Radiolog ProgN Con Co., C. 1, and R.2 development shall be as regulated in the O-1 (for O-1 and C-1 and C-1 and R-2 force, respectively.

On flat rook, mechanical units chall be entitledly encecated from public view at ground level by the use of publies. The tips of bailting para-per shall be greater han or equal to all HVAC equipment.









The maxing of root repanses are to be distributed among a variety of volumes, introduc-ing the use of formers, extended wented forms and the use of a combination of flat roots abspect routs.

Building, chould emplay variety in structural forms to create visual character and interest. Facilities habilities varied for studies, which wall planes and menting in one conting the one conting the other studies of the studies o Dark rator twitding materials are riscouraged and block asphalt shingles are prohibited

Lifer tradments shall skip ulovan' bavelar to the scale of prehestians ancientace the scale of the Indiang major by verpings down to the steer! It is encouraged that building masses the arranged in order to scale students are each other to emphassize the confeat oil light and building states and scale as an edges.

Colomns, arcaley, corner articulation, roverhangs, awnings, marquees, gutters and surp pers, brevzeways and ouffic shoold be carefully utmensioned and detailed to propote a human eale and would interest. Commercial and office uses are exconaiged to be horizontally connected by a variety of weeks, such is the use of a straites or partials, controlled plaza elements, outsident rafes, the membrane and strain and acres. All stipped rooftnes must overbang and provide appropriate detailing with a minimum of Effect for the muthsfamily residential units and a minimum of 4-feet far office and commer

Architectural destiting on the general floor in an efectional Land up to 10 few, such as a Change in critic or texture, the architectural expression equations some as reveals, itsorally window articulation and architectural accents, is required. Ruikling, ik-agn incarparating a combination of forms and shapes is encouraged to rein-force and support the village concept and to provide visual interest to the project.

Entryways

An entryways, an awning, cancipylmurquee or inversibili be provided for shade, shelter and a sense of annal.

- Entites shall be clearly defined and connect in predestrian linkages.
- Entryways shall be distinguished by lighting in order to enhance the perception of surface variety.

The project yennary entrances shall be enhanced with gateways sarbing entry insulments which of the challed righted-way, that identify the development entractes consistently with first another. These nodes shall be enabled and maintained by the property connects an worse's association.

Resistential entryways should be articulated with the use of law walls, gateways or garden

All caregies, raid senetures and design elements of related baildings shall be are hitectur-ally integrated to the main faciliting design.

Balling Mercrist and the main archeological feature on tash the following:

- March Mercrist and Previous for a week will;

- Mayly millione suffered to the more well.

- chain limb force or luctured wing.

Provide directorys that the commercial, office or multi-landly sites shall not received a weigh of sector for two-way traffic, and 215-feet for two-way traffic. Roafs and Parapets.

Roak shall intain water to unsax which are lumbicated appropriately for such runnily, and shall taken to areas that are not heavily traveled.

The use of building, and parking area selection is required to provole starte for the creation of would's attactive streetistages. Required within these velbacks will be periodian wafer wepe and screening realerials, including landscaping, veithern brems and walls.

Unificate merelia shall in useri for controlled and shall in useri for shall be shal

Building Setbacks

- Alf busiding settacks shall be tandscaped according to the landscape gardelines.
- Bulkfings shall have windows on the front elevations. The windows may be a combination of ship windows is viewing windows on average of solver on center maximum.
- Buildings shall be sellack:
 15 feel from the front of any building:
 54 eet from the side of any duilding and
 154 eet from the reat of any building.
- Commercial Standards

 Ruidings on either sele ni internal steeds shall be selssek (Office from the rightsaloos) y

The use of contrasting colors between reads and walls shall be utilized in order to further differentiate the planes of building masses. Color shall be used to highlight respondant features, or details of lightlings, and color should be an integral design consideration to all hordring, passing and lambidge elements. Culturs are encouraged to the the informent color of manerials, learthforms, such as surely, creatily, larsy etc.) rather than Item application of color (patiently, except when tasked as an error color.

Landsraped selbacks at Universe Boulevant shall be 15-feet.

Office Standards

Railling selectes on Deview Bouleward, and being Boulevard are a minimum of 13

Ref. Perimetra samings, ancales/feetals, garden count walls and invertioning are allowed within the vellect.

Accord colors and materials can bring our idealing to belief atticulate or give scale to a bushing. These include the colors of glazed ide, would teen, tile tooling, pans, metal, etc. Accord Colors at stark, balkomes and perimeter walk are to be compatible with street-cape, and perimeter walk.

The inclusion of an poolebox calls or a rectaural with seasonal cutebox seating is encour-aged in the commercial area to face the project's interior roads or the projects facus.

Commercial

Muximum FAR of the site is .35.

Church and Related Easilytes Standards

Relicing selection on Universe Boulevard and Irolog Boulevard are a minimum of 100 building selection on Universe Boulevard and Investment and Investment and Investment and Investment are allowed within the selection.

Multi-Family Residential Standards.

Astrocks of Indigez-Gang Universe Bookward and Irong Standards should savy intransfer from 15-feet to Stelevel up give a williger Chaire ellier. Permister and ganter some
walls, Serves and overhangs are allowed white that scelars?

Along the property lines there shall be a minimum faulding settack of 35-feet.

SEVILLE

Neighborhood Center

Where appropriate, a meandering 10:dool stylisk had shall be provided in lieu of side-walks wothin the right-of-way in order to provide comections to fature trails. Pedestran connections shall have a minimum 15-feet wide easement with a sidewalk of at least Geteel in width.

PEDESTRIAN CONNECTIONS AND TRAILS

Related facilities shall be contained to no more than 2 detactived buildings s'excluding rhunch) that collectively do not exceed 5,500 square feet.

Maximum FAR of the site is .25.

Charch and Related Feathlites.
Neve a specific charch has one yet here identified, it is important that this size plan fourtain provisions that wall allow any necessary related faithers, the type the charch meet its cuerts, such as officers, that yet are classramed, meeting remedy and like here facilities.

Courtyants shall be created in the apartment area by offsetting buildings, 15-feet to 3ts-feet to create a variety of spaces and a variation in human scale.

Multi-Family Residential
Maximum FAR of the site is .35, Office

**Maximum FAR of the site is 35.

(2) Design Guidelines

Curb West, Inc. 6301 Indian School Road NI State 208 Albuqueque, NW 87110

Additional that are consultaged to be used for probestian connectors and trails include from sets for texturely some nearly far, such length extrast, from cents relatively externed for a fail stated user test, partially experted for survey of surgary class.

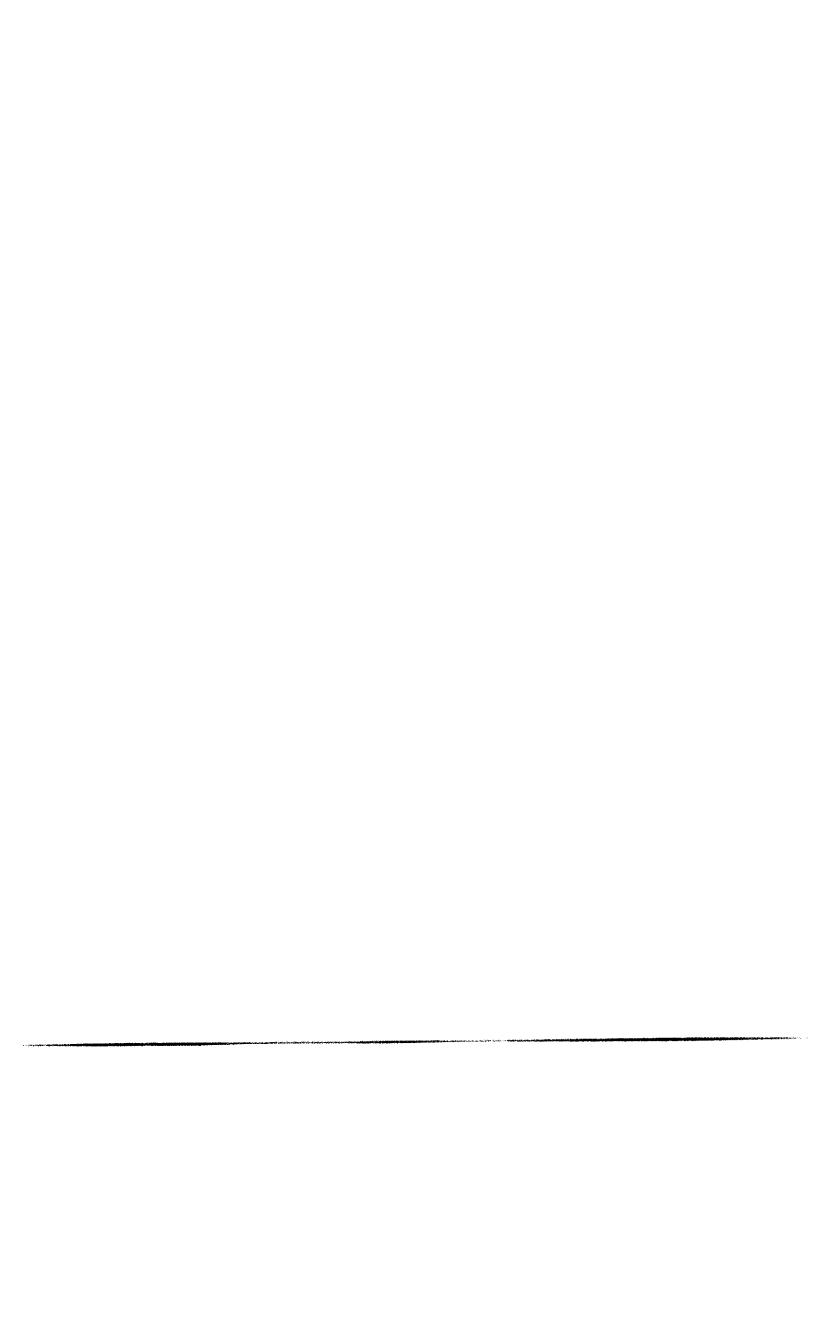
All protestion connections shall be lined with stretobastic trees planned a maintain of 30. feet on cretter, in cases where a sidewalk is adjacent to of within a right oliway, said trees would not be in addrain to required street lines.

The use of protestran-scaled lighting along the internat mark is critical.

A Gloot sidewalk for tektor asphal real where appropriate along the commercial and office sites shall be within the public eight-of-way.

Consensus Planning, Inc. 324 Park Avenue SW Albuquerque, NM 87102





Offstreer Parking

- Per the City Zoning Code, 1 justing space per 200 square feet of travable space is required for other and commercial practis.

the minimum offsteer jacking requirement for apartments is 1 parking space jer bath, but no less than 1,5 space jer unit.

Landscared islands shall be distributed throughout parking areas, and defeot minimum willb sifewalks shall be provided asjacen to parking lets. There shall be no parking requirement applied to any seerah floor housing aloave retail

There shall be burrier custs, around all parking areas in order to pitoloca land-caping from wheales.

Parking shall be distributed among several parking courts on each site and shall be exercised from surrounding meighterhoots. Screening may include such berms, perintities or relating walls, britisaging or judicings.

Bitykir publing shall be provided by promote alternative vehicle use. One bitytle space per 40 perking space is required for office and commercial topic for multi-limity residents for over, I bitytle space per 2 develling units in required.

LANDSCAPE

The devolvences of an overall Lindscape concept will establish a framework that unifies the centre proporty and is complementary to the cumanisting native Landscape. The Lindscape distinct chaught substant plant species.

All broke, and arrest ened to be constituted and re-paravise to existing environmental control and included professional parties. These valuations are in the case as a supplement to the Car representation to the Water Conversation Lankschang, and Water Water Other Francia and Severative Directors and Businessian regulations reclaived in the City of Allan-gerings Connections or Leaving Code.

The folkowing are minimum standards for the threelopment of specific landscupe plans:

Lamboure sheign along the right-of-way shall be consistent throughout the develop-ment.

Steed trees shall be provided along noadwars at a rate of one free per 30 linear leet to provide deadle. Steed tees, are defined as Bering waltin 20-lice of the back of curb. They had be contained yalseed.

The owner shall be responsible for the installation and instituture of the landscape on the traptory and while the adjectory tudit: right of way. All plan material, including trees, Anthris genumforers, bard, well-flowers, etc., shall be relationed by the owner in a long, attactive condition.

A minimum of 15 percent of the site area (menus the boilding square (cotage) shall be devoted to tankicape materials.

All planting areas red converted with fact shall have a general tegrang of frier rack, shoels their hand or manufaction that the plant manufall. While exceptibilities as a big dressing for landscare orace, growd, rathered noch, but and shilling are not to be racingleted a frost landscare orace, growd, rathered noch, but and shilling are not to be ramideted a frost landscape element.

Appropriate land-rape broaders shall be used to versate any land and groundscover area. Headers shall be either $6 \times 6^\circ$ congret, from side by side by side, or 18% x 4° steel convention.

To shade and mitigate the negative visual impact of large vegatives of powerest, interior packing areas shall have one free for each 10 positing. After which me specified in the specifient of the political form, after,



See anvertices such as steen familiare, lighting, bollarch and graphs pylone shall be just of the plan and halfscape featened of the plan and halfscape featened of the PARKING LOT LANDSCAPING

landscaped areas shall be a minimus of 36 square feet and a minimum width of foliegi

A misture of desight infected species and lower areas is eccurated at land-capied areas and in unfainteened with the United Waster Consociation and Foliators. United supplied or makeds shall cover a minimum of 23 percent of the required landscape area. The care and presentage is calculated beautiful matters compay size of all plan materials.

