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

Date: August 19, 2005

OFFICIAL NOTIFICATION OF DECISION

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

ASW Realty Partners/Andalucia Development Corp.
8300 Carmel NE, Suite 401
Albuq. NM 87122

LEGAL DESCRIPTION: for Tracts A and B, being a portion of **Andalucia at La Luz,** zoned SU-1 for PRD 5du/acre, located on COORS BLVD. NW, between NAMASTE ROAD and SEVILLA AVE. and containing approximately 28 acres of a 158-acre site. (F-11) Carmen Marrone, Staff Planner

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1000965/05EPC 01117, an amendment to a Site Plan for Subdivision for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site plan for subdivision that was originally approved by the EPC in February of 2001 and later amended in August of 2003 and again in November of 2004. The request involves 28 acres of the 158-acre Andalucia at La Luz Subdivision. The site is legally described as Tracts A and B of the Andalucia at La Luz Subdivision and is located on the east side of Coors Blvd. between Namaste Road and Sevilla Avenue NW.

2. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for subdivision respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment (*Policies 5d, 5g, and 5m*).

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

7. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
e. Site plan shall comply and be designed per DPM Standards.
f. Platting must be a concurrent DRB action.
g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

3. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1000965/05EPC 01115, a site plan for building permit for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building for Tracts A and B of the Andalucia at La Luz Subdivision, containing approximately 28 acres.

2. The request involves development of 61 single family residential lots on Tract A and three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for building permit respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment per *Policies 5d, 5g, and 5m*. The proposed development is carefully designed to conform to topographical features and will respect scenic resources by restricting the homes along Coors Blvd. to single story (*Policy 5g*). The design of the homes is appropriate to the area per *Policy 5l*. The homes will blend in with the natural and built environment and will be of a high quality.

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The site plan for building permit indicates that the proposed residential development will be buffered from the San Antonio Arroyo by a Private Commons Area. Per the *Facility Plan for Arroyos, Section F, Landscape Policy 1,* the Private Commons Area should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.

7. The *Coors Corridor Plan* requires that development within an identified archeological site obtain clearance and guidance from the State Historic Preservation Office *(Issue 2, Policy 6)*. This requirement pertains specifically to Tract A per General Note 6 of the approved site plan for subdivision. The applicant will be required to comply with this requirement prior to submitting an application for DRB final sign-off of the site plan for building permit.

8. The site plans satisfy the *Coors Corridor Plan* by proposing development that is consistent with the existing zoning and with the Design Standards of the approved site plan for subdivision *(Issue 3, Policy 5)*.

9. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

10. There is no known neighborhood or other opposition to this request.

11. On November 2, 2004 the State Historic Preservation Office provided clearance to proceed with development of the subject site.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Denote the Private Commons Area on all of the applicable sheets and provide a note on the site plan stating, "The Private Commons Area shall consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way."

3. The houses fronting Street A/Coors Blvd. shall provide minimum 15' deep rear yards to provide a more pleasant outdoor experience for the residents of these homes.

4. The height and locations of all perimeter walls shall be indicated on the plans.

5. Indicate the surface material of the 8' trail on Sheet 4. Concrete or compacted decomposed granite with stabilizer are preferred materials.

6. The Transit Department will be installing a bus stop at the northeast corner of Coors and Namaste. Transit requests that the applicant provide and install a bus shelter, bench and trash can for this new bus stop.

7. If a streetlight is proposed at the end of Street B, it should be indicated with the appropriate symbol. Also, a note should be added on Sheet 6 to indicate that the streetlights will not exceed 16 feet in height.

8. Conditions from the City Engineer:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
e. Site plan shall comply and be designed per DPM Standards.
f. Platting must be a concurrent DRB action.
g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

9. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

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

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

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

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

Sincerely,

FOR Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Crt. NW, Albuq. NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuq. NM 87120
Edward Totoro, La Luz Del Sol NA, 36 Mill Rd. NW, Albuq. NM 87120
Ray Graham III, La Luz Del Sol NA, One Wind NA, Albuq. NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuq.. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuq. NM 87120

STATE OF NEW MEXICO
County of Bernalillo SS

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

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

PRICE $134.80

Statement to come at end of month.

ACCOUNT NUMBER C80583

My Commissio

NOTICE OF PUBLIC HEARING

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

Distribution & Review - Current Land Use Matters for the August 18, 2005 Public Hearing, which includes the projects listed below:

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, August 18, 2005, 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items. [Note: these items are not in the order they will be heard]

Project # 1004399
05EPC-01097 Zone Map Amendment DAC ENTERPRISES, INC. agents for D & J SPICY FOODS, INC. request the above action for all or a portion of Lots 6, Block 1, Northern Heights Subdivision and Tract Q2, Atrisco Business Park, a zone map amendment from R-1 & SU-1 for IP to SU-2 for Lots 6, Block 1, COORS BLVD., NW, between FORTUNA RD. NW and DAYTONA RD., NW, containing approximately 1 acre. (J-10) Catalina Lehner, Staff Planner

Project # 1004310
05EPC-01098 Zone Map Amendment DAC ENTERPRISES, INC. agents for JIM SAHD request the above action for all or a portion of Lot 7, Volcano Cliffs, a zone map amendment from O-1 to C-1, located on UNSER BLVD. NW, between SANTO DOMINGO ST. NW and MOJAVE ST. NW, containing approximately 1 acre. (E-10) Catalina Lehner, Staff Planner

Project # 1000933
05EPC-01096 Zone Map Amendment CONSENSUS PLANNING, INC. agents for TS McNANEY & ASSOCIATES request the above action for all or a portion of Tracts B1 & B2, Manzano Mesa, a zone map amendment from SU-1 C-1 to R-T, located on SOUTHERN BLVD. SE between ELIZABETH and JUAN TABO, containing approximately 3 acres. (L-21) Elizabeth Pinxten, Staff Planner

Project # 1003570
05EPC-01099 Zone Map Amendment
05EPC-01099 EPC Site Development Plan-Subdivision GARRETT SMITH LTD., agent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts 9B2 and 9F, Seven Bar Ranch, a zone map amendment from SU-1/R-2 to SU-1/PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff Planner

Project # 1003826
05EPC-01100 EPC Site Development Plan-Building Permit Patrick Joseph Hoffman, request the above action for all or a portion of Lots 10-A, 11-A, Pueblo Addition, zoned [illegible], located [illegible] 16TH ST. and PRUITT NW, [illegible] (H-13) [illegible] Staff Planner

Project # 1004313
05EPC-01103 Zone Map Amendment [illegible] & CO, agents for ROGER H. SHERRY, PHILLIPS EDISON & CO. request the above action for all or a portion of Tract 30A-1-1 Paradise North, a zone map amendment from SU-1/R-T to SU-1/R-T for a Grocery Store w/Package Liquor Sales and Restaurant w/Full Service Liquor, located on the southwest corner of [illegible] Blvd. NW and [illegible] Avenue, containing approximately [illegible] to west (A-11) [illegible] Staff Planner

Project # 1000962
05EPC-01106 EPC Site Development Plan-Subdivision
05EPC-01107 EPC Site Development Plan-Building Permit GEORGE VALENCIA ARCHITECTS [illegible] PLAZA LTD., CO requests the above actions for all or a portion of Tract 4-A-2, Riverside Plaza, zoned SU-1 for C-2 Uses, located on Riverside Plaza Lane NW, between COORS BLVD. NW and Winter Haven Road NW, containing approximately 2 acres. (E-12) [illegible] Staff Planner

Project # 1000962
05EPC-01112 EPC Site Development Plan-Subdivision
05EPC-01113 Zone Map Amendment CONSENSUS PLANNING, INC., agent for [illegible] INVESTMENTS, requests the above actions for all or a portion of Tracts 83B3B, [illegible] 87B2B, 88, 89A and 89B1, Atrisco Map 15, a zone map amendment from R-1 to SU-1/C-1, located at the northwest corner of INDIAN SCHOOL RD. NW and RIO GRANDE BLVD. NW, containing approximately 3 acres. (H-13) David Stallworth, Staff Planner

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

Project # 1000965
05EPC-01115 EPC Site Development Plan-Building Permit
05EPC-01117 EPC Site Development Plan-Amendment to Subdivision CONSENSUS PLANNING, INC. agent for ASW REALTY PARTNERS and ALLIOR DEVELOPMENT CORP., request the above actions for Tracts A and B, being a portion of Antiguo at La Luz, zoned SU-1 for PRD 5du/acre, located on COORS BLVD. NW, between NAMASTE ROAD and SEVILLA AVE. and containing approximately 28 acres of a 156-acre site. (F-11) Carmen Marrone, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3888. INDIVIDUALS WITH DISABILITIES, who need special assistance to participate at the public hearing should contact April Candelaria 924-3888.

Jane Dashiman, Chairman
Environmental Planning Commission

Robert Britz, Senior Planner
Planning Department
Journal: July 27, 2005

e. Construction of a new fast food restaurant with a drive-thru on proposed Tract 1-A-2-A will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a floor area of 3,870 square feet and an impervious area of .84 acre, estimated impact fees will be approximately $1,319.67 for Public Safety in the West Side Service Area; $11,803.68 for Drainage in the Northwest Mesa Service Area; and $124,567.56 in the Northwest Mesa Service Area for Roadways.
f. Based on a floor area of 4,355 square feet and an impervious area of .62 acre, estimated impact fees of a new retail structure on proposed Tract 1-A-2-B will be approximately $1,485.06 for Public Safety in the West Side Service Area; $8,712.24 for Drainage in the Northwest Mesa Service Area; and $15,577.84 in the Northwest Mesa Service Area for Roadways.
g. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of $163,466.05 may be paid at a rate of 34% ($55,578.46) if building permits are obtained by December 30, 2005, and 67% ($109,522.25) if permits are obtained by December 29, 2006.
h. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
i. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
j. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
k. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

MOVED BY COMMISSIONER STEELE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED 7-1
(COMMISSIONER DEICHMANN VOTED NO)

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

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

STAFF PRESENT:

Carmen Marrone, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 302 8th St. SW

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

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

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/05EPC 01117, an amendment to a Site Plan for Subdivision for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site plan for subdivision that was originally approved by the EPC in February of 2001 and later amended in August of 2003 and again in November of 2004. The request involves 28 acres of the 158-acre Andalucia at La Luz Subdivision. The site is legally described as Tracts A and B of the Andalucia at La Luz Subdivision and is located on the east side of Coors Blvd. between Namaste Road and Sevilla Avenue NW.

2. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for subdivision respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment (*Policies 5d, 5g, and 5m*).

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

7. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
   e. Site plan shall comply and be designed per DPM Standards.
   f. Platting must be a concurrent DRB action.

g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

3. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER GROUT — MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000965/05EPC 01115, a site plan for building permit for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building for Tracts A and B of the Andalucia at La Luz Subdivision, containing approximately 28 acres.

2. The request involves development of 61 single family residential lots on Tract A and three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for building permit respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment per *Policies 5d, 5g, and 5m*. The proposed development is carefully designed to conform to topographical features and will respect scenic resources by restricting the homes along Coors Blvd. to single story (*Policy 5g*). The design of the homes is appropriate to the area per *Policy 5l*. The homes will blend in with the natural and built environment and will be of a high quality.

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The site plan for building permit indicates that the proposed residential development will be buffered from the San Antonio Arroyo by a Private Commons Area. Per the *Facility Plan for Arroyos, Section F, Landscape Policy 1,* the Private Commons Area should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.

7. The *Coors Corridor Plan* requires that development within an identified archeological site obtain clearance and guidance from the State Historic Preservation Office *(Issue 2, Policy 6)*. This requirement pertains specifically to Tract A per General Note 6 of the approved site plan for subdivision. The applicant will be required to comply with this requirement prior to submitting an application for DRB final sign-off of the site plan for building permit.

8. The site plans satisfy the *Coors Corridor Plan* by proposing development that is consistent with the existing zoning and with the Design Standards of the approved site plan for subdivision *(Issue 3, Policy 5)*.

9. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

10. There is no known neighborhood or other opposition to this request.

11. On November 2, 2004 the State Historic Preservation Office provided clearance to proceed with development of the subject site.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Denote the Private Commons Area on all of the applicable sheets and provide a note on the site plan stating, "The Private Commons Area shall consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way."

3. The houses fronting Street A/Coors Blvd. shall provide minimum 15' deep rear yards to provide a more pleasant outdoor experience for the residents of these homes.

4. The height and locations of all perimeter walls shall be indicated on the plans.

5. Indicate the surface material of the 8' trail on Sheet 4. Concrete or compacted decomposed granite with stabilizer are preferred materials.

6. The Transit Department will be installing a bus stop at the northeast corner of Coors and Namaste. Transit requests that the applicant provide and install a bus shelter, bench and trash can for this new bus stop.

7. If a streetlight is proposed at the end of Street B, it should be indicated with the appropriate symbol. Also, a note should be added on Sheet 6 to indicate that the streetlights will not exceed 16 feet in height.

8. Conditions from the City Engineer:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
   e. Site plan shall comply and be designed per DPM Standards.
   f. Platting must be a concurrent DRB action.
   g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
   h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
   i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

9. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

6. Project # 1004313
05EPC-01103 Zone Map Amendment

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

STAFF PRESENT:

Elizabeth Pincus, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Robert Sherry

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

MS. PINCUS: Reiterated comments made in the staff report in which deferral was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1004313/ APPROVAL of 05EPC 01103, a request for a zone map amendment from SU-1 for C-1 to SU-1 for C-1 Including Grocery Store w/ Packaged Liquor Sales Incidental to That Use, and Restaurant w/ Full-Service Liquor for On-Premise Consumption, for Tract 20A-1, Paradise North, based on the following Findings and subject to the following Condition:

ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday August 18, 2005
8:30 a.m.

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

MEMBERS

Jens Deichmann, Chairman
Jeffery Jesionowski, Vice Chair

James Grout
David Steele
Ishmael Valenzuela
Deborah Stover
Larry Chavez
Virginia Klebesadel
Klarissa Pena

****

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

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

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

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

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

1. **Call to Order.**
   A. Announcement of Changes and/or Additions to the Agenda
   B. Approval of the Amended Agenda
   C. Approval of Minutes for May 19, 2005 and June 16, 2005.

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

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

3. Project # 1000933*
05EPC-01096 Zone Map Amendment

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

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

GEORGE RAINHART ARCHITECTS agents for RIVERSIDE PLAZA LTD. CO request the above actions for all or a portion of Tract 1-A-2, **Riverside Plaza**, zoned SU-1 for C-1 Uses, located on Riverside Plaza Lane NW, between COORS BLVD. NW and Winter Haven Road NW, containing approximately 2 acres. (E-12) Stephanie Shumsky, Staff Planner

5. Project # 1000765*
05EPC-01115 EPC Site Development Plan-Building Permit
05EPC-01117 EPC Site Development Plan-Amendment to Subdivision

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

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

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

7. Project # 1004313
05EPC-01103 Zone Map Amendment

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

8. Project # 1004309
05EPC-01087 Zone Map Amendment

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

9. Project # 1004310
05EPC-01088 Zone Map Amendment

DAC ENTERPRISES, INC. agents for JIM SAHD request the above action for all or a portion of Lot 7, **Volcano Cliffs**, a zone map amendment from O-1 to C-1, located on UNSER BLVD. NW, between SANTO DOMINGO ST. NW and MOJAVE ST. NW, containing approximately 5 acre. (E-10) Catalina Lehner, Staff Planner

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

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

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

CONSENSUS PLANNING, INC., agent for GARCIA INVESTMENTS, requests the above actions for all or a portion of Tracts 83B3B, 87B1B, 87B2B, 88, 89A and 89B1, **MRGCD Map 35**, a zone map amendment from R-1 to SU-1/C-1, located at the northeast corner of INDIAN SCHOOL RD. NW and RIO GRANDE BLVD. NW, containing approximately 3 acres. (H-13) David Stallworth, Staff Planner

12. Project # 1003708
04EPC-01544 Zone Map Amendment
04EPC-01839 EPC Site Development Plan-Subdivision

FAYE MCAFEE agent(s) for DAVID & FAYE MCAFEE request the above action(s) for all or a portion of Lot(s) 6, Block(s) 10, **MONTGOMERY HEIGHTS**, a zone map amendment from R-1 to SU-1 for C-1 w/Exceptions , located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25, (G-16) Stephanie Shumsky, Staff Planner **(DEFERRED FROM 19 MAY 2005)**

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

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

14. Project # 1004167
05EPC-00755 EPC Site Development Plan-Building Permit
05EPC-00758 Zone Map Amendment
05EPC –01225 Site Development Plan-Subdivision

JIM MILLER agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lot(s) 7, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner **(DEFERRED FROM JULY 21, 2005)**

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

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

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

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

17. Project # 1004248
05EPC-00946 Text Amendment

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

18. Other Matters

Environmental Planning Commission

Staff Report

Agenda Number: 5
Project Number: 1000965
Case #'s: 05EPC 01115/01117
August 18, 2005

Agent	Consensus Planning
Applicant	ASW Realty Partners/Andalucia Development Corp.
Requests	**Site Plan for Subd. (Amendment); Site Plan for Building Permit**
Legal Description	Tracts A & B, of Andalucia at La Luz
Location	On Coors Blvd NW between Namaste Road and Sevilla Ave.
Size	Approximately 28 acres
Existing Zoning	SU-1/PRD, 5du/acre
Proposed Zoning	NO CHANGE

Staff Recommendation

APPROVAL of 05EPC 01117, Site Plan for Subdivision, based on the findings on page #10, and subject to the conditions of approval on page 11.

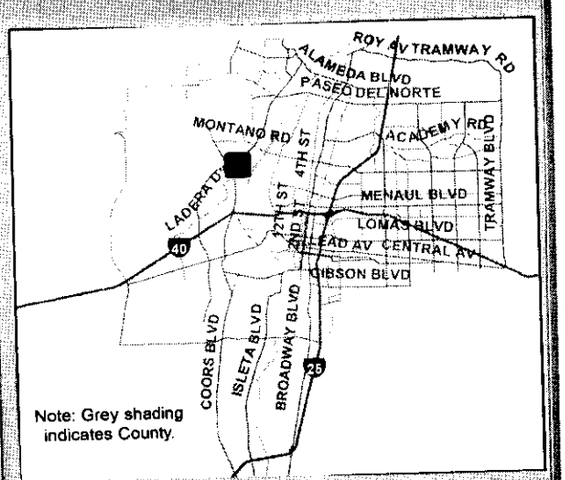
APPROVAL of 05EPC 01115, Site Plan for Building Permit, based on the findings on page 12, and subject to the conditions of approval on page 14.

