



**Environmental
Planning
Commission**

*Agenda Number: 05
Project Number: 1010879
Case #: 16EPC- 40062, 63
December 8, 2016*

Staff Report

Agent	Consensus Planning
Applicant	Cedar Investors
Request	Sector Plan Amendment (Zone Change)
Legal Description	Lots 1-3, 7-9, and A-E , block 21 Brownwell and Lail’s Addition and lots F-J of the Whitteds Replat
Location	Copper Ave, between Cedar St and Mulberry Street
Size	2.2 acres
Existing Zoning	SU-2 MD-1
Proposed Zoning	SU-2 SU-1 PRD (Planned Residential Development)

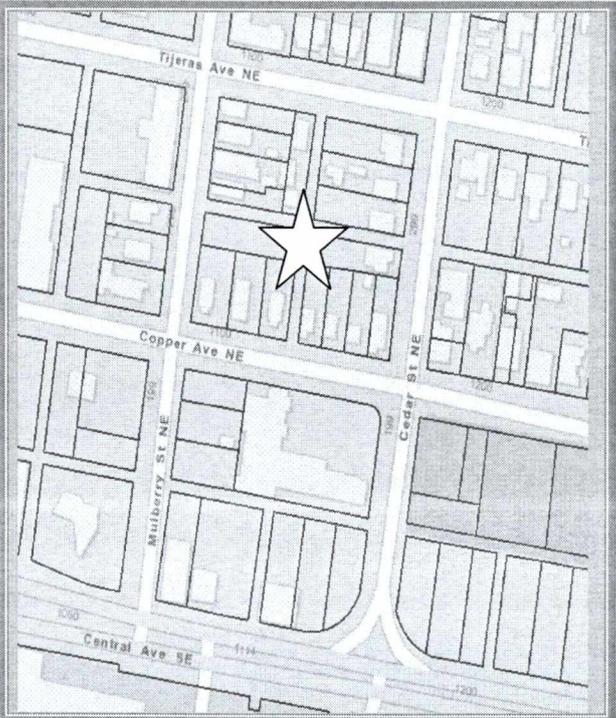
Staff Recommendation
APPROVAL of 16 EPC 40062, Sector Development Plan Map Amendment (zone change) based on the Findings beginning on Page 16, and subject to the Conditions of Approval beginning on Page 23.

APPROVAL of 16 EPC 40063, Site Development Plan for Building Permit based on the Findings beginning on Page 23, and subject to the Conditions of Approval beginning on Page 28.

Staff Planner
Maggie Gould, Planner

Summary of Analysis
 The applicant proposes to amend the zoning on this 2.2 acre site in order to develop a 74 unit apartment complex. A Site Development Plan for Building Permit accompanies the Sector Development Plan Amendment (Zone Change) as required by §14-16-2-22-(A)(1). Because the University Neighborhoods Sector Development Plan established the zoning on these lots, the zone change constitutes an amendment to that plan.

The Silver Hill, Spruce Park, Sycamore, University Heights and Victory Hills Neighborhood Associations and the District 6 Coalitions of Neighborhoods were notified by the applicant list and property owners within 100 feet of the site were notified. A facilitated meeting was recommended in October of 2016, but was declined by the neighborhoods. Staff has not received any public comment as of this writing. Staff recommends approval of both request based on the findings in the staff report.



City Departments and other interested agencies reviewed this application from 10/03/2016 to 10/19/2016
 Agency comments used in the preparation of this report begin on Page 30.



LAND USE MAP

Note: Grey shading indicates County.

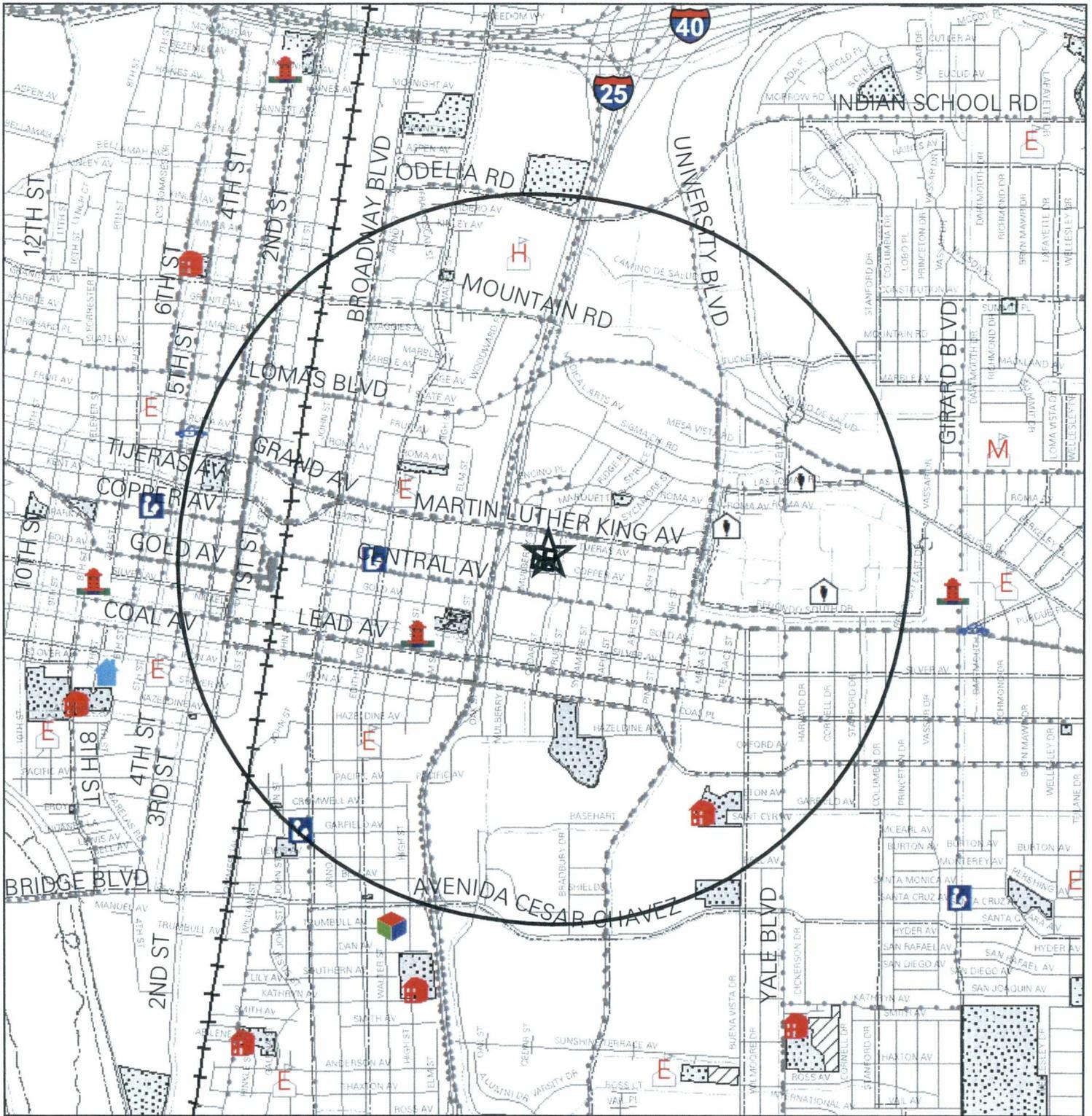
KEY to Land Use Abbreviations

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



1 inch = 200 feet

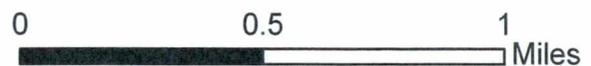
Project Number:
1010879
Hearing Date:
11/10/2016
Zone Map Page: K-15
Additional Case Numbers:
16EPC-40062 & 40063



Public Facilities Map with One-Mile Buffer

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

Project Number: 1010879



I. 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-2 MD-1	Central Urban, University Neighborhoods SDP	Single Family/ Vacant
North	SU-2 MD-1	Same	Single family/ multifamily
South	SU-2 CMU, SU-2, SU-1 for Church and Related Facilities	Same	Public/ Institutional
East	SU-2 MD-1	Same	Single family/ multifamily
West	SU-2 MC	Same	Single family/ multifamily, commercial

II. INTRODUCTION

Proposal

This request was originally submitted for the November 10, 2016 hearing and was a request for a zone change from SU-2 MD-1 to SU-2 SU-1 for MD-1. The proposed project has a density of 34 units per acre. The MD-1 zone allows up 36 units per acre conditionally. The applicant applied for and received the conditional use in August of 2016. Prior to the EPC hearing it was discovered that the previously approved conditional use for the site had not been appropriately noticed or advertised; only one parcel out of the entire site was included in the notice and advertisement. After discussion with staff, the request has been modified to the SU-2 SU-1 PRD (Planned Residential Development) zone to allow both the desired design flexibility and the density without requiring a return to the ZHE.

The applicant proposes to amend the zoning on this 2.2 acre parcel in order to develop a 74 unit apartment complex, with 6 two story carriage house units fronting Tijeras Avenue and Cedar Street and a main building that will be three stories and will front on to Mulberry Street. A Site Development Plan for Building Permit accompanies the Sector Development Plan Amendment (Zone Change) as required by §14-16-2-22-(A)(1), SU-1 Special Use Zone.

The applicant will replat the existing lots into one lot if the request is approved. This will require a minor plat action at the DRB.

Because the University Neighborhoods Sector Development Plan established the zoning on these lots, the zone change constitutes an amendment to that plan.

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The applicant proposes to amend the zoning on this 2.2 acre parcel in order to develop a 74 unit apartment complex, with 6 two story carriage house units fronting Tijeras Avenue and Cedar Street and a main building that will be three stories and will front on to Mulberry Street. A Site Development Plan for Building Permit accompanies the Sector Development Plan Amendment (Zone Change) as required by §14-16-2-22-(A)(1), SU-1 Special Use Zone.

The applicant will replat the existing lots into one lot if the request is approved. This will require a minor plat action at the DRB.

Because the University Neighborhoods Sector Development Plan established the zoning on these lots, the zone change constitutes an amendment to that plan.

EPC Role

The EPC has the authority to hear and consider all zone map amendments and Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is the final decision making body for these requests unless they are appealed. Appeals are heard and reviewed by the Land Use Hearing Office who sends a recommendation to City Council, the final decision authority for appeals. This is a quasi-judicial matter.

History/Background

The site was zoned SU-2 MD-1, Mixed Density by the University Neighborhoods Sector Development Plan in 1986. The zoning was based on the recommendations in the Sycamore Redevelopment Plan, which called for mixed density residential development in the area around the subject site. The applicant applied for and received a conditional use for up to 36 dwelling units per acre in August of 2016 from the ZHE (16 ZHE- 80162), However, the request was not advertised correctly by the city because it only referenced one lot out the entire site and notice was only sent to property owners with 100 feet of that lot. The request for the SU-2 SU-1 PRD zone allows the flexibility in design requirements and allows the specified density without a return to the ZHE.

The two alleys that bisect the site were vacated in June of 2016 (EC-16-126). The vacation will become final when the site is replatted. There are no other project numbers associated with the site.

Context

The area is developed with a mixture of single family, multifamily, commercial, service and institutional uses. The proposed use is consistent and compatible with the surrounding zoning and development. The subject is now vacant.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Central Avenue as a Principal Arterial.

The LRRS designates Martin Luther King Avenue as a Collector street.

The LRRS designates Copper Avenue, Cedar Street, Tijeras Avenue and Mulberry Street as Local streets.

Comprehensive Plan Corridor Designation

Central Avenue, approximately 600 feet from the subject site, is a designated Major Transit Corridor.

Trails/Bikeways

Martin Luther King, Jr. Blvd, approximately 600 feet from the subject site, contains a designated bike lane.

Transit

The subject site is approximately 600 feet from Central Avenue, there is an existing Rapid Ride stop between Mulberry and Cedar and a regular route 66 stop at Mulberry. An ART (Albuquerque Rapid Transit) stop will be built at Central Ave. and Cedar St.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned SU-2 MD -1, Mixed Density, pursuant to the University Neighborhoods Sector Development Plan. This zone allows uses in the R-T zone for all properties and R-3 uses on premises that comprise 20,000 square feet or an entire block.

The applicant proposes SU-2 SU-1 PRD , the SU-1 PRD zone (§14-16-2-22-25) allows residential development with design and density controlled by a Site Development Plan. The SU-1 PRD also allows limited commercial uses, however the applicant is not asking for those uses or including them in the proposed site plan. This zone is appropriate for the site because it will allow the design flexibility that the applicant would like with a controlling site plan.

The SU- 1 PRD zone requires that the Site Plan show general requirements such as maximum height, maximum number dwelling units, building setbacks, colors and materials for the development, landscaping and lighting.

The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

The SU- 1 zone and accompanying Site Development Plan for Building Permit become the controlling documents for the site. The Site Development Plan meets the requirements of the SU-1 PRD zone because the Site Plan contains the elements of a Site Plan for Subdivision and a Site Plan for Building Permit.

Definitions (if applicable)

SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential

uses' maximum floor area ratio. (See also MASTER DEVELOPMENT PLAN.)

(b) For Building Permits. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for nonauto transportation, or energy conservational building construction), and proposed schedule for development.

(3) Similar, related data may be required when relevant to the city's evaluation.

(4) For property with a SC Shopping Center or IP Industrial Park designation for a project of five acres or more, submission of a Certificate of No Effect or a Certificate of Approval pursuant to the Albuquerque Archaeological Ordinance is required.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

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

Land Use

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

The requests further Policy II.B.5.d. because the proposed use is the same as the allowed uses on many of the adjacent properties. The site design respects the existing neighborhood by improving a blighted site, having a design that steps down to meet the street, extensive landscaping that will improve the pedestrian experience on the street and screening the parking areas with a low wall.

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

The requests further policy II.B.5.e because the site has access to a full range of existing urban infrastructure and will be designed to be compatible with the existing development.

Policy II.B.5.h.: Higher density housing is most appropriate in the following situations:

- i. In designated Activity Centers.
- ii. In areas with excellent access to the major street network.
- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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- iv. iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - v. v. In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The requests further Policy II.B.5.h because the subject site has excellent access to the existing street network and is in an area where a pattern of mixed density already exists (single family and multifamily). The proposed development will also function as a transition between the residential area to the north and more intense mixed use development allowed along Central Avenue.

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

The requests further Policy II.B.5o because the proposed zoning and allowed development will create a new housing option in an older established neighborhood. The site has a series of blighted structures that will be removed in order to develop the new apartment complex.

Central Urban Area*

*NOTE: The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

Policy II.B.6b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The requests further Policy II.B.6b because the proposed development will improve the neighborhood by removing a blighted property and providing housing in close proximity to employment and services. The proposed development is also within walking distance of Central Avenue where there is access to transit and linkages to cultural, arts and recreation facilities.

Noise

Policy II.C.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The requests further Policy II.C.4a because the proposed development will have the parking located behind the proposed carriage units or behind a four foot high wall, this will help to minimize noise. Additionally, the fitness and pool area is located in the center of the site and not directly adjacent to any existing residential development.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests further Policy II.C.8d because the landscaping plan shows the intense landscape buffer required by the University Neighborhoods Sector Development Plan. The five foot landscaping strip contains a mixture of low and medium water trees and plants that will improve the visual environment and help to control erosion by keeping the soil in place.

Transportation and Transit

Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The requests further Policy II.D.4c because the proposed zoning and allowed development will add 74 housing units in close proximity to a major transit corridor. The use is allowed by the existing underlying zoning. The applicant received approval from the ZHE for a conditional for additional units. The conditional use criteria require that a proposed use is not injurious to the surrounding uses, although the ZHE request was not correctly advertised and noticed, the ZHE process included discussion about the compatibility of the 34 units per acre density with the surrounding area.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The requests further Policy II.D.4g because the Site Development Plan for Building Permit shows sidewalk connections from the building to the new sidewalks around the perimeter of the site. The site landscaping will improve the pedestrian experience. The site is within walking and biking distance of employment and services and transit.

Housing

Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The requests further Policy II.D.5b because it replaces the existing blighted structures with new housing. The Site Development Plan for Building Permit shows a series buildings that relate to the street and vary in materials, colors and planes. The proposed zone allows design flexibility that gives that development an appropriate relationship to the street and encourages pedestrian activity.

Policy II.D.5d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

The requests further Policy II.D.5d. The request allows the development of a new housing option in close proximity to employment and services. The development will have ground level accessible units and will be market rate and open to anyone.

University Neighborhoods Sector Development Plan- Rank III

The University Neighborhoods Sector Development Plan (UNSDP) was adopted by the City Council in July 1986 (Enactment No. 102-1986). This version of the Plan (referred to as the 1985 Plan) superseded the previous version, adopted in 1978, which was a start at addressing the area's issues. The boundaries of the UNSDP are Oak St. (which runs parallel to I-25) on the west, Marquette St. (and a small portion of Roma Ave.) and Central Ave. on the north, Girard Blvd. on the east, and St. Cyr and Hazeldine Aves. on the south (see Map 2 on p. 5). The Sycamore Metropolitan Redevelopment Area, contained within these boundaries, constitutes an eastern portion of the Plan area. Because there was a Sycamore Metropolitan Redevelopment Plan of 1982, a decision was made that the 1985 UNSDP sector plan update needed to focus on the remainder of the Plan area (p. 4).

The 1985 UNSDP further defines the area's issues (see p. 1) and addresses basic goals and major recommendations for the area. The Plan established zoning for some parcels in the area, hence the use of the SU-2 designation which indicates that a sector development plan is involved. Two design enhancement areas were identified and established: the Central Avenue Commercial Design Enhancement Area (p. 20) and the Silver Hill Residential Design Enhancement Area (p. 21). However, the subject site does not fall within either of these (see Map 4 between pages 20 and 21).

The plan has 6 basic goals, 5 are relevant to this request:

Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

The requests further goals 1 and 2 because the subject site currently contains several small houses that are in a state of disrepair. The request will redevelop the site with multifamily development that is well designed and pedestrian oriented.

Goal 3: Encourage infill residential construction in appropriate places.

The requests further goal 3 because the proposed project allowed by the proposed zoning will provide a residential infill development in an area with mixed density.

Goal 4: Encourage pedestrian orientation.

The requests further goal 4 because the smaller setbacks allow a more urban, pedestrian friendly design. The reduced parking also meets the intent of this goal by reducing interaction between vehicles and pedestrians. The site plan shows the required sidewalks around the development and connections from the proposed buildings to the sidewalks.

Goal 5: Improve conditions in business areas.

The requests further goal 5 because the proposed development will add residents to the neighborhood in a development that is close to existing businesses. The new development may provide new patrons for these businesses.

Sycamore Metropolitan Redevelopment Plan (Sycamore MRA Plan)

Basic Objectives:

1. To improve the existing “mixed use” characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

The requests further Objective 1 because the proposed development will be compatible with the existing development by acting as a transition between the existing housing to the north and the more intense uses allowed along Central Avenue.

2. To improve pedestrian, transit and bicycle circulation by providing better internal connections to nearby urban centers.

The requests further Objective 2 because the development will improve the sidewalks around the site, add landscaping that improves the pedestrian experience along the street and provide housing in close proximity to transit and bike routes.

3. To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The requests further Objective 3 because they will allow the redevelopment of a blighted property by a private entity with a project that will be compatible with the existing development because it will provide a design that steps back at the street level and provides improved sidewalk connections.

Policy One: Redevelopment with mid-rise apartments and townhouses shall be encouraged.

The requests further Policy One because will allow the redevelopment of a blighted site with two story carriage house units (townhouses) and a three story apartment building.

Policy Three: New development shall serve to preserve the neighborhood character and improve its quality.