All plant princial, exclusing terms - Settle, grounderover, but, whilehower, etc. shall be manufared in a long, that place combined, the sets shall be manufared through the over plantons of liter mental. It is already also place to the excess of liter mental. It is already the ever will be well that the ever will be the ever a final term of malifornings of the landscape on their property and within the object of place application.

Minimum plant sizes at time of installation shall be as follows:

provide complete ground coverage within 1 growing season after inclallation 2-inch cakper, or 16 to 12-feet in height The following street trees shall be used at the respectave localisms:

Universe and Inving Arizona Sycanoms, Universe and Inving Universes fistance. Internal Attreets. T gatton Shrubs & Groundsovers

PERIMETER WALLS AND SCREENING

The unlupted wall design guidelines by the City shall apply.

The design of the perimeter feering shall be compatible with the architectural frome of the development.

A minimum of three exclesion openings shall be provided for access at key lings those between the Neville Neighborhood Center and the neighborhood.

Unferished block walls are prohibited. Bathel were, chain link, wood as concerting were fencing are prohibited. Splittared block is permissible.

The efficients are all carroting devices for the efficients of the efficient of the ef

The following are minimum standards to ensure effective screening of negative elements

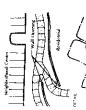
No refore culture measures shall be alterned be considered between conditions. The Reforement was the billings from the result in contain all only the result in containing and result in self-caren in the tellineing and resulting and resulting the billineing in the self-carent in the culture with a self-care in the culture with a self-care of the first was under the containing and resulting and materials. Compatible with the washing rate of the site. No rivine medicine the site is No rivine medicines which are of the site. No rivine medicines which are the site in No rivine medicines which are the site.

In anton to accomplete lighting goals, the fol-lowing gundelines shall be required for the design of the lighting system:

Pacement of fixtures and standards shall con-form to state and local safety and illumination

All lights shall be shielded source to prevent yellidge violate affecting properties or light pollu-tion of the existing fake key. Cohra and sorburn lights are prohibited at this site.





SCREENING

Mechanical equipment and refuse enclosures, whether on roof areas or at street level shall be fully screened from prefestions or motorists.

LIGHTING STANDARDS

In each to enhance the salety, security and visual architects of the site, careful crawides does be given it to be the dispiner dustines. But primary he site dispiners of the lightling design sale fullers, so that the site of the site

Individual fixture style and devign shall blend with the architectual character of other projects and/or building(s) and other site fixtures, within the development.

STREET LIGHTING

16-feet high for walkways and entry plazas 20-feet for street lights and parking area lights (restricted to 15-feet within 70-feet of The maximum height for lighting fixtures shall he-

Controlled to see the second of the see allower rotal chape. The height of street lights and backing area lights shall be kept to a minimum it received to meet safety requirements. Exterior elevations of any haitding fronting a street are encousaged to be feature tighted to enhance the identity of the hautding and the appealing, aribitance of the letal commentity.

The use of spread lighting factories are encouraged to be of outsideling fraces to highlight nees, walls and architectural features. Required Street Light specifications; C.F. 100 was, bronze, Lumon shocker type with Leang-tan branze pole per PolM specification N.3.

The state of the s

Stoot lighting, other than at private Lanes, shalf be shielded source and the color of fatures must complement the authorstore.

SIGNAGE & GRAPHIC STANDARDS

The following sprage standards were devotigated to regulate the size, luculting types and sprage standards where the size is a sprage program of surface to the size of sprage program of surface the surface to the size of sprage program of surface to the size of surface to the
collewed that uses meening parts, makes audible sounds or has filinking or Ceneral Standards

Buikling meanted sgrs shall not exceed 6 percent of the façate; findividual chamel and neon feturs shall be permitted at a maximum height of 3 feet per fetur. Signs shall not overhang into the public rightsof-way or property line or extend above the building roofline. No segn shall intrade upon any architectural teatures, including withlows, columns, medangs or any deconalise features.

No off-premises signs permitted. No backlit plasticizingly signage shall be permitted except for logo designs.

Entry signs shall be incated at stringer entrances. All signage at the project entres shall be constituted in order to have the same approximate theight, size, color, maintail, test height and spile, etc.).

Entry walls may be an both sides of the entry detectorys within the Linds caping areas sensitivity should be given to the compartibility with entry technicals then given to

Mignage SHALL:

I her theigned to be consistent with and complement the materials, cuber and architectural siple of the haalting or sile location and

be illuminated to accordance with the City of Allaspurepur Central Sign Regulations, as provided in Scientian 14 (10.15 of the Zening Cole. Signs which are directly spoilighted may be workprovided there is monether on the steel or upon adjusted property or had the light down not distant motivity.

Kignage SHOLRD: The bend at area of public activity to ethorice the visual character of the environment and create a festive almosphere;

be integrated into a cohecive system, sharing common cohers, shares, w.res, materials, localions, tellering, etc. where psacticable;

avoid the use of training different colors on a sign two many cubes, can be confusing and usually fails to communicate the intersted message): be designed with significant contrast between the background and the text iff the colors are to due to but the sign will be difficult to read?

dave the minimum amount of words (a larief message is easier to read and is usually more altestive);

be ideogned without unusual shapes (the stevers) attention will tend to factus on the shape instead of the message the sign was mended to convey); have letters that do not appear to ordury more than severity feer percent of the sign area (the sign is banter to read if the type takes up too much of the sign area) and

be smaller for perdestrian-oriented signs than vehicle-oriented signs to pedestrian oriented signs is usually rood from a dislance of 13 to 20 freel.

Neighborhood Center.
The developed laptonie entry Ages for the center to create a serve of amoul and to continue to the institute to the property concer. These ages shall be an private property and shall be maintained by the property concer.

One memberate in treatment, sign a children can instance and instance of instances and instances of instances

Administed Agins are disoved for individual projects weiging the Volghbachseal Center Soach Agins dual fee a maximum of 40 separe feel with a maximum height of 4 feet. The Ngo shall be of a similar Ayle and naferial as the other enty signs.

Signs preparedicular to an electricin shall only north under an awing or comprehental and shall not be more than eight square See. These signs may not propert past the over-Wall mainted signs shall not project more than 1-foot from the deplay wall or exceed an area of 20 general of that wall or 64 square feet, whichever is less. Canage and manques signs shall the included in the total area count allowed for wall signs.

Nigos should alegalify anly the name and hasinoss of the occupant or of those offering the premises for sale or lease.

Charch and Related Facilities.
- Unity spike that the the Australia has been also and shall complorated the majorital action and architectuals character as the site.

UTILITIES

for ensure the everall aeothetic quality of the property, the victor impact of utilities equipment should be minimized by the following:

All new electric distribution lines shall be placed underground.

Yansformers, ushing pasis, and teliphome toxiss, shall be appropriately schemed with walls and/or vegetation when viewed from the public night-of-way.

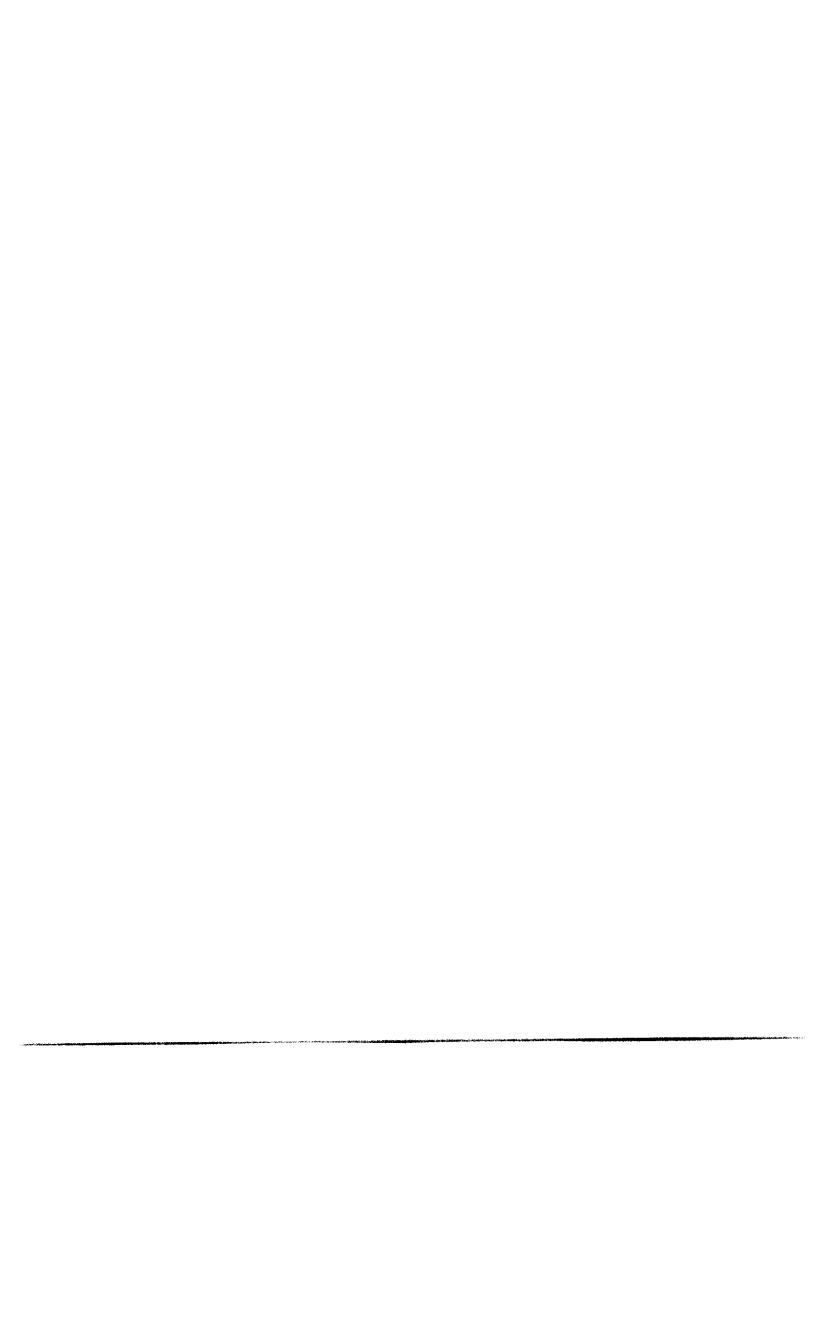
When an above-ground haddline provention drove is empaired by Step Mexico Millio-line, For "A broaded revisive Wall live consistent of a manufaction of another and additional materials used as the main elements of the haddling. I problings a problem and glass exchanges as used livey shall the aspergravity streamed from view by walls and

Neighborhood Center SEVILLE

(3) Design Guidelines

6391 Indian School Road NE Solte 208 Alkoquerque, NM 87118 Curb West, Inc.

Consensus Planning, Inc. 824 Park Avenue SW Albuquerque, NM 87302 Prepared by:



TX REPORT **************

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98425495

SUBADDRESS CONNECTION ID

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-17-01; 9:30AM; consensus planning

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Date

Phone # (2

7671



January 16, 2001

Ms. Mary Piscitelli

City of Albuquerque Planning Department

600 North 2nd Street

Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

924 Park Avenue SW

Landscape Architecture

Urban Design Planning Services

Albuquerque, NM 87102 (505) 764-9801

Cax 842-5495 cp@consensusplanning.com www.consensusplanning.com

Dear Ms. Piscitelli:

The purpose of this letter is to formally amend our requested commercial zoning for this project. The proposed amendment is consistent with the recommendation contained in Finding #26 of the January 18th staff report.

Tract A-1's request is hereby modified to: SU-1 for C-1 uses (with restaurants with full service liquor sales and retail sales of alcoholic drinks for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses.

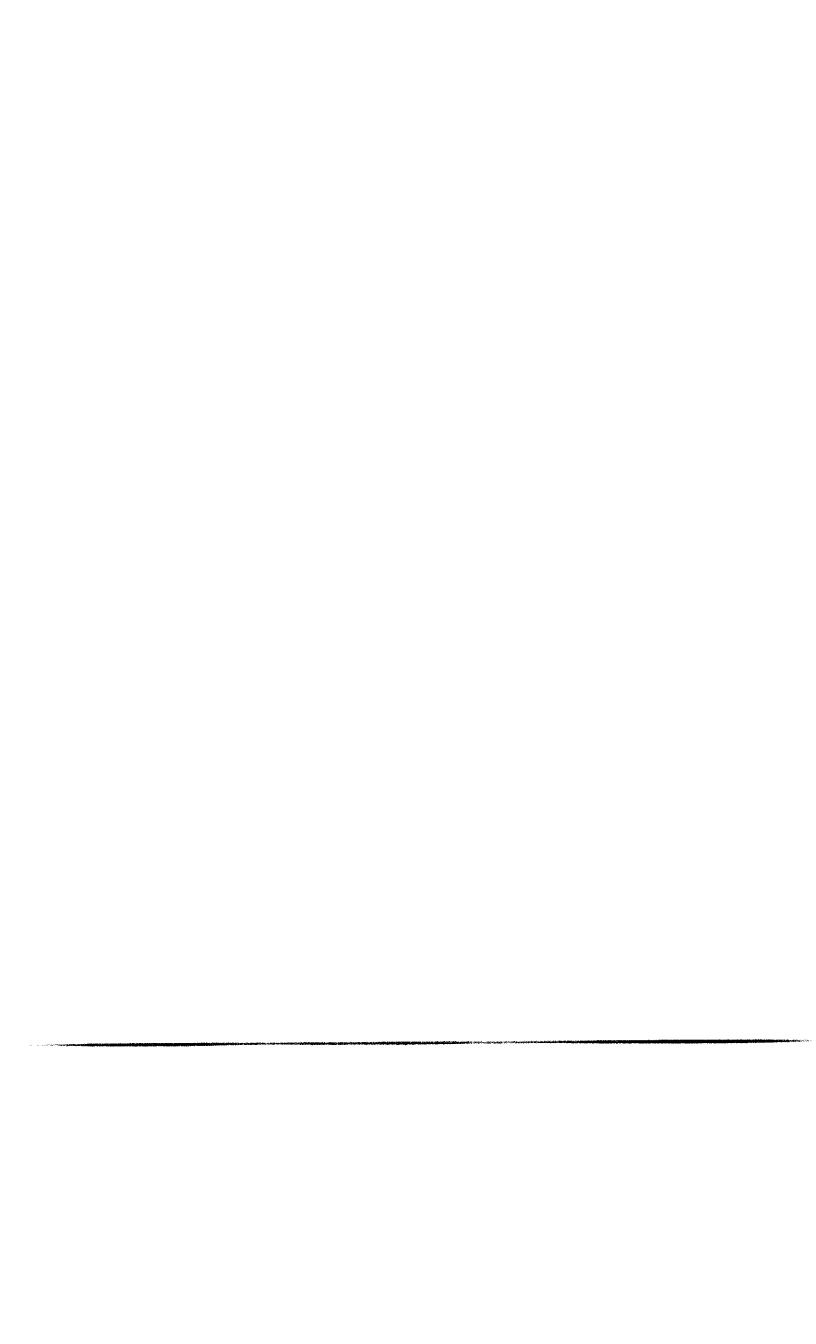
Thank you for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,

James K. Strozie

Principal

Stan Strickman, Trails Management, Inc.





