Environmental Planning Commission

Agenda Number: 01
Project #: 2018-001759
SI-2018-00222
Hearing Date: Dec 13, 2018

Staff Report

Agent	Consensus Planning Inc
Applicant	Pulte Group LLC
Request	**Site Plan**
Legal Description	Tract P, Plat of the Watershed Subdivision
Location	North of Arroyo Vista Blvd NW, west of Tierra Pintada Blvd NW.
Size	88.7 acres
Existing Zoning	PC

Staff Recommendation

APPROVAL of
Project # 2018-001759
SI-2018-00222
based on the Findings
and subject to the
Conditions of Approval
within this report

Staff Planner
Russell Brito & Angela Behrens

Summary of Analysis

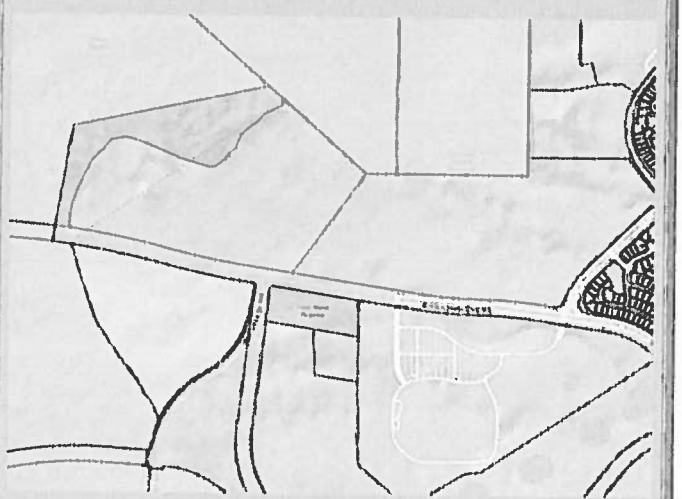
The request is a site plan for 327 single-family homes in a gated subdivision allowed by the site's underlying PC zone as described in the Westland/Western Albuquerque Land Holdings (WALH) Master Plan.

The application is subject to the site design and sensitive lands requirements of the Integrated Development Ordinance (IDO) (14-16-5-2), and IDO View Protection Overlay 2, because it is adjacent to the Petroglyph National Monument.

The site is located in an Area of Consistency as designated by the Comprehensive Plan and is subject to applicable Policies.

Through careful design and collaboration with the Open Space Division and the National Park Service, the proposed subdivision and layout will protect the Petroglyph National Monument and the Atrisco Terrace. Subject to conditions, staff recommends approval.