The requests further Policy Three because they will allow the development of an urban, pedestrian friendly apartment complex that will improve the sidewalks and redevelop a blighted property.

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

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more

advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed use and design are consistent with the health, safety, morals and general welfare of the City because the proposed zone does not change the underlying use, but allows flexibility in the design that will allow a more urban product that is appropriate for the area. The design will be consistent with the character of the area because it will have units that step down to two stories to blend in with the neighborhood.

The proposed zoning will be consistent with health, safety, morals and general welfare of the City because the underlying use will remain the same and the flexibility in design will allow an appropriate urban product that is consistent with the intent of the policies in the Comprehensive Plan, University Neighborhoods Sector Plan and the Sycamore Metropolitan Redevelopment Plan.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed zone keeps the SU-2 prefix and the underlying residential use, but adds the SU-1 PRD zone to allow flexibility in site design that will allow a design that is appropriate for an urban infill project. Because the underlying use will remain multifamily residential, the stability of land use is maintained.

The proposed zone will allow design flexibility that will allow a more urban product while maintaining the underlying residential use. The proposed zone will not destabilize the area.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis section C

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Staff's Response (refer to policy analysis for discussion of applicable policies)

The applicant states that the existing zoning is inappropriate because the proposed zone is more advantageous to the community as articulated in the applicable goals and policies of the applicable plans because it will allow flexibility in the site design. The design will have appropriate parking and setbacks for an urban area. The design allows the construction of an apartment complex that is consistent with intent of the comprehensive plan, sector and redevelopment plan to have urban development in the area.

The proposed zone allows the creation of a housing product that will serve the UNM/Nob Hill area and Presbyterian Hospital. The applicant points to high occupancy rates and the demand for apartments in the UNM/Nob Hill and Downtown areas to show a need for more apartment development in the area. The proposed apartment complex will offer a new housing option in proximity to employment and services and improved transit.

The applicant also cites changed conditions in the form of the blighted structures on the site. The demolition of these creates an opportunity for the type of redevelopment promoted in the Sycamore MRA plan.

Additionally, the applicant states that the SU-1 zone is appropriate on the site because the site has a significant grade change from northeast to southwest and the flexibility in design will better accommodate this change in grade, the proximity to transit (Central Avenue carries 40% of the city transit traffic and will have a new rapid transit), and proximity to jobs make the suburban parking requirements inappropriate. The added flexibility of the SU-1 zone allows a development that meets the intent of the sector development plan and the MRA to have walkable, urban development.

Staff agrees that the proposed zone will allow development that furthers that intent of the applicable goals and policies for the area; because of this existing zoning is inappropriate and the proposed zoning is more advantageous.

At the time the site was SU-2 MD-1 , the small houses on the site were not blighted, staff agrees that blight is a changed condition.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed zone will allow for site plan controlled multifamily residential development that will redevelop a blighted lot.

The proposed zoning will allow design flexibility and the accompanying Site Development Plan for Building Permit shows residential development similar to what is allowed on the adjacent parcels. The proposed zone will allow residential uses that will not be harmful to the adjacent properties.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone will not require any unprogrammed capital expenditures by the city. The site is an infill location and will use the existing infrastructure.

The site has access to existing urban infrastructure and will be developed privately, without city funding.

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

The cost of land is not the determining factor in this request.

The applicant has not cited the cost of land as part of the justification, but has cited the applicable plans and policies to show that the request is consistent with them.

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

The subject site is not located on a major street.

The subject is located on a local street and the apartment use is allowed under the existing zone. The applicant has justified the request by showing that it is consistent with goals and policies of the applicable plans.

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

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The SU-1 zone is considered a spot zone, but the change will allow the applicant to design a project that facilitates the realization of the Comprehensive Plan, Sector and MRA Plan. The zone does not change the underlying use, but permits a higher level of custom design.

The SU-1 zone is generally considered a justified spot zone because it clearly facilitates the realization of the applicable plans, in this case the proposed zone will allow flexibility in the design will allow the development of an apartment complex with appropriate urban setbacks and parking requirements that will meet the intent of the Comprehensive Plan, Sector Plan and MRA Plan to have urban redevelopment in the area.

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

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The shape, use and location of the site does not qualify it as a strip zone since it encompasses an entire block. The site is proposed to be used for residential purposes and is adjacent to an existing SU-2 MD-1 zone.

The proposed zone would allow the same uses as on the adjacent SU-2 MD-1 zoned sites and would not be a strip of land that with different uses.

Other Analysis

- Traffic Impact Analysis was not required for this project because it did not meet the threshold for a Traffic Impact Analysis.
- The project adds housing on the east side of the river and will help to address the jobs to housing imbalance between the east and west sides of the river.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes an apartment complex on a 2.2 acre site.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, University Neighborhoods Sector Development Plan and the Sycamore Neighborhoods Redevelopment Plan.

Site Plan Layout / Configuration

The proposed development will contain five buildings, three two unit carriage house buildings at 2,000 square feet each, one three story apartment building at 65,000 square feet with 68 units and one fitness building with a pool and spa at 2,155 square feet.

The entrance to the main building faces Mulberry Street.

Two carriage houses with two units each are proposed on Tijeras Ave. and one building Cedar St., also with two units. The carriage units are shown as approximately 22 feet for a maximum height. The main building will be 38 feet at the highest.

The R-3 zone is the zone referenced in the University Neighborhoods Sector Plan and allows building of up to 26 feet at any location and additional for building that fall under the required angle planes. However, under the SU-1 PRD zone the EPC has discretion over height.

The parking is towards the center of the site and will be screen by a combination of low walls, landscaping and the carriage unit buildings.

A double trash enclosure and a compactor are shown at the northeast corner of the site.

Public Outdoor Space

The Site Plan for Building Permit shows a pool area with seating and a patio area outside of the proposed fitness center. Additional open space is provided in the form of private balconies and landscaped areas.

The SU-1 PRD zone allows the site plan to control the design and development standards for the site. The applicant is providing open as required by the R-3 because this is referenced in the University Neighborhoods Sector Development Plan. The R-3 zone requires 200 square feet of open space for each studio or one bedroom unit and 250 square feet of open space for each two bedroom unit.

The applicant proposes 6 studios, 42 one bedroom units and 26 two bedroom units for a total of 16,100 required square feet of open space. The applicant will provide 13,850 square feet of open on the ground level and 4,605 square feet of open space in the form of private balcony space. The open space provided would be consistent with the R-3 zone. As stated above, the SU-1 PRD zone allows design standards as approved by the EPC.

Vehicular Access, Circulation and Parking

The site takes access from Copper Ave via 30 foot wide drive and access from Mulberry Street via a 26 foot wide drive.

Off Street Parking Requirements, §14-16-3-1(24) require one space per bath, but not less than 1.5 spaces for units less 1,000 square feet and not less two spaces for units over 1,000 square feet.

The applicant is proposing:

48 one bedroom, one bathroom units less 1,000 square feet

9 two bedroom, two bath room units less than 1,000 square feet

17 two bedroom two bathroom units over 1,000 square feet

124 spaces would be required for the development. The applicant is proposing 96. The EPC has discretion over parking standards because of the proposed SU-1 zoning. The site is near transit and employment and services. The reduced parking allows for a more urban development.

Pedestrian and Bicycle Access and Circulation, Transit Access

New six foot wide sidewalks are proposed around the perimeter of the site. Sidewalk connections are shown from the proposed buildings to the street.

Walls/Fences

A six foot height retaining wall is shown along the east side of the site. A six foot wall tubular steel fence will surround the site. 14-16-3-19(2)(a), General Height and Design Regulations for Walls, Fences and Retaining Walls, allows the fencing. All fencing will be required to meet the clear sight triangle requirements.

Lighting and Security

Fifteen foot tall standard light poles are shown in the parking areas. These meet the requirement to have light poles not exceed 16 feet with 100 feet of residential zones site. Building mounted lights are shown throughout the site.

Landscaping

The University Neighborhoods Plan calls for intense landscaping along the perimeter of the site to screen the site. The plan shows a mixture of native and low to medium water species that are generally successful in the area. The landscaping exceeds the zoning code requirements by provided 32 % net lot coverage rather than 15% net lot coverage.

Grading, Drainage, Utility Plans

The site slopes from northwest to south with a change in grade of approximately 10 feet.

Storm water will be captured in landscaped water harvesting areas; remaining flows will be accommodated in the existing infrastructure in Copper Avenue and Mulberry Street.

Architecture

The proposed buildings meet the requirements of §14-16-3-18, General Building and Site Design Regulations, to have changes in plane, material and color to break up the facades. The main building has balconies that further this requirement. The SU-1 PRD zone allows building design as approved by the EPC.

Signage

14-16-3-5(D)(7)(c) allows a building mounted sign up 40 feet in size for apartments over 24 units. The applicant proposes an approximately 20 square foot sign west elevation of building facing Mulberry Street. The SU-1 PRD zone allows signage as approved by the EPC.

No other signage is shown.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant updated the site plan to address the comments from transportation.

The Metropolitan Redevelopment Agency states that the request will further the MRA Plan Commercial, Residential and Physical needs goals by bringing in more residents and making it more likely that improvement will occur in commercial services and a reduction in vacancies in

the area. The area's proximity to the hospitals/large employers and educational institutions and the significant demand for housing meets the residential goal. The most significant point is the third point regarding preventing neighborhood decline by stimulating private reinvestment and ensuring mutually beneficial relationships between existing and new development.

The removal of a property that would attract illegal dumping on the site, weeds and litter meets the physical needs goal.

ASP notes that Monte Vista Elementary is over capacity and may need to revise its transfer policy if the proposed project generates many students.

Neighborhood/Public

The Silver Hill, Spruce Park, Sycamore, University Heights and Victory Hills Neighborhood Associations and the District 6 Coalitions of Neighborhoods were notified by the applicant.

A facilitated meeting was recommended, but was declined by the neighborhoods.

The City notified property owners within 100 feet of the site.

Staff received one phone call expressing concern about the precedent that the zone change might set, but staff has not received any written comment as of this writing.

V. CONCLUSION

This a request for a Sector Development Plan amendment (zone change) for 2.2 acre site located between Cedar Street, and Mulberry Street and Copper Avenue and Tijeras Avenue to the allow the development of a 74 unit apartment complex.

The applicant has justified the zone changes as being more advantageous to the community as articulated in the applicable plans because it allow the redevelopment of a blighted property with an appropriate urban in fill product and due to changed conditions in the form a blighted site.

FINDINGS – 16 EPC-40061, December 8 , 2016 – Sector Development Plan Map Amendment (Zone Change)

1. This is a request for a Sector Development Plan Amendment (zone change) from SU-2 MD-1 to SU-2 SU-1 PRD for Lots 1-3, 7-9, and A-E , block 21 Brownwell and Lail's Addition and lots F-J of the Whitteds Replat located on Copper Ave, between Cedar St and Mulberry Street and containing 2.2 acres.
2. The applicant proposes to amend the zoning to allow the development of a 74 unit apartment complex.
3. The applicant received a conditional use for up to 36 dwelling units per acre in August of 2016 (16 ZHE- 80162). However, the request was not advertised correctly by the city because it only referenced one lot out the entire block and notice was only sent to property owners with 100 feet of that lot. This zone allows both the density and the design flexibility that the applicant would like without a return to the ZHE.
4. The two alleys that bisect the site were vacated in June of 2016 (EC-16-126). The site will be replatted at DRB to finalize this vacation.
5. The Metropolitan Redevelopment Agency states that the request will further the MRA Plan Commercial, Residential and Physical needs goals by bringing in more residents and making it more likely that improvement will occur in commercial services and a reduction in vacancies in the area. The area's proximity to the hospitals/large employers and educational institutions and the significant demand for housing meets the residential goal. The most significant point is the third point regarding preventing neighborhood decline by stimulating private reinvestment and ensuring mutually beneficial relationships between existing and new development.
6. The Albuquerque/Bernalillo County Comprehensive Plan, University Neighborhoods Sector Development Plan, Sycamore Redevelopment Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Central Urban Area, a portion of the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

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

The request furthers Policy II.B.5.d. because the proposed use is the same as the allowed uses on many of the adjacent properties. The site design respects the existing neighborhood by improving a blighted site, having a design that steps down to meet the street, extensive landscaping that will improve the pedestrian experience on the street and screening the parking areas with a low wall.

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

The request furthers policy II.B.5.e because the site has access to a full range of existing urban infrastructure and will be designed to be compatible with the existing development.

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

The request furthers Policy II.B.5.h because the subject site has excellent access to the existing street network and is in an area where a pattern of mixed density already exists (single family and multifamily). The proposed development will also function as a transition between the residential area to the north and more intense mixed use development allowed along Central Avenue.

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

The request furthers Policy II.B.5o because the proposed zoning and allowed development will create a new housing option in an older established neighborhood. The site has a series of blighted structures that will be removed in order to development the new apartment complex.

Central Urban Area*

*NOTE: The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

- a. Policy II.B.6b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request furthers Policy II.B.6b because the proposed development will improve the neighborhood by removing a blighted property and providing housing in close proximity to employment and services. The proposed development is also within walking distance of Central Avenue where there is access to transit.

Noise

- a. Policy II.C.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.C.4a because the proposed development will have the parking located behind the proposed carriage units or behind a four foot high wall, this will help to minimize noise. Additionally, the fitness and pool area is located in the center of the site and not directly adjacent to any existing residential development.

Developed Landscape

- a. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8d because the landscaping plan shows the intense landscape buffer required by the University Neighborhoods Sector Development Plan. The five foot landscaping strip contains a mixture of low and medium water trees and plants that will improve the visual environment and help to control erosion by keeping the soil in place.

Transportation and Transit

- a. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The request furthers Policy II.D.4c because the proposed zoning and allowed development will add 74 housing units in close proximity to a major transit corridor. The use is allowed by the underlying zoning. The applicant received approval from the ZHE for a conditional for additional units. The conditional use criteria require that a proposed use is not injurious to the surrounding uses.

- b. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The request furthers Policy II.D.4g because the Site Development Plan for Building Permit shows sidewalk connections from the building to the new sidewalks around the perimeter of the site. The site landscaping will improve the pedestrian experience. The site is within walking and biking distance of employment and services and transit.

Housing

- a. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The requests further Policy II.D.5b because it replaces the existing blighted structures with new housing. The Site Development Plan for Building Permit shows a series buildings that relate to the street and vary in materials, colors and planes. The proposed zone allows design flexibility that gives that development an appropriate relationship to the street and encourages pedestrian activity.

- b. Policy II.D5d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

The request furthers Policy II.D5d The request allows the development of a new housing option in close proximity to employment and services. The development will have ground level accessible units and will be open to anyone.

8. The subject site is within the University Neighborhoods Sector Development Plan. The plan has 6 basic goals, 5 are relevant to this request:

- a. Goal 1: Improve the quality of life in the area.
- b. Goal 2: Conserve and renew the unique qualities of this neighborhood.

The request furthers goals 1 and 2 because the subject site currently contains several small houses that are in a state of disrepair. The request will redevelop the site with multifamily development that is well designed and pedestrian oriented.

- c. Goal 3: Encourage infill residential construction in appropriate places.

The request furthers goal 3 because the proposed project allowed by the proposed zoning will provide a residential infill development in an area with mixed density.

- d. Goal 4: Encourage pedestrian orientation.

The request furthers goal 4 because the smaller setbacks allow a more urban, pedestrian friendly design. The reduced parking also meets the intent of this goal by reducing interaction between vehicles and pedestrians. The site plan shows the required sidewalks around the development and connections from the proposed buildings to the sidewalks.

- e. Goal 5: Improve conditions in business areas.

The request furthers goal 5 because the proposed development will add residents to the neighborhood in a development that is close to existing businesses. The new development may provide new patrons for these businesses.

9. The subject site is within the boundaries of the Sycamore Redevelopment Plan. The applicable Basic Objectives and Policies are:

- a. To improve the existing “mixed use” characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

The request furthers Objective 1 because the proposed development will be compatible with the existing development by acting as a transition between the existing housing to the north and the more intense uses allowed along Central Avenue.

- b. To improve pedestrian, transit and bicycle circulation by providing better internal connections to nearby urban centers.

The request furthers Objective 2 because the development will improve the sidewalks around the site, add landscaping that improves the pedestrian experience along the street and provide housing in close proximity to transit and bike routes.

- c. To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The request furthers Objective 3 because they will allow the redevelopment of a blighted property by a private entity with a project that will be compatible with the existing development because it will provide a design that steps back at the street level and provides improved sidewalk connections.

- d. Policy One: Redevelopment with mid-rise apartments and townhouses shall be encouraged.

The request furthers policy one because will allow the redevelopment of a blighted site with two story carriage house units (townhouses) and a three story apartment building.

- e. Policy Three: New development shall serve to preserve the neighborhood character and improve its quality.

The request furthers policy 3 because they will allow the development of an urban, pedestrian friendly apartment complex that will improve the sidewalks and redevelop a blighted property.

10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

A. The proposed zoning will be consistent with health, safety, morals and general welfare of the City because the underlying use (multifamily residential)will remain the same and the flexibility in design will allow an appropriate urban product that is

consistent with the intent of the policies in the Comprehensive Plan, University Neighborhoods Sector Plan and the Sycamore Metropolitan Redevelopment Plan.

B. The proposed zone keeps the SU-2 prefix and the underlying residential use, but adds the SU-1 PRD zone to allow flexibility in site design that will allow a design that is appropriate for an urban infill project. Because the underlying use will remain multifamily residential, the stability of land use is maintained.

C. See findings 6, 7 and 8

D. The existing zoning is inappropriate because the proposed zone is more advantageous to the community as articulated in the applicable goals and policies of the applicable plans because it will allow flexibility in the site design. The design will have appropriate parking and setbacks for an urban area. The design allows the construction of an apartment complex that is consistent with intent of the comprehensive plan, sector and redevelopment plan to have urban development in the area.

The proposed zone allows the creation of a housing product that will serve the UNM /Nob Hill area and Presbyterian Hospital. The applicant points to high occupancy rates for apartments in the UNM/Nob Hill and Downtown areas to show a need for more apartment development in the area. The proposed apartment complex will offer a new housing option in proximity to employment and services and improved transit.

There are changed conditions in the form of the blighted structures on the site. The demolition of these creates an opportunity for the type of redevelopment promoted in the Sycamore MRA plan.

Additionally, the SU-1 zone is appropriate on the site because the site has a significant grade change from northeast to southwest and the flexibility in design will better accommodate this change in grade, the proximity to transit (Central Avenue carries 40% of the city transit traffic and will have a new rapid transit), and proximity to jobs make the suburban parking requirements inappropriate. The added flexibility of the SU-1 zone allows a development that meets the intent of the sector development plan and the MRA to have walkable, urban development.

E. The proposed zoning will allow design flexibility and the accompanying Site Development Plan for Building Permit shows residential development similar to what is allowed on the adjacent parcels. The proposed zone will allow residential uses that will not be harmful to the adjacent properties.

F. The request will not result major and unprogrammed capital expenditures by the city: the site has access to existing urban infrastructure and will be developed privately, without city funding.

G. The applicant has not cited the cost of land as part of the justification, but has cited the applicable plans and policies to show that the request is consistent with them.

H. The subject is located on a local street and the apartment use is allowed under the existing zone. The applicant has justified the request by showing that it is consistent with goals and policies of the applicable plans.

I. The SU-1 zone is generally considered a justified spot zone because it clearly facilitates the realization of the applicable plans, in this case the proposed zone will allow flexibility in the design will allow the development of an apartment complex with appropriate urban setbacks and parking requirements that will meet the intent of the Comprehensive Plan, Sector Plan and MRA Plan to have urban redevelopment in the area

J. The proposed zone would allow the same uses as on the adjacent SU-2 MD-1 zoned sites and would not be a strip of land that with a different zone.