Landscape Architecture

Urban Design Planning Services

924 Park Avenue SW Albuquerque, NM 87102

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

Post-it® Fax Note	7671	Date // 7 () # of pages
TO KARIN JIM		From MARY
Co./Depty INSENSIC	, .	CO. COA PLAG
Phone # 1/04 099)	Phone # 92434291
Fax# 847-5495		Fax # 1994 2223
		

January 16, 2001

Ms. Mary Piscitelli City of Albuquerque Planning Department 600 North 2nd Street Albuquerque, New Mexico 87102

Re: 00110 00000 001626/ 00128 00000 001625

Dear Ms. Piscitelli:

The purpose of this letter is to formally amend our requested commercial zoning for this project. The proposed amendment is consistent with the recommendation contained in Finding #26 of the January 18th staff report.

Tract A-1's request is hereby modified to: SU-1 for C-1 uses (with restaurants with full service liquor sales and retail sales of alcoholic drinks for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses.

Thank you for your assistance on this project. Please contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,

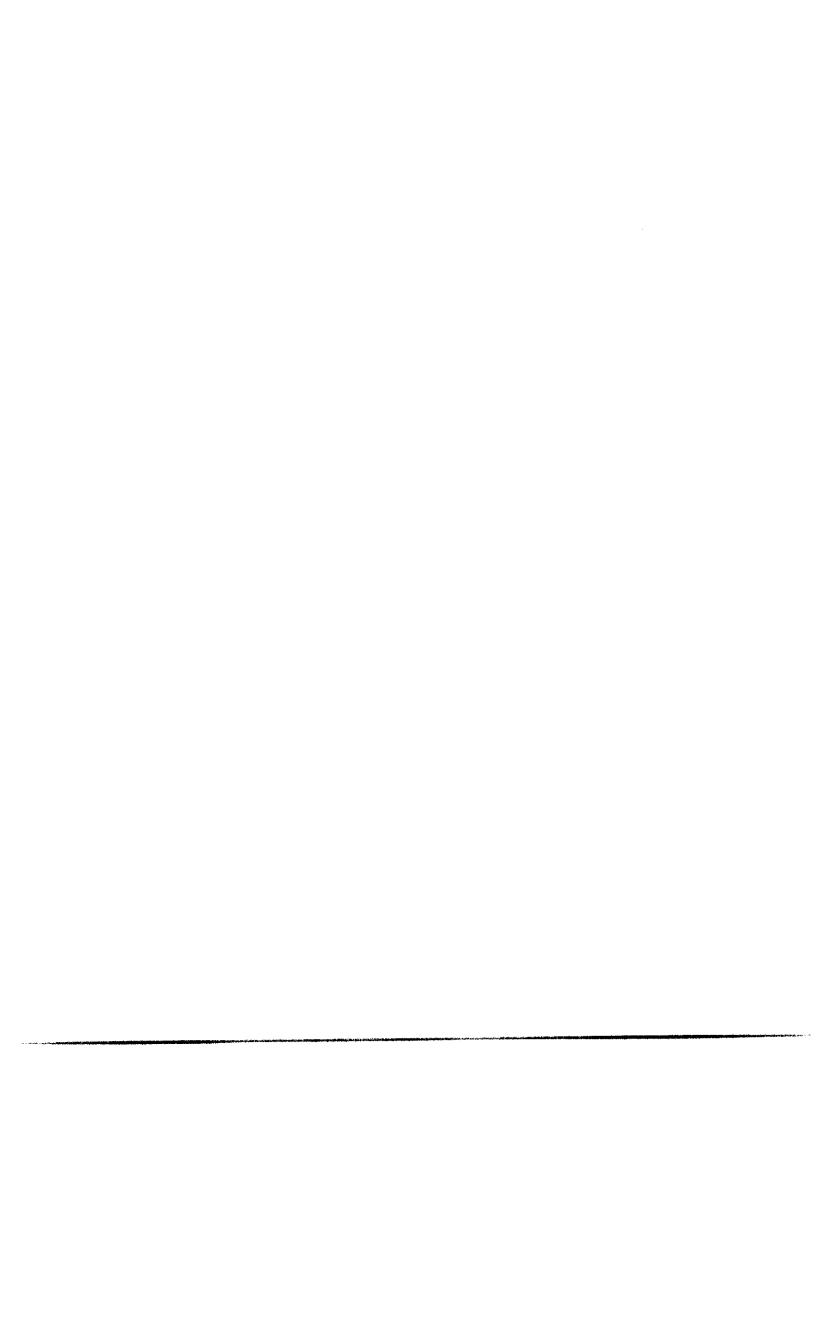
James K. Strozier, AICF

Principal

c: Stan Strickman, Trails Management, Inc.

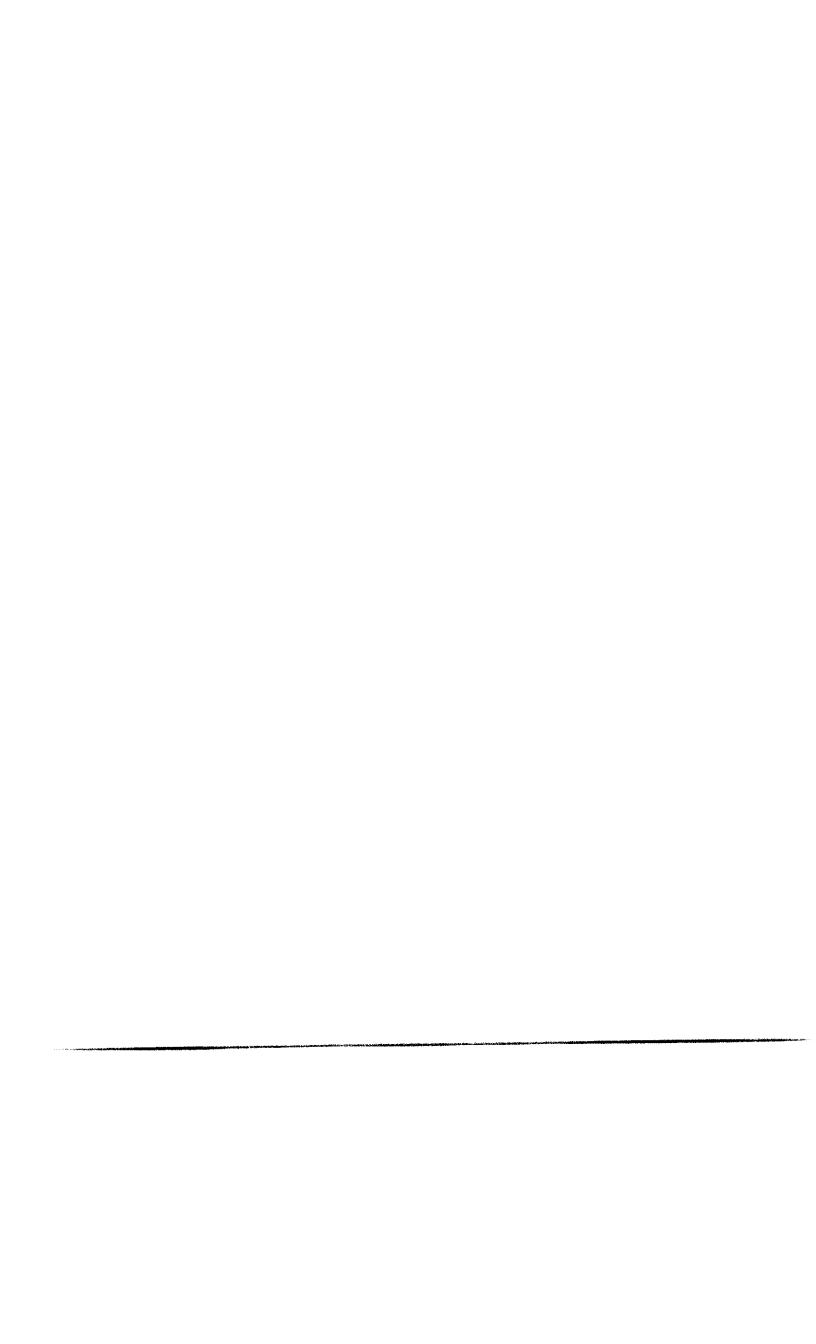
PRINCIPALS

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



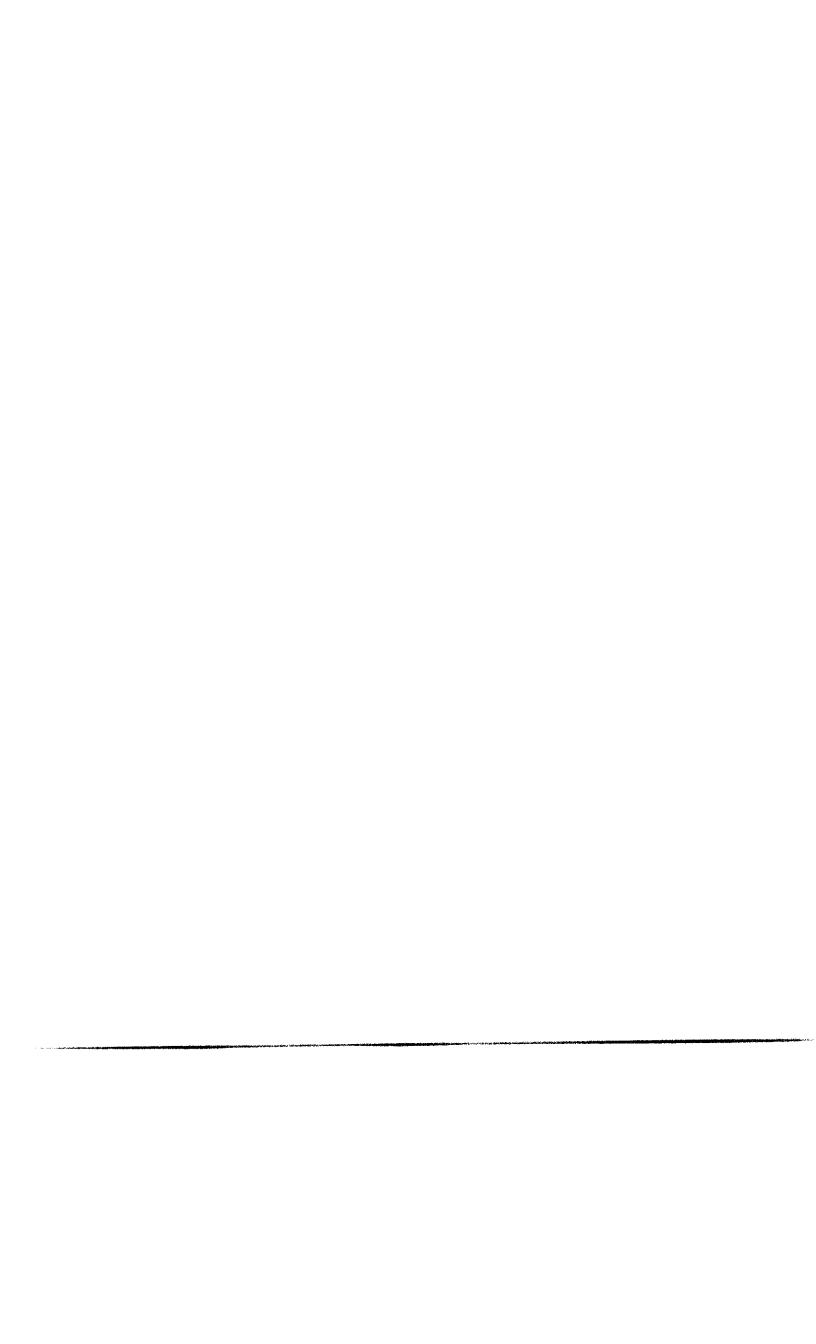
Alternate Findings for Approval - (00110-000000-01626) (January 18, 2001)

- 1. This is a request for a zone map amendment from existing R-1 to R-LT, from existing R-1and SU-1 for C-1 uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for consumption off-premises ancillary to a full-service grocery store where drive-up windows, sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1/R-2 Uses, located at a vacant parcel at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. The existing zoning of R-1 was established as part of the Northwest Mesa Annexation. The existing zoning of SU-1 for C-1 uses was established as part of the Paradise Heights Unit 5 Subdivision in 1984.
- 3. The request furthers the applicable Goals and Policies of the Comprehensive Plan by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 4. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the TVI Campus, and responds to the mixed-use goals of the *Comprehensive Plan*.
- 5. The request furthers the applicable Goals and Policies of the Comprehensive Plan by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 6. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.