Staff Planner

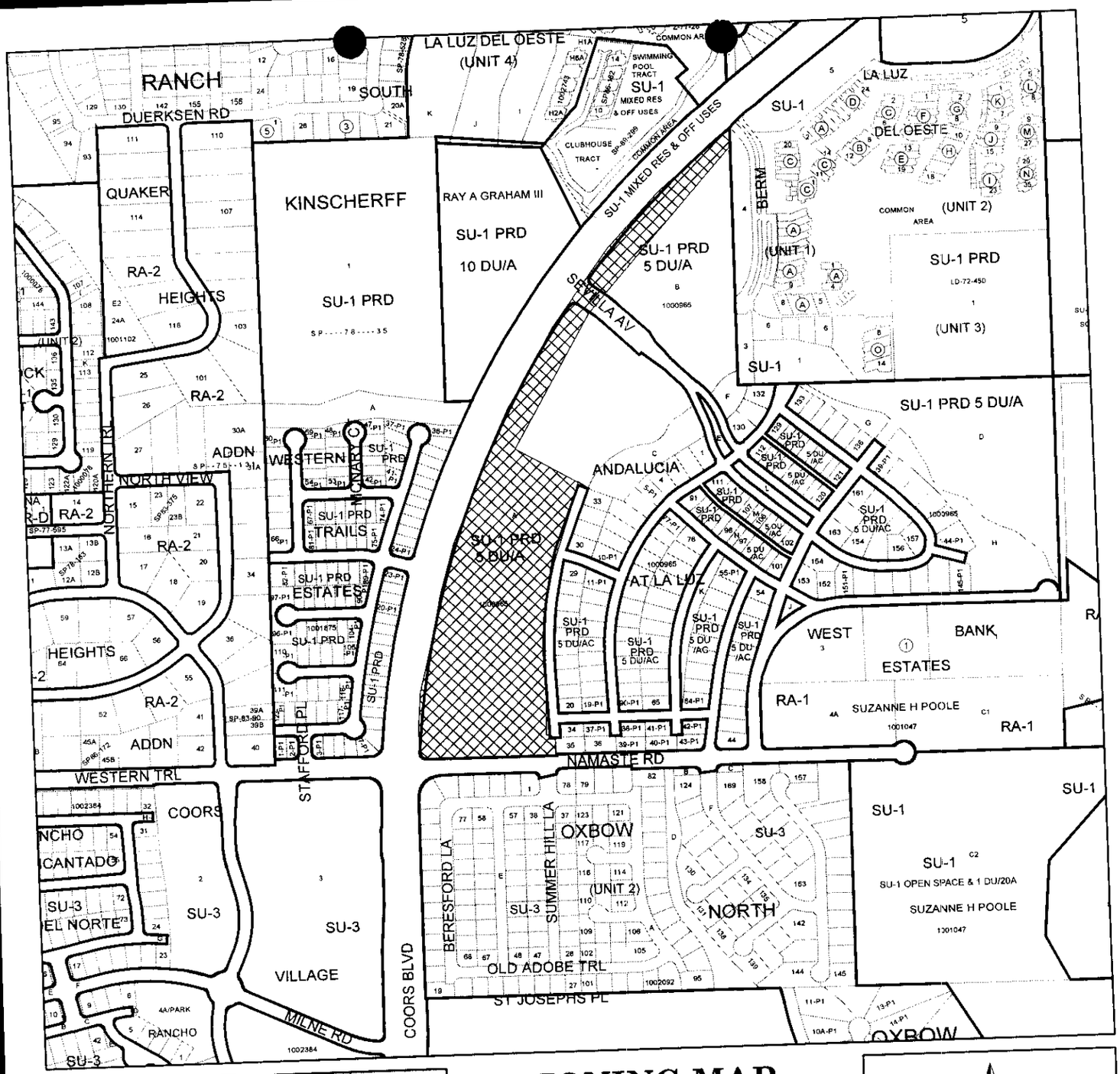
Carmen Marrone

Summary of Analysis

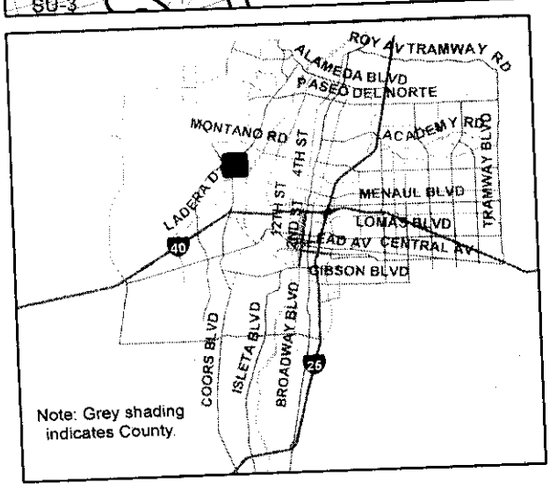
This is a request for an amendment to a site development plan for subdivision and approval of a site plan for building permit for approximately 28 acres within the Andalucia at La Luz Subdivision. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B). The site plan for building permit is consistent with the Site Plan for Subdivision Design Standards that were approved by the EPC in August of 2003. The site plans further the applicable goals of the Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the Coors Corridor Plan. There is neighborhood support for the requests. Staff recommends approval of both requests.



City Departments and other interested agencies reviewed this application from 7/11/05 to 7/22/05. Agency comments were used in the preparation of this report, and begin on page 17.