11. ZHE approval is required for the conditional use.
12. A Site Development Plan for Building Permit is heard concurrently with this request as required by §14-16-2-22(A)(1).
13. Because the zone was imposed by the University Neighborhoods Sector Development Plan, this request constitutes a map amendment to that plan.
14. The Metropolitan Redevelopment Agency states that the request will further the MRA Plan Commercial, Residential and Physical needs goals by bringing in more residents and making it more likely that improvement will occur in commercial services and a reduction in vacancies in the area. The area's proximity to the hospitals/large employers and educational institutions and the significant demand for housing meets the residential goal. The most significantly prevent neighborhood decline by stimulating private reinvestment and ensuring mutually beneficial relationships between existing and new development.
15. The Silver Hill, Spruce Park, Sycamore, University Heights and Victory Hills Neighborhood Associations and the District 6 Coalitions of Neighborhoods were notified by the applicant for the previous request and for this request. A facilitated meeting was recommended in October of 2016, but was declined. The City notified property owners within 100 feet of the site for the November hearing and for this hearing. Staff received one phone call expressing concern about the precedent that the zone change might set for the November hearing, and one phone call expressing concern about the parking for the December hearing, but staff has not received any written comment as of this writing.

RECOMMENDATION - (16EPC-40062) November 10, 2016

APPROVAL 16 EPC 40062, a request for Sector Development Plan Map Amendment from SU-2 MD-1 to SU-2, SU-1 PRD for Lots 1-3, 7-9, and A-E , block 21 Brownell and Lail's Addition and lots F-J of the Whitteds Replat located on Copper Ave, between Cedar St and Mulberry Street and containing 2.2 acres., based on the preceding Findings and subject to the following Conditions of Approval .

***CONDITIONS OF APPROVAL – 16 EPC 40062, December 8, 2016 SECTOR DEVELOPMENT
PLAN MAP AMENDMENT (Zone Change)***

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 16 EPC-40063 –December 8, 2016 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for 1-3, 7-9, and A-E , block 21 Brownwell and Lail's Addition and lots F-J of the Whitteds Replat located on Copper Ave, between Cedar St and Mulberry Street and containing 2.2 acres.
2. The applicant proposes to develop a 74 unit apartment complex consisting of 6 two story carriage house units in 3 2,000 square foot buildings, a main three story 65,025 square foot building with 68 studio, one bedroom and two bedroom apartments and a pool and 2,155 square foot fitness building.
3. The applicant received a conditional use for up to 36 dwelling units per acre in August of 2016 (16 ZHE- 80162). The two alleys that bisect the site were vacated in June of 2016 (EC-16-126). There are no other project numbers associated with the site
4. The Albuquerque/Bernalillo County Comprehensive Plan, University Neighborhoods Sector Development Plan, Sycamore Redevelopment Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes
5. The Metropolitan Redevelopment Agency states that the request will further the MRA Plan Commercial, Residential and Physical needs goals by bringing in more residents and making it more likely that improvement will occur in commercial services and a reduction in vacancies in the area. The area's proximity to the hospitals/large employers and educational institutions and the significant demand for housing meets the residential goal. The most significant point is the third point regarding preventing neighborhood decline by stimulating private reinvestment and ensuring mutually beneficial relationships between existing and new development.

6. The subject site is within the Central Urban Area, a portion of the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

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

The request furthers Policy II.B.5.d. because the proposed use is the same as the allowed uses on many of the adjacent properties. The site design respects the existing neighborhood by improving a blighted site, having a design that steps down to meet the street, extensive landscaping that will improve the pedestrian experience on the street and screening the parking areas with a low wall.

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

The request furthers policy II.B.5.e because the site has access to a full range of existing urban infrastructure and will be designed to be compatible with the existing development.

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

The request furthers Policy II.B.5.h because the subject site has excellent access to the existing street network and is in an area where a pattern of mixed density already exists (single family and multifamily). The proposed development will also function as a transition between the residential area to the north and more intense mixed use development allowed along Central Avenue.

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

The request furthers Policy II.B.5o because the proposed zoning and allowed development will create a new housing option in an older established neighborhood. The site has a series of blighted structures that will be removed in order to development the new apartment complex.

Central Urban Area*

*NOTE: The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

- a. Policy II.B.6b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request furthers Policy II.B.6b because the proposed development will improve the neighborhood by removing a blighted property and providing housing in close proximity to employment and services. The proposed development is also within walking distance of Central Avenue where there is access to transit.

Noise

- a. Policy II.C.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The request furthers Policy II.C.4a because the proposed development will have the parking located behind the proposed carriage units or behind a four foot high wall, this will help to minimize noise. Additionally, the fitness and pool area is located in the center of the site and not directly adjacent to any existing residential development.

Developed Landscape

- a. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8d because the landscaping plan shows the intense landscape buffer required by the University Neighborhoods Sector Development Plan. The five foot landscaping strip contains a mixture of low and medium water trees and plants that will improve the visual environment and help to control erosion by keeping the soil in place.

Transportation and Transit

- a. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The request furthers Policy II.D.4c because the proposed zoning and allowed development will add 74 housing units in close proximity to a major transit corridor. The

use is allowed by the underlying zoning. The applicant received approval from the ZHE for a conditional for additional units. The conditional use criteria require that a proposed use is not injurious to the surrounding uses.

- b. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The request furthers Policy II.D.4g because the Site Development Plan for Building Permit shows sidewalk connections from the building to the new sidewalks around the perimeter of the site. The site landscaping will improve the pedestrian experience. The site is within walking and biking distance of employment and services and transit.

Housing

- a. Policy II.D.5b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

The requests further Policy II.D.5b because it replaces the existing blighted structures with new housing. The Site Development Plan for Building Permit shows a series buildings that relate to the street and vary in materials, colors and planes. The proposed zone allows design flexibility that gives that development an appropriate relationship to the street and encourages pedestrian activity.

- b. Policy II.D5d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

The request furthers Policy II.D5d The request allows the development of a new housing option in close proximity to employment and services. The development will have ground level accessible units and will be open to anyone.

7. The subject site is within the University Neighborhoods Sector Development PlanThe plan has 6 basic goals, 5 are relevant to this request:

- a. Goal 1: Improve the quality of life in the area.
b. Goal 2: Conserve and renew the unique qualities of this neighborhood.

The request furthers goals 1 and 2 because the subject site currently contains several small houses that are in a state of disrepair. The request will redevelop the site with multifamily development that is well designed and pedestrian oriented.

- c. Goal 3: Encourage infill residential construction in appropriate places.

The request furthers goal 3 because the proposed project allowed by the proposed zoning will provide a residential infill development in an area with mixed density.

- d. Goal 4: Encourage pedestrian orientation.

The request furthers goal 4 because the smaller setbacks allow a more urban, pedestrian friendly design. The reduced parking also meets the intent of this goal by reducing interaction between vehicles and pedestrians. The site plan shows the required sidewalks around the development and connections from the proposed buildings to the sidewalks.

e. Goal 5: Improve conditions in business areas.

The request furthers goal 5 because the proposed development will add residents to the neighborhood in a development that is close to existing businesses. The new development may provide new patrons for these businesses.

8. The subject site is within the boundaries of the Sycamore Redevelopment Plan. The applicable Basic Objectives and Policies are:

a. To improve the existing “mixed use” characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

The request furthers Objective 1 because the proposed development will be compatible with the existing development by acting as a transition between the existing housing to the north and the more intense uses allowed along Central Avenue.

b. To improve pedestrian, transit and bicycle circulation by providing better internal connections to nearby urban centers.

The request furthers Objective 2 because the development will improve the sidewalks around the site, add landscaping that improves the pedestrian experience along the street and provide housing in close proximity to transit and bike routes.

c. To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The request furthers Objective 3 because they will allow the redevelopment of a blighted property by a private entity with a project that will be compatible with the existing development because it will provide a design that steps back at the street level and provides improved sidewalk connections.

d. Policy One: Redevelopment with mid-rise apartments and townhouses shall be encouraged.

The request furthers policy one because will allow the redevelopment of a blighted site with two story carriage house units (townhouses) and a three story apartment building.

e. Policy Three: New development shall serve to preserve the neighborhood character and improve its quality.

The request furthers policy 3 because they will allow the development of an urban, pedestrian friendly apartment complex that will improve the sidewalks and redevelop a blighted property.

9. A Sector Development Plan Map Amendment (zone change) is heard concurrently with this request.

10. The Silver Hill, Spruce Park, Sycamore, University Heights and Victory Hills Neighborhood Associations and the District 6 Coalitions of Neighborhoods were notified by the applicant for the previous request and for this request. A facilitated meeting was recommended in October of 2016, but was declined. The City notified property owners within 100 feet of the site for the November hearing and for this hearing. Staff received one phone call expressing concern about the precedent that the zone change might set for the November hearing, and one phone call expressing concern about the parking for the December hearing, but staff has not received any written comment as of this writing.

RECOMMENDATION - 16 EPC 40063 December 8, 2016-

APPROVAL of 16EPC-40063, a request for Site Development Plan for Building Permit), for 1-3, 7-9, and A-E , block 21 Brownell and Lail's Addition and lots F-J of the Whitteds Replat located on Copper Ave, between Cedar St and Mulberry Street and containing 2.2 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16 EPC 40063 December 8, 2016- Site Development Plan for Building Permit

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The applicant shall address any outstanding transportation conditions prior to DRB.

4. A note regarding permitted signage shall be added to the plan stating the standards for future signage.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-
-

Maggie Gould
Planner

Notice of Decision cc list:
Consensus Planning
Cedar Investor

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The proposed development is very appropriate on this site near the Central Avenue Corridor, which has premium transit, and is in close proximity to a future ART station.

Metropolitan Redevelopment Agency

In reviewing the application submitted by Titan Presbyterian we would like to make a few comments. Metropolitan Redevelopment (MR) supports the 3 points provided in the EPC submittal. The most significant point is the third point regarding preventing neighborhood decline by stimulating private reinvestment and ensuring mutually beneficial relationships between existing and new development. Information from Sycamore Metropolitan Redevelopment Plan:

We would also like to include other points in the plan that take into consideration: Commercial needs, Residential needs and Physical improvements.

Commercial needs, include a decline in neighborhood serving services and by bringing in more residents you are more likely to see an improvement in commercial services and a reduction in vacancies in the area.

Residential needs, include the area's proximity to both the hospitals/large employers and educational institutions and the significant demand for housing.

Physical needs, include the removal of a property that would attract illegal dumping on the site, weeds and litter.

CITY ENGINEER

Transportation Development

16EPC-40062 Sector Development Plan Map Amendment

- No objection to the request.

16EPC-40063 Site Development Plan for Building Permit

- All work within the public ROW must be constructed under a COA Work Order.
- 1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- 2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
4. TCL Comment 4: Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
5. TCL Comment 5: Identify the right of way width and street widths.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NMDOT

NMDOT comments will be late this month

WATER UTILITY AUTHORITY

Utility Services

16EPC-40062 Sector Development Plan Map Amendment

a. No adverse comments.

16EPC-40063 Site Development Plan for Building Permit

b. Serviceability statement #150801R was issued on 02/08/16 for a larger development in which the proposed site is included. As stated in this statement, conceptual fire requirements were used for analysis, therefore, this document is incomplete. A new availability statement request shall be made to include the fire marshal requirements.

c. All onsite water and sanitary sewer shall be considered private.

d. Large water meter will require a 35'x35' easement. If to be located in the public right-of-way, then only easement will be needed to provide the remaining portion of the 35'x'35' area.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

No adverse comments on either application.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

The amount of proposed refuse service is inadequate for facility's square footage, recommend double refuse enclosures. All new/proposed refuse enclosures must be built to COA minimum requirements. Do not plant anything next to refuse enclosures that will create an overhang.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Both Rapid Rides and Route 66 stop on Central at Presbyterian Hospital Cedar Avenue, no comments or requested conditions

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: (1) 16EPC-40062 Sector Development Plan Map Amendment; (2) 16EPC-40063 Site Development Plan for Building Permit
- b. Site Information: Lots 1-3, 7-9, A-E, F-J, Block 21, Brownwell and Lails Highland Addition, zoned SU-2 MD-1 to SU-2/SU-1 for MD-1, located on Copper Ave., between Cedar St. and Mulberry St., containing approximately 2.2 acres.
- c. Property Address: Copper Ave between Cedar St. and Mulberry St.
- d. Request Description: The owner of the above property requests approval for (1) University Neighborhood Sector Plan Map Amendment from SU02 for DR (Diverse Residential) to SU-2/SU-1 for DR (Diverse Residential) within the; (2) Site Development Plan for Building Permit. These two requests if approved will initiate the first phase of a 5-block mixed-use development across from Presbyterian Hospital that will consist of multi-family residential, a hotel, retail and restaurants.

The proposed development consists of 74 studio, one bedroom, and two bedroom units.

a. APS Comments: The request for development of 74 residential units in this area will have impacts to the Monte Vista Elementary School, Jefferson Middle School, and Albuquerque High School. Currently, Monte Vista Elementary School is exceeding capacity. Jefferson Middle School and Albuquerque High School have excess capacity to accommodate growth.

- Residential Units: 74
- Est. Elementary School Students: 19
- Est. Middle School Students: 8
- Est. High School Students: 8
- Est. Total # of Students from Project: 35

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

School Capacity

Loc No	School	2016-17 40th Day	Capacit y	Space Available
312	Monte Vista	494	447	<u>-47</u>
425	Jefferson MS	850	1039	189
590	Albuquerque HS	1803	1900	97

- Monte Vista Elementary is located in an established area of the City. It has a high rate of transfer student enrollment. In the future, if overcrowding is realized from the subject development, APS will modify its student transfer policy to Monte Vista to accommodate residential students.
- To address future overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools:
 1. Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
 2. Improve facility efficiency (short term solution)
 - a. Schedule Changes
 - i. Double sessions
 - ii. Multi-track year-round
 - b. Other
 - i. Float teachers (flex schedule)
 3. Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
 4. Combination of above strategies
- **All planned additions to existing educational facilities are contingent upon taxpayer approval.**

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Numerous existing overhead distribution facilities are located on the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements. PNM requests a meeting with the applicant to discuss easements issues

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to coordinate proposed sign location and height, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities as well as, based on the site plan, apparent relocation work before the EPC hearing. Contact:

Mike Moyer

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking at the corner of Copper Ave and Mulberry St
Looking at the corner of Tijeras Ave and Cedar S



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Looking at the corner of Tijeras Ave and Mulberry St.
Looking at the corner Copper Ave and Cedar St



HISTORY

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 11, 2016

Cedar Investors, LLC
6300 Riverside Plaza Lane NW #200
ABQ, NM 87120

Project# 1010879
16EPC-40062 Sector Development Plan Map Amendment
16EPC-40063 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 1-3, 7-9 of the Brownell and Lails Highland Addition and Lots A-E and F-J, block 21 of the Whitteds Replat and vacated alleys (Public R/W – EC-16-126), zoned SU-2 MD-1 to SU-2/SU-1 for MD-1, located on Copper Ave. NE, between Cedar St. NE and Mulberry St. NE, containing approximately 2.5 acres. (K-15)

Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

On November 10, 2016 the Environmental Planning Commission (EPC) voted to **DEFER** Project #1010879/16EPC-40062, a Sector Development Plan Map Amendment (Zone Change) and 16EPC-40063, a Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

www.cabq.gov

1. The EPC approved a 30 day deferral to the December 8, 2016 hearing to allow notification and advertisement of an amended zoning request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building

Patten-Quintana, Lorena

From: Jim Strozier <cp@consensusplanning.com>
Sent: Wednesday, November 16, 2016 6:08 PM
To: Patten-Quintana, Lorena
Cc: Salvator Perdomo; 'Josh R. Rogers (Josh) (jrogers@titan-development.com)'; 'Kurt Browning (kbrowning@titan-development.com)'; Dicome, Kym; Gould, Maggie S.
Subject: Withdrawal of Project# 1010879 / 16ZHE-80162
Attachments: ZHE 1010879.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Here it is with the attachment!

Lorena,

We would like to request withdrawal of Project #1010879/16ZHE-80162, which was heard by the ZHE on July 19th, 2016 and approved on August 3rd, 2016. The approval was for a Conditional Use to allow up to 36 dwelling units per acre in the SU-2 MD-1 zone. There was an advertising problem with the project and we were going to have to advertise and go back through the process. We will not need to go back to the ZHE for a rehearing of this case because we are now asking for a zone change to SU-2/SU-1 for PRD, which allows the EPC the discretion to approve the higher density in conjunction with a Site Development Plan. If the EPC approves the zone map amendment and Site Development Plan, the original conditional use approval will become redundant. Withdrawing that original Conditional Use approval provides a cleaner entitlement for the property.

We have attached the Notice of Decision for this project. Please contact me if you have any questions or if there are other steps needed to complete this action.

Thank you,

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801
www.consensusplanning.com

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CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

CEDAR INVESTORS, LLC (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-23(A) / Pg 74-75 University Neighborhoods SDP and 14-16-2-12(B)(2) : a CONDITIONAL USE to allow up to 36 dwelling units per acre in a SU-2 MD1 zone for a proposed new lot for all or a portion of Lot 7, Block 21, Brownwell & Lails Highland Addn zoned SU-2 MD1, located on 200 MULBERRY ST NE (K-15)

Special Exception No:..... **16ZHE-80162**
Project No:..... **Project# 1010879**
Hearing Date:..... 07-19-16
Closing of Public Record:..... 07-19-16
Date of Decision: 08-03-16

On the 19th day of July, 2016, CONSENSUS PLANNING (“Agent”) acting as agent on behalf of the property owner CEDAR INVESTORS, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow up to 36 dwelling units per acre in a SU-2 MD1 zone (“Application”) upon the real property located at 200 MULBERRY ST NE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow up to 36 dwelling units per acre in a SU-2 MD1 zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: *“A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:*
 - (a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
 - (b) *Will not be significantly damaged by surrounding structures or activities.*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
5. Specifically, the proposed density will be harmonious with the subject property. It will not detrimentally impact neighborhood character or security. The increased density will not unreasonably increase intensity of use, noise or traffic.
6. To the contrary, the proposed project will address current blighted conditions with appropriate redevelopment.
7. The proposed project is in conformance with the University Neighborhoods Sector Development Plan for the MD-1 category, 20,000+ square foot projects on a full block. (Plan, pg. 74).

the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
jrogers@titandevlopment.com
cp@consensusplanning.com
dragonzen1@comcast.net
mg411@q.com

ZONING

Please refer to the Zoning Code for specifics of
The SU-1 PRD zone

§ 14-16-2-22 SU-1 SPECIAL USE ZONE.

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

(A) Procedure.

- (1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved within the time period specified in § 14-16-4-1(C)(11) of this Zoning Code. No building permit shall be approved unless it is consistent with a complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee; at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.
- (2) A decision implementing a change to the zone map to SU-1 zoning shall designate the specific use permitted, and a building permit shall be issued only for the specific use and in accordance with an approved Site Development Plan. The specific use shall be recorded on the zone map.
- (3) In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code. However, for an adult amusement establishment or adult store on an SU-1 zoned site, no conditions may be imposed on the adult uses that would prevent them from existing on the site if the uses are allowed under the applicable Zoning Code distance requirements.
- (4) A certified copy of the Site Development Plan shall be kept in the Planning Department records so that it may be reviewed against an application for a building permit for any part or all of a special use.
- (5) The Planning Commission may review the application, plan, and progress of development at least every four years until it is fully implemented to determine if it should be amended.
- (6) The Planning Director may approve minor changes to an approved Site Development Plan or Landscaping Plan if it is consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general configuration, if the total building square footage is not greater than 10% than the approved plan, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the city nor any person will be substantially aggrieved by the altered plan. If the Planning Director believes there might be a person substantially aggrieved by the altered plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there.
- (7) The Planning Director or a designee may approve site plans for temporary park-and-ride facilities.