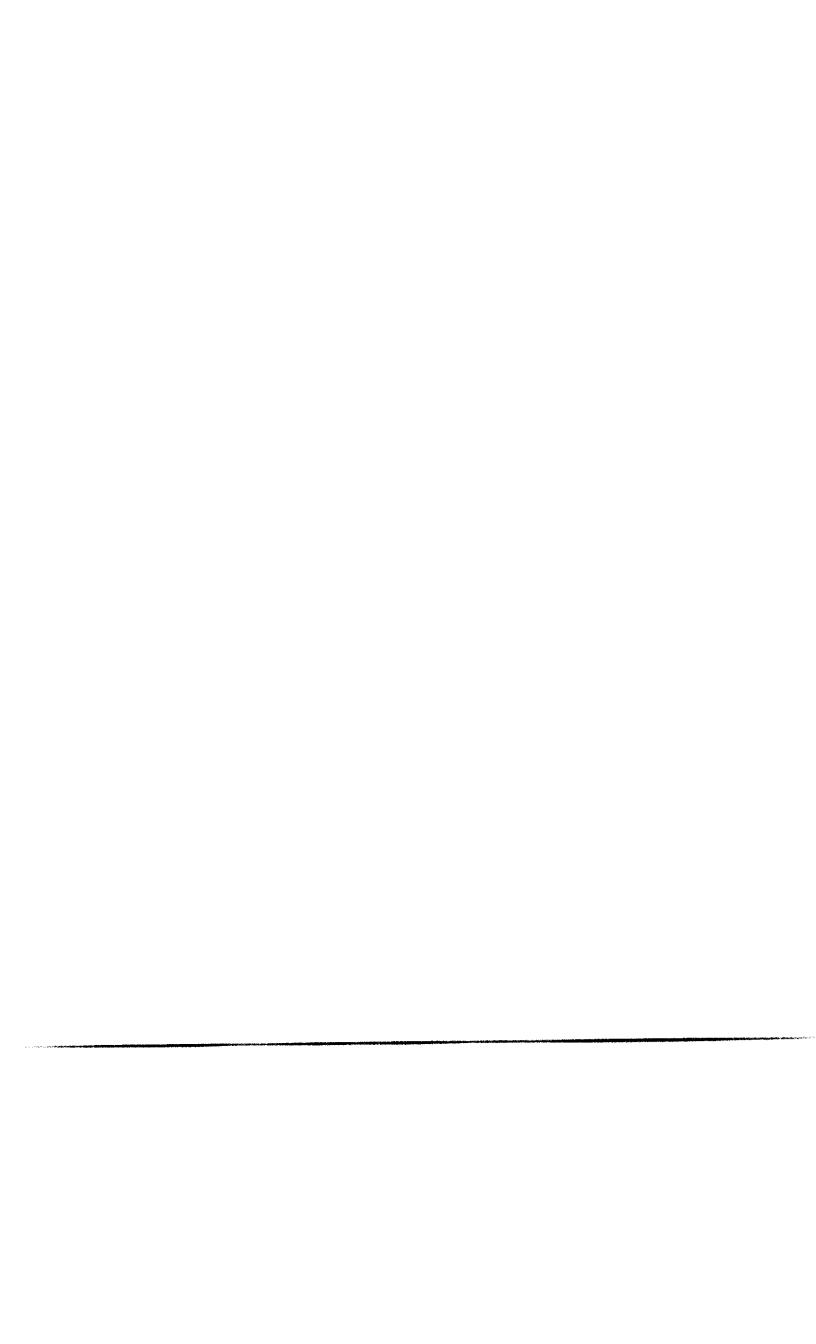


This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant parcel, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of C-1, O-1, R-2, and SU-1 for Church and Related Facilities are appropriate choices for a neighborhood center to serve the surrounding community.
 This request furthers the intent and policies of the West Side Strategic Plan by proposing the neighborhood center near programmed transit, bike, and pedestrian facilities. By location near the programmed multi-modal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.

- 9. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the commercial/office center and adjacent residential development.
- 10. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that a neighborhood center is designated at McMahon and Westside. This request is adjacent to that intersection.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.
- 12. This request meets the criteria established in R-270-1980 for a zone change, in that the zone change is justified by the changed community condition of the location of the TVI West Side Campus across Universe. The zone changes are justified as more advantageous to the community, in that the proposed zoning will provide flexibility for the new development of a mixed-use neighborhood center to serve the new TVI campus and the adjacent residential areas without a series of individual zone change requests. Furthermore, the adoption of the Westside/McMahon Land Use and Transportation Guide has changed the community conditions to a more transit-oriented low to medium intensity development in this area.



13. The zone changes are justified as more advantageous to the community, in that this center will serve the residential development in the Seville parcel and the adjacent parcels, which do not have any retail, service, or office development planned at this time. 14. This request is not a spot zone, proven by the fact that the proposed tracts are large parcels of land, not individual lots. This request is not in conflict with the adopted policies of the Comprehensive Plan, but in fact supports the goals for established and developing urban areas, transportation and transit, economic development, and education. 15. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this neighborhood center conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of residents closer to their homes or employment, which will decrease the vehicle miles traveled, thereby decreasing automobile dependence. 16. The zone category specifies C-1 Uses, with the uses of restaurants with fullservice liquor and liquor sales for off-premise consumption ancillary to a fullservice grocery store use. The restaurant with full-service liquor use is a C-1 conditional uses in the Comprehensive City Zoning Code. The liquor sales for off-premise consumption is a conditional use in C-2. The request would allow these uses to be permissive in the SU-1 for C-1 zone. The harmful impact of the liquor sales for off-premise consumption use is mitigated by: the prohibition of sale of miniatures, 40 oz. Containers, and fortified wines and the prohibition of drive-up windows. 17. The zone category of SU-1 for C-1 uses, with the liquor sales for off-premise consumption is in accordance with the conditional use of C-2 as per the Zoning Code language. 18. This request does not specify the maximum square footage, number, or percentages for the related facilities in relation to the proposed SU-1 for Church and Related Facilities.

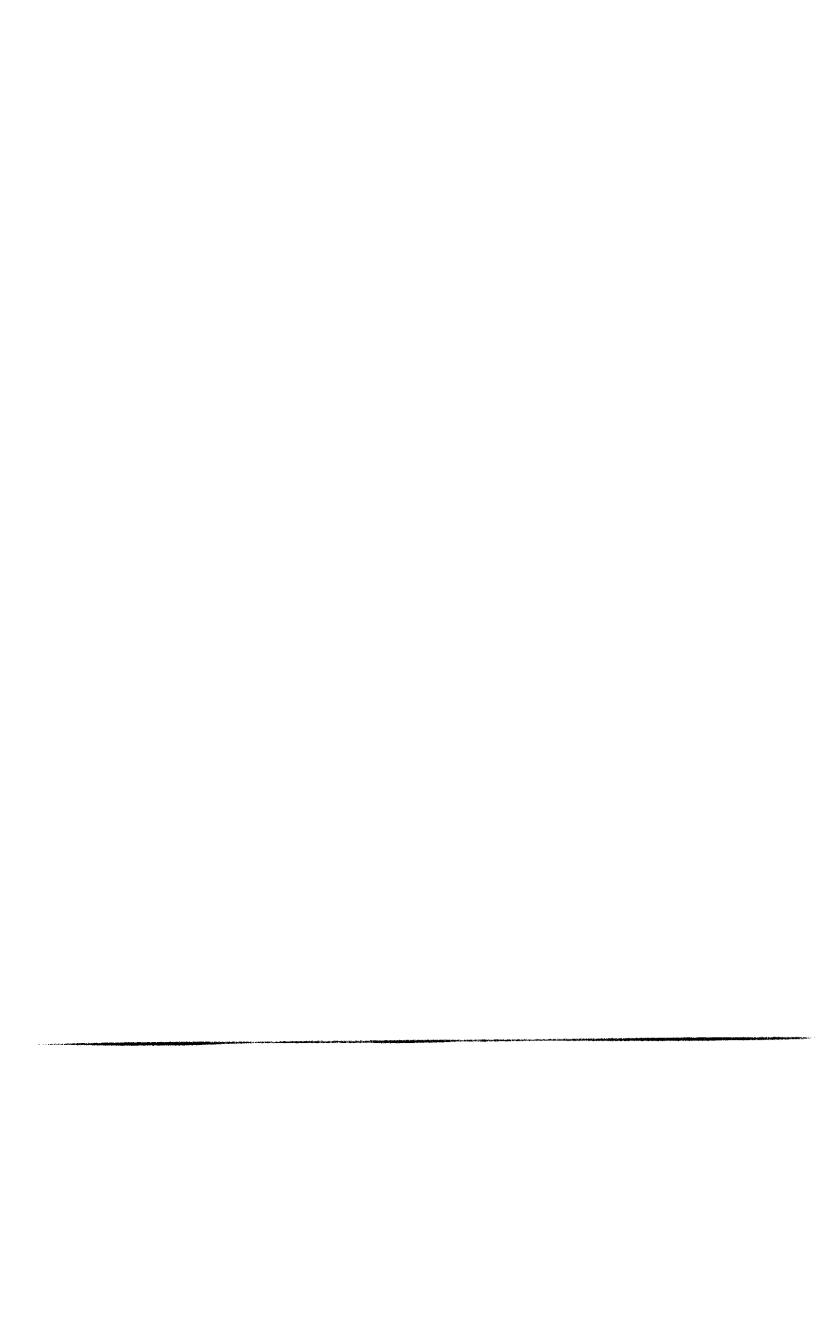


RECOMMENDATION - (00110-00000-01626)(January 18, 2001)

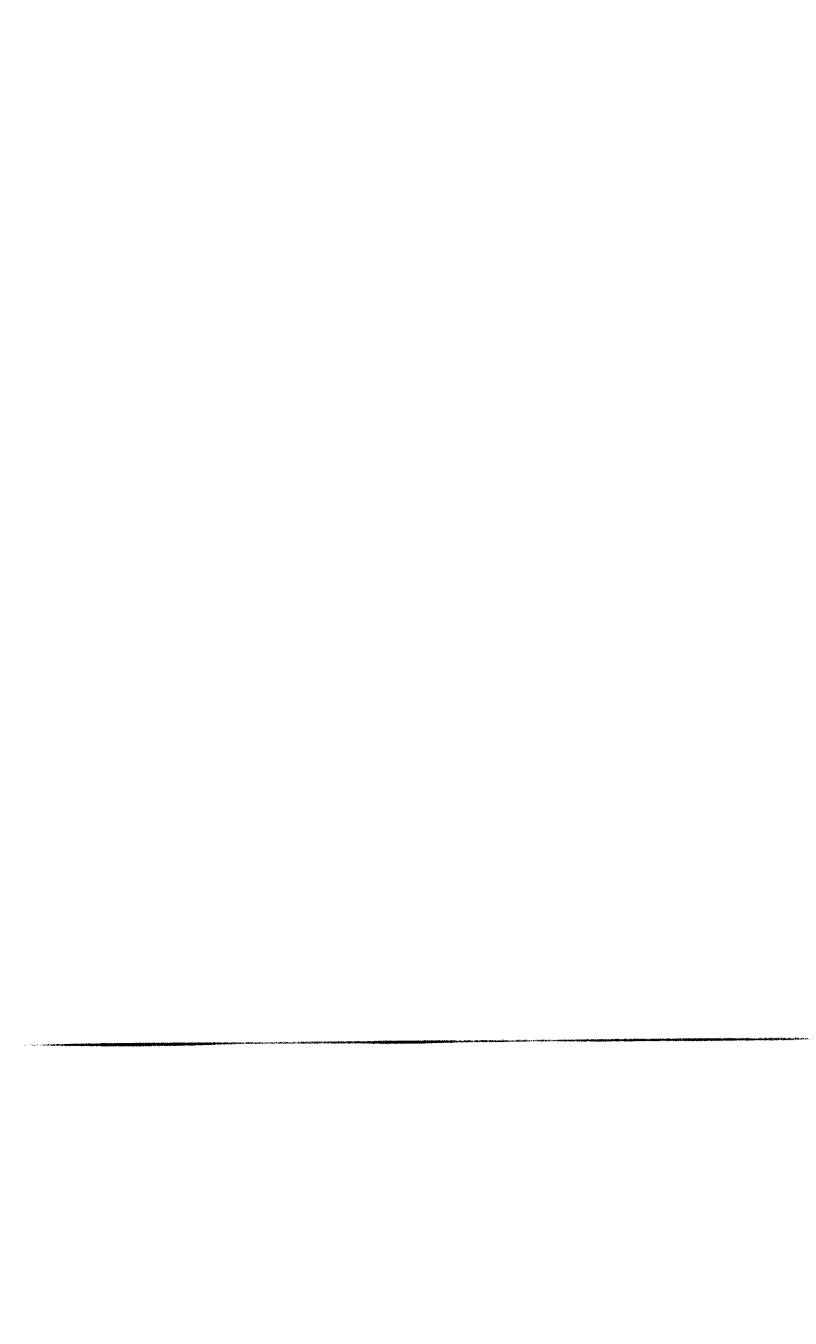
APPROVAL of 00110-00000-01626, a request for zone map amendments from R-1 to R-LT, R-1 and SU-1 for C-1 Uses to SU-1 for C-1 Uses (including restaurants with full-service liquor and liquor sales for off-premise consumption ancillary to full service grocery store, where drive-up windows, sale of miniatures, singles, 40 oz. Containers, and fortified wines are prohibited and where the portion of the building used for such business is within 500-feet of a residential zone)/O-1 and R-2 uses, and from R-1 to SU-1 for Church and Related Facilities/O-1/R-2, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings.