ZONING MAP



AGIS

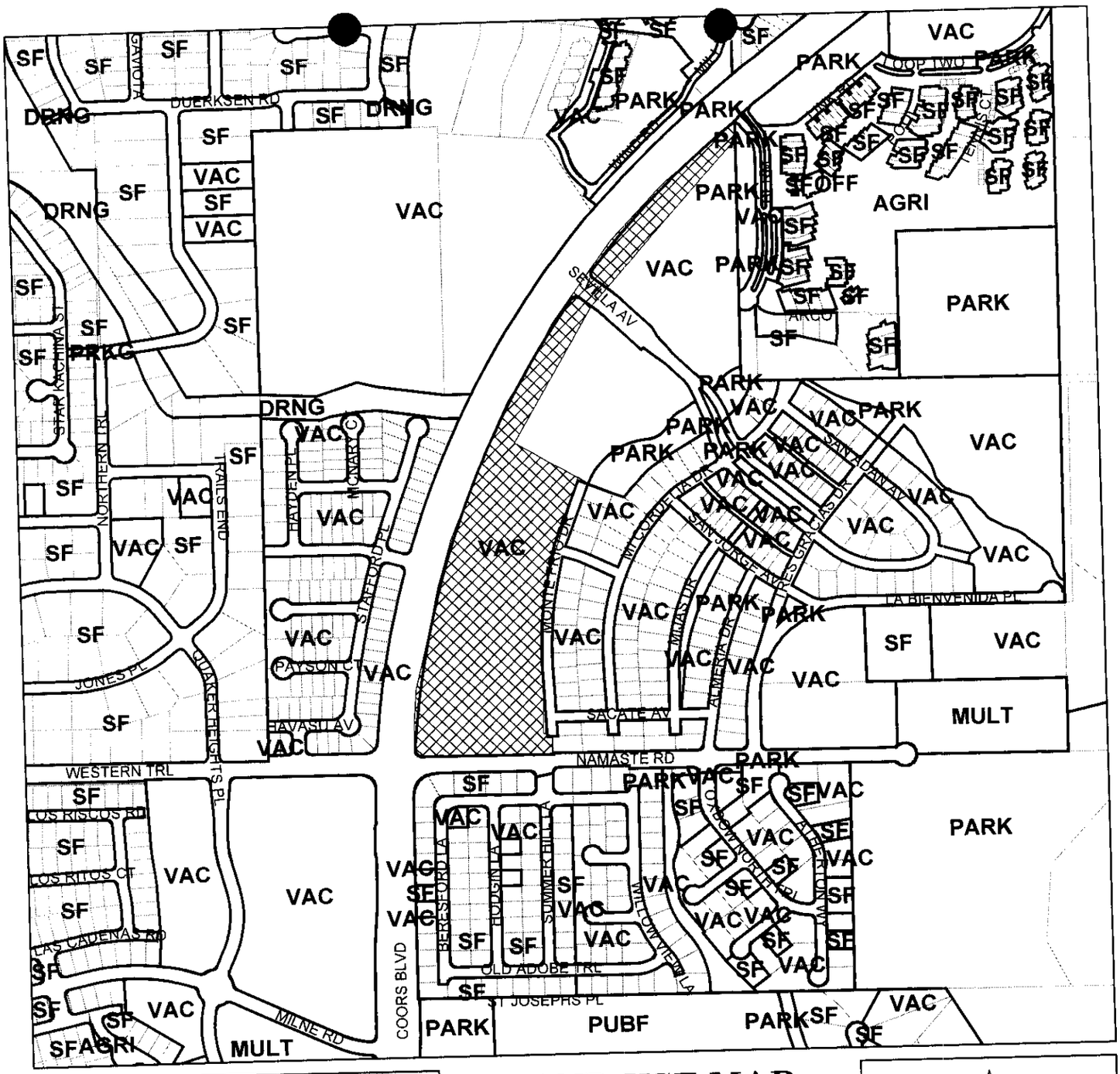
1 inch equals 565 feet

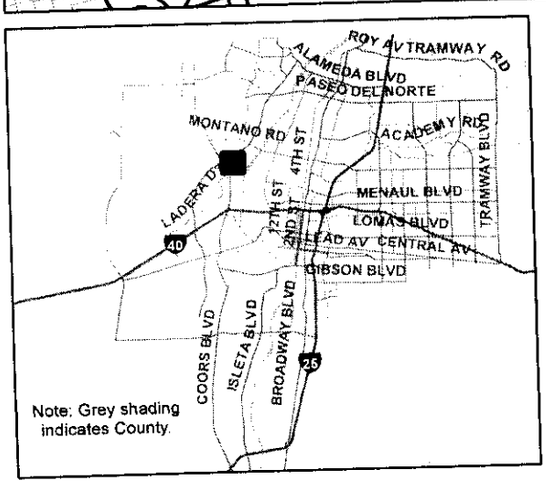
Project Number:
1000965

Hearing Date:
8/18/05

Zone Map Page:
F-11

Additional Case Numbers:
05EPC-01115
05EPC-01117





LAND USE MAP

KEY to Land Use Abbreviations

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

AGIS

1 inch equals 565 feet

Project Number:
1000965
Hearing Date:
8/18/05
Zone Map Page:
F-11
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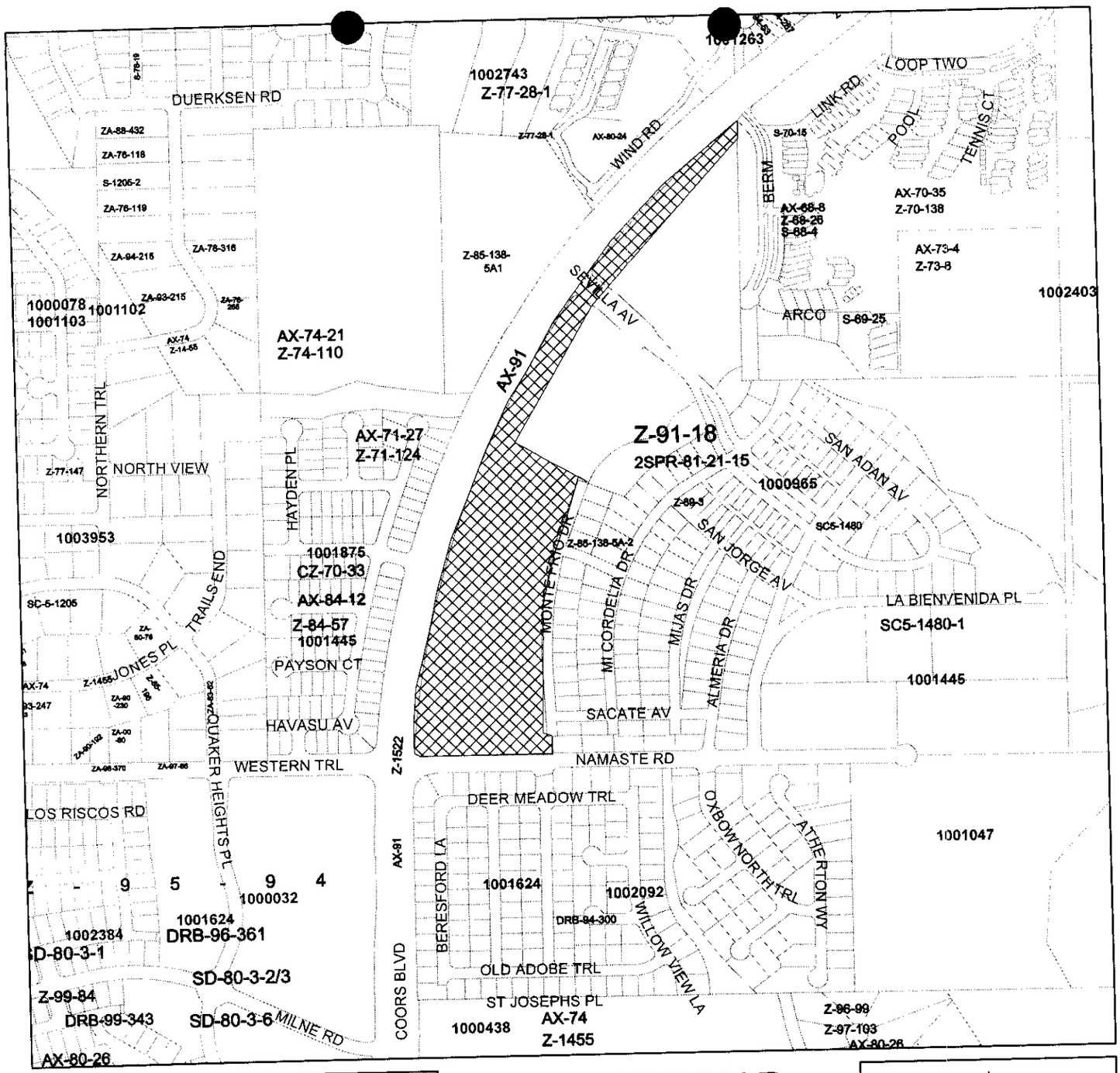
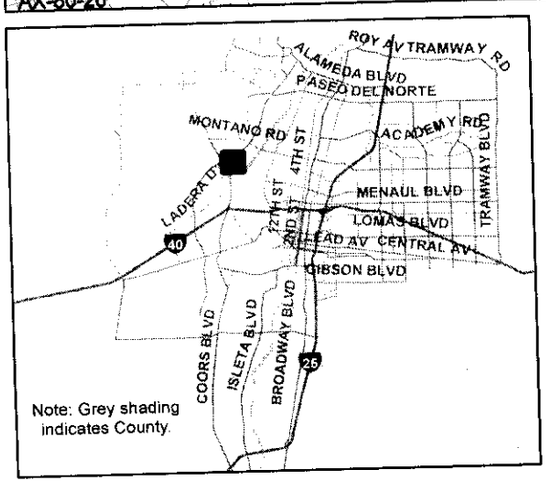
05EPC-01117





HISTORY MAP

1 inch equals 565 feet

Project Number:
1000965

Hearing Date:
8/18/05

Zone Map Page:
F-11

Additional Case Numbers:
05EPC-01115
05EPC-01117

Development Services Report

SUMMARY OF REQUEST

Requests	*Site Plan for Subdivision Amendment and Site Plan for Building Permit*
Location	*On Coors Blvd. NW between Namaste Road and Sevilla Ave.*

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/PRD, 5du/acre	**Established Urban Area; West Side Strategic Plan ; Coors Corridor Plan**	Undeveloped
North	SU-1/PRD, 5du/acre	Same as above	Undeveloped
South	R-1	Same as above	Single family residential
East	SU-1/PRD, 5du/acre	Same as above	Single family residential
West	SU-1/PRD	Same as above	Single family residential

Background, History and Context

This is a request for an amendment to a site development plan for subdivision and approval of a site plan for building permit for approximately 28 acres within the Andalucia at La Luz Subdivision. The Andalucia at La Luz Subdivision contains approximately 158 acres and extends from Montano Road on the north to Namaste Road on the south, and from Coors Blvd. on the west to the Riverside Drain on the east. The request includes 61 single family residential lots and landscape buffers along Coors Boulevard. The residential lots are being developed on approximately 14 acres of Tract A, south of the San Antonio Arroyo. The remainder of Tract A, north of the Arroyo, includes approximately 6 acres and is to be developed in a future phase. Tracts A and B will be subdivided to include 35-foot wide landscape buffers running the entire length of Tracts A and B.

Annexation, zone map amendment and a site development plan for subdivision were approved by the EPC for all of Andalucia at La Luz Subdivision in February of 2001 (*00EPC 01743*).

In August of 2003, per *03EPC 01102*, the EPC approved a zone map amendment for all of Tract 1, which includes the subject site, from SU-1 PRD, 10 du/acre to SU-1/PRD, 5 du/acre. At the same time, the EPC also approved amendments to the Design Standards, an amendment to the

site plan for subdivision to re-plat Tract 1 into five separate tracts (1A - 1E), and a site plan for building permit for the construction of a 161 single-family residential development.

In November of 2004, per *04EPC 00855*, the EPC approved an amendment to the site plan for subdivision to provide clarification that the overall gross density for all of Tract 1 (Tracts 1A - 1E) shall not exceed 5 du/acre.

As part of a platting action at DRB, Tracts 1C, 1D, and a portion of 1E were platted into the current Tracts A and Tract B (*05DRB 00345*).

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

Policy 5a: 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.

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

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

Policy 5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

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

Policy 5m: Urban and site design which maintains and enhances unique vistas and improved the quality of the visual environment shall be encouraged.

West Side Strategic Plan (WSSP) (Rank II)

The *West Side Strategic Plan* (WSSP), which was first adopted in 1997 and amended in 2002, provides a framework of strategic policies to manage future growth and development on Albuquerque's West Side. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a "Community Concept" and identifies 13 communities in the plan area. Each community identifies areas for low density and open spaces as well as nodes of higher

density development to support services and transit. The subject site falls within the Taylor Ranch Community as described on page 55 of the Plan. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trail on the south. According to the WSSP, a Community Activity Center for the Taylor Ranch community is designated at the intersection of Coors Boulevard and Montano. This Center is intended to serve residents throughout the entire northwest mesa. Applicable policies include:

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 2.5: When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

Facility Plan for Arroyos (Rank II)

The goal of the Facility Plan for Arroyos is to establish 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. This document is a Rank Two facility plan designating and scheduling a limited number of arroyos for further study and development as recreational corridors.

The San Antonio Arroyo, which runs through the northern portion of Tract A, is ranked as a Major Open Space Arroyo, an Urban Recreational Arroyo and a Major Open Space Link. Specific policies are contained in the Facility Plan pertaining to the use of the arroyos, design controls for trail development, preservation of the arroyos and their floodplains, and design guidelines for site design of parcels adjacent to arroyos. According to the Facility Plan, no interference on the drainage function of the arroyo should be tolerated. Applicable policies include the following:

Section F. Design Guidelines for Development adjacent to Major Open Space Arroyos

Landscaping, Policy 1

- Except in park sections, the landscaping of public open areas on private development adjacent to the drainage right-of-way should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.
- Private landowners have a responsibility to maintain landscaping adjacent to the arroyo corridor, as a complementary action to the City's responsibility to maintain the public right-of-way.

Coors Corridor Plan (Rank III)

This plan was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors Boulevard as a transit and

pedestrian corridor. The subject property is in **Segment 3** of the *Coors Corridor Plan*, which extends from Western Trail (south end) to the Calabacillas Arroyo (north end). Policies applicable to this request include the following:

Issue 2, Policy 6, Archaeological Sites, states that development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins.

Issue 2, Policy 7, Grading, states that grading shall be minimized and that reconstruction and revegetation to a natural setting shall be encouraged.

Issue 3, Policy 5, Development Intensity, states that intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

Issue 4b, Policy 2, Building setback, height and bulk, states there shall be a minimum front yard setback from the right-of-way of 35 feet in Segments 3 and 4 and that buildings and structures shall not exceed the height limitation in the underlying zone.

Issue 4b, Policy 3 requires the front yard setback, described in *Policy 2* above, to be landscaped.

Issue 4b, Policy 4, Landscaping, states that street trees shall be planted in accordance with existing regulations and live plant materials shall be used extensively in all landscaped area. Generally, a limited palette of landscape materials is suggested. The use of indigenous or native-type plant materials is encouraged.

Issue 4b, Policy 10, Architecture, states that the natural environment features of the Northwest Mesa and the policy of protecting and enhancing the views within and beyond the Coors Corridor should provide the overall context for the architectural design.

Issue 4c, Policy 1, Views, includes policies and regulations to preserve the unique views within and beyond the Coors Corridor in Segments 3 and 4.

Long Range Roadway System

The Long Range Roadway System designates Coors Blvd NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Montano Road NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Major Street Plan proposes a grade separation at the intersection of Montano and Winter Haven Roads. When this grade separation is built, Winter Haven will no longer have access to Montano Road.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a two-part request for an amendment to a site plan for subdivision and approval of a site plan for building permit. The site plan for subdivision involves the subdivision of Tract A into three tracts and Tract B into two tracts for a total of five new tracts. Of these five tracts, three will be 35' wide landscape buffer tracts adjacent to Coors Blvd. The site plan for building permit involves the development of 61 single family residential lots on Tract A, south of the San Antonio Arroyo. The remainder of Tract A, north of the Arroyo, includes approximately 6 acres and is to be developed in a future phase.