(B) Special Uses.

- (1) Accessory use customarily associated with a use permitted in this zone, provided it is incidental to the major use. Signs as permitted and regulated by the Planning Commission.
- (2) Adult amusement establishment or adult store provided:
 - (a) The use is located at least 1,000 feet from any adult amusement establishment or adult store; and
 - (b) The use is located at least 500 feet from the nearest residential zone, or from any church or pre-elementary, elementary or secondary school. Signs as regulated in the C-2 zone.
- (3) Airport. Signs as permitted and regulated by the Planning Commission.
- (4) Antenna (commercial).
- (5) Amusement facility of a permanent character, including but not limited to kiddieland, baseball batting range, or golf driving range.
- (6) Automobile dismantling yard or similar use. Signs as regulated in the C-1 zone.
- (7) Bed and Breakfast Establishment. A Bed and Breakfast establishment with five to eight guest rooms shall abut a collector street, minor arterial street, or major arterial street, except a site of one acre or greater may abut a local street.
- (8) Campground, provided it meets the requirements of § 14-16-3-7 of this Zoning Code. Signs as regulated in the C-2 zone.
- (9) Cemetery, including columbarium, mausoleum, or crematory, provided the site contains at least 30 acres. Signs as regulated in the O-1 zone.
- (10) Church or other place of worship, including incidental recreational and educational uses; such an incidental use must be operated by the church rather than a business entity and must continue to be operated by the church, unless the resolution governing the SU-1 zone specifically allows operation of a specified incidental use by an entity other than the church itself. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code. Signs as permitted and regulated by the Planning Commission.
- (11) Park-and-Ride temporary facilities.
- (12) Drilling, production, or refining of petroleum gas or hydrocarbons. Signs as regulated in the O-1 zone.
- (13) Drive-in theater, provided:
 - (a) Reservoir off-street standing space or side service road space is provided at any entrance sufficient to accommodate at least 30% of the vehicular capacity of the theater.
 - (b) A screen less than 500 feet from an arterial street is so located or shielded that the picture surface cannot be seen from the arterial street.

- (c) The theater is enclosed with a solid wall or fence at least six feet high.
- (14) Fire station. Signs as regulated in the O-1 zone.
- (15) Golf course. Signs as regulated in the O-1 zone.
- (16) Gravel, sand, or dirt removal activity, stockpiling, processing, or distribution and batching plant. Signs as regulated in the O-1 zone.
- (17) Helipad, other than a medical helipad or a law enforcement helipad, provided it complies with Federal, State and Local regulations including City noise regulations; and further provided that:
 - (a) Helipads are a minimum of 650 feet from the nearest residential zone as measured from the edge of the helipad unless it is demonstrated the helipad will not be injurious to adjacent property, the neighborhood, or the community, but in no case shall a helipad be located less than 350 feet from the nearest residential zone, as measured from the edge of the helipad.
 - (b) The total number of helicopter operations (a landing and a takeoff is one operation) shall not exceed 3 on any day. The operations per day do not accumulate if not used.
 - (c) Helicopter landing and takeoff operations are prohibited between 10 P.M. and 7 A.M.
 - (d) Written documentation of helipad operations, including, but not limited to, flight path usage and the date and time of all landings and takeoffs, shall be maintained by the helipad owner and made available upon request for public inspection.
 - (e) Helipad operations that assist in medical emergencies, police emergencies, or search and rescue emergencies, when solicited by agencies which respond to such emergencies, shall not be limited to three operations per day nor to time of day limitations.
- (18) Hospital for human beings, including medical helipad, provided that the traffic generated, ambulance noise, nor medical helipad will have serious adverse effects on the neighborhood. Medical helipads shall be sited and buffered to minimize impacts on surrounding properties. Written documentation of medical helipad operations, including date and time of all landings and takeoffs, shall be maintained and made available upon request for public inspection. Signs as regulated in the C-1 zone.
- (19) Institution, correctional or mental. Signs as regulated in the O-1 zone.
- (20) Law Enforcement Helipad, provided that such helipads are sited and buffered to minimize impacts on surrounding properties. Written documentation of law enforcement helipad operations, including date and time of all landings and takeoffs, shall be maintained and made available upon request for public inspection.
- (21) Major public open space as defined and administered pursuant to Chapter 5, Article 8, ROA 1994 of this code of ordinances.
- (22) Open market. Signs as regulated in the C-1 zone.
- (23) Ore reduction, smelting. Signs as regulated in the O-1 zone.

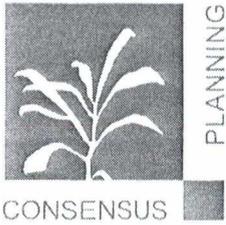
- (24) Planned development area, including residential development and mobile home development, in which special use, height, area, setback, or other regulations should be imposed, provided the site contains at least three acres. Signs as permitted and regulated by the Planning Commission.
- (25) Planned Residential Development (PRD), provided:
- (a) Allowed uses include single-family houses, townhouses, apartments, associated accessory structures and home occupations as regulated by the R-1 zone. Residence/work spaces are allowed as approved by the Planning Commission. O-1 permissive and C-1 permissive uses may be allowed, up to 25% of the total gross floor area of the development, as approved by the Planning Commission.
 - (b) A Site Development Plan for Subdivision (§ 14-16-1-5(B)) is required for approval by the Planning Commission in conjunction with a zone map amendment and prior to building permit approval, with specific design requirements that include, but are not limited to: maximum and minimum number of dwelling units and/or density; maximum and minimum lot size(s); maximum building height; minimum building setbacks; architectural design standards, including but not limited to exterior wall materials and colors, roof materials and colors; placement of mechanical units; preliminary grading and drainage plan; landscape design standards; parking; site lighting; design of walls and fences visible from public rights-of-way; and pedestrian amenities.
 - (c) The PRD uses and development are compatible with adjacent properties, including public open spaces, public trails and existing neighborhoods and communities. The standards for compatibility shall include the design requirements in subsection (b).
 - (d) Upon approval of a Site Development Plan for Subdivision with design requirements by the Planning Commission, individual site plans for building permit may be submitted for building permit approved unless the Planning Commission specifies additional review.
 - (e) Signs as permitted and regulated by the Planning Commission.
- (26) Public utility structure. Signs as regulated by the Planning Commission.
- (27) Police Station. Signs as regulated in the O-1 zone.
- (28) Race track. Signs as regulated in the C-2 zone.
- (29) Stadium. Signs as regulated in the C-2 zone.
- (30) Swimming pool. Signs as regulated in the O-1 zone.
- (31) Transit facilities.
- (32) Truck plaza.
- (33) A concealed wireless tele-communications facility may be allowed in conjunction with an approved use, provided the requirements of § 14-16-3-17 are met.
- (34) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:

- (a) A concealed wireless telecommunications facility, up to 65 feet in height.
 - (b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
 - (c) A face-mounted wireless telecommunications facility.
 - (d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.
 - (e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.
- (35) Use combinations not adequately allowed and controlled in other zones, relative to a specific site. Signs as permitted and regulated by the Planning Commission.
- (36) Hospital for treatment of substance abusers.
- (37) Form based zones (TOD-MAC, TOD-COM, MX, ID and PND), provided:
- (a) The form based zones shall comply with the standards of § 14-16-3-22 Form Based Zones. The provisions of § 14-16-3-22 shall control where inconsistent with § 14-16-2-22.
 - (b) A site development plan for a form based zone is required for approval by the Planning Commission in conjunction with a zone map amendment and prior to building permit approval, with specific submittal requirements that include, but are not limited to:
 - 1. An accurate site plan at a scale of at least 1 inch to 100 feet showing: building placement, parking location, street layout, lot layout, placement of mechanical equipment, lighting and signage, public amenities, walls, and required usable open space;
 - 2. A preliminary grading plan;
 - 3. A preliminary utility plan;
 - 4. A landscape plan showing landscape areas, plant material, water harvesting areas; and
 - 5. Building elevations demonstrating building types, frontage types, heights, fenestration, shading elements, articulation, ground story clear height.
 - (c) The form based zones shall meet the eligibility requirements set forth in § 14-16-3-22(B).
 - (d) Modifications to any of the standards of the (§ 14-16-3-22) Form Based Zones may be granted by the Environmental Planning Commission or other City Council designated approval body, as set forth in § 14-16-3-22(A)(6).
- (C) **Off-Street Parking.** Off-street parking shall be provided as required by the Planning Commission.
- (D) **Height.** The same regulations apply as in the R-2 zone unless modified by the Planning Commission.

- (E) **Open Space.** If the SU-1 zone is mapped in an area not designated by the master plan as Redeveloping or Established Urban, 2,400 or more square feet of open space per dwelling shall be preserved. Of the total 2,400 square feet, the following minimum amounts shall be usable open space on the lot with the dwelling: 200 square feet for each efficiency or one-bedroom dwelling, 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.
- (F) **Variations.** If the resolution approving SU-1 references the regulations of another zone or if the adopted site development plan specifically incorporates such regulations, the referenced zone regulations shall apply unless a variance is approved.
- (G) Any special use that would allow the sale or dispensing of alcoholic drink for consumption off premises shall be subject to the restrictions set forth in the C-2 zone (§ 14-16-2-17 of this Zoning Code) for sales of alcoholic drink for consumption off premises except any retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994.
- (H) **Large Retail Facility Regulations.** Any site containing a large retail facility, as defined in § 14-16-1-5 of the Zoning Code, is subject to special development regulations. The large retail facility regulations are provided in § 14-16-3-2 of the Zoning Code.

('74 Code, § 7-14-30) (Ord. 80-1975; Am. Ord. 48-1976; Am. Ord. 6-1977; Am. Ord. 26-1977; Am. Ord. 38-1978; Am. Ord. 68-1979; Am. Ord. 40-1980; Am. Ord. 49-1980; Am. Ord. 42-1981; Am. Ord. 14-1984; Am. Ord. 77-1984; Am. Ord. 11-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 30-1990; Am. Ord. 47-1990; Am. Ord. 69-1990; Am. Ord. 45-1992; Am. Ord. 43-1994; Am. Ord. 8-1995; Am. Ord. 58-1995; Am. Ord. 17-1997; Am. Ord. 33-1997; Am. Ord. 9-1999; Am. Ord. 8-2000; Am. Ord. 35-2000; Am. Ord. 11-2002; Am. Ord. 50-2002; Am. Ord. 48-2003; Am. Ord. 16-2004; Am. Ord. 42-2004; Am. Ord. 4-2005; Am. Ord. 30-2005; Am. Ord. 23-2007; Am. Ord. 5-2008; Am. Ord. 7-2008; Am. Ord. 9-2009; Am. Ord. 19-2010)

APPLICATION INFORMATION



November 8, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Re: Deferral Request of Project #1010879/16EPC-40062 & 40063

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Hudson:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to modify our request and to request a one-month deferral of Project #1010879/16EPC-40062 & 40063 that is scheduled for the Environmental Planning Commission (EPC) on November 10th. We respectfully request being placed on the December 8th agenda.

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

Per discussions and a recommendation from Planning staff, we have been asked to change the requested zoning from SU-2/SU-1 for MD-1 to SU-2/SU-1 for Planned Residential Development (PRD). The Planned Residential Development zone provides for EPC discretion over site plan issues, such as setbacks, density, and parking. As an infill project, it is necessary to have the flexibility to customize the site plan to fit within the context of the neighborhood and respond to this urban setting.

This deferral will allow for proper notification to the surrounding neighbors, modifications to our application and letter, and eliminate the need to go back to the Zoning Hearing Examiner due to an error in notification. In addition to the City's notification of adjacent property owners, we will update the signs and send updated letters to the required neighborhood associations.

Please do not hesitate to contact me if you have any questions of require any additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

C: Ms. Maggie Gould, City of Albuquerque
Mr. Josh Rogers, Titan Development



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): CONSENSUS PLANNING PHONE: 505-764-1801
 ADDRESS: 302 8th St NW FAX: ---
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: cp@consensusplanning.com
 APPLICANT: CECOR INVESTORS, LLC PHONE: 505-418-0163
 ADDRESS: 6200 REVERENDS PLAZA LN NW #200 FAX: ---
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: jrogers@hbkdevelopment.com
 Proprietary interest in site: OWNER List all owners: ---

DESCRIPTION OF REQUEST: SECTOR PLAN MAP AMENDMENT AND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL

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

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

Lot or Tract No. 1-3, 7-9, A-E | F-J Block: 21 Unit: ---
 Subdiv/Addn/TBKA: RENEWAL AND LATE HIGHLAND ADDITION | WITNESS REPORT
 Existing Zoning: SU-2 MD-1 Proposed zoning: SU-2 | SU-1 FOR MD-1 MRGCD Map No ---
 Zone Atlas page(s): K-15 UPC Code: SEE ATTACHED

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1010879 | 1010803

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 17 No. of proposed lots: 1 Total site area (acres): approx. 2.2
 LOCATION OF PROPERTY BY STREETS: On or Near: CORNER AVE.
 Between: CECORA ST and MULBERRY ST.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: ---

SIGNATURE: [Signature] DATE: Sept 29, 2016
 (Print Name) James K. Strazier, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>116EPC - 410062</u>	<u>ASDM</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> All fees have been collected	<u>116EPC - 410063</u>	<u>SISP</u>	<u>---</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All case #s are assigned	<u>---</u>	<u>ADY</u>	<u>---</u>	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>CME</u>	<u>---</u>	<u>\$ 50.00</u>
<input type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
Hearing date <u>November 10, 2016</u>			Total	<u>\$ 860.00</u>

[Signature]

9-29-16
Staff signature & Date

Project # 1010879

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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

James K. Storz, AICP
Applicant name (print)
[Signature] 9/29/2016
Applicant signature & Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
1105PC - 40062

Revised: June 2011
[Signature] 9-29-10
Staff signature & Date
Project # 1010879

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - ___ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- ___ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- ___ Registered engineer or architect's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ Traffic Impact Study (TIS) form with required signature
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

James K. Stroniz AICP
 Applicant name (print)
 [Signature] 9/29/2016
 Applicant signature / date



Form revised November 2010

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

Application case numbers
 11-EPC-40005

9-29-16
 Planner signature / date
 Project #: 1010897

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CEEDAR INVESTORS, LLC DATE OF REQUEST: 9/13/16 ZONE ATLAS PAGE(S): K-15

CURRENT:

ZONING SU-2 for MD-1
PARCEL SIZE (AC/SQ. FT.) 2.17

LEGAL DESCRIPTION:

LOT OR TRACT # 1-3,7-9, A-E ^{F-5} BLOCK # 21
SUBDIVISION NAME BROWNELL AND LAILE HIGHLAND ADDITION
WITHIN REAR

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From SU-2 MD-1 To SU-2/SU-1
SECTOR, AREA, FAC, COMP PLAN [] MD-1
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 74
BUILDING SIZE: 71,040 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Sal Perdomo DATE 9/13/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Sol
TRAFFIC ENGINEER

9-13-16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

CEDAR INVESTORS, LLC

May 24, 2016

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

To whom it may concern,

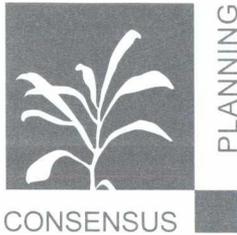
The purpose of this letter is to authorize Consensus Planning, Inc., Bohannon Huston, Inc., and Dekker/Perich/Sabatini to act as agents for Cedar Investors, LLC for all EPC, DRB, and ZHE cases related to the development of the properties legally described as:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

Sincerely,



Kurt Browning
Cedar Investors, LLC
c/o Titan Development



PLANNING

November 18, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Titan Presbyterian North Block –Sector Plan Map Amendment and Site Plan for Building Permit

Landscape Architecture
Urban Design
Planning Services

Dear Chairman Hudson,

302 Eighth St. NW
Albuquerque, NM 87102

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

This is a request for a Sector Plan Map Amendment and Site Plan for Building Permit for the block located between Copper and Tijeras Avenues, and Mulberry and Cedar Streets (See map below). The property is legally described as Lots 1-3, and 7-9, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots A-J, Block 21 of the Whitteds Replat. The site is within the University Neighborhoods Sector Development Plan and is zoned SU-2 for MD-1, which corresponds to the R-T and R-3 zones. The site is located within the Central Urban Area of the Comprehensive Plan, and is a portion of the Established Urban Area. The site is also located within the Sycamore Metropolitan Redevelopment Area, which designates the area as a place for redevelopment and investment.

Site



EXISTING AND PROPOSED CONDITIONS

Approval of this Sector Plan Map Amendment and Site Plan for Building Permit request will allow for the development of a quality, urban multi-family community that will serve the strong housing demand generated from nearby job centers, such as Presbyterian, the new Innovation District, Downtown, and UNM. The site is located one block north of Central Avenue and Presbyterian Hospital. The site currently consists of 20 *vacant* structures that are in the process of being razed. The site is 2.17 acres and slopes downward from the northeast corner to the

PRINCIPALS

- James K. Strozier, AICP
- Christopher J. Green, PLA, ASLA, LEED AP
- Jacqueline Fishman, AICP
- Laurie Firor, PLA, ASLA



southwest corner. The proposed multi-family community will replace a blighted, rundown property that has been an eyesore and a detriment to the neighborhood for many years. Neighbors have indicated that many homeless people use the former alleyways as a cut through the neighborhood.

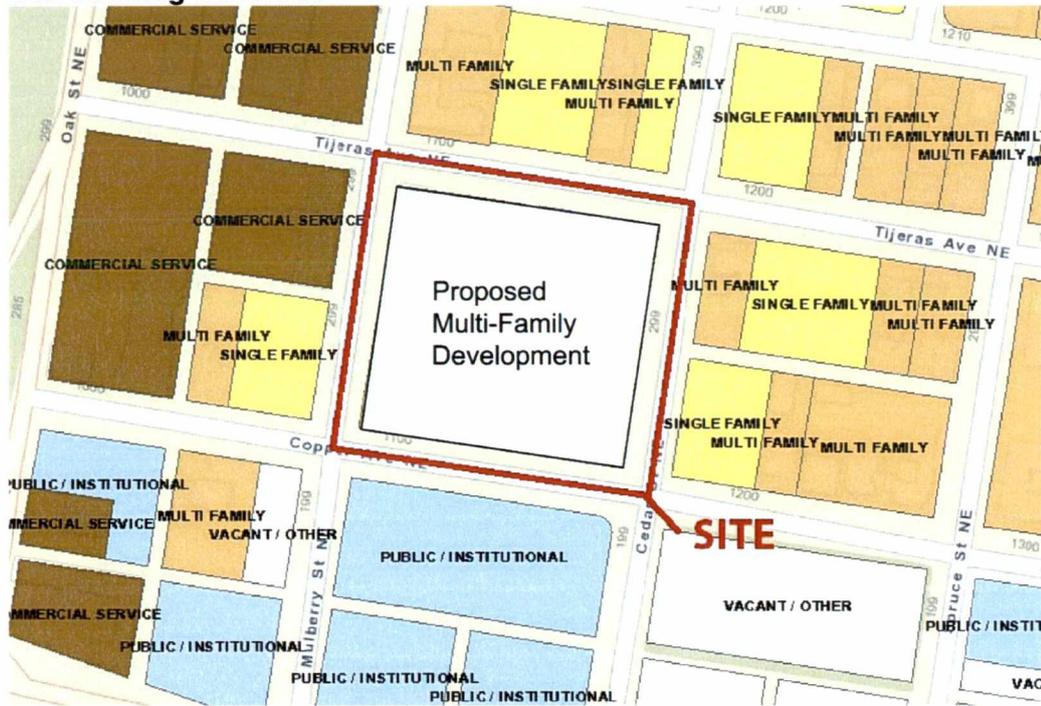
The site has been recently approved for two land entitlements. On August 3rd, 2016, the Zoning Hearing Examiner approved a conditional use permit to allow up to 36 dwelling units per acre on the site (See Project# 1010879). 36 DU's per Acre is conditionally allowed in the R-3 zone, which ties to the Diverse Residential zone. This approval was subsequently remanded due to a notification issue of the nearby neighbors. This conditional use is no longer relevant since the City has recommended that we request a zone that will allow for the proposed density without the need for a conditional use. Therefore, the applicant has withdrawn the conditional use request. On June 20th, 2016, the City Council approved a Vacation of Public Right-of-Way for the alleys within the subject Site, which was necessary to proceed with the proposed development (See EC-16-126).