Map



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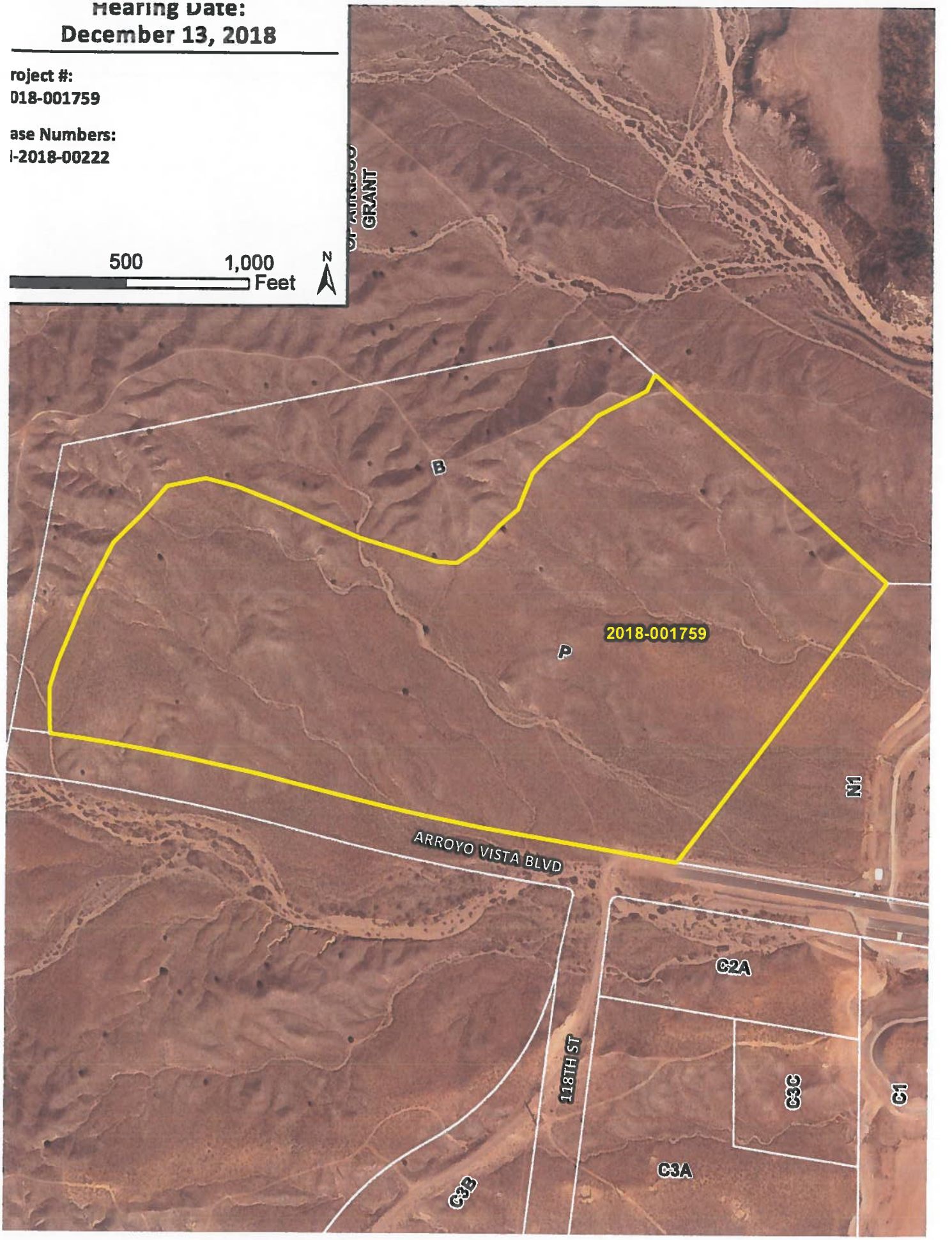