COMPREHENSIVE PLAN

The site plan for subdivision respects existing neighborhood values, scenic resources and recreational concerns by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment (*Comp. Plan Policies 5d, 5g, and 5m*). The site plan for building permit proposes development within the overall gross density per *Comp. Plan Policy 5a*. The proposed development is carefully designed to conform to topographical features and will respect scenic resources by restricting the homes along Coors Blvd. to single story (*Comp. Plan Policy 5g*). The design of the homes is appropriate to the area per *Comp. Plan Policy 5l*. The homes will blend in with the natural and built environment and will be of a high quality.

WEST SIDE STRATEGIC PLAN

The proposed development furthers the goals for the Taylor Ranch Community per the West Side Strategic Plan by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

Policy 2.5 of the WSSP requires that the Planning Department consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect Marie Hughes, Chaparral and Susie Rayos Marmon Elementary Schools, John Adams and Lyndon B. Johnson Middle Schools, and West Mesa and Cibola High Schools. All of these schools are operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *West Side Strategic Plan.*

FACILITY PLAN FOR ARROYOS

The site plan for building permit indicates that the proposed residential development will be buffered from the San Antonio Arroyo by a Private Commons Area. The site plan does not contain any notes or description of the Private Commons Area nor is the Private Commons Area described in the Design Standards of the approved site plan for subdivision. Per the *Facility Plan for Arroyos, Section F, Landscape Policy 1,* the Private Commons Area should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way. The

private commons area should be denoted on all applicable sheets and a note should be added to the site plan for building permit regarding its development. With regard to the maintenance of the Area, the approved site plan for subdivision Design Standards obligates the Homeowners Association with maintenance of the Private Commons Area.

COORS CORRIDOR PLAN

The Coors Corridor Plan requires that development within an identified archeological site obtain clearance and guidance from the State Historic Preservation Office *(Issue 2, Policy 6)*. This requirement pertains specifically to Tract A per General Note 6 of the approved site plan for subdivision. The applicant will be required to comply with this requirement prior to submitting an application for DRB final sign-off of the site plan for building permit.

The site plans satisfy the Coors Corridor Plan by proposing development that is consistent with the existing zoning and with the Design Standards of the approved site plan for subdivision *(Issue 3, Policy 5)*.

The site plans provide 35' wide landscape buffers along Coors per *Issue 4b, Policies 2 and 3*. Street trees and extensive landscaping are provided along Coors Blvd. and along the internal local streets as required per *Issue 4b, Policy 4*. The residential buildings blend in with the natural environment through the use of earth tone colors and natural materials and the design of the homes is compatible with the surrounding developments (*Issue 4b, Policy 10*).

The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Issue 4c, Policy 1*).

Site Plan Layout / Configuration

The site plan for building permit proposes 61 dwelling units on 13.95 acres which equates to 4.37 du/gross acre. This density complies with the approved Design Standards that requires an overall gross density of 5du/acre. The Design Standards require a minimum lot size of 3500 sf. The lot sizes will range from approximately 5700 sf to 7300 sf. The buildings are limited to 26' in height with the exception of the buildings adjacent to Coors Blvd. which are limited to16' in height. The building setbacks, as displayed in the Typical Lot Layouts on Sheet 2, comply with the setback requirements of the approved site plan for subdivision.

It is not clear what layout will be used on the houses fronting Street A/Coors Blvd. Staff recommends that these homes all provide minimum 15' deep rear yards to provide a more pleasant outdoor experience for the residents of these homes.

Walls/Fences

Perimeter walls and retaining walls are proposed along Coors Blvd. behind the 35' wide landscape buffer strip. The perimeter wall is a maximum of 6' in height; however, decorative features and columns on the wall are allowed to be up to 8' in height. The retaining wall is located behind the perimeter wall and will vary in height up to 8 feet. Sheet 4 contains wall

Landscaping

The Landscape Plan, Sheet 3, is consistent with the approved Landscape Design Standards. Low-water use trees are provided along Coors and along the internal streets. Landscaping in the form of accent trees, shrubs, and ornamental grasses is provided in the 35' wide landscape buffer strip along Coors and in the front yards of each of the lots. There are no planting restrictions for the rear yards of the lots. Landscaped berms are provided along Coors, a maximum of 3 feet in height. The minimum horizontal distance from the base of the berm to the back of the curb along Coors is two feet in order to prevent runoff from irrigation. Maintenance of the Coors Landscape Buffer, street trees, and plantings within the parkways will be the responsibility of the Homeowners Association.

Public Outdoor Space

.72 acres of Private Commons Area (PCA) is indicated between the proposed subdivision and the San Antonio Arroyo. It is not known whether the PCA will be developed in this phase of development or at a later phase. Development of the PCA should be in accordance with the *Facility Plan for Arroyos, Section F, Landscaping, Policy 1*. In addition, the PCA should be noted on all applicable sheets and a note should be added stating, "The Private Commons Area shall consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way."

Grading, Drainage, Utility Plans

The existing topography for the site slopes from Namaste Road to the San Antonio Arroyo. The entire site is currently being mass graded in order to function as a single master planned community. According to the applicant, approximately 100,000 cubic yards of dirt is being removed from the site as part of the approved mass-grading plan. The southern edge of the subject site will be lowered approximately 20 feet below Namaste Road. The lots that back up to Namaste Road will locate garages toward the back of the lots. The layout has been designed so that the lots step with the existing grade in order to reduce the amount of unsightly retaining walls.

Architecture

Building elevations are provided on Sheet 7 of the site plan for building permit. All of the architectural styles shown are consistent with the approved site plan for subdivision Architectural Design Standards. Elevations include one and two-story single-family dwellings with varying numbers and styles of garages. The approved site plan for subdivision Design Standards require that the primary building material be stucco in limited shades of brown, tan, sage green, and sand. Accent colors may be provided in entry portals, front doors, window frames and trim and other incidental elements. Exterior doors, including garage doors must be stained or painted wood or painted metal. Furthermore, front porches are required for each dwelling unit, a minimum of 6 feet in depth. The applicant will be required to meet the architectural design standards of the approved site plan for subdivision.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

There are no adverse comments regarding this submittal.

Neighborhood Concerns

The applicant met with the La Luz Landowners Association on July 26, 2005 to familiarize the Association with the project. The applicant submitted a summary of this meeting dated July 27, 2005. On August 3, 2005, the Association submitted a letter offering their support of the project and, in particular, support of the wall design along Coors. No other comments have been received.

Conclusions

This is a request for an amendment to a site development plan for subdivision and approval of a site plan for building permit for approximately 28 acres legally described as Tracts A and B of the Andalucia at La Luz Subdivision. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B). The site plan for building permit is consistent with the Site Plan for Subdivision Design Standards that were approved in August of 2003. In addition, the site plans further the applicable goals of the Comprehensive Plan, the West Side Strategic Plan, the Facility Plan for Arroyos, and the Coors Corridor Plan. Staff recommends approval of both requests.

FINDINGS - 05EPC 01117, Site Plan for Subdivision Amendment, August 18, 2005

1. This is a request for approval of an amendment to a site plan for subdivision that was originally approved by the EPC in February of 2001 and later amended in August of 2003 and again in November of 2004. The request involves 28 acres of the 158-acre Andalucia at La Luz Subdivision. The site is legally described as Tracts A and B of the Andalucia at La Luz Subdivision and is located on the east side of Coors Blvd. between Namaste Road and Sevilla Avenue NW.

2. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for subdivision respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment (*Policies 5d, 5g, and 5m*).

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

7. There is no known neighborhood or other opposition to this request.

9. Conditions from the City Engineer:
   - **a.** All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   - d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
   - e. Site plan shall comply and be designed per DPM Standards.
   - f. Platting must be a concurrent DRB action.
   - g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
   - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
   - i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
   - j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

CMarrone

Carmen Marrone
Senior Planner

cc: ASW Realty Partners/Andalucia Development Corp., 8300 Carmel NE, Suite 401, Albuq. NM 87122
Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Crt. NW, Albuq. NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuq. NM 87120
Edward Totoro, La Luz Del Sol NA, 36 Mill Rd. NW, Albuq. NM 87120
Ray Graham III, La Luz Del Sol NA, One Wind NA, Albuq. NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuq.. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuq. NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comment.

Office of Neighborhood Coordination

La Luz Del Sol NA (R)
La Luz Landowners Assoc. (R)
Taylor Ranch NA (R)

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A Traffic Impact Study (TIS) was previously submitted and reviewed by Transportation Staff. Therefore, no additional analysis is required.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- The design of Streets A and B will need to be consistent with approved street designs within approved Andalucia.
- Provide cross access to adjacent properties.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved grading and drainage report is required for site plan sign-off by the City Engineer.
- Condition: Platting must be a concurrent DRB action.

Impact Fee Administrator (City Engineer/Planning Department):

- Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 per dwelling unit if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.

Transportation Planning (Department of Municipal Development):
Findings

- Coors Boulevard is a limited access, principal arterial with proposed on-street bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeway System maps.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
- The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).

Conditions

- Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

Traffic Engineering Operations (Department of Municipal Development):

- Reviewed, no comments.

Street Maintenance (Department of Municipal Development):

- Reviewed, no comments.

Utility Development (Water Authority):

- Certain aspects of the Utility Plan are unacceptable and must be revised and approved by Utility Development prior to DRB approval.

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

- Reviewed, no comments.

New Mexico Department of Transportation (NMDOT):

- Reviewed, no comments.

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

POLICE DEPARTMENT/Planning

No comments received

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

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

FIRE DEPARTMENT/Planning

No adverse comments

TRANSIT DEPARTMENT

Adjacent and nearby routes	The #155 Coors and #158 Golf Course – Coors all-day local routes and the #96 Crosstown Commuter (peak hours and direction only) operate on Coors Blvd. to the west of this site.
Adjacent bus stops	None. However, Transit will add a stop at the northeast corner of Coors and Namaste.
Site plan requirements	Transit requests that the applicant provide and install a bus shelter, bench and trash can for the new stop at Coors and Namaste.
Large site TDM suggestions	None.
Other information	The Comprehensive Plan identifies Coors as an Enhanced Transit Corridor.