The site is one block north of the proposed Albuquerque Rapid Transit (A.R.T.) that will have a stop near Cedar Street and Central Avenue. This nearby A.R.T. station will allow for easy access to public transportation from this residential development.

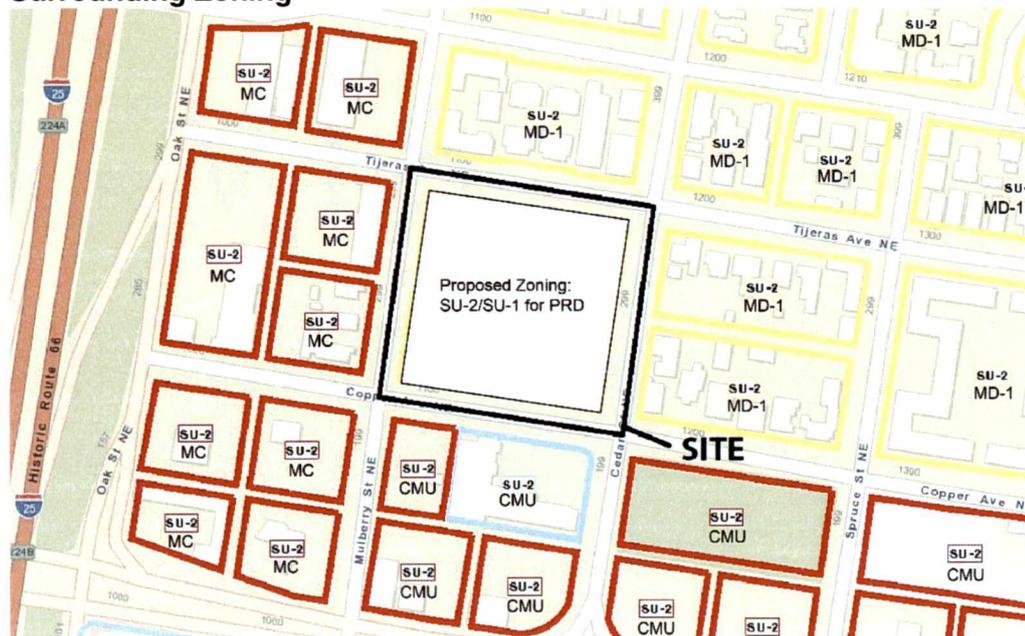
The development of this block is the first phase of a 5-block development across from Presbyterian Hospital that will be made up of two multi-family communities, a hotel, and multiple retail and restaurant establishments. The urban, mixed-use development will feature street trees, pedestrian connections from Central Avenue to the neighborhood, landscape screening, on-street parking, and plazas. This development is being developed simultaneously with the Albuquerque Rapid Transit project and the project team has worked closely with the A.R.T. project team throughout the processes.

<u>Surrounding Zoning and Land Use</u>		
North	SU-2 MD-1	Single-Family, Multi-Family Residential
South	SU-2 CMU	Vacant, Vacant buildings to be redeveloped with Hotel & Retail/Restaurant
East	SU-2 MD-1	Single-Family, Multi-Family Residential
West	SU-2 MC	Office, Single-Family and Multi-Family Residential

Surrounding Land Use



Surrounding Zoning



The nearby neighborhood associations have been involved in the planning process since the inception. The project team has met with the Silver Hill, Spruce Park, Sycamore, and Huning Highland neighborhood associations on multiple occasions and they have seen our plans in detail. They have provided feedback on multiple occasions for the site plan, elevations, pedestrian connections, and landscaping. The proposed development has been positively received.



PROPOSED DEVELOPMENT

The proposed development will upgrade the property and have a positive impact on the neighborhood and surrounding community. The proposed development will consist of 74 studio, one bedroom, and two bedroom units, a recreation/leasing center, pool, and fitness center. Six of the 74 units will be located in 3 carriage units that will front and have direct access to Tijeras Avenue and Cedar Street. The remaining units, and the recreation/leasing office, will be located in a 3-story L-shaped building near the southwest corner of the site, that will feature architectural design and color that is consistent with the surrounding neighborhood. Several units in this building will have direct access on Mulberry Avenue. Parking will be located under the carriage units and around the interior of the site, and will be screened by a solid wall when vehicles are visible from the adjacent Right-of-Way. A 5-foot landscaping strip will further buffer the parking from the Right-of-Way and adjacent neighbors. Additionally, more intense landscaping will buffer non-R-3 uses to the south and west from the proposed development. The primary access points to and from the property will be from Copper Avenue and Mulberry Street. Guest parking will be located on the south side of the property near the Copper Avenue access point, while resident parking will be accessed via security gates. The development also includes improvements to the surrounding block to protect the on-street parking from traffic, improve pedestrian connections, and enhance landscaping.

REQUEST

We are asking for approval of two requests. First, a Sector Plan Map Amendment from SU-2 for MD-1 (Mixed-Density) to SU-2/SU-1 for PRD (Planned Residential Development) within the University Neighborhoods Sector Plan Map, and second, a Site Plan for Building Permit. This request will allow for the development of a quality, urban multi-family community that will act as an important infill project.

The criteria for the SU-1 zone (14-16-2-22) states that it provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons and which the appropriateness of the specific location is partly or entirely dependent on the character of the site design. The proposed site design is appropriate at this specific location for the following reasons: (1) The subject site has significant grade change from the northeast to southwest and therefore requires special setbacks and building locations to accommodate this grade. (2) The site is located one block north of Central Avenue, an urban corridor that carries 40% of public transit within the City and will be home to the new Albuquerque Rapid Transit (A.R.T.), and is within walking distance of major job centers such as Presbyterian Hospital and the University of New Mexico. The proximity of strong public transit and major job centers minimizes the needs for the extensive and suburban parking requirements of the zoning code. The R-3 parking standards are inappropriate for this reason. (3) The site is located within the University Neighborhoods Sector Development Plan and Sycamore Metropolitan Redevelopment Plan. These plans speak extensively to the urban nature of the community and promoting walkability. The subject site furthers these plan goals through infill development that complements the street and offers a more desirable pedestrian realm. For these reasons, we are requesting special setback and parking requirements.



The PRD (Planned Residential Development) zone specifically calls out apartments as an allowed use. The PRD zone gives design discretion to the Environmental Planning Commission through the Site Development Plan for Building Permit. This discretion allows for custom density, lot size, building height, building setbacks, architectural design standards, landscaping, parking, lighting, pedestrian amenities, and signage. The proposed development must also be compatible with adjacent properties and existing neighborhood conditions. An explanation of this compatibility and specific design standards are described in the following justification.

JUSTIFICATION

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's Response: *The proposed zone change is consistent with the health, safety, morals, and general welfare of the city. The requested zone map amendment only addresses site design and does not change the use for the property, which is multi-family residential as allowed in the MD-1 zone. The zone change to SU-1 for PRD will allow for greater site plan control of the proposed development. The multi-family development will have the discretion to adjust certain site regulations to fit into a more urban context that is consistent with the surrounding community. Currently, many of the R-3 site regulations are not consistent with the urban context of the area, such as the more suburban and stringent parking standards.*

The Albuquerque Rapid Transit has proposed a stop near the intersection of Cedar Street and Central Avenue, just one block from the subject site. Residents will have direct transit to several job centers and entertainment and recreation options along Central Avenue, including UNM, Downtown, Nob Hill, EDo, Old Town, Sandia Foothills, and the Rio Grande River. This will directly promote the health and general welfare of residents. Access into the proposed development will be via a security gate, that will ensure safety for residents and guests to the community.

Three carriage units will front onto Tijeras Avenue and Cedar Street and will create a better urban environment by minimizing the front yard setback and having access from the units directly onto the street. The carriage units will act as a buffer between the neighborhood and the 3-story building. Parking will be screened under these units in enclosed garages that will shield vehicles from the street. These design elements increase the general welfare of the community and ensure a design consistent with the greater neighborhood. Carriage units will hide the three story building from street level view and give the appearance of a smaller, two story buildings.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's Response: *The existing zoning is inappropriate due to the urban context of the neighborhood. The proximity to both Central Avenue and Downtown justify design standards that promote greater urban site*



design. Specifically, the density, parking, and setbacks will be better addressed with the proposed SU-1 for PRD zone. The proposed zone change will keep the SU-2 zoning designations, but will add the SU-1 for PRD designation. The surrounding area is zoned SU-2 and is governed by the University Neighborhoods Sector Development Plan. The adjacent blocks to the north and east are zoned SU-2 MD-1 and are made up of both single-family and multi-family developments. The proposed development is an appropriate transition from the moderately dense block to the north and the future hotel and retail/restaurant establishments to the south. At 34 DU's per acre, the proposed development will be consistent with the area's higher density residential development. The zone map amendment to add the SU-1 for PRD zone will enable the site design to include consistent setbacks on all sides of the block, allow for 34 DU's per acre, and have the parking respond to the urban/infill location. The use permitted with the existing MD-1 zone does not change, ensuring stability of the neighborhood.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

II-B-5 Developing and Established Urban Area

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

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

Applicant's Response: *Since the underlying use is not effected by the zone map amendment, the intensity of the land use is unchanged. This ensures that the project respects the neighborhood values and carrying capacity. The location of the proposed development is integral to the design and will offer quality housing to employees of nearby job centers, such as Presbyterian, UNM, the new Innovation District, and Downtown.*

The architectural style and site design will respect the existing neighborhood values of the Sycamore Neighborhood Association and values of visitors to the area. This will be accomplished in multiple ways: (1) Parking will be screened from view of the street by way of carriage units, grade change, a lowscreen wall, or landscaping, (2) building articulation and glazing to avoid large expanses of blank, featureless walls, (3) pedestrian orientation with direct street access, street trees, on-street

parking, and other traffic calming techniques, and (4) carriage units that will hide the main three story building and create the appearance of one story buildings. The location allows future residents to walk to future services along Central Avenue, including multiple restaurant and retail options. The Albuquerque Rapid Transit (A.R.T.), 66 bus line, and 12 commuter route will have stops within one block of the site. Dr. Martin Luther King Avenue features a bike lane that is currently being upgraded to become more bicycle friendly. The area is quickly becoming a non-automobile focused, urban corridor.

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

Applicant's Response: *The site currently has 20 dilapidated homes that are being demolished, which will result in a vacant block. The alleys were vacated previously by the City Council. The site is located within the boundaries of the established Sycamore Neighborhood Association and is an urban site completely surrounded by existing development. Residential development borders the east, north, and west areas of the site, while office and vacant buildings border the south and west edges. The vacant area to the south is currently planned to be developed with a hotel, restaurant and retail services.*

The proposed development will keep with the character of the Sycamore Neighborhood and will be infill development in an area that was formerly a detriment to the surrounding neighborhood. The site is also within a designated Metropolitan Redevelopment Area. To ensure the integrity of the existing neighborhood, the three carriage units will front and have access to Cedar Street and Tijeras Avenue to maintain the neighborhood feel and pedestrian focus for the area. The request maintains the integrity of the neighborhood by providing quality housing.

The Albuquerque Rapid Transit will offer service along Central Avenue with a stop one block south of the proposed development. Residents will have several transit options between the A.R.T., 66 bus route along Central, and 12 bus route along Dr. Martin Luther King Avenue.

Policy h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.

Applicant's Response: *On August 3rd, 2016, the Zoning Hearing Examiner approved a Conditional Use to allow for a density of up to 36 DU's per acre. He found that the "proposed density will be harmonious with the subject property", "it will not detrimentally impact neighborhood character or security", and "the increased density will not unreasonably increase intensity of use, noise, or traffic" (See Project# 1010879 Notice of Decision). Although this approval is no longer relevant since the applicant is now requesting the SU-1 for PRD zone, the findings show that a higher density is justified at the subject location. The site is located one block*

away from Central Avenue and two blocks to the east of Interstate 25, which are two of the most heavily travelled roadways in the state.

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

Applicant's Response: *The proposed development will be designed with the characteristics of the existing neighborhood. Building articulation, balconies, overhangs, railings, and glazing will eliminate large expanses of blank walls to give the building character. Parking will be shielded from view by way of grade, landscaping, a perimeter wall, or the carriage units. The site will feature intense landscaping, a five-foot landscape strip, and four-foot perimeter wall on the site to hide parking areas and promote a quality landscape design.*

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

Applicant's Response: *The proposed development is replacing 20 blighted single-family residential structures that previously attracted nuisances such as crime and homelessness. The proposed development will offer a quality multi-family community that will consist of 74 efficiency, one, and two bedroom units. These units will provide housing for employees of local job centers such as Presbyterian, UNM, the new Innovation District, and Downtown.*

II-B-6 Central Urban Area

The Goal is to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

Policy b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

Applicant's Response: *The proposed development will replace 20 blighted single-family residential structures that are in the process of being razed. The proposed development will offer a quality multi-family community for employees in the area. The Albuquerque Rapid Transit will be located one block away from the site with a stop at Cedar Avenue. The A.R.T. will connect residents to entertainment centers such as Nob Hill, Downtown, EDO, the new district on 1st and Central, and Old Town, and recreation opportunities in the foothills and at the Rio Grande.*

II-C-4 Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Applicant's Response: *The proposed multi-family community will have 74 total units; 6 units are contained in carriage units that will be accessed from the street level, while the remaining units are accessed inside of the three story building. Parking will be located behind the carriage units or behind a four-foot landscaping wall. The pool and courtyard area, where most noise conflicts would come from, is located in the center of the site and not directly adjacent to any existing residences. Minimizing noise has been a part of the planning process as proven through these design features.*

II-C-8 Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: *The site will feature a five-foot landscape strip, and six-foot perimeter wall along the edge of the property to promote a quality landscape design and a pleasing visual environment. Medium to low water use trees, shrubs, and grasses will be used throughout the project that is in keeping with the arid New Mexico climate. The site naturally has a large grade, generally from north to south, and ponding will catch and retain water to help water nearby landscaping where applicable.*

II-D-4 Transportation and Transit

Policy c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Applicant's Response: *On August 3rd, 2016, the Zoning Hearing Examiner approved a conditional use permit to allow up to 36 dwelling units per acre on the site (See Project# 1010879). Although this approval is no longer relevant due to the updated request to SU-1 for PRD, the findings show that the higher density is justified at this location, which is proposed to have 34 DU's per acre. A denser development is justified on this site due to its proximity to the Albuquerque Rapid Transit stop, and 66 and 12 bus lines.*

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

Applicant's Response: *The proposed site is part of a larger development that will contain a network of pedestrian connections, plazas, and traffic calming techniques, such as street trees, on-street parking, and wide sidewalks, that will accommodate the pedestrian and cyclist. Specifically, a pedestrian connection will connect Copper to Central Avenue near the proposed entrance into the development across from Spruce Avenue. The Albuquerque Rapid Transit stop at Central Avenue and Cedar Street will promote walkability and bikability throughout the proposed development. To the north of the site, Dr. Martin Luther King Jr. Avenue has bike lanes that connects riders from the University of New Mexico to Downtown. The*



Avenue has recently been repaved and restriped to include a buffered bike lane from Downtown to Interstate 25.

II-D-5 Housing

The Goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

Policy b: Quality and innovation in new housing design and construction shall be promoted and quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods.

Applicant's Response: *The proposed multi-family community will replace 20 blighted single-family residential structures that are in the process of being razed. Building articulation, balconies, overhangs, railings, and glazing will eliminate large expanses of blank walls to give the building character. Three carriage units will allow for a variety of housing options and create a unique urban and pedestrian orientation along Tijeras Avenue and Cedar Street. Alliance Residential and ORB Architects have worked on several high quality multi-family projects in Albuquerque, including many of the Broadstone communities. The proposed development will not provide any affordable housing, but quality market rate units that will promote urban living conditions for employees of nearby job centers.*

Policy d: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

Applicant's Response: *The proposed development will not be discriminatory to anyone and will generally cater to workers at nearby job centers at UNM, Presbyterian, the new Innovation District, and Downtown. The development will comply with ADA requirements and will offer ground floor units.*

UNIVERSITY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN

Basic Goals which have shaped the plan and underlie the specific recommendations are to:

- Improve the quality of life in the area.
- Conserve and renew the unique qualities of this neighborhood.
- Encourage infill residential construction in appropriate places.
- Encourage pedestrian orientation.
- Improve conditions in business areas.
- Foster positive social and physical interrelations between businesses, institutions and residents.

Applicant's Response: *The requested Site Plan for Building Permit and zone change approval furthers the Basic Goals of the University Neighborhoods Sector Development Plan. The project will provide infill residential construction that will improve the quality of life in the area by replacing old, blighted residential structures with a quality, multi-family community. By way of a greater urban design that encourages pedestrian*

orientation, the development will keep with the unique qualities of the neighborhood. The development will feature three carriage units that will complement the street by offering direct access into the six apartments (two apartments per carriage unit) from street level. These units are designed to encourage pedestrian orientation that enhances the walkable environment of this urban neighborhood.

The site is completely surrounded by existing development and is a part of a larger project aimed at redeveloping an important corridor along Central Avenue and provide services for visitors and employees at Presbyterian Hospital and UNM. The larger project will improve business conditions in the area by providing a large hotel, retail and restaurants, and two multi-family communities. Residents of the subject proposed multi-family community will have excellent access to the Albuquerque Rapid Transit stop which will connect them to employment, entertainment, and recreation centers.

SYCAMORE METROPOLITAN REDEVELOPMENT PLAN

The basic objectives of this Plan area as follows:

- To improve the existing “mixed-use” characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.
- To improve pedestrian, transit and bicycle circulation by providing better internal connections within the neighborhood and improving connections to nearby urban centers.
- To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

Applicant’s Response: *The requested Site Plan for Building Permit and zone change approval further the objectives of the Sycamore Metropolitan Redevelopment Plan. The proposed development will provide much needed multi-family housing in this urban neighborhood and will be compatible with future planned uses along Central Avenue. The larger area will have pedestrian connections from Copper Avenue to Central Avenue that will connect residents to retail and restaurant establishments and transit options along Central Avenue. The bike lane along Dr. Martin Luther King Boulevard is currently being upgraded to better serve the cyclist.*

The proposed development is funded by private investment and will replace 20 blighted structures that were causing neighborhood decline in the Sycamore Neighborhood. The project team has worked directly with the interested neighborhood associations to answer their questions and concerns about the development. The proposed development will ensure a mutually beneficial relationship between the existing neighborhood and the proposed development. The site will act as a proper transition between the moderately dense neighborhood and future commercial development along Central Avenue. At 34 DU’s per acre, the proposed development will create the appropriate transition from the Sycamore Neighborhood to more active uses such as the hotel, restaurant, and retail establishments planned along Central Avenue.