FINDINGS - (00128-000000-01625) (January 18, 2001)

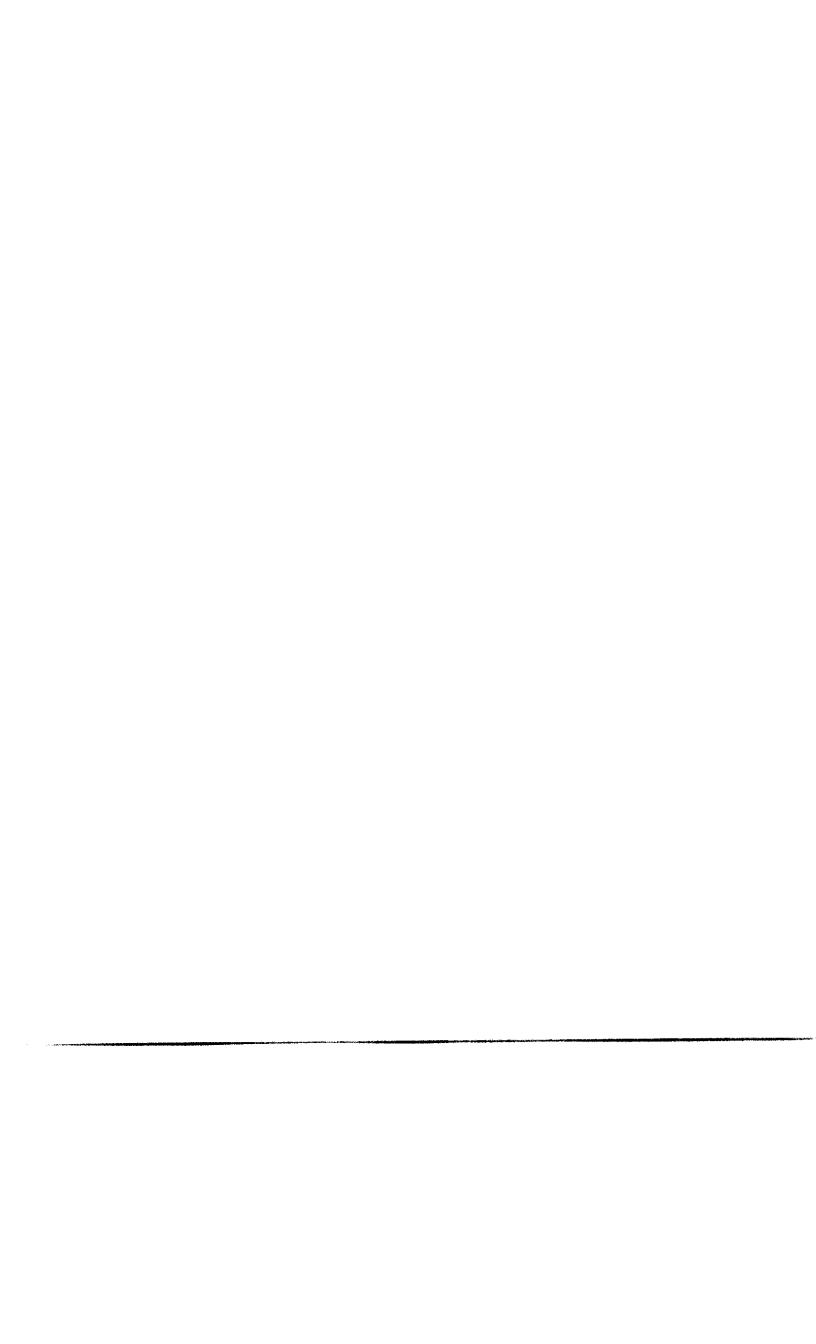
- 1. This is a request for a site plan for subdivision, for a vacant parcel located at the northeast quadrant of Irving Boulevard and Universe Boulevard.
- 2. A portion of this site, where Tract A-1 is proposed, was platted as part of the Paradise Heights Unit 5 Subdivision in 1983. The remainder of the site has not been platted.
- 3. The goal of this site plan is to separate the vehicular and pedestrian circulation in order to support the creation a pedestrian-*friendly* atmosphere throughout the site.
- 4. The request furthers the applicable Goals and Policies of the *Comprehensive Plan* by proposing an urban environment which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
- 5. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing a transition from the residential area to the surrounding community, including the TVI Campus, and responds to the mixed use goals of the *Comprehensive Plan*.



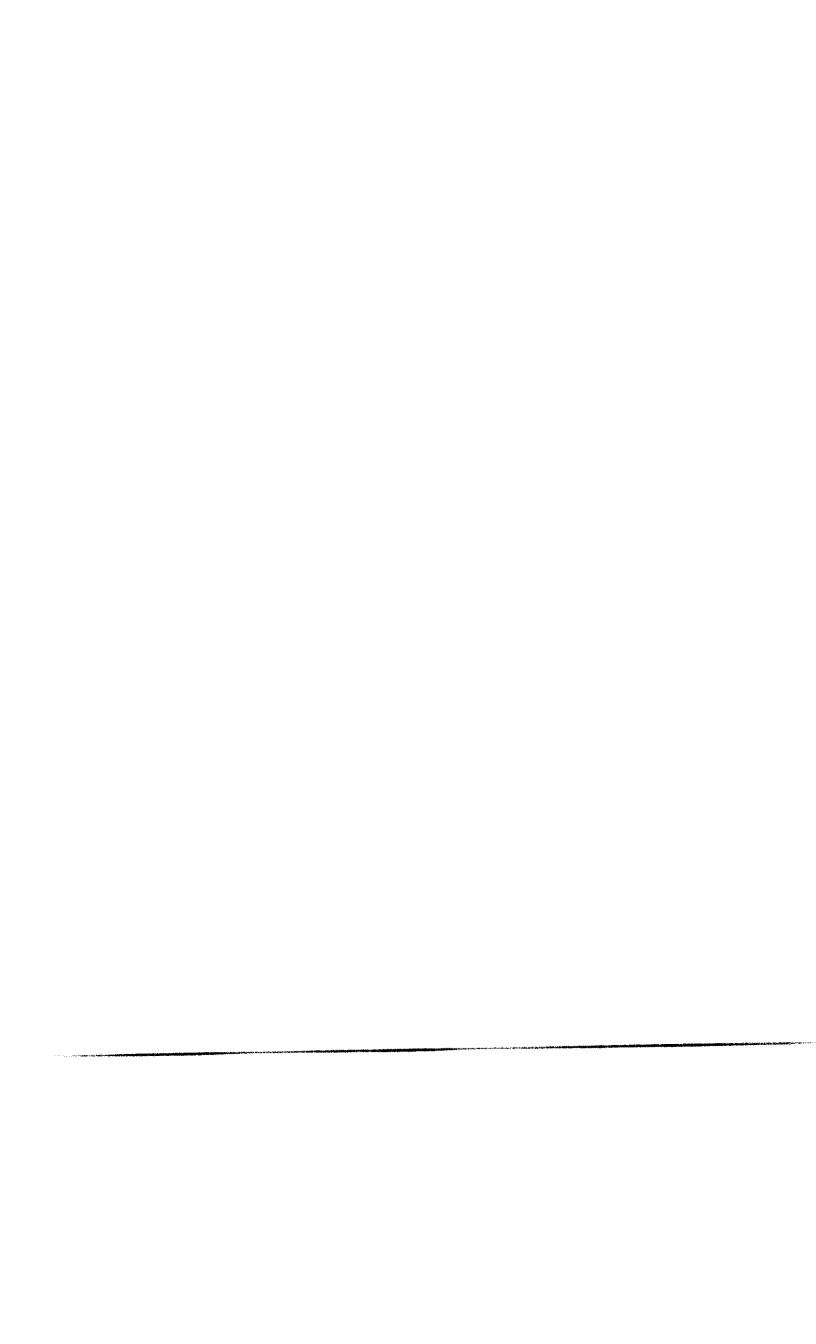
- 6. The amendments further the applicable Goals and Policies of the *Comprehensive Plan* by providing access to future transit routes, regional trails, and an activity center/employment center (TVI West Side Campus). This site provides for a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
- 7. This request furthers the applicable Goals and Policies of the *Comprehensive Plan* by locating the neighborhood center adjacent to the TVI campus. This will provide a stronger communication and planning link with the educational institution and the development of this site.
- 8. This request furthers the intent and policies of the West Side Strategic Plan by proposing a church, office, or higher density housing on this vacant tract, which will enhance the neighborhood center at Seville. The low-to medium-intensity uses of SU-1 for Church and Related Facilities, O-1, and R-2 are appropriate choices for a neighborhood area with a center that serves the surrounding community.
- 9. This request furthers the intent and policies of the West Side Strategic Plan by proposing the church, office, and residential uses near programmed transit, bike, and pedestrian facilities. By location near the programmed multimodal facilities, cross-metro trips will be reduced, as local business development and job opportunities will be located near these planned transit, bike, and pedestrian facilities.
- 10. This request furthers the intent and policies of the *West Side Strategic Plan* and the *Facility Plan for Arroyos* by providing an opportunity to incorporate the west branch of the Calabacillas Arroyo primary trail within the church, office, and residentially zoned tract.
- 11. This request furthers the policies contained in the Westside/McMahon Land Use and Transportation Guide, in that the proposed zoning of SU-1 for Church and Related Facilities/O-1/R-2 provides opportunities for reducing automobile travel and encourages transit use by locating these uses within the residential area and adjacent to a neighborhood center. Neighborhood-scaled development is encouraged in this policy.



- 12. The City Council-approved Land Use and Transportation Guide for McMahon Boulevard (R-249/Enact 117-1999) identified a commercial node at the SE corner of Universe Boulevard and McMahon Boulevard, as proposed in Tract A-1 of the site plan. Further, that outside of this commercial node, the land use guide contemplated the remainder of this site being low to medium residential uses (7 to 15 du/acre). With one exception, the request is consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard. The exception being the proposed O-1 uses request in Tract A-2.
- 13. Relocation the O-1 uses in Tract A-2 to a location adjacent to Tract A-1 would be more consistent with the guiding principle of clustering trip ends (in this case a vicinity proximate to the above commercial node and adjacent TVI campus) in an effort to promote alternative modes of travel.
- 14. Universe Boulevard is designated on the *Long Range Roadway System* map as a study corridor containing a minor arterial with a minimum right-of-way width of 86 feet.
- 15. Irving Boulevard is designated on the *Long Range Roadway System* map as a minor arterial with a minimum right-of-way of 86 feet.
- 16. Universe Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 17. Irving Boulevard as designated on the recently adopted *Albuquerque Comprehensive On-Street Bicycle Plan* is proposed to include bicycle lanes.
- 18. This request furthers the policies set forth in R-91-1998 (R-70), in that the development of this parcel conforms to the framework established under R-70. The increased densities and mixed uses in the center will meet the needs of the residential areas, and with residents closer to their homes or employment, it will decrease the vehicle miles traveled, thereby decreasing automobile dependence.



19. The site plan for subdivision provides design guidelines for Tracts A-1 and A-2. These design guidelines are not applicable to the remainder of the site, proposed to be zoned R-LT. 20. A maximum FAR of .35 for the non-residential uses is proposed for Tracts A-1 and A-2. Residential uses in these tracts are proposed to have a maximum density of 24 du/acre. 21. The landscape requirement of 15% in the Zoning Code is proposed in this site development plan for subdivision. The Zoning Code requires that 75% of that 15% is living landscape. 22. Primary vehicular access to the neighborhood center at Tract A-2 is aligned with the proposed entry to the TVI. Vehicular access to Tract A-2 is off of Universe Boulevard and Irving. 23. Pedestrian and bike paths are proposed to be provided on all interior streets; however, this site development plan for subdivision does not show these paths. Instead, the request proposes that these paths be developed with future site development plans for building permits. 24. A parallel trail along the Calabacillas Arroyo is proposed in the West Side Strategic Plan and the Facility Plan for Arroyos. This trail is mentioned in the request for site development plan for subdivision; however, it is not located on the site development plan for subdivision. Connections from the internal pedestrian and bike paths to this trail are proposed, but not shown on this site development plan for subdivision. 25. This request for site plan for subdivision cannot be approved, as per R-270-1980, where some of the permissive uses in the zone would be harmful to adjacent property. Specifically, the use of full service liquor sales for off-premise consumption may be harmful to adjacent residential areas. 26. Staff could support a modification of the site plan for subdivision, that shows Tract A-1 to have SU-1 for C-1 uses (with restaurants with full service liquor and