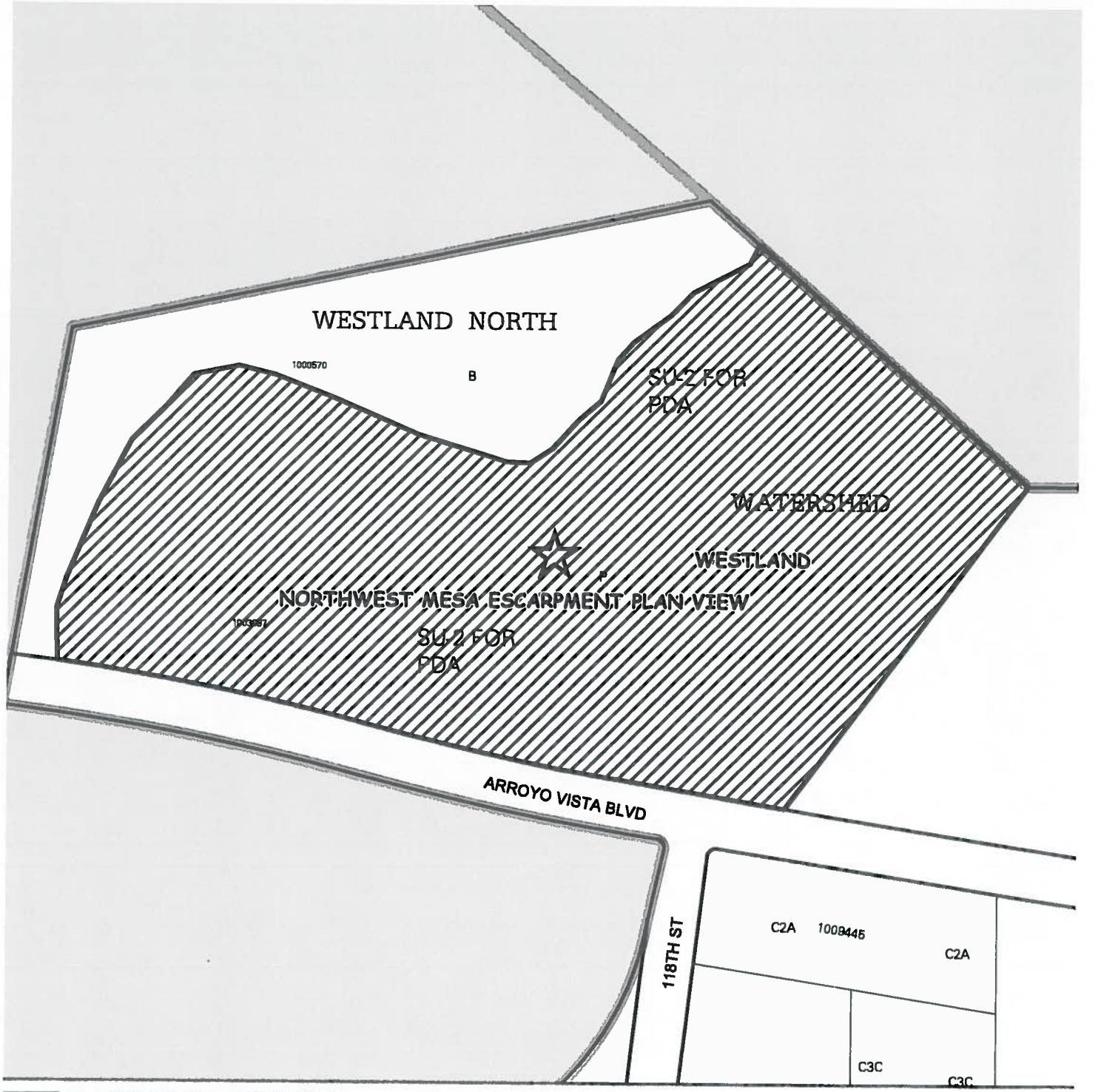

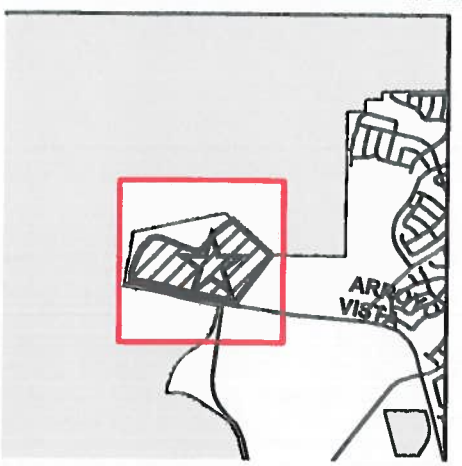

OLD ZONING MAP

Note: Gray shading indicates County.