Carriage units, which complement the street, will promote greater urban design that keeps with the unique qualities of the neighborhood. The ability to customize the site plan with the SU-1 for PRD zone will help encourage the site's pedestrian orientation to preserve the walkable environment of this urban neighborhood.

Policy One: Redevelopment with mid-rise apartments and townhouses shall be encouraged.

Applicant's Response: *The proposed multi-family community will replace old single-family homes that were a detriment and eyesore to the community. The proposed mid-rise apartments will fit into the urban context of the area. A higher density is justified based on the site's location near transit and major job centers at UNM, Presbyterian, Downtown, and the new Innovation District.*

Policy Three: New development shall serve to preserve the neighborhood character and to improve its quality.

Applicant's Response: *The proposed development will replace rundown single-family homes that were an eyesore to the community. The previous development attracted nuisances, such as crime and wanderers, and is in the process of being razed. The proposed development will offer quality housing for employees of nearby job centers. The proposed development will preserve the neighborhood character through urban design, while improving the quality of the neighborhood with modern, multi-family housing. This urban design will consist of carriage units that will provide direct access onto the street, street trees along all adjacent rights-of-ways, and close access to public transportation and major arterials.*

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

Applicant's Response: *The existing zoning is inappropriate due to:*

1. Changed Neighborhood Conditions – The existing homes on the property were run down and blighted. They had become a negative impact on the neighborhood. The applicant is in the process of demolishing these blighted structures which will result in a complete, vacant block positioned for redevelopment as promoted in the Metropolitan Redevelopment Area Plan. It should be noted that due to this changed condition, the opportunity to design an appropriate infill development project that respects and responds to the neighborhood are best met through the design flexibility allowed with the SU-1 for PRD designation.

2. The proposed zone change to SU-1 for PRD and resulting design flexibility furthers a number of City goals and policies as enumerated in



Section C above demonstrating that it is more advantageous to the community. The ability to implement appropriate setbacks, density, and urban parking standards are integral to the design, which is at the very core of the projects ability to fit in to the neighborhood context and values. While the underlying use is not changing, the addition of the SU-1 for PRD zone is what ensures that the project's design furthers these goals and policies to a higher and more comprehensive level. As demonstrated by the Sector Plan, the MRA Plan, and the underlying zone, there is a need for new, infill, multi-family development in the area and on this property specifically. This need will be met more appropriately with the SU-1 for PRD zone and the design flexibility proposed by the accompanying site development plan.

The site is located one block away from the new Albuquerque Rapid Transit, with a stop located at the corner of Cedar Street and Central Avenue. The 66 bus route will operate concurrently with the Albuquerque Rapid Transit and currently has a stop within one block from the proposed development. The 12 bus route, a commuter route, has a stop on Dr. Martin Luther King Boulevard near the site. Future residents will have multiple transit options to connect them to various job centers and entertainment areas around the City.

The project team has met with the nearby neighborhood associations on multiple occasions to share the ideas and plans for the site. The project has seen positive reception from the neighborhoods and they believe it will revitalize the community and benefit the area.

The proposed zone change will allow for a development that will create quality housing for employees of Presbyterian, UNM, Downtown, and other important job centers around the City. The area is in need of multi-family options. This is proven by recent Nob Hill, University, and Downtown multi-family developments that are seeing strong leasing rates. Nearby multi-family developments such as Platinum and the Imperial Building were 100% leased prior to the grand opening, proving that the area is in strong need of multi-family housing options. The proposed zone change will allow for a development that will help meet this need. Residents of Albuquerque want to live in urban areas that are in proximity to services and public transit.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's Response: *The proposed zone change will only allow for site plan controlled development and therefore uses not on the site plan will not be allowed without an EPC approved amendment. The proposed development will be a multi-family community and by nature of this use will not be harmful to the adjacent property, neighborhood, or community. In fact, the development will beautify the area by replacing blighted and rundown single family houses and providing quality housing for employees of large nearby job centers.*

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

Applicant's Response: *The proposed zone change will not incur any unprogrammed capital expenditures by the city. In fact, as an infill location it will maximize the use of existing infrastructure.*

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

Applicant's Response: *The cost of land and other economic considerations pertaining to the application are not the determining factor for the zone change request.*

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

Applicant's Response: *The site is not directly located along a collector or major street.*

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant's Response: *The SU-1 for PRD zone change is considered a spot zone, but the change will allow the applicant to design the project to facilitate realization of the Comprehensive Plan, Sector Development Plan, and MRA Plan. This spot zone does not change the underlying use, but does permit a higher level of custom design as it relates to setbacks, density, and parking.*

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan;
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones

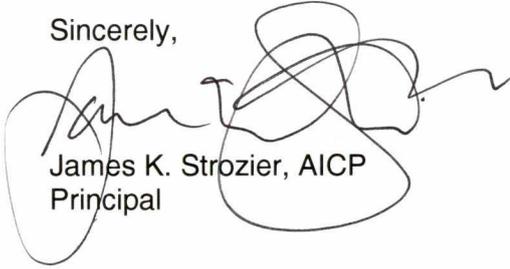


or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Applicant's Response: *The shape, use, and location of the site does not qualify it as a strip zone since it encompasses an entire City block. The site is proposed to be used for residential purposes and is adjacent to an existing SU-2 MD-1 zone.*

Based upon the facts presented, we respectfully request your review and approval of this Sector Plan Map Amendment and Site Development Plan for Building Permit.

Sincerely,



James K. Strozier, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

November 15, 2016

Sal Perdomo
Consensus Planning
302 8th Street NW
Phone: 505-764-9801 Fax:
E-mail: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **November 15, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of **§14-8-2-7 of the Neighborhood Association Recognition Ordinance** by your proposed project at **(EPC SUBMITTAL) LOTS 1-3, 7-9, A-E, BLOCK 21 OF THE BROWNEWELL AND LANIS HIGHLAND ADDITION SUBDIVISION LOTS F-J, BLOCK 21 OF THE WHITFEDS REPLAT LOCATED ON COPPER AVENUE SE BETWEEN CEDAR STREET SE AND MULBERRY STREET SE** zone map K-15.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

SILVER HILL N.A. (SHL) "R"

***James Montalbano** e-mail: ja.montalbano@comcast.net
1404 Silver Ave. SE/87106 243-0827 (h)
Elizabeth Doak
1606 Silver SE/87106 242-8192 (h)

SPRUCE PARK N.A. INC. (SPK) "R"

***Peter Feibelman**
1401 Sigma Chi NE/87106 242-1946 (h)
Alan Paxton e-mail: paxtona@swcp.com
1603 Roma Ave. NE/87106 244-0980 (h)

SYCAMORE N.A. (SYM) "R"

Peter Schillke e-mail: pschillke@gmail.com
1217 Coal Ave. SE/87106 243-8368 (h)
Mardon Gardella e-mail: mg411@q.com
411 Maple St. NE/87106

UNIVERSITY HEIGHTS N.A. (UHT) "R"

***Julie Kidder** e-mail: juliemkidder@gmail.com
120 Vassar SE/87106 269-3967 (c)
Don Hancock e-mail: sricdon@earthlink.net
105 Stanford SE/87106 262-2053 (h) 262-1862 (w)

VICTORY HILLS N.A. (VHL) "R"

***Robert Stenbridge** e-mail: flathatcat@yahoo.com
P.O. Box 40298/87196 459-6893 (c)
Patty Willson e-mail: info@willsonstudio.com
505 Dartmouth SE/87106 266-8944 (h & w)

DISTRICT 6 COALITION OF N.A.'S

***Nancy Bearce**, 600 San Pablo St. NE/87108 254-7841 (h) e-mail: nancymbearce@gmail.com
Gina Dennis, 1816 Buena Vista Dr. NE, Apt. 2/87106 503-4848 (h) e-mail: ginadennis@reliance.com

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3914 or via an e-mail message at dcarmona@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 11/15/16 Time Entered: 11:19 a.m. Rep. Initials: DLC

5695 5695 0000 0270 1370 2016

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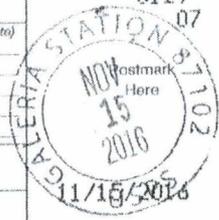
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ALBUQUERQUE, NM 87106

Certified Mail Fee	\$3.30	0129
Extra Services & Fees (check box, add fee to applicable rate)	\$2.70	07
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Postage	\$0.47	
Total Postage and Fees	\$6.47	

Sent To *Patty Willson*
Street and Apt. No., or PO Box No. *505 Dartmouth SE*
City, State, ZIP+4® *ABQ NM 87106*

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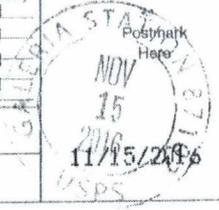
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Postage	\$0.47	
Total Postage and Fees	\$6.47	

Sent To *Joe Dilleys*
Street and Apt. No., or PO Box No. *301 Harvard SE #54*
City, State, ZIP+4® *ABQ NM 87106*

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Postage	\$0.47	
Total Postage and Fees	\$6.47	

Sent To *Dina Dennis*
Street and Apt. No., or PO Box No. *1816 Buena Vista Dr. NE*
City, State, ZIP+4® *ABQ NM 87106*

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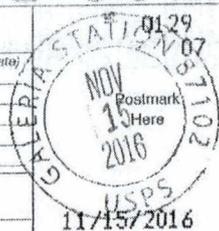
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Sent To *Robert Stenbridge*
Street and Apt. No., or PO Box No. *P.O. Box 40298*
City, State, ZIP+4® *ABQ NM 87106*

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Postage	\$0.47	
Total Postage and Fees	\$6.47	

Sent To *Martin Bardella*
Street and Apt. No., or PO Box No. *411 Maple St NE*
City, State, ZIP+4® *ABQ NM 87106*

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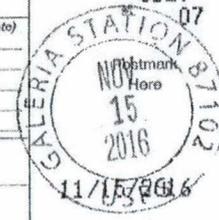
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ALBUQUERQUE, NM 87108

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Postage	\$0.47	
Total Postage and Fees	\$6.47	

Sent To *Nancy Beane*
Street and Apt. No., or PO Box No. *600 San Pablo St NE*
City, State, ZIP+4® *ABQ NM 87108*

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OFFICIAL USE

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To: Alan Paxton
Street and Apt. No., or PO Box No.: 1603 Roma Ave NE
City, State, ZIP+4®: ABQ NM 87106

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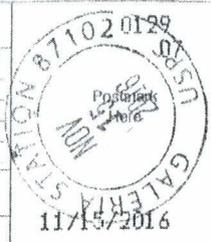
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Extra Services & Fees (check box, add fee)	\$2.70
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To: Peter Schillke
Street and Apt. No., or PO Box No.: 1217 Coul Ave SE
City, State, ZIP+4®: ABQ NM 87106

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Extra Services & Fees (check box, add fee)	\$2.70
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Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To: Elizabeth Donk
Street and Apt. No., or PO Box No.: 1606 Silver Ave SE
City, State, ZIP+4®: ABQ NM 87106

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To: Peter Keibelman
Street and Apt. No., or PO Box No.: 1401 Sigma Cir NE
City, State, ZIP+4®: ABQ NM 87106

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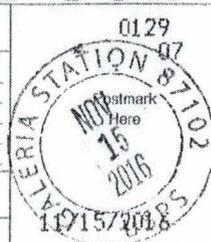
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Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To: Julie Ridder
Street and Apt. No., or PO Box No.: 120 Vassar SE
City, State, ZIP+4®: ABQ NM 87106

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To: James Montalbano
Street and Apt. No., or PO Box No.: 1404 Silver Ave SE
City, State, ZIP+4®: ABQ NM 87106

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SITE PLAN REDUCTIONS

LIGHTING LEGEND

- LED POLE LIGHT, +15' T.O.F., TYPE AS SHOWN ON PLAN.
- LED POST TOP LIGHT, +15' T.O.F. ON UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
- ◇- LED CARPORT LIGHT, TYPE "CP".
- ? LED WALL MGR WALL PACK, +10' B.O.F., TYPE "WP".
- † LED WALL SCONCE, DECORATIVE, +6' B.O.F., TYPE "WS".

LEGEND

- - - DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ◇ NO. OF PARKING SPACES
- ◇ NO. OF COVERED SPACES
- ◇ DENOTES ACCESSIBLE PARKING AND AISW TYPE "A" DWELLING UNIT
- ◇ DENOTES TRANSFORMER LOCATION
- ◇ DENOTES WATER METER LOCATION
- ⋆ FIRE HYDRANT

DEVELOPMENT DATA

NET SITE AREA:
2.1763 ACRES (94,800 S.F.)

ZONING AND LAND USE:
CURRENT: SU-2 FOR MD-1 (R-3)
PROPOSED: SU-2/SU-1 FOR PRD (PLANNED RESIDENTIAL DEVELOPMENT)

LAND USE:
MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT:

ALLOWED: 26 FEET	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
PROPOSED:	38'	34'	28'	39'

DENSITY: (PER CONDITIONAL USE APPROVAL 8/3/2016 16210E-80162)

ALLOWED:	36 DU/ACRE
PROPOSED:	34 DU/ACRE

SETBACKS REQUIRED:

BUILDINGS	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
PARKING	19'	17'	2'-6"	0

SETBACKS PROVIDED:

BUILDINGS	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
PARKING	19'	17'	2'-6"	0

FLOOR AREA RATIO:

F.A.R. ALLOWED: 1.0 (PER MD-1)
BUILDINGS CONDITIONED AREA: 73,195 S.F.
F.A.R. PROVIDED: 73,195 / 94,800 = 0.77

UNIT MIX	UNIT MIX								UNITS	NO.	TOTAL
	ST	A1	A2	A3	B1	B2	B3	B4			
UNITS	815	962	977	1,008	1,066	1,106	1,146	1,186			
PAT./BAL.	37	78	57	64	63	53	96	114			
BUILDING 1	6	34	9	2	9	10	3	62	1	68	
BUILDING 2	1	2						2	2	4	
BUILDING 4	2							2	1	3	
TOTAL	6	2	34	6	4	9	10	3	4	74	

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED	SF REQ. # OF TOTAL SF PER DU (S/F) REQUIRED		TOTAL SF PROVIDED	
	STREQD	PROVIDED	STREQD	PROVIDED
STREQD	300	4	1,200	
1 BEDROOM	300	42	6,300	
2 BEDROOM	250	28	6,500	
PROVIDED GRASSY OPEN SPACE			13,800	
PROVIDED BALCONY PRIVATE OPEN SPACE			4,600	
TOTAL (SUM OF 2,305 SF)	74	16,100	18,400	

PARKING SPACE REQUIREMENTS	PARKING RATIO REQUIRED		PARKING SPACES
	UNIT	REQD	
UNIT ST, AL, A2, A3 < 1,000 SF	48 - 1 BR / 1 BATH	1 / 1	48
UNIT B2 < 1,000 SF	9 - 2 BR / 2 BATH	1.2 / 2	18
UNIT B1, B3, B4 > 1,000 SF	17 - 2 BR / 2 BATH	1.5 / 2	34
Total Parking Spaces Required			100
OPEN PARKING PROVIDED			21
CARPORT PARKING PROVIDED			52
GARAGE PARKING PROVIDED			27
Total Parking Provided			96
Accessible Parking Required			4
OPEN ACCESSIBLE PARKING PROVIDED			2
CARPORT ACCESSIBLE PARKING PROVIDED			1
GARAGE ACCESSIBLE PARKING PROVIDED			1
Total Accessible Parking Provided			4
Bicycle Parking Required			37
(1 SPACE FOR EVERY 2 DWELLING UNITS)			
GARAGE			23
BICYCLE RACK			14
Total Bicycle Parking Provided			37



VICINITY MAP
NOT TO SCALE

KEYNOTES

1. 1/4" x 1/4" SPACING WITH 2" OVERHANG, SEE DETAIL 09/A1.20. TYPICAL.
2. 1/4" x 1/4" ACCESSIBLE PARKING SPACE WITH 2" OVERHANG, SEE DETAIL 08/A1.20.
3. ACCESSIBLE GARAGE SPACE
4. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING
5. INDICATED LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 08 & 09/A1.20.
6. BRUSH ENCLOSURE WITH 15 C.T. COMPACTOR SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDING, SEE DETAIL 14/A1.20.
7. ELECTRIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 20/A1.21.
8. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 20/A1.21.
9. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
10. POOL GATE, SEE DETAIL 24/A1.21.
11. CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
12. WROUGHT IRON POOL FENCE, SEE DETAIL 16/A1.21.
13. CMU POOL FENCE, SEE DETAIL 16/A1.21.
14. IF SIDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.
15. 4" SIDEWALK, TYPICAL ON SITE, GRAY CONCRETE COLOR.
16. IF SIDEWALK, TYPICAL AT PARKING AREA, GRAY CONCRETE COLOR, SEE DETAIL 09/A1.20.
17. IF EXTERIOR SIDEWALK AROUND SITE, GRAY CONCRETE COLOR, TYPICAL.
18. BICYCLE PARKING RACK FOR 4 BICYCLES, SEE DETAIL 20/A1.21.
19. CMU RETAINING WALL BY 4" FORCE ARMS, SEE DETAIL 17/A1.21.
20. IF CMU WALLS BY 4" FORCE ARMS, SEE DETAIL 27/A1.21.
21. 30" x 30" VISIBILITY TRIANGLE AT STREET CORNER.
22. 17' x 17' VISIBILITY TRIANGLE AT DRIVEWAY ENTRY.
23. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
24. FLOUSH CURB WITH PAVING AT MAIN ENTRY AUTO COURT.
25. PROVIDE POTS AND WHEEL STOP FOR VEHICULAR WAYFINDING.

GENERAL NOTES

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A WORK ORDER.
2. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER FANG) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
3. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDES PER STD DING 2415A, 2416, 2409 AND ANY OTHER THAT MAY APPLY. ALL LINKED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.