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

No comments received

MID-REGION COUNCIL OF GOVERNMENTS

No comments received

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received

PUBLIC SERVICE COMPANY OF NEW MEXICO

Developer needs to meet with PNM.

NOTICE OF PUBLIC HEARING

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

Distribution & Review – Current Land Use Matters for the August 18, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, August 18, 2005, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1004309
05EPC-01087 Zone Map Amendment

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

Project # 1004310
05EPC-01088 Zone Map Amendment

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

Project # 1000933
05EPC-01096 Zone Map Amendment

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

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

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

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

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

Project # 1004313
05EPC-01103 Zone Map Amendment

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

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

GEORGE RAINHART ARCHITECTS agents for RIVERSIDE PLAZA LTD. CO request the above actions for all or a portion of Tract 1-A-2, **Riverside Plaza**, zoned SU-1 for C-1 Uses, located on Riverside Plaza Lane NW, between COORS BLVD. NW and Winter Haven Road NW, containing approximately 2 acres. (E-12) Stephanie Shumsky, Staff Planner

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

CONSENSUS PLANNING, INC., agent for GARCIA INVESTMENTS, requests the above actions for all or a portion of Tracts 83B3B, 87B1B, 87B2B, 88, 89A and 89B1, **MRGCD Map 35**, a zone map amendment from R-1 to SU-1/C-1, located at the northeast corner of INDIAN SCHOOL RD. NW and RIO GRANDE BLVD. NW, containing approximately 3 acres. (H-13) David Stallworth, Staff Planner

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

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

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

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

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jens Deichmann, Chairman
Environmental Planning Commission

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

APPROVED

Russell Brito, Senior Planner
Planning Department

1031

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 18, 2005
Zone Atlas Page: F-1-Z
Notification Radius: 100 Ft.

Project# 1000965
App# 05EPC-01115
App# 05EPC-01117

Cross Reference and Location: Northwest Corner Of Coors Blvd NW And Namaste Rd NW

Applicant: ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP.
Address: 8300 CARMEL NE, STE# 401
ALBUQUERQUE NM 87122

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

Special Instructions:

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

Date Mailed: JULY 27, 2005

Signature: KYLE TSETHLIKAI

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1000965
Application# 05EPC-01115

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-11	1011061	386-247	401-26	✓
		305-142	404-01	✓ DNP
		298-142	02	✓ MP
		291-142	03	✓ DNP
		285-142	04	✓ DNP
		278-142	05	✓ DNP
		270-142	06	✓ DNP
		263-137	07	✓ DNP
		310-135	410-01	✓ MP
		320-142	408-01	✓ MP
		~~359~~ 363-143	02	✓ MP
		212-088	313-01	✓
		235-274	203-08	✓ MP
		219-201	37	✓ MP
		407-437	101-04	✓ DNP
		298-377	16	✓ MP
		379-503	28	✓ MP
		311-416	34	✓ DNP
		362-425	35	✓ MP
		340-403	36	✓
		~~329-433~~ ~~328-459~~	40	-
		470-430	102-25	✓ MP
		404-464	90	✓ DNP
		400-375	105-03	✓ DNP

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1000965
Application# 05EPC-01115

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-11	101106	400-437	109-01	✓
		405-436	02	✓

mainframe@coa1mp3.c
abq.gov
07/21/2005 03:03 PM

To:
cc:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01011061                ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106138624740126     LEGAL: TR 1  PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF
LAN  LAND USE:
                        PROPERTY ADDR: 00000
                           OWNER NAME: GRAHAM III RAY A
                           OWNER ADDR: ONE WIND NW
ALBUQUERQUE NM          87120
0101106130514240401     LEGAL: LT 1  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   DEER MEADOW
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
0101106129814240402     LEGAL: LT 2  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   DEER MEADOW
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
0101106129114240403     LEGAL: LT 3  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   DEER MEADOW
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
0101106128514240404     LEGAL: LT 4  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   DEER MEADOW
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
0101106127814240405     LEGAL: LT 5  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   DEER MEADOW
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
0101106127014240406     LEGAL: LT 6  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   DEER MEADOW
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
0101106126313740407     LEGAL: LT 7  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                        PROPERTY ADDR: 00000   BERESFORD
                           OWNER NAME: OXBOW NORTH VENTURES
                           OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM          87102
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0101106131013541001 LEGAL: TR E PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106132014240801 LEGAL: LT 7 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106134010040802 LEGAL: TR A PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106121208831301 LEGAL: TRAC T 3 PLAT OF TRACTS 1 THRU 4 COORS VILLAGE
BEIN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: RIO PUERCO II LLC
OWNER ADDR: 17875 VON KARMAN
IRVINE CA 92614
0101106123527420308 LEGAL: TRAC T 2 SUMMARY PLAT KINSCHERFF LANDS T11N R2E
SEC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: FRISCO JOINT VENTURE
OWNER ADDR: PO BOX 3685 STA D
ALBUQUERQUE NM 87190
0101106121920120337 LEGAL: POR E 1/ 2 NE 1/4 SW 1/4 T11N R2E SEC 35 CONT
12.2 LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: FRISCO JOINT VENTURE
OWNER ADDR: PO BOX 3685 STA D
ALBUQUERQUE NM 87190
0101106140743710104 LEGAL: COMM ON A REA OF PLAT OF GROUPS A & B OF LA LUZ
DEL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ DEL SOL LANDOWNERS
OWNER ADDR: ONE LOOP ONE NW
ALBUQUERQUE NM 87120
0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: ONE WIND NW
ALBUQUERQUE NM 87120
0101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL
OESTE U LAND USE:
PROPERTY ADDR: 00000 ONE WIND
OWNER NAME: LA LUZ DEL SOL LANDOWNERS
OWNER ADDR: ONE LOOP ONE NW
ALBUQUERQUE NM 87120

0101106131141610134 LEGAL: COMM ON A REA PLAT OF GROUP G OF LA LUZ DEL OESTE
UN LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ DEL SOL LANDOWNERS
OWNER ADDR: ONE LOOP ONE NW

ALBUQUERQUE NM 87120
0101106136242510135 LEGAL: SWIM MING POOL TRACT LA LUZ DEL OESTE UNIT 4
CONT 2 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ DEL SOL LANDOWNERS
OWNER ADDR: ONE LOOP ONE NW

ALBUQUERQUE NM 87120
0101106134040310136 LEGAL: CLUB HOUS E TRACT LA LUZ DEL OESTE UNIT 4 CONT
39,17 LAND USE:

PROPERTY ADDR: 00000 COORS
OWNER NAME: OVENWEST CORPORATION ETAL
OWNER ADDR: 00001 WIND NW

ALBUQUERQUE NM 87120
0101106132943710140 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106147043010225 LEGAL: TRAC T 5 UNIT 2 REPL OF UNITS 1,2&3 LA LUZDEL
OESTE LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120
0101106140446410290 LEGAL: LA L UZ D E OESTE UNIT 2 COMMON AREA CONT 8.26 AC
M/ LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOC
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120
0101106140037510503 LEGAL: TR 4 UNI T 1 REPL OF UNITS 1,2&3 LA LUZ DEL
OESTE C LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION
OWNER ADDR: 00001 LOOP ONE NW

ALBUQUERQUE NM 87120
0101106140043710901 LEGAL: LOT 1 BL K 1 PLAT MIRADOR SUBD CONT 0.1661 AC
M/L O LAND USE:

PROPERTY ADDR: 00000 MIRADOR
OWNER NAME: BECKER CASSANDRA H
OWNER ADDR: 05000 MIRADOR DR NW

ALBUQUERQUE NM 87120
0101106140543610902 LEGAL: LOT 2 BL K 1 PLAT MIRADOR SUBD CONT 0.1648 AC
M/L O LAND USE:

PROPERTY ADDR: 00000 MIRADOR
OWNER NAME: BEAL CARL W JR & ANNIE M
OWNER ADDR: 05002 MIRADOR DR NW

ALBUQUERQUE NM 87120

.

QUIT

"Attachment A"

Date of Request: July 7, 2005
Name: Rob Zuccaro, Consensus Planning
Address/Zip: 924 Park Avenue SW/87102
Phone: 764-9801 Fax: 842-5495
Zone Map: F-11

LA LUZ DEL SOL N.A. (LDS) "R"
***Edward Totoro**
36 Mill Rd. NW/87120 899-0415 (h)
Ray A. Graham III
One Wind NW/87120 898-5600 (h)

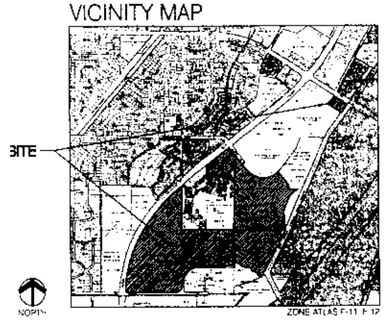
LA LUZ LANDOWNERS ASSOC. (LUZ) "R"
***Rae Perls**
15 Tennis Court NW/87120 898-8833 (h)
Bruce Masson
13 Arco NW/87120 898-1299 (h)

TAYLOR RANCH N.A. (TRN) "R"
Bill Jack Rodgers
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley
6804 Staghorn Dr. NW/87120 890-9414 (h)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

VICINITY MAP



△1 PROJECT NUMBER: 1000965
Application Number: 04DRB-00856 / 05-DRB-00843

The Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/18/04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