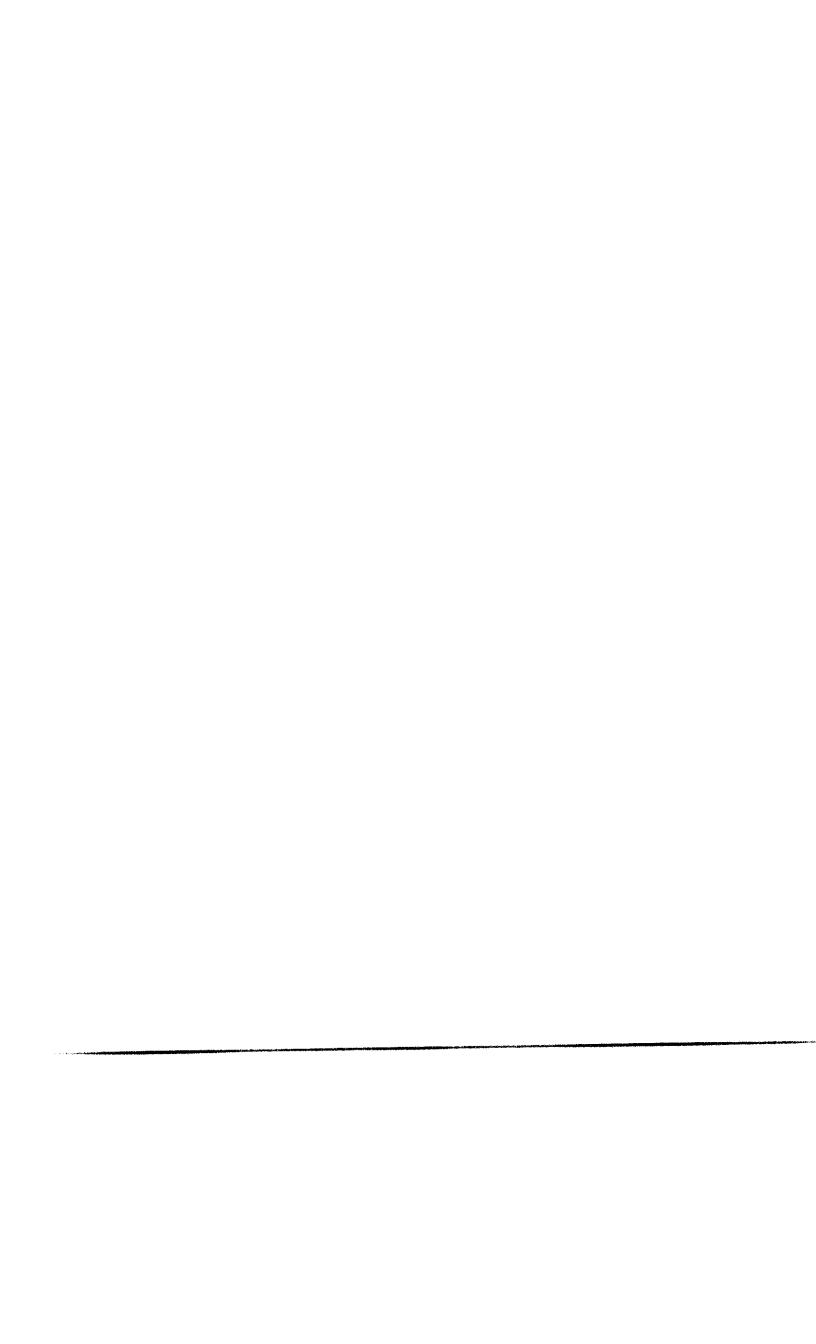
full service liquor sales for off-premise consumption ancillary to a full-service grocery store, where drive-up windows are prohibited, and sale of miniatures, singles, 40 oz. containers, and fortified wines are prohibited, and where a buffer of 500 feet from this use to any residential area is provided)/O-1/R-2. The EPC has approved similar modifications to zone change requests at McMahon and Unser.

RECOMMENDATION - (00110-00000-01625)(January 18, 2001)

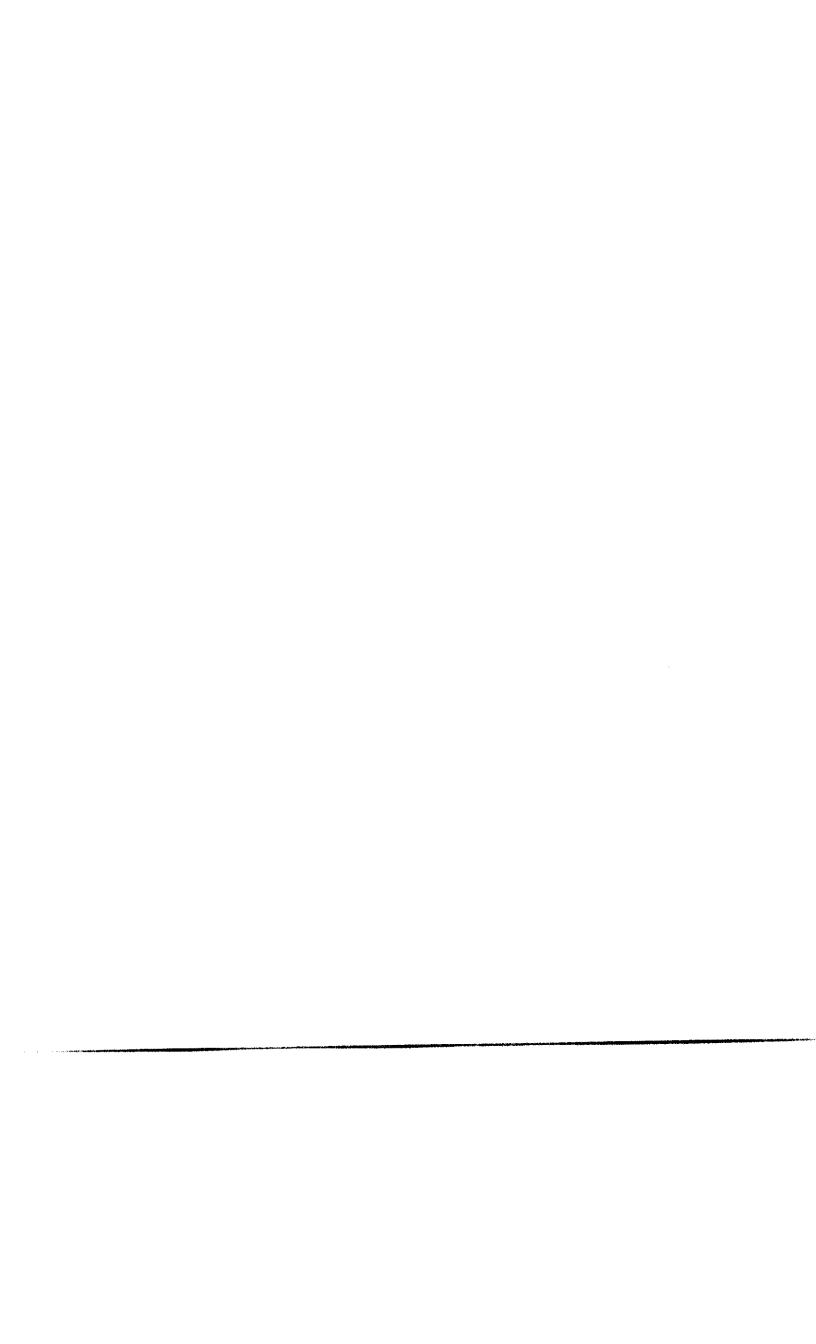
APPROVAL of 00110-00000-01625, a request for a site plan for subdivision, for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Unit Five, Paradise Heights Addition, based on the preceding Findings, with the following Conditions of Approval:

CONDITIONS OF APPROVAL - (00128-00000-01625)(January 18, 2001)

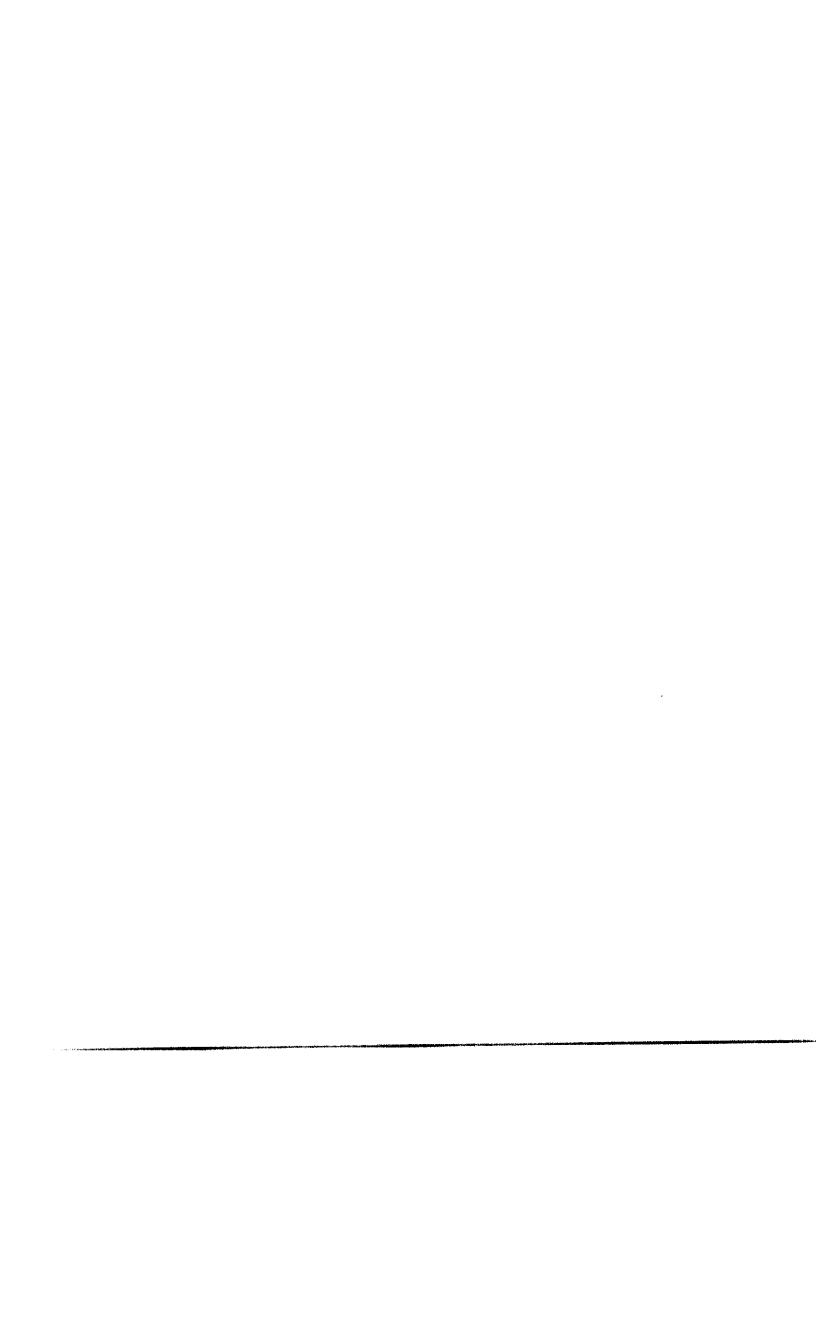
- The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Site plan will be replatted to reflect new zone boundary lines.
- 3. Cluster Tracts A-1 and A-2 to be adjacent to each other, as per comments and conditions by the Public Works Department, Transportation Planning Division.
- 4. The design guidelines, as provided with the site development plan for subdivision, shall be considered mandatory for further development of the site.
- 5. Schematic internal pedestrian paths and bikeways, connecting to the major site entries and the Calabacillas trail, shall be shown on the site plan for subdivision, as part of the DRB submittal.



6. Schematic vehicular ingress and egress shall be shown for Tracts A-2 on the site development plan for subdivision, as part of the DRB submittal. 7. As per the Public Works Department comments: a. The first 150 single family units may proceed to construction without a TIS initially, however, these units will be included as part of the over TIS when performed. b. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determines as part of the required TIS. c. Development of the McMahon Facility must be analyzed as part of the TIS. d. Dedication of right-of-way for and construction of Universe and Irving Boulevards, with bike lanes. e. A water and sewer availability statement from New Mexico Utilities will be required. Required infrastructure must be financially guaranteed prior to site plan and/or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque Standards, including water and/or sanitary sewer lines owned and operated by NMUI. This project shall not proceed without proper transportation infrastructure in place. g. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.



h. Relocation of O-1 uses in Tract A-2 to a tract adjacent to Tract A-1, consistent with the adopted Land Use and Transportation Guide for McMahon Boulevard i. Dedication of right-of-way for Universe Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline. Dedication of right-of-way for Irving Boulevard per the Long Range Roadway System map, 43-foot minimum from the street centerline. k. Dedication of additional right-of-way along Universe Boulevard and Irving Boulevard as required by the City Engineer to provide for bicycle lanes. 8. As per the Open Space Division comments: a. The R-LT detached open-space requirement should be satisfied by dedication of property within the arroyo channel, in accordance with the Zoning Code formula and based on the number of dwelling units. b. Open Space Division requires preservation of significant natural features in the Calabacillas Arroyo. Outcrops, stands of trees, steep embankments, and other natural features should be incorporated into the Design Guidelines. Please contact Jay Evans at Open Space Division, 452-5207 to coordinate a site visit. c. Any drainage improvements to the Calabacillas Arroyo should be designed so as to minimize arroyo bank stabilization. d. General policies (pp. 16-21) and Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links (pp. 1-61) as detailed in the Facility Plan for Arroyos should be complied with.