PROJECT NUMBER:
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:

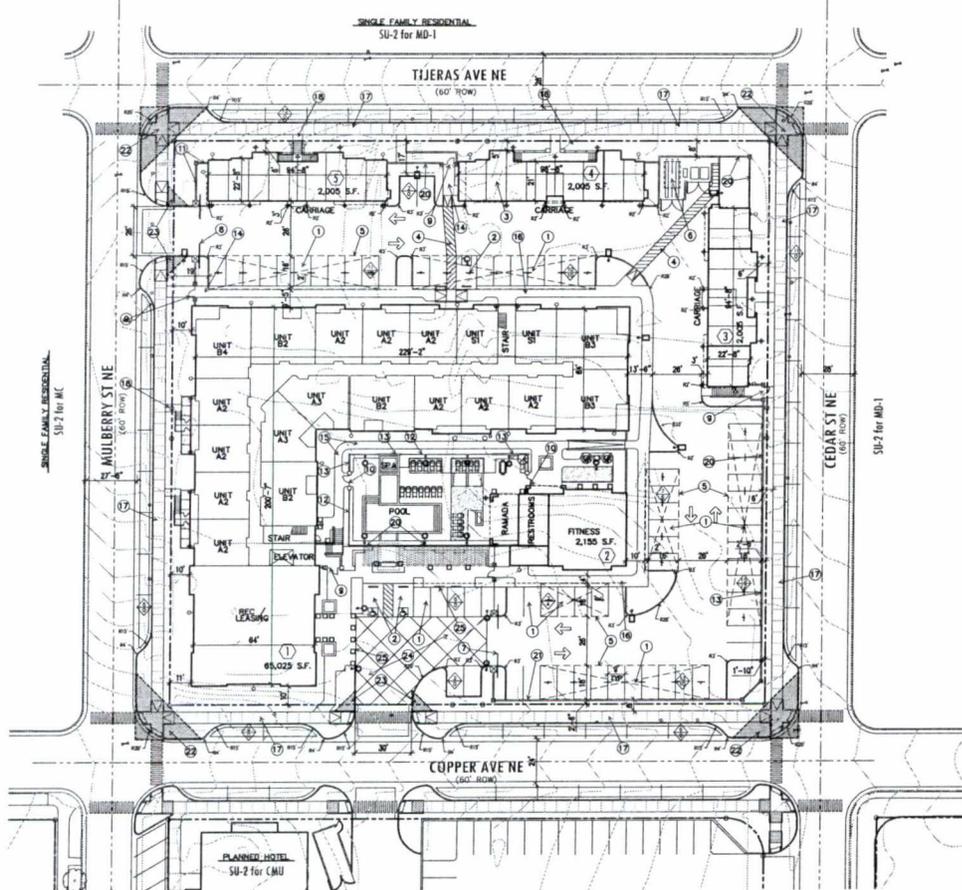
Traffic Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

BROADSTONE HIGHLANDS

MWC CEDAR ST AND COPPER AVE
ALBUQUERQUE, NEW MEXICO



WorldHO@ORBArch.com



PRELIMINARY SITE PLAN

1" = 30'-0"

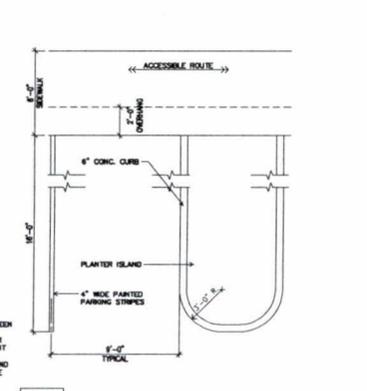
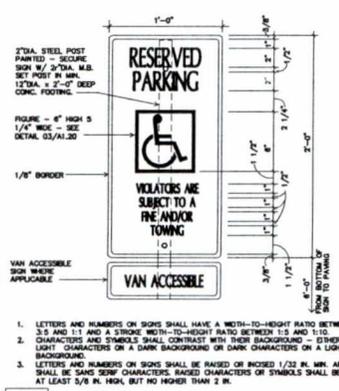
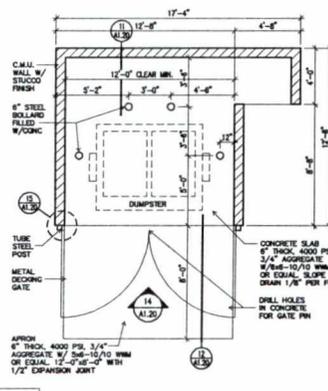
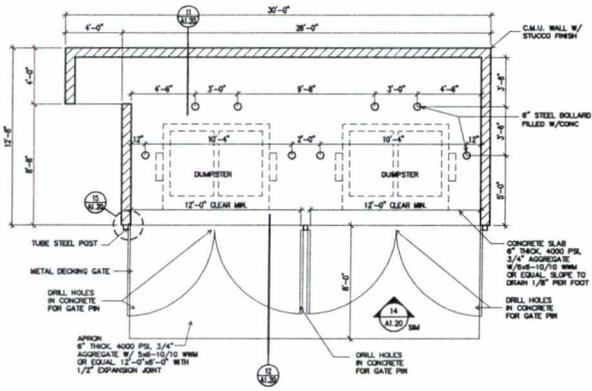


DATE: NOVEMBER 15, 2016 DRB # 16-210

A1.10

SITE PLAN
PRELIMINARY

FILE:\3\08\088 Job Files\16-202_16aa_Northbrook CAD Files\Primary\161021 DPC Submittal\16210 A120 Site Details.dwg USER: jca DATE: 04/25/2016 TIME: 08:48 am



13 DOUBLE TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

07 SINGLE TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

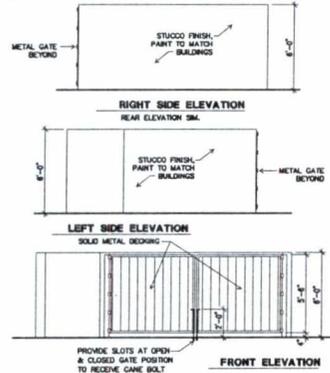
04 ACCESSIBLE PARKING SIGN

NOT TO SCALE

01 TYPICAL PARKING STALL WITH ISLAND

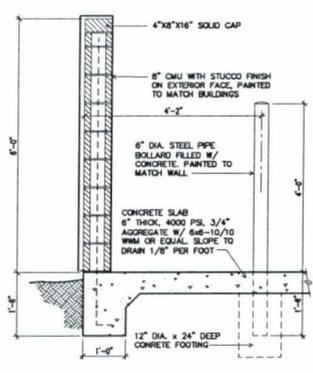
SCALE: 1/4" = 1'-0"

- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:3 AND 1:10.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR BEVELLED 1/32 IN. MIN. AND SHALL BE SAND REEF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 3/8 IN. HIGH, BUT NO HIGHER THAN 2 IN.



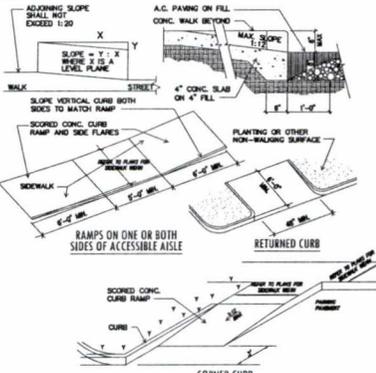
14 REFUSE ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



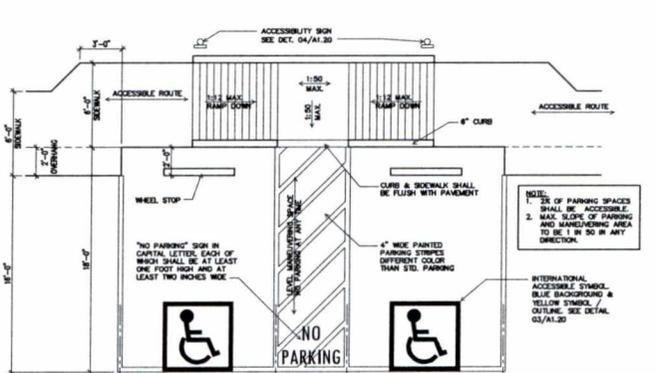
11 TRASH ENCLOSURE WALL

SCALE: 3/4" = 1'-0"



08 TYPICAL ON-SITE ACCESSIBLE RAMP

NOT TO SCALE

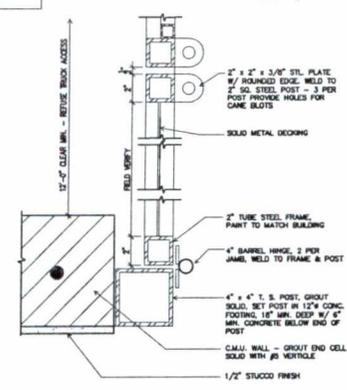


05 TYPICAL ACCESSIBLE PARKING STALL

SCALE: 1/4" = 1'-0"

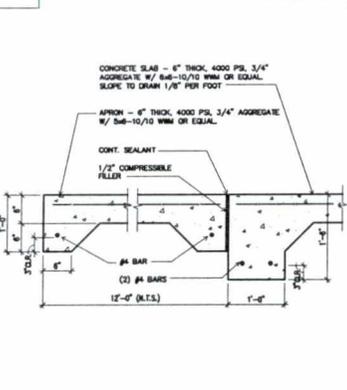
- NOTE:
- SR OF PARKING SPACES SHALL BE ACCESSIBLE.
 - MAX. SLOPE OF PARKING AND MARKING AREA TO BE 1 IN 50 IN ANY DIRECTION.
- INTERNATIONAL ACCESSIBLE SYMBOL (BLUE BACKGROUND & YELLOW STRIPES / OUTLINE. SEE DETAIL 03/A1.20)

- NOTES:
- REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION. TYPICAL THESE DRAWINGS ARE ARCHITECTURAL ONLY.
 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIFIC MATERIALS AND MANUFACTURERS.



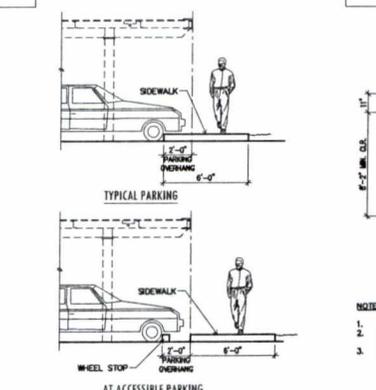
15 TRASH ENCLOSURE GATE

SCALE: 3" = 1'-0"



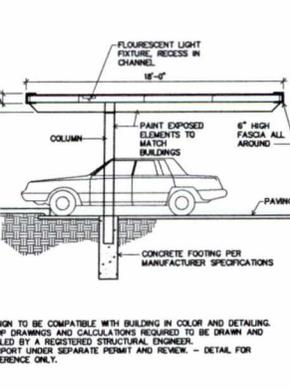
12 REFUSE ENCLOSURE SLAB JOINT

SCALE: 1" = 1'-0"



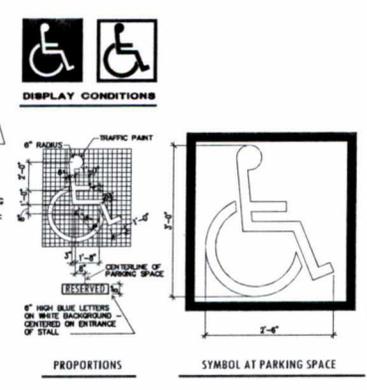
09 SIDEWALK AT PARKING

SCALE: 1/4" = 1'-0"



06 CARPORT DETAIL

SCALE: 1/4" = 1'-0"



03 INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOT TO SCALE

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 ALBUQUERQUE, NEW MEXICO

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 RICH BARBER
 NO. 2236
 10/15/16
 STATE ARCHITECT

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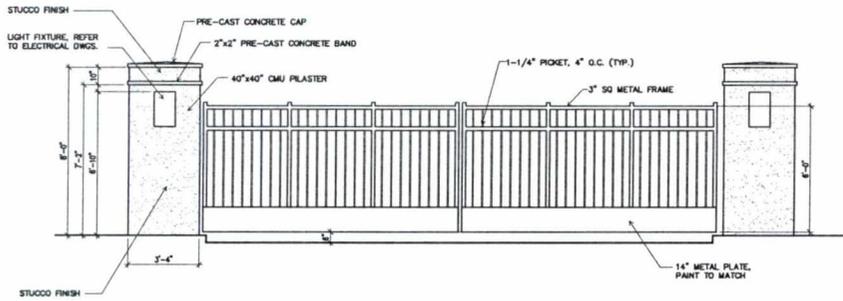
DATE: OCTOBER 25, 2014 ORB # 16-216

A1.20

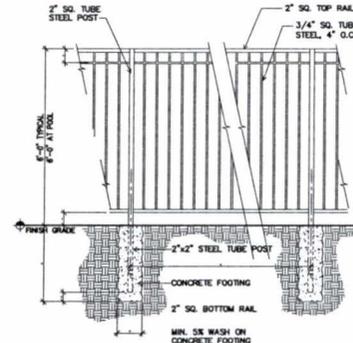
SITE DETAILS
 01 - 15



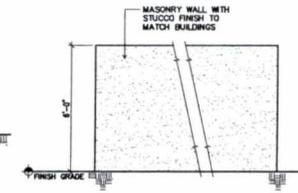
NOTES:
1. REFER TO STRUCTURAL DETAILS AND PLANS FOR STRUCTURAL RELATED INFORMATION. TYPICAL THESE DRAWINGS ARE ARCHITECTURAL ONLY.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SPECIAL MATERIALS AND MANUFACTURERS.



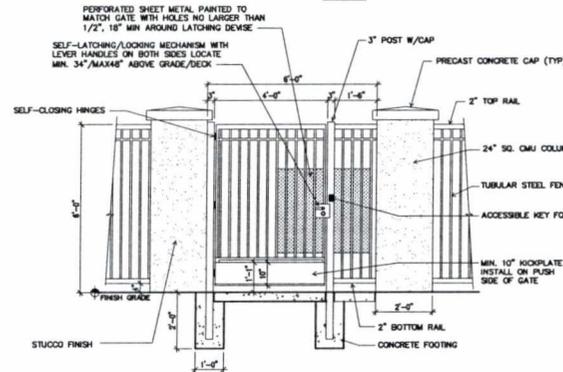
28 VEHICULAR ENTRY GATE



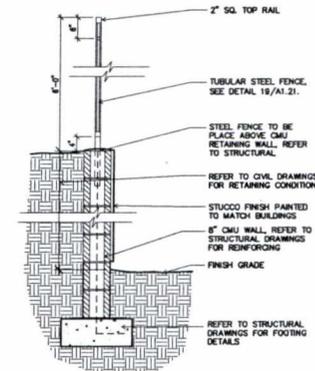
19 TUBULAR STEEL FENCE



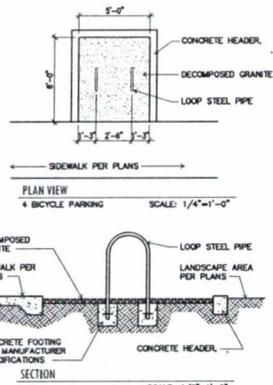
16 PERIMETER MASONRY WALL



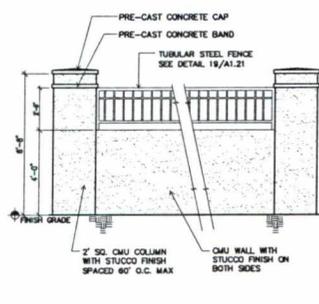
23 PEDESTRIAN ENTRY GATE



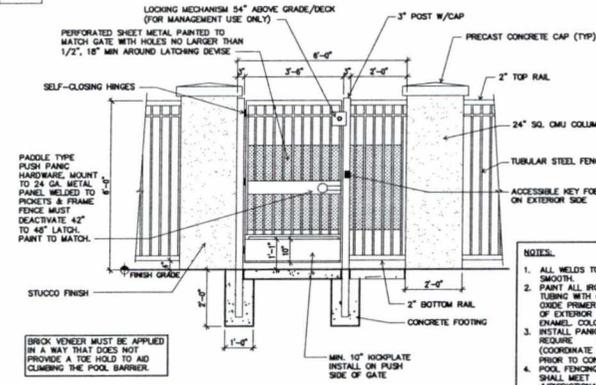
17 SOLID PERIMETER WALL W/ FENCE



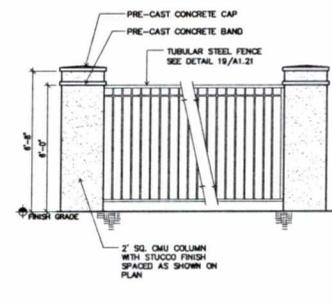
30 BICYCLE PARKING



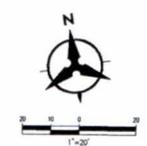
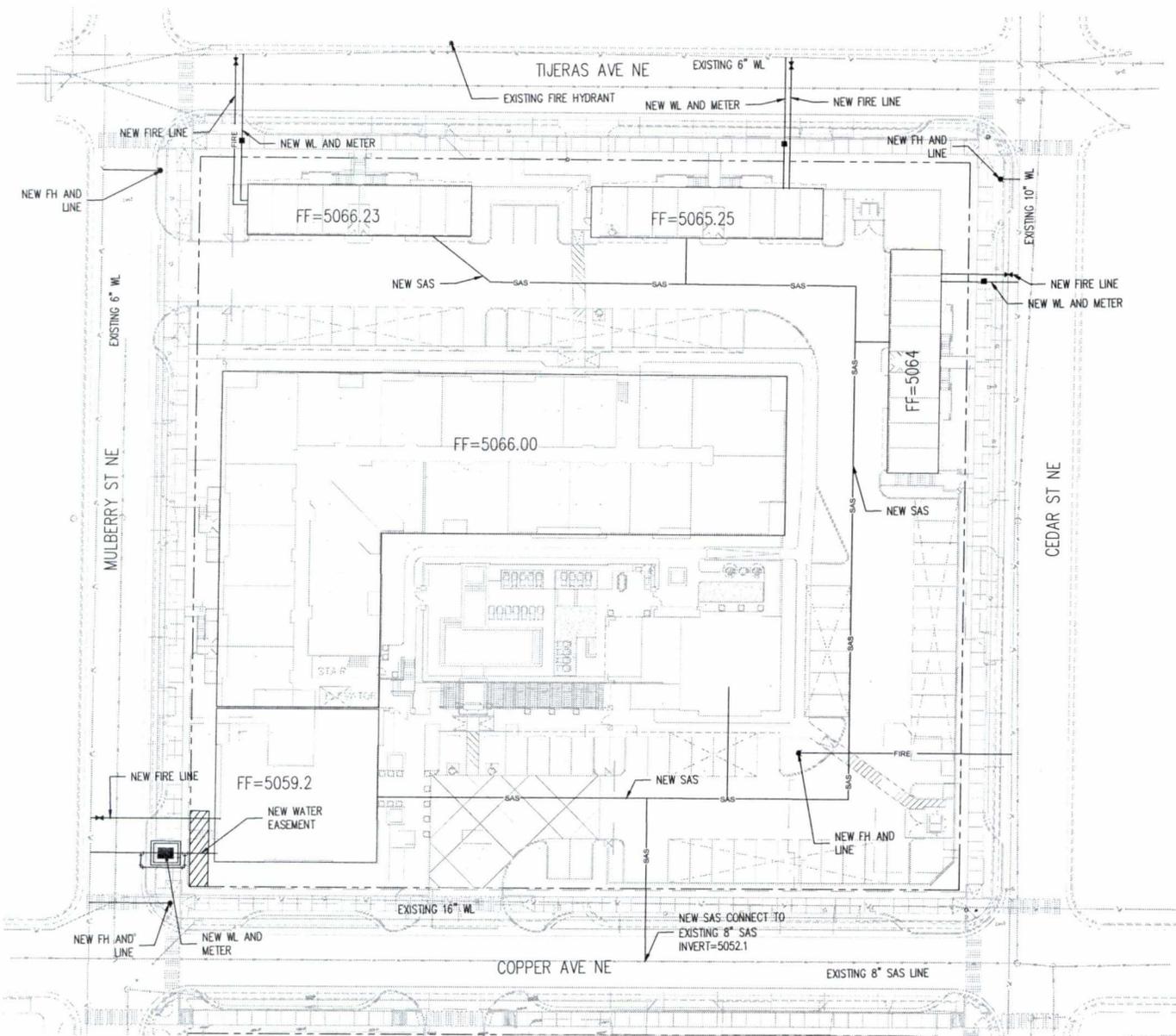
27 PILASTER AT CMU/TUBULAR COMBO FENCE



24 PEDESTRIAN ENTRY GATE AT POOL FENCE



18 PILASTER AT PERIMETER TUBULAR STEEL FENCE



LEGEND

	EXISTING WATER LINE
	EXISTING SANITARY AND SEWER
	NEW WATER LINE
	NEW FIRE LINE
	NEW GAS LINE
	NEW SANITARY SEWER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER EASEMENT

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DATE: SEPTEMBER 21, 2016 OK# 16-210

C2.00
UTILITY PLAN
PRELIMINARY

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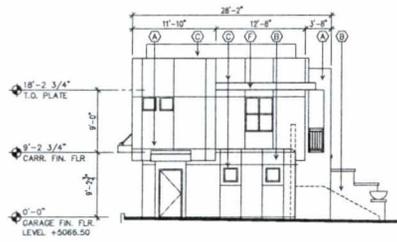
PRELIMINARY
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CONSTRUCTION