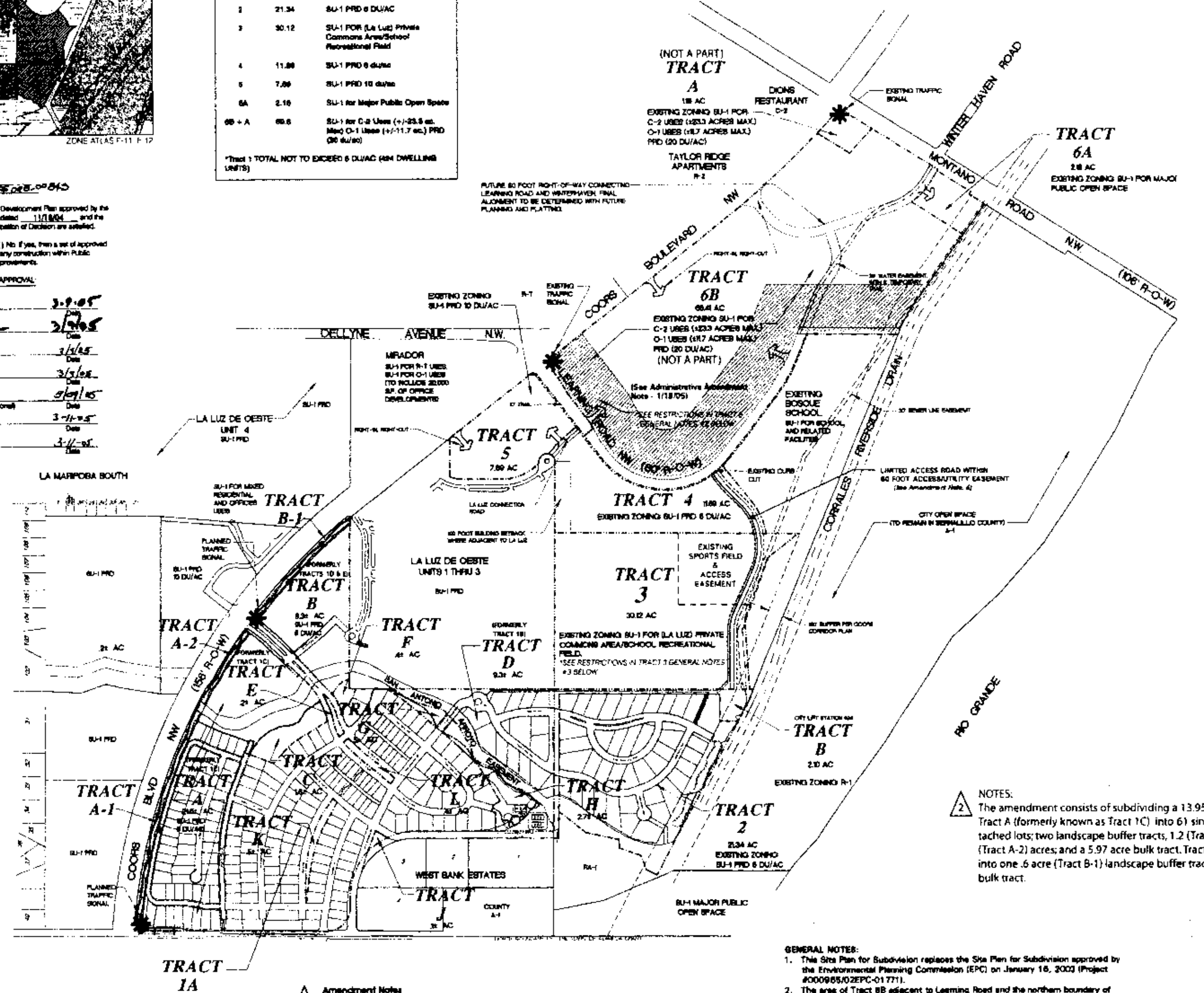
Signature	Date
Traffic Engineering, Transportation Division	3-9-05
Utilities Development	3/9/05
Christina Sandoval — Parks and Recreation Department	3/3/05
City Engineer	3/3/05
N/A — Environmental Health Department (conditional)	3/9/05
Michael Horton — Solid Waste Management	3-11-05
DRB Chairperson, Planning Department	3-11-05

ZONE CATEGORIES

TRACT	ACREAGE	EXISTING ZONING
1*	84.8	SU-1 PRD 6 DU/AC
1A	45.7	
1B	9.8	
1C	21.5	
1D	6.2	
1E	2.1	
2	21.34	SU-1 PRD 6 DU/AC
3	30.12	SU-1 FOR (La Luz) Private Commons Area/School Recreational Field
4	11.86	SU-1 PRD 6 du/ac
5	7.89	SU-1 PRD 10 du/ac
6A	2.16	SU-1 for Major Public Open Space
6B + A	69.6	SU-1 for C-2 Uses (+/-23.5 ac. Max) O-1 Uses (+/-11.7 ac.) PRD (20 du/ac)

*Tract 1 TOTAL NOT TO EXCEED 6 DU/AC (484 DWELLING UNITS)

ADMINISTRATIVE AMENDMENT - 1/18/05
Tracts 6B and A have been removed from this Site Plan for Subdivision and a new Site Plan for Subdivision has been created for those two tracts - Project #1003699; 04EPC 01948.



(Tract 1A PLATTED INTO TRACTS C, E, F, G, H, J, K AND LOTS 1-184)

△1 **Amendment Notes**

1. Tract 1B is subdivided into 13 single family lots and Tract 2 is subdivided into 41 single family lots.
2. The Private Recreation Area within Tract 1A has been replaced with 3 single family residential lots.
3. A minor adjustment to the Tract 4 northwest boundary at the La Luz Connection Road.
4. A minor adjustment to the Tract 1D boundary of the entry road to La Luz subdivision.
5. Clarification that the gross density for Tract 1 shall not exceed 5 du/ac and that individual tracts (Tracts 1A, 1B, 1C, 1D, and 1E) may exceed this density provided the gross density for Tract 1 as a whole is maintained.
6. The 60 foot Access/Utility Easement shall contain a 24 foot limited access road and a 10 foot public trail. The easement is restricted to pedestrian/bicycle/equestrian, emergency fire access, City Lift Station access for operations and maintenance only, public water and sanitary sewer easement and utilities of all types, and drainage. The road shall be an all-weather, gravel surfaced facility, have no lighting, and shall be gated. There shall be no public vehicular access. A pipe rail fence shall be installed on the western edge of the easement along Tracts 3 and 4. Final roadway, trail, and fence layout shall be completed prior to final sign-off of the Site Plan by the Development Review Board.

GENERAL NOTES:

1. This Site Plan for Subdivision replaces the Site Plan for Subdivision approved by the Environmental Planning Commission (EPC) on January 16, 2003 (Project #000965/02EPC-01771).
2. The area of Tract 6B adjacent to Learning Road and the northern boundary of Bosque School (a minimum of 300 feet) shall be restricted to office and residential uses (PRD & O-1).
3. School Recreational Field shall be limited to the Sports Field & Access Easement at the northeasterly portion of Tract 3. No parking or field lighting is permitted in the vicinity of the Recreational Field.
4. Use of Tract 3 is limited to residents of La Luz only. Residents of Andalucia are not allowed access to Tract 3.
5. Tract 1 is divided into 4 major tracts- 1A, 1B, 1C, and 1D. Tract 1A is 161 Single Family Residential Lots; Tracts 1B, 1C, and 1D are bulk Tracts for future development.
6. Due to the existing Montano Pueblo Archeological Site and other archeological sites, any future approvals for Site Development Plans for Building Permit on Tracts 6B, A, 1C, and 4 shall require clearance and guidance from the State Historic Preservation Office. (Letter sent to Office of Cultural Affairs, State Historic Preservation Office, on January 11, 2002 requesting Pre-Consultation, Clearance, and Guidance.

△2 NOTES:
The amendment consists of subdividing a 13.95 acre portion of Tract A (formerly known as Tract 1C) into 61 single family detached lots; two landscape buffer tracts, 1.2 (Tract A-1) and .38 (Tract A-2) acres; and a 5.97 acre bulk tract. Tract B is subdivided into one .6 acre (Tract B-1) landscape buffer tract and a 7.7 acre bulk tract.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
The site consists of approximately 158 acres.

PROPOSED USE:
The parcels to remain the same relative to land use-residential (varying densities), commercial, office, private commons area/school recreational field, and public park.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS: The existing Learning Road and Namaste Road off Coors Boulevard provide the major access into Andalucia at La Luz. Local roads (at varying widths) are proposed to serve the project and provide vehicular ingress and egress to these parcels, to increase safety to existing development, and to be consistent with City policies contained in the Coors Corridor Plan (see Street Sections, on sheet 3). Two right-in/right-out access points onto Coors Boulevard are between Learning Road and Montano Road, and one right-in/right out access to Tract 5 is proposed. Learning Road is a signalized intersection and the main entry road off Coors Boulevard to the project (Seville Avenue) is planned as a signalized intersection.

BICYCLE and TRAIL ACCESS: Bicycle access is provided by 6 foot on-street bike lanes in Learning Road, Learning Road trail (a 10 foot trail within a 20 foot landscape easement), and a 6 foot temporary trail to connect the northern end of Learning Road to Montano Road. New public trails are planned along the San Antonio Arroyo and along La Bienvenida Place. Sidewalks and private trails will provide pedestrian connectivity throughout Andalucia at La Luz.

TRANSIT ACCESS: Coordination with the City Transit Department shall be initiated at the Site Plan for Building Permit to provide access and service to this property. Coors Boulevard is a major transit route on the West Side.

INTERNAL CIRCULATION REQUIREMENTS:
Conceptual access points (30 feet in width) have been identified on this Site Plan for each of the parcels; final locations, width, and configuration shall be determined with future Site Plans for Building Permit with approval by the City Engineer. Internal sidewalks and/or trails shall be provided within each parcel with future Site Plans for Building Permit.

BUILDING HEIGHTS AND SETBACKS:
See Sheet 2 of 3, Design Standards. Building height shall be consistent with the Coors Corridor Plan (see Sheet 2) and should be kept to a minimum.

MAXIMUM FAR:
A maximum floor area ratio (FAR) shall be .35 for the SU-1 for C-2 and SU-1 for O-1 portions of Tract 6B or Tract A.

LANDSCAPE PLAN:
The Design Standards (see Sheet 2 of 3) provide for preservation of significant cottonwoods, emphasis on native and naturalized plant species, landscape criteria, and landscape buffers. Subsequent landscape plans shall be consistent with City standards and policies regarding water conservation.