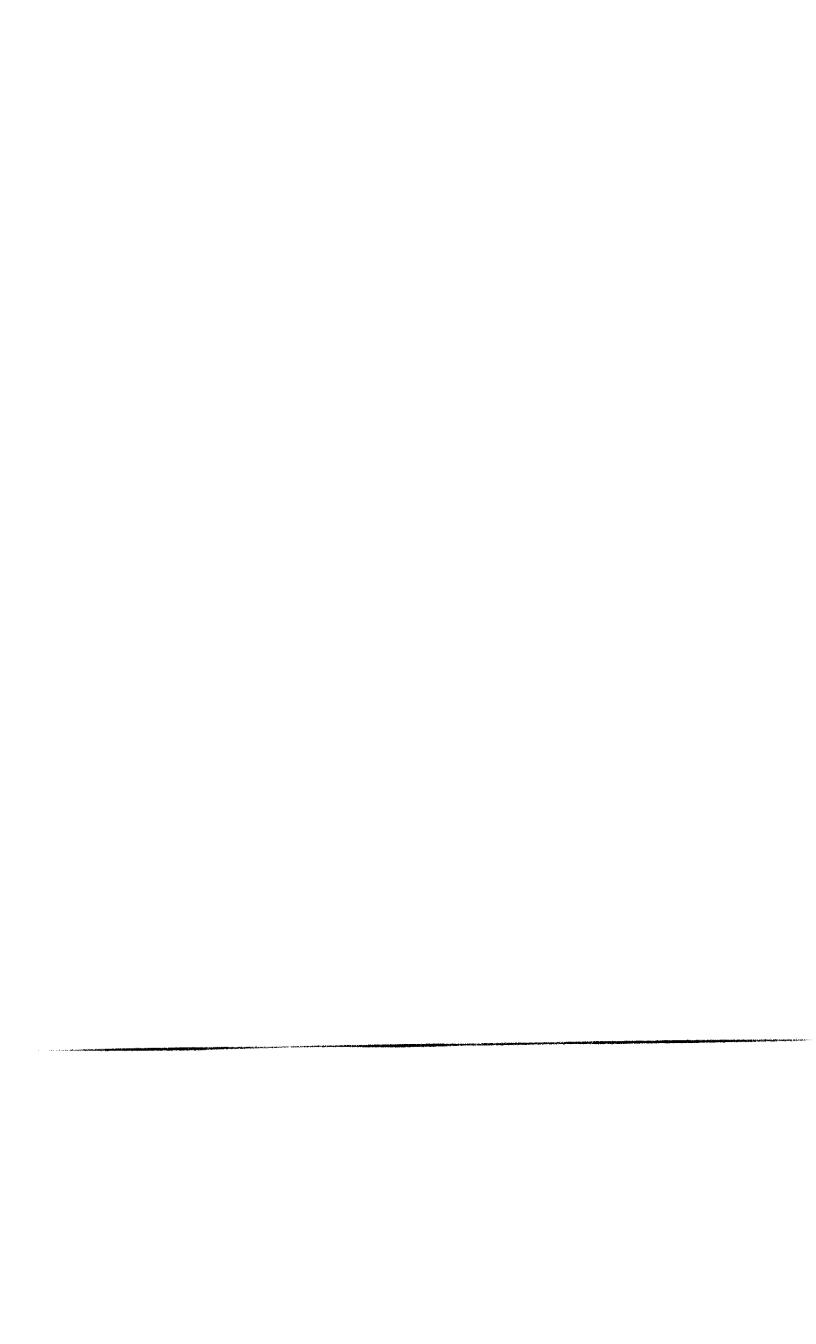


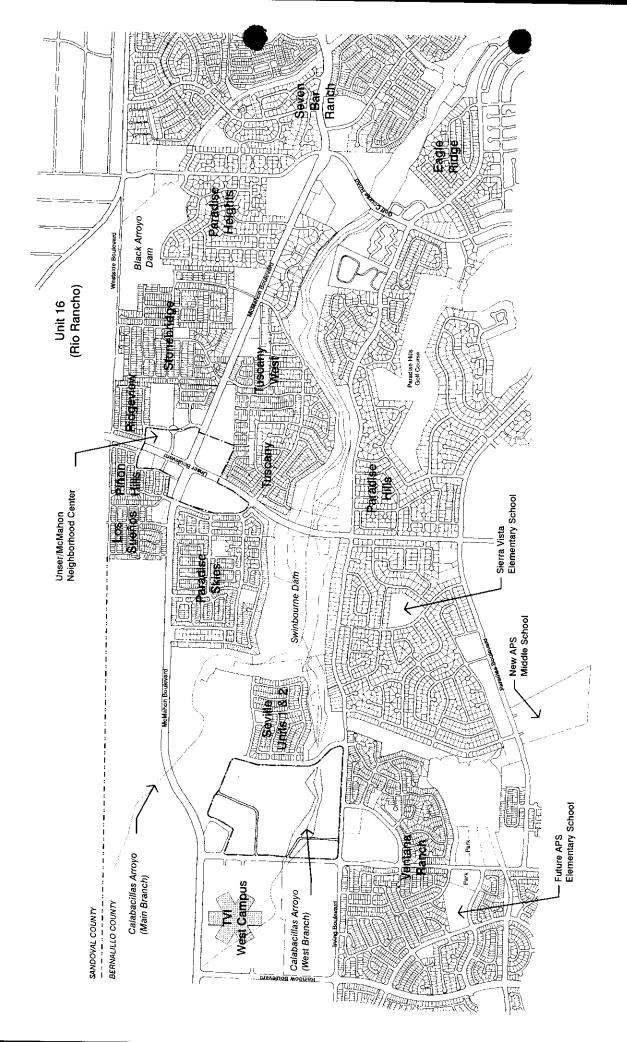
9. As per the Parks and Recreation Department Comments:

a. Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance, which includes:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

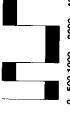
- b. The Parks & Recreation Department is interested in acquiring park land within this evelopment to serve future residents and users of the support services that are likely to develop in conjunction with the TVI campus.
- c. The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the west branch of the Calabacillas Arroyo. As this development proceeds towards design, the Parks & Recreation Department would like to meet with the applicant to discuss feasible park site and trail easement locations.
- d The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.
- e. With regard to the Pedestrian Connections and Trails in the Design Guidelines, any asphalt trail connections in-lieu of sidewalk to city trails will be the maintenance responsibility of the property owner."
- 10. As per the Solid Waste Department Comments: Approved on condition will comply with all Solid Waste Management Department residential and commercial requirements and specifications.
- 11. As per AMAFCA Comments: If proposed development discharges to the Calabacillas Arroyo, a license for construction within the AMAFCA right-of-way will also be required. The prudent line shown along the arroyo is based on a draft report and may be modified when the final is received.