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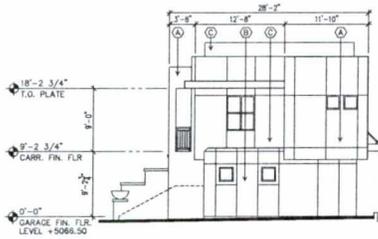
Bohannon & Huston
www.bhinc.com 800.677.0322

MATERIAL KEY NOTES:

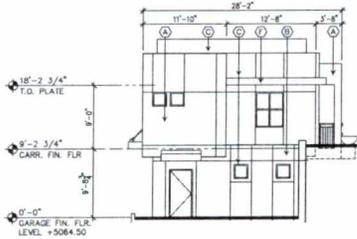
- Ⓐ STUCCO FINISH LIGHT RED
- Ⓑ STUCCO FINISH MEDIUM BROWN
- Ⓒ STUCCO FINISH LIGHT BROWN
- Ⓓ STUCCO FINISH DARK BROWN
- Ⓔ RAILING DARK GRAY
- Ⓕ STUCCO FINISH DARK GRAY



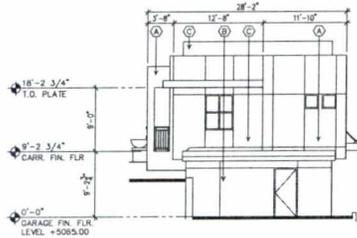
2 NW CARRIAGE EAST ELEVATION SCALE: 1/8" = 1'-0"



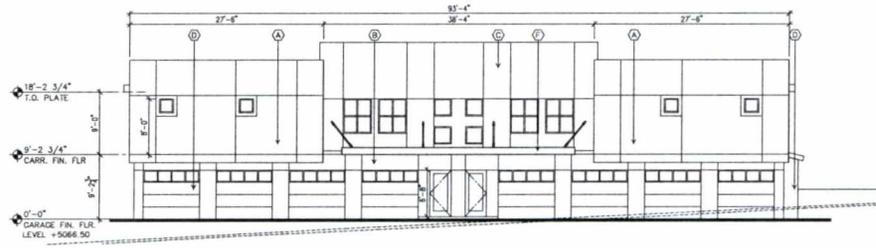
4 NW CARRIAGE WEST ELEVATION SCALE: 1/8" = 1'-0"



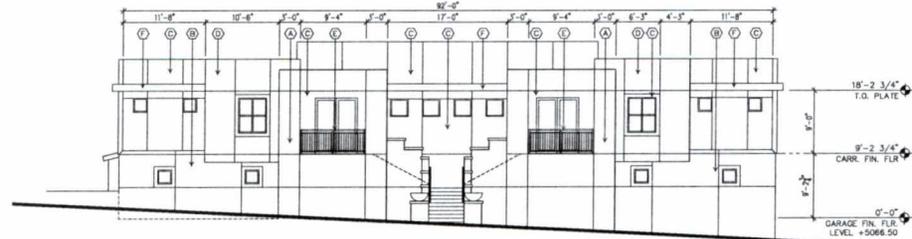
6 NE CARRIAGE EAST ELEVATION SCALE: 1/8" = 1'-0"



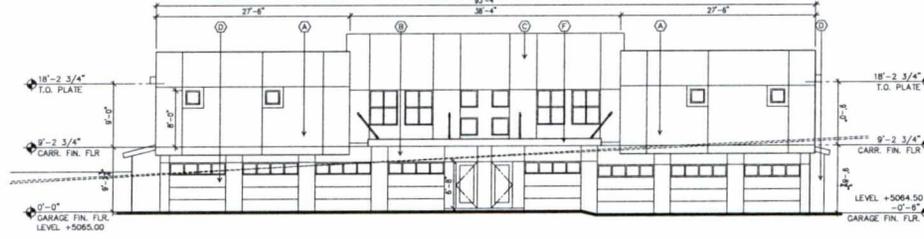
8 NE CARRIAGE WEST ELEVATION SCALE: 1/8" = 1'-0"



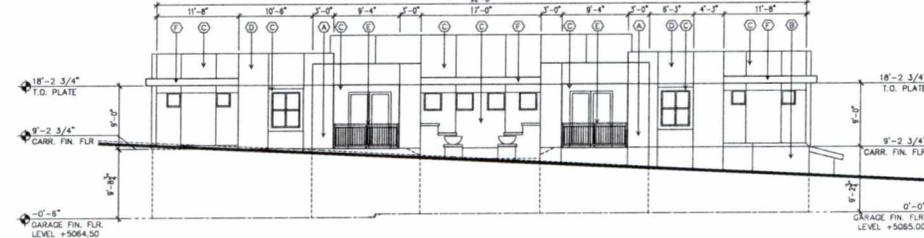
1 NW CARRIAGE SOUTH ELEVATION SCALE: 1/8" = 1'-0"



3 NW CARRIAGE NORTH ELEVATION SCALE: 1/8" = 1'-0"



5 NE CARRIAGE SOUTH ELEVATION SCALE: 1/8" = 1'-0"



7 NE CARRIAGE NORTH ELEVATION SCALE: 1/8" = 1'-0"

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DATE: SEPTEMBER 28, 2016 ORB # 16-210

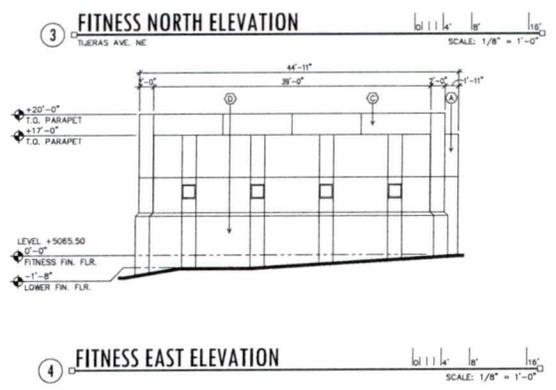
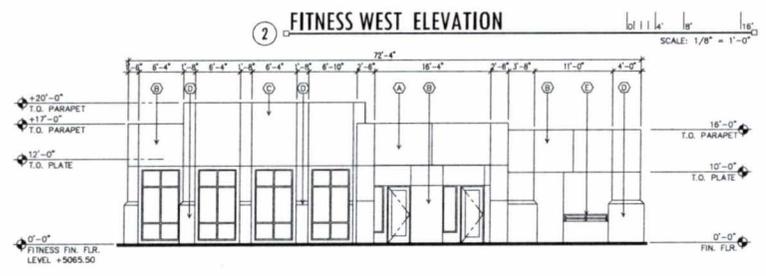
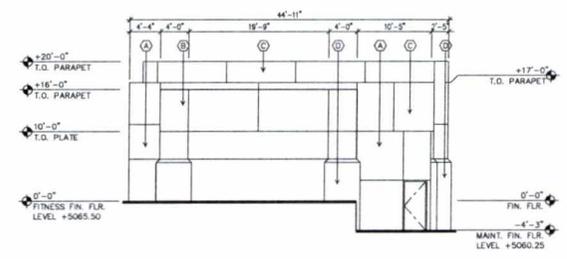
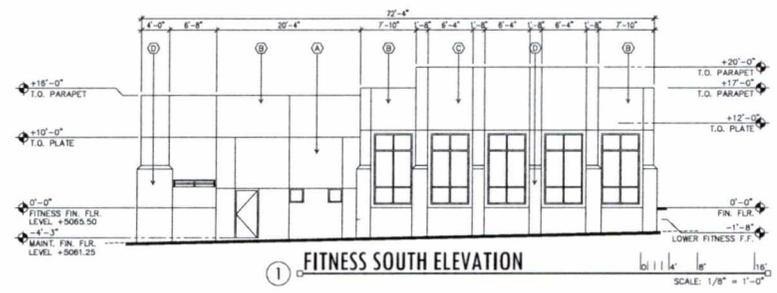
A3.41

CARRIAGE BUILDING
ELEVATIONS

FILE: I:\045\048 Job Plans\045-210_Itan_Northbox\048 Plans\Plan\045\16210 A31 Carriage Elevation.dwg USER: jps DATE: Sep, 27 2016 TIME: 10:50 am

FILE: \\S:\ORB - Job Files\16-210 - Titan_Highlands\16210_A3.43_Fitness Elevations.dwg USER: jpc DATE: Sep, 27 2016 TIME: 10:28 am

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT RED
 - (B) STUCCO FINISH MEDIUM BROWN
 - (C) STUCCO FINISH LIGHT BROWN
 - (D) STUCCO FINISH DARK BROWN
 - (E) RAILING DARK GRAY
 - (F) STUCCO FINISH DARK GRAY



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DATE: SEPTEMBER 26, 2016 ORB # 16-210
A3.43
FITNESS BUILDING
ELEVATIONS

MATERIAL KEY NOTES:

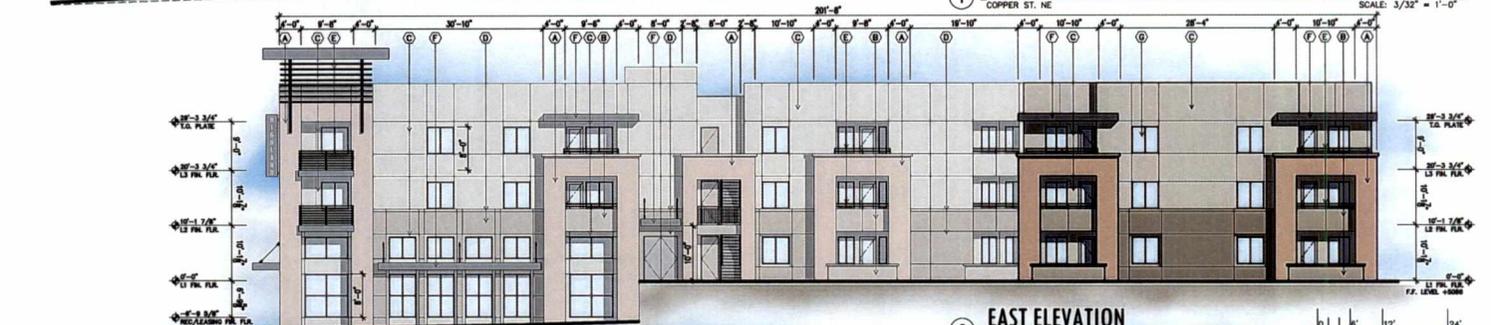
- Ⓐ STUCCO FINISH LIGHT RED
- Ⓑ STUCCO FINISH MEDIUM BROWN
- Ⓒ STUCCO FINISH LIGHT BROWN
- Ⓓ STUCCO FINISH DARK BROWN
- Ⓔ RAILING DARK GRAY
- Ⓕ STUCCO FINISH DARK GRAY



1 SOUTH ELEVATION

COPPER ST. NE

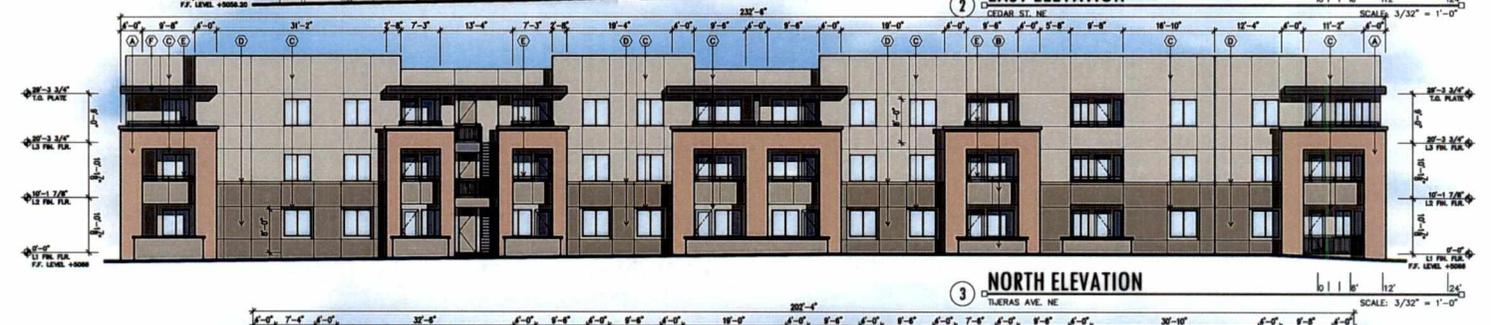
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION

CEDAR ST. NE

SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION

TULSA AVE. NE

SCALE: 3/32" = 1'-0"



4 WEST ELEVATION

MULBERRY ST. NE

SCALE: 3/32" = 1'-0"

**BROADSTONE
HIGHLANDS**

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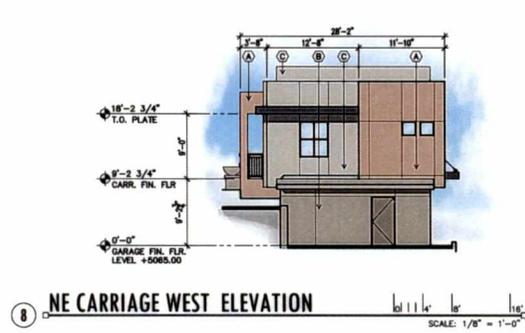
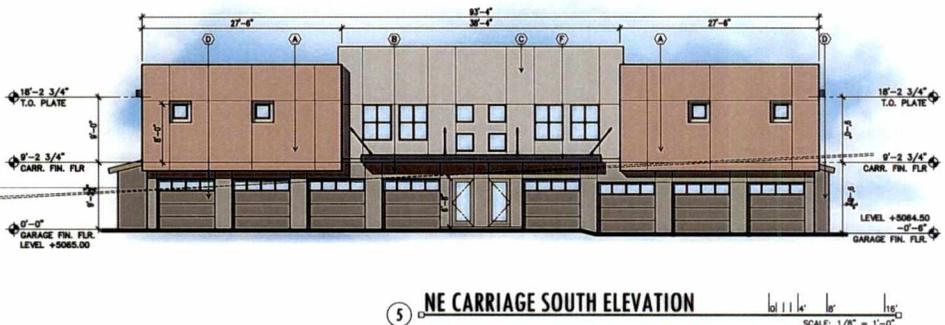
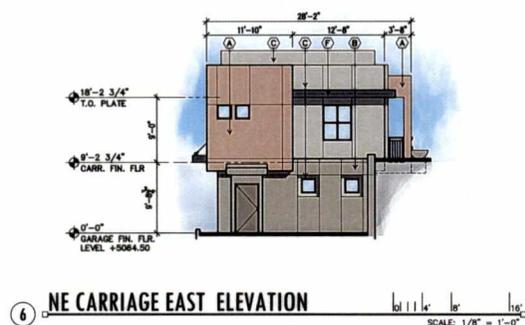
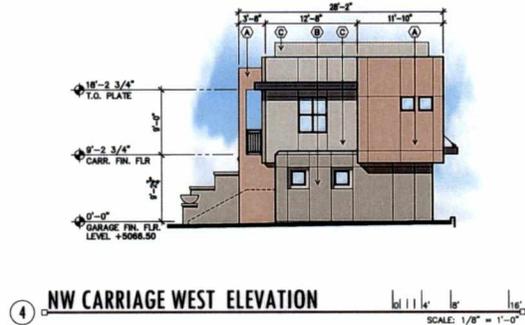
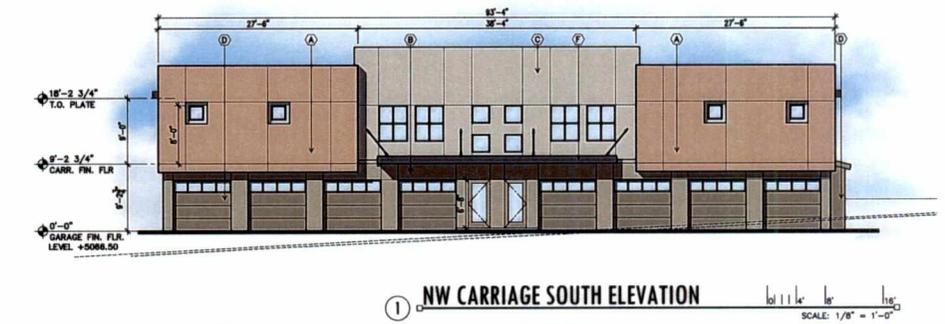
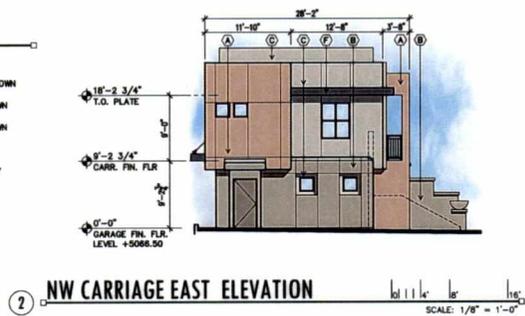


DATE: SEPTEMBER 23, 2016 ORB #14-210

A3.40

EXTERIOR ELEVATIONS

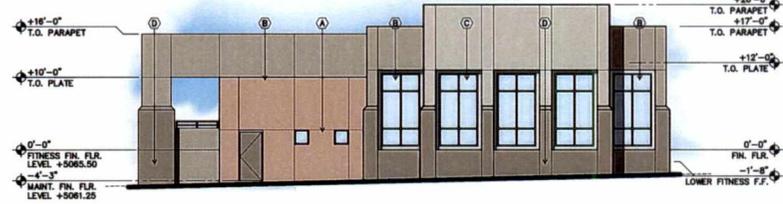
- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT RED
 - (B) STUCCO FINISH MEDIUM BROWN
 - (C) STUCCO FINISH LIGHT BROWN
 - (D) STUCCO FINISH DARK BROWN
 - (E) RAILING DARK GRAY
 - (F) STUCCO FINISH DARK GRAY



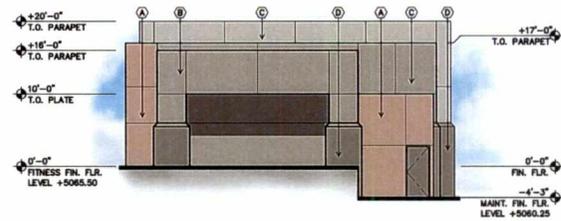
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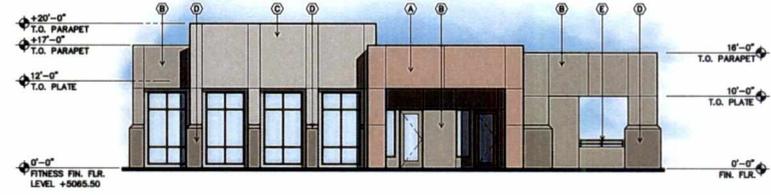
- A STUCCO FINISH LIGHT RED
- B STUCCO FINISH MEDIUM BROWN
- C STUCCO FINISH LIGHT BROWN
- D STUCCO FINISH DARK BROWN
- E RALING DARK GRAY
- F STUCCO FINISH DARK GRAY



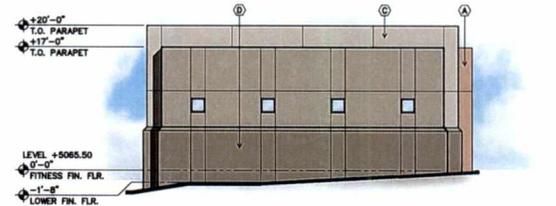
1 FITNESS SOUTH ELEVATION SCALE: 1/8" = 1'-0"



2 FITNESS WEST ELEVATION SCALE: 1/8" = 1'-0"



3 FITNESS NORTH ELEVATION THERAS AVE. NE SCALE: 1/8" = 1'-0"



4 FITNESS EAST ELEVATION SCALE: 1/8" = 1'-0"

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A3.43

FITNESS BUILDING
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