△2 PROJECT NUMBER: 1000965
APPLICATION NUMBER: ____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated ____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Signature	Date
Traffic Engineering, Transportation Division	Date
Water Utility Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Amended Site Plan for Subdivision

Andalucia at La Luz

ASW REALTY PARTNERS

Scale 1"=300'

150 0 300' 600' north

October 3, 2003

Sheet 1 of 3

△1 February 25, 2005

△2 July 7, 2005

Project# 1000965

ASW Realty Partners/Andalucia Develop.
8300 Carmel NE, Ste# 401
Albuquerque NM 87122

RAY A. GRHAM III
La Luz Del Sol Neigh. Assoc.
ONE WIND NW
ALBUQUERQUE NM 87120

BILL JACK RODGERS
Taylor Ranch Neigh. Assoc.
8308 CEDAR CREEK DR NW
ALBUQUERQUE NM 87120

101106130514240401

OXBOW NORTH VENTURES
1650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

101106134040310136

OVENWEST CORPORATION ETAL
1 WIND NW
ALBUQUERQUE NM 87120

101106140543610902

BEAL CARL W JR & ANNIE M
5002 MIRADOR DR NW
ALBUQUERQUE NM 87120

CONSENSUS PLANNING, INC
924 PARK AVE SW
ALBUQUERQUE NM 87102

RAE PERLS
La Luz Landowners Assoc.
15 TENNIS COURT NW
ALBUQUERQUE NM 87120

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN DR NW
ALBUQUERQUE NM 87120

101106121208831301

RIO PUERCO II LLC
17875 VON KARMAN
IRVINE CA 92614

101106147043010225

LA LUZ LANDOWNERS ASSOCIATION
1 LOOP ONE NW
ALBUQUERQUE NM 87120

EDWARD TOTORO
La Luz Del Sol Neigh. Assoc.
36 MILL RD NW
ALBUQUERQUE NM 87120

BRUCE MASSON
La Luz Landowners Assoc.
13 ARCO NW
ALBUQUERQUE NM 87120

101106138624740126

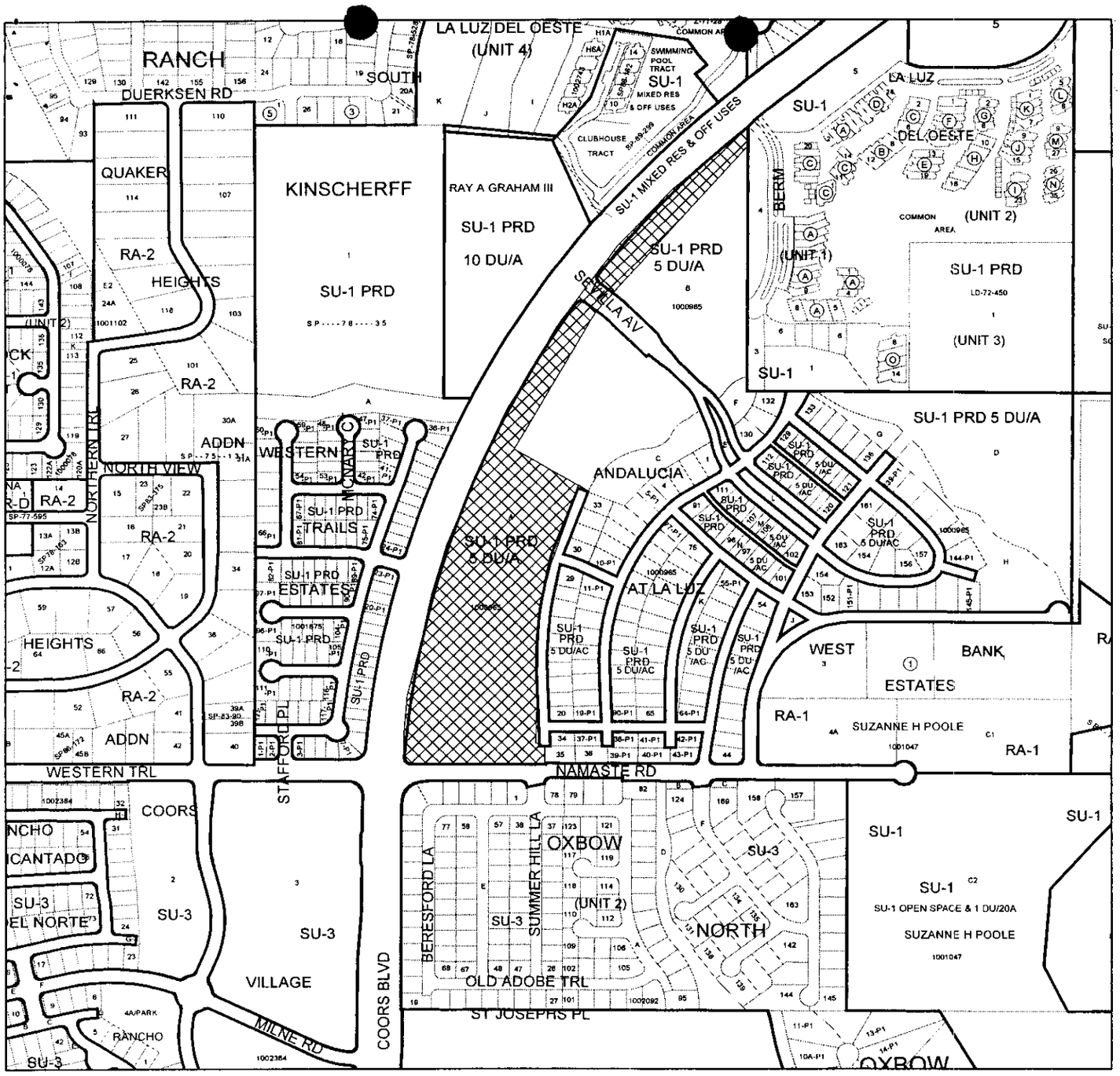
GRAHAM III RAY A
ONE WIND NW
ALBUQUERQUE NM 87120

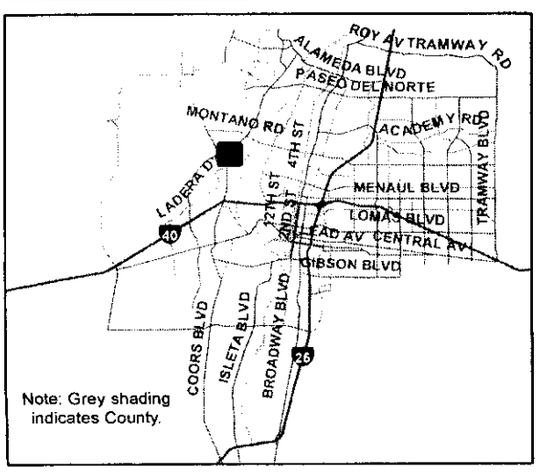
101106123527420308

FRISCO JOINT VENTURE
PO BOX 3685 STA D
ALBUQUERQUE NM 87190

101106140043710901

BECKER CASSANDRA H
5000 MIRADOR DR NW
ALBUQUERQUE NM 87120

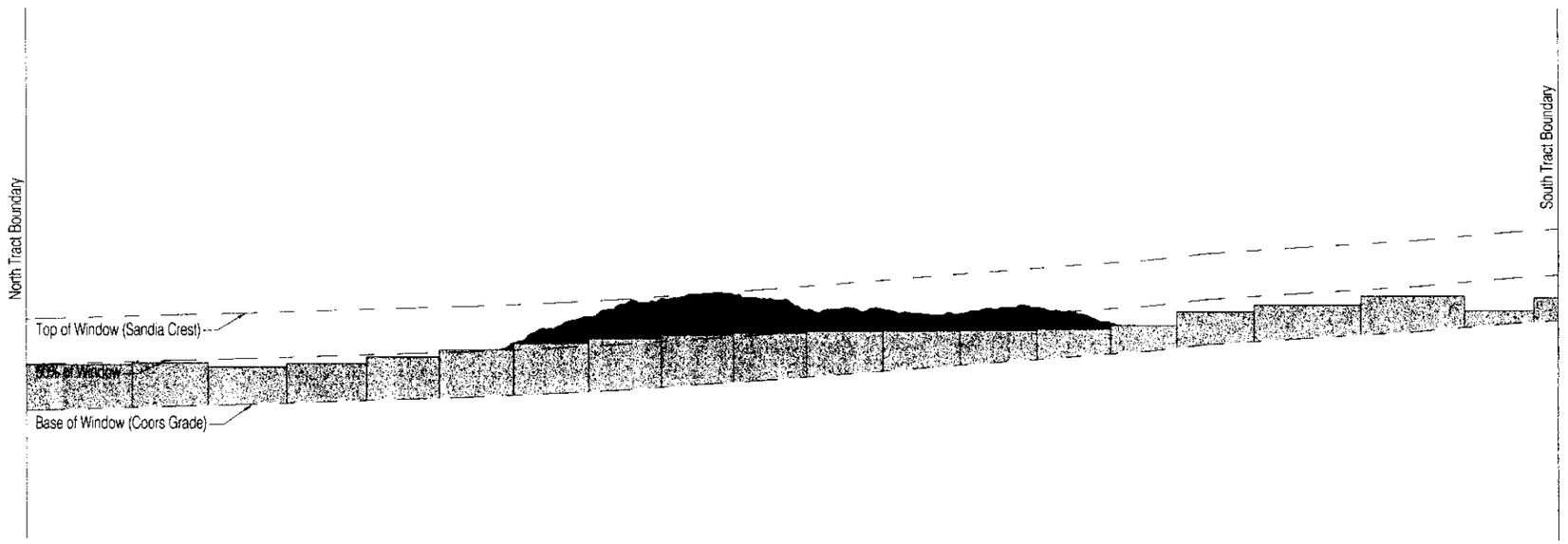




ZONING MAP

1 inch equals 565 feet

Project Number:
1000965
Hearing Date:
8/18/05
Zone Map Page:
F-11
Additional Case Numbers:
05EPC-01115
05EPC-01117



VIEW WINDOW

NOTES:

1. Sandia Crest based upon digital photography taken from Coors Boulevard.
2. View shown is at a 45 degree angle from Coors Boulevard, as required by the Coors Corridor Plan.
3. Coors Corridor Plan requires that no greater than 50% of the View Area shall be obscured by structures
4. 44% of the View Area is obscured by structures in compliance with these regulations

Coors View Area Analysis

ASW REALTY PARTNERS

Andalucia at Ca Cuz

Bohannan ▲ Huston, Inc.

CONSENSUS PLANNING, INC.

July 7, 2005