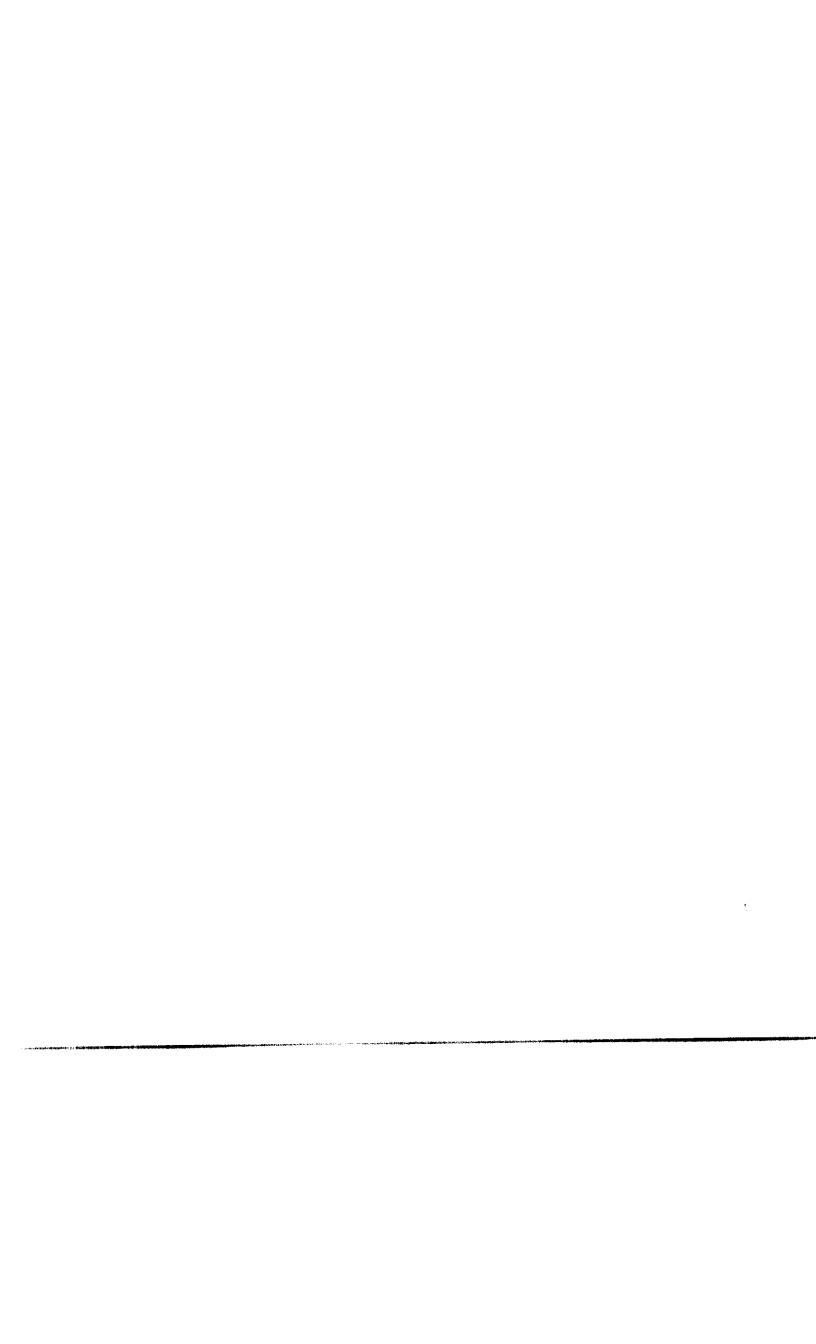
AREA MAP

Seville Neighborhood Center

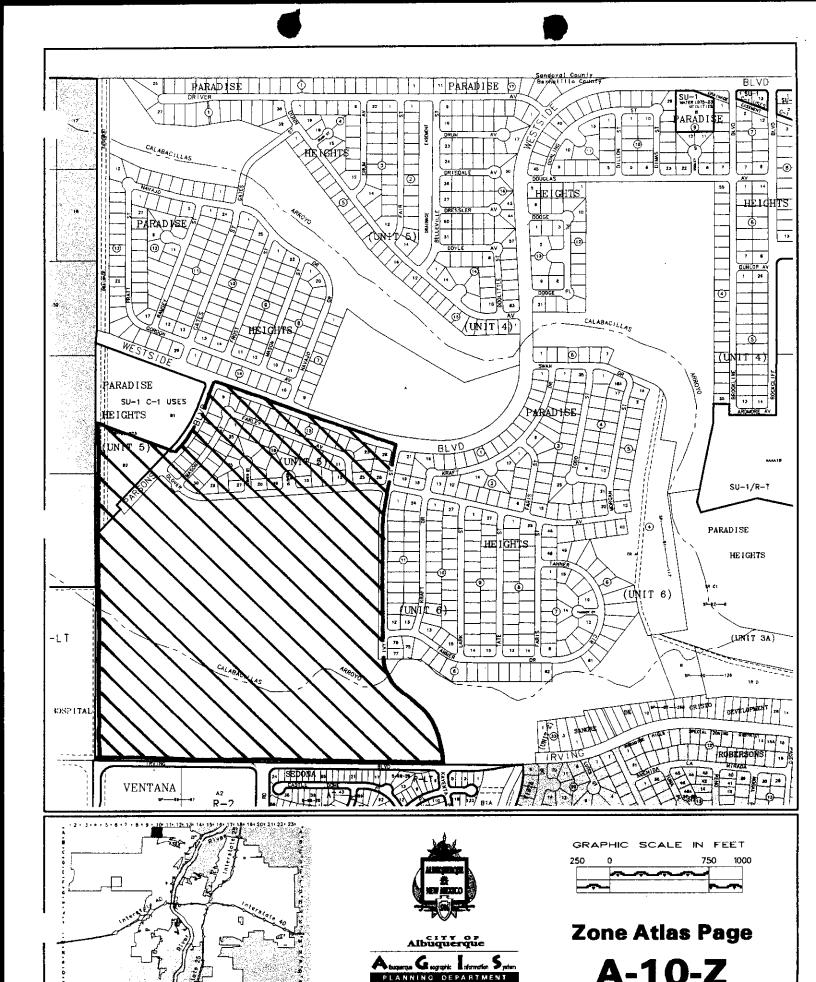


January, 2001



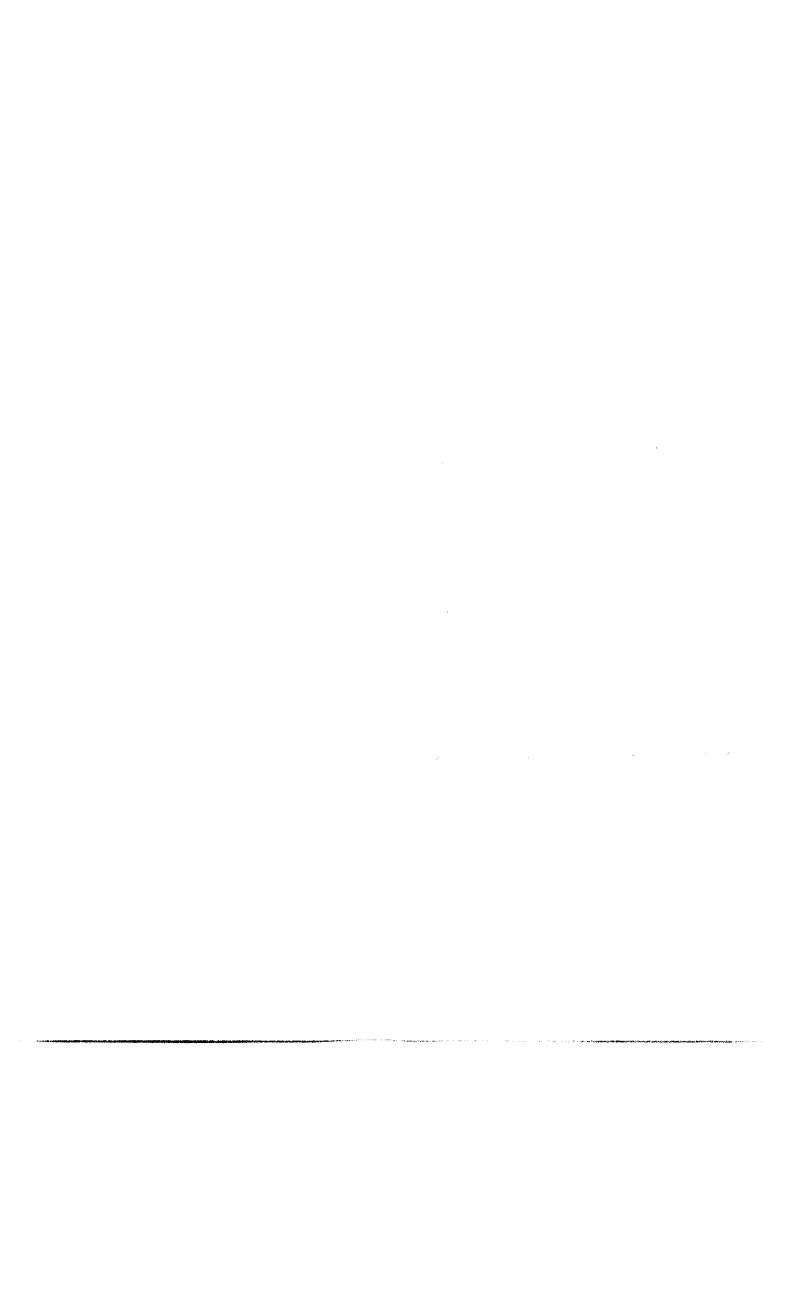


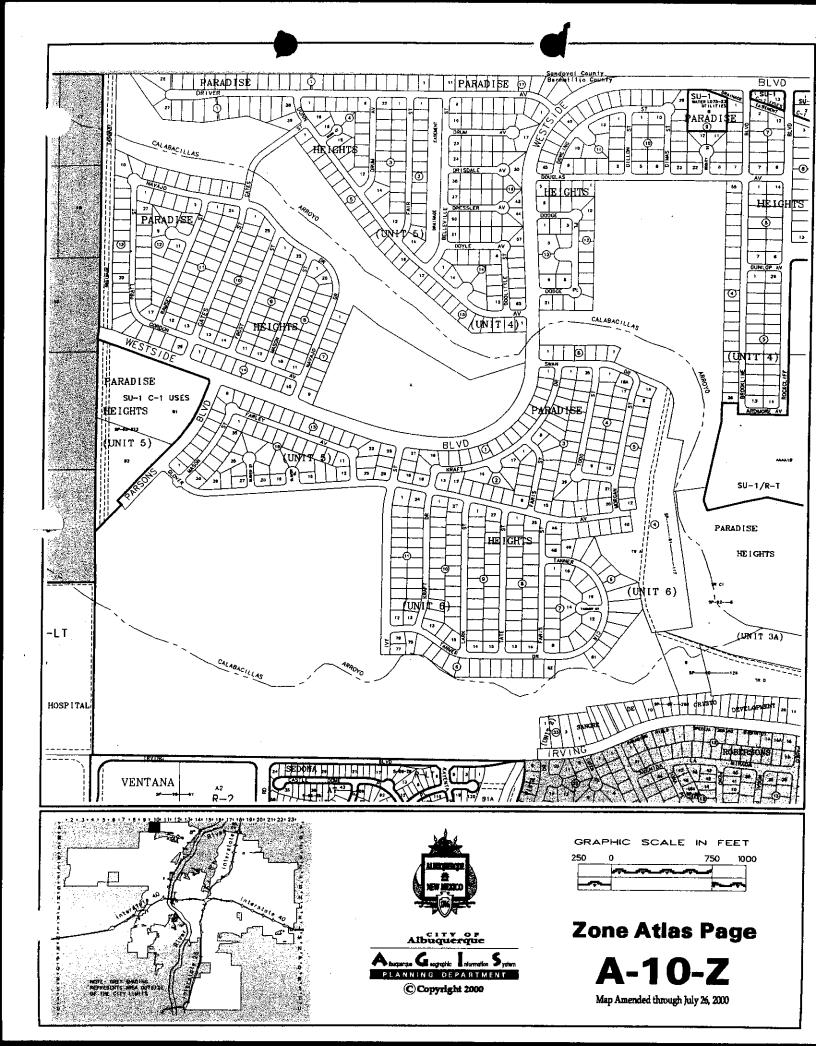
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Jevelopment Services Division 924-3860 / 924-3339 FAX rev: 2/2000 x:\share\epc\stuff\siteplan\fax\list	DATE: <u>//-27-00</u>
	[BY FAX] 842- 5495
FROM: Flanker	-
SUBJECT: <u>924-3860</u>	
Upon review, our office has determined that there are deficiencies with of this Site Development Plan for Building Permit. In order for this agenda for the EPC hearing on for the lamended to address the deficiencies specified below. The plan set noon on Wednesday, 100 30, 2000. You are responsible for the plan sets along with a set of 81/2" x II" reductions.	s request to be placed on the packet of drawings must be is must be amended by 12:00
DEFICIENCIES:	
An amendment to the West	tside Strategie
activity Center?	

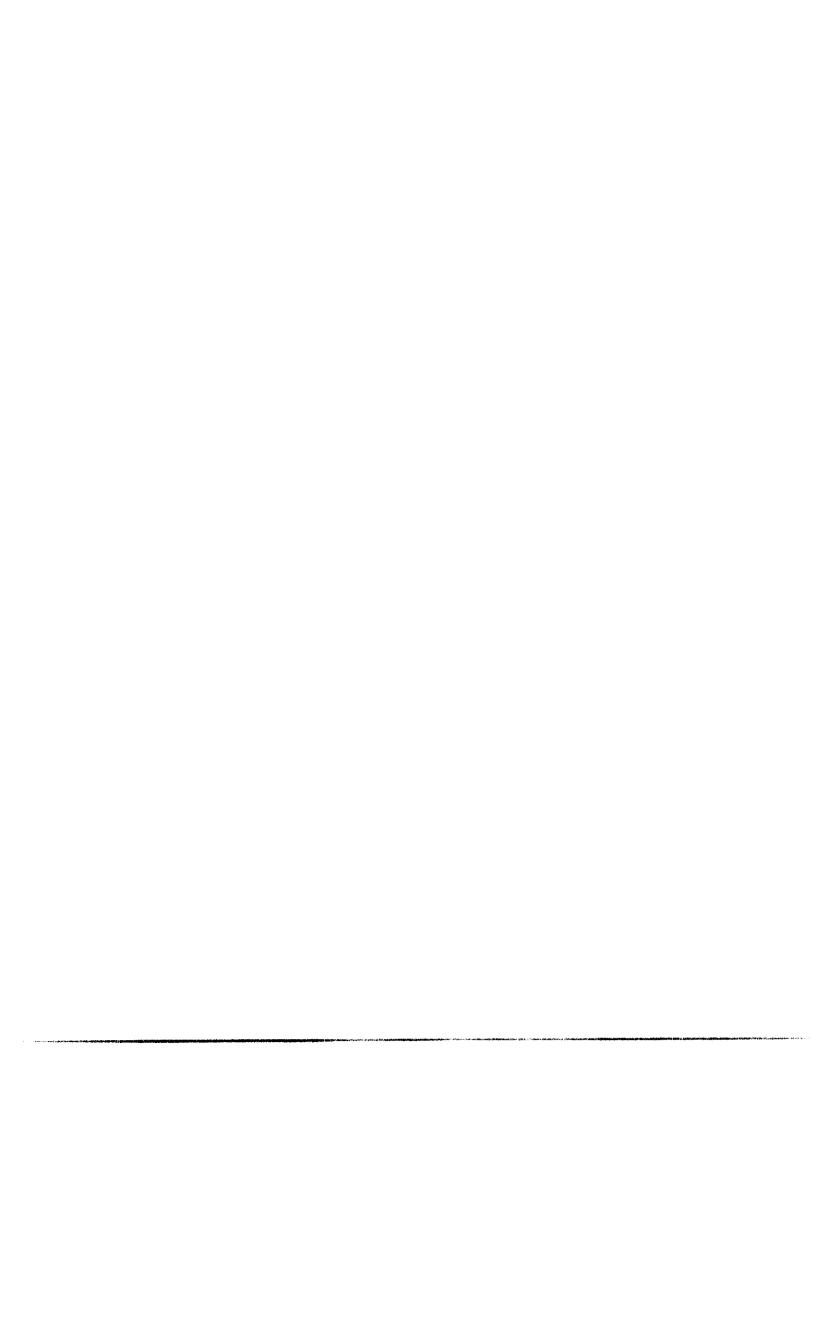


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Map Amended through July 26, 2000



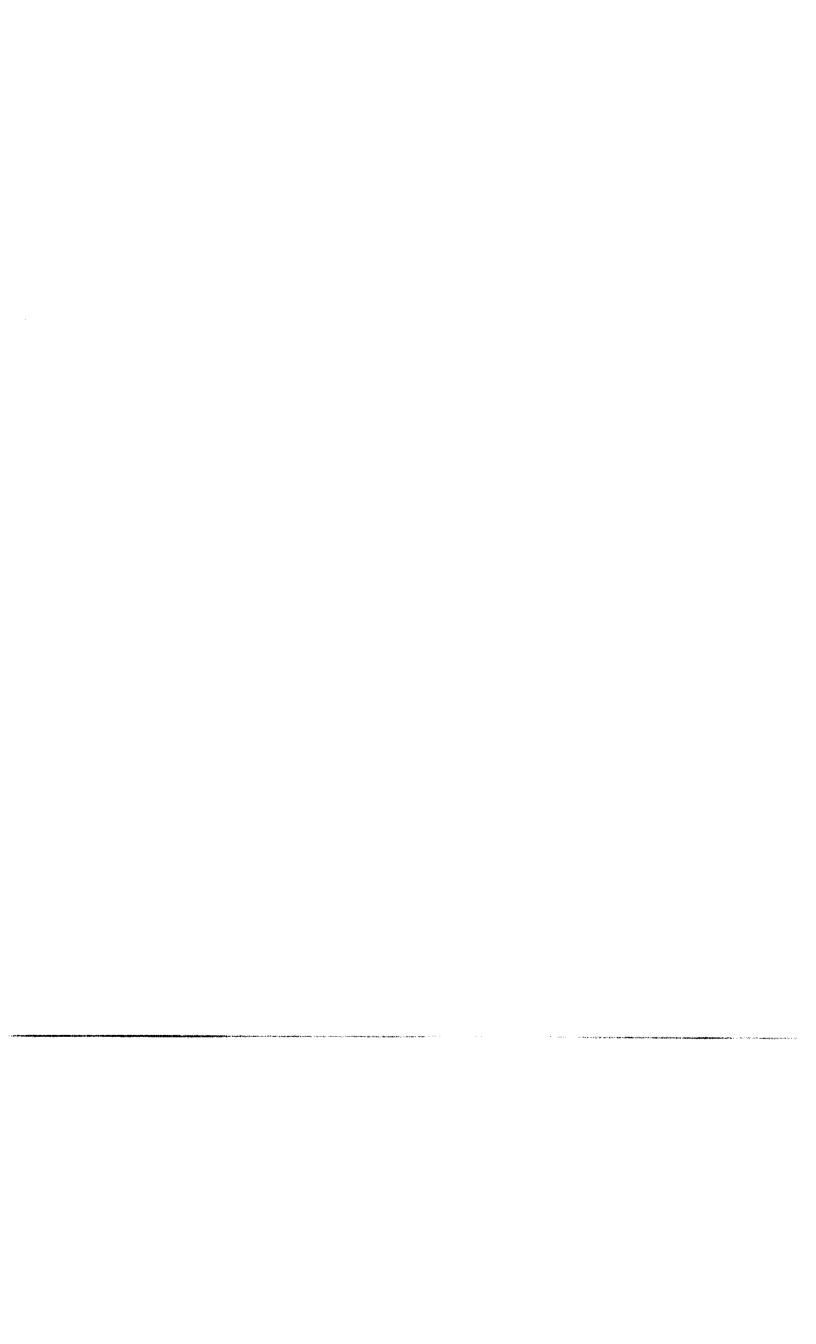




CITY OF ALBUQUERQUE PLANNING DEPARTMENT LAND DEVELOPMENT COORDINATION DIVISION PAID RECEIPT

APPLICANT NAME:	Curb Wes	st
AGENT:	Consensus Pl	lanning.
ADDRESS: (w/zip code)	100500	00128.00000.01625
CASE NUMBER:		10110-00000-01626
AMOUNT DUE:	91919,5	50 2MA 164 9 ,50
441006/4981000 (City Cases)		
6301 INDIA	CURB WEST, INC. PH. 881-9190 IN SCHOOL RD. N.E., STE. 680 BUQUERQUE, NM 87110	95-660/1070 2023891610 DATE 1/- 20-00
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SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Pleaning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order 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
 Slore must be posted from JAN 3 2001, JAN 18 2001

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 days after the initial hearing.

I have read this sheet and discussed it with the Planning Division 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.

(Applicant or Agent)

(Date)

(Date)

(Staff Member)

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CASE NUMBER_____

Rev. 11/8/90