1 inch = 500 feet

Hearing Date:
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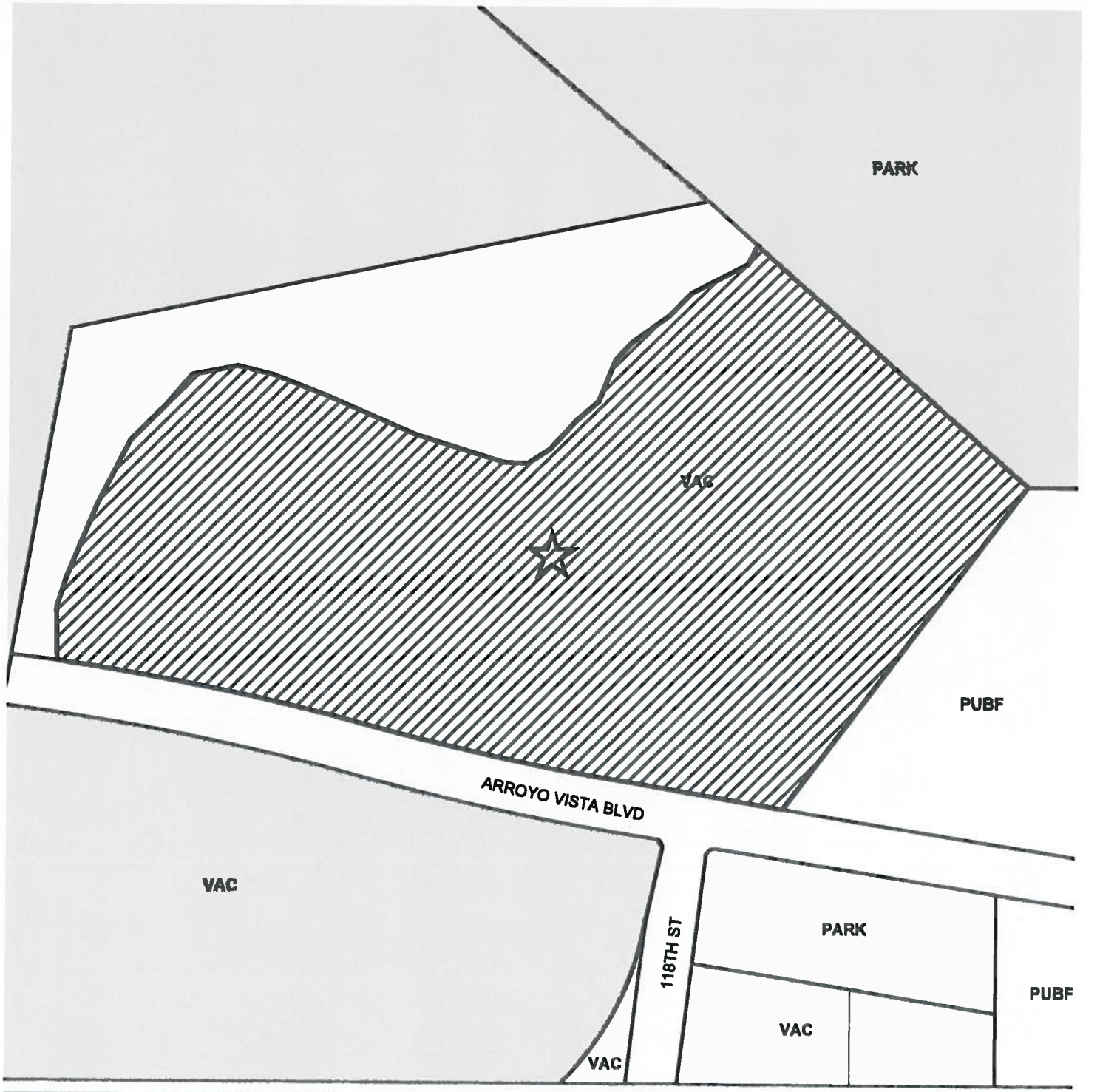
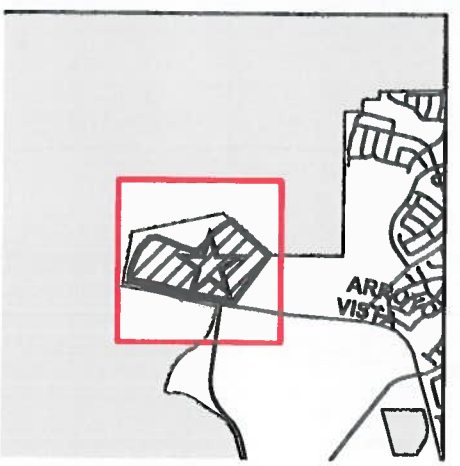
Zone Map Page:





LAND USE MAP

Note: Gray 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

1 inch = 500 feet

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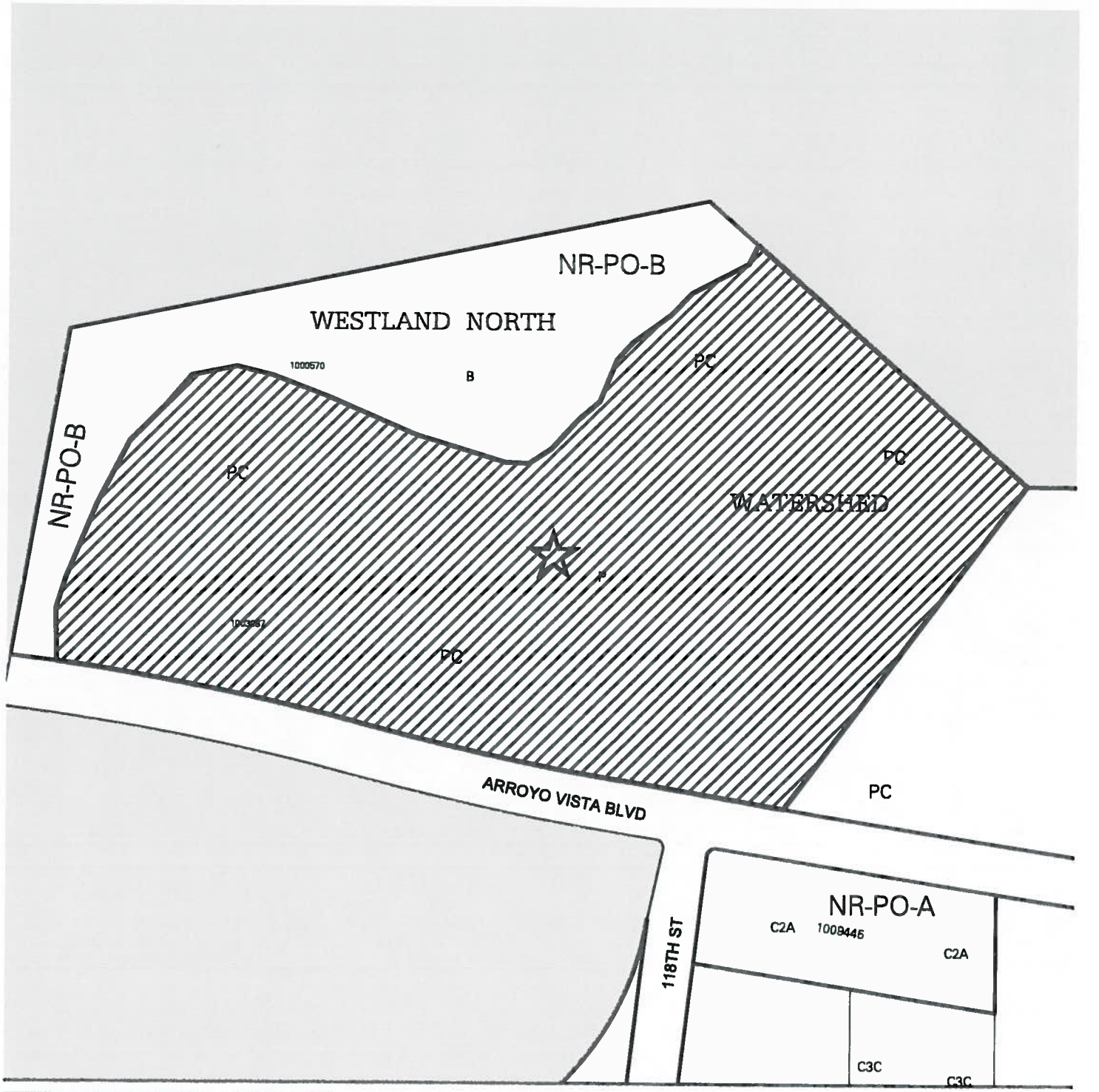
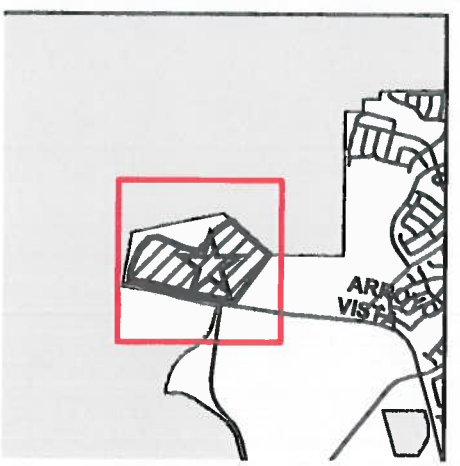
Zone Map Page:



IDO ZONING MAP

Note: Gray shading indicates County.



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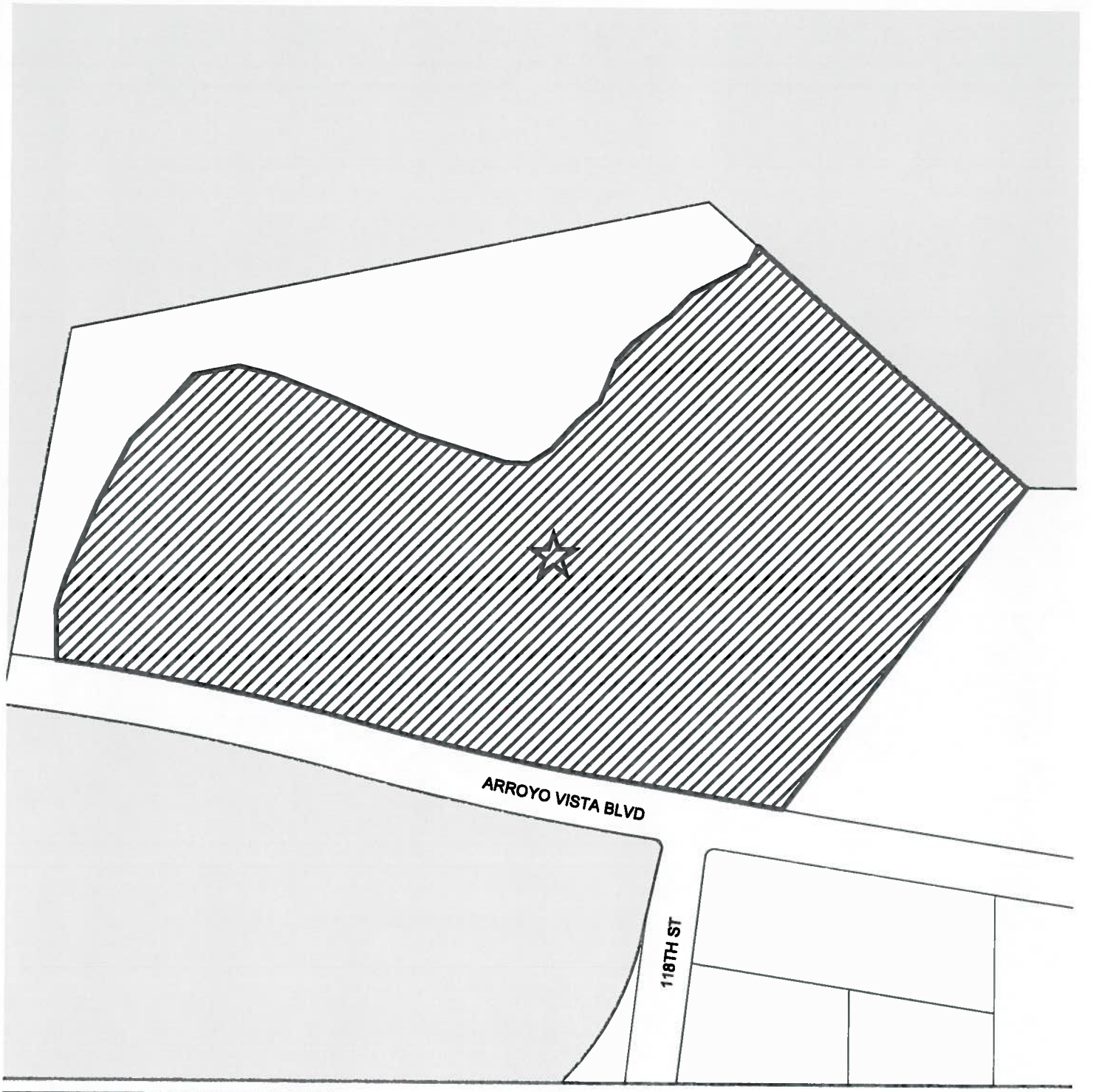

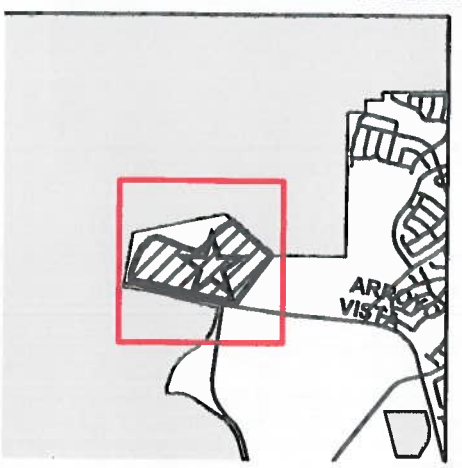

HISTORY MAP

Note: Gray shading indicates County.

1 inch = 500 feet

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Zone Map Page:

Public Facilities Map with One-Mile Buffer

- Community Center
- Multi-Service Center
- Senior Center
- Library
- Museum
- Fire
- Police
- Sheriff
- Solid Waste
- Public Schools
- Proposed Bike Facilities
- ABQ Bike Facilities
- ABQ Ride Routes
- Albuquerque City Limits
- Landfill Buffer (1000-feet)
- Landfill designated by EHD
- Developed County Park
- Undeveloped County Park
- Developed City Park
- Undeveloped City Park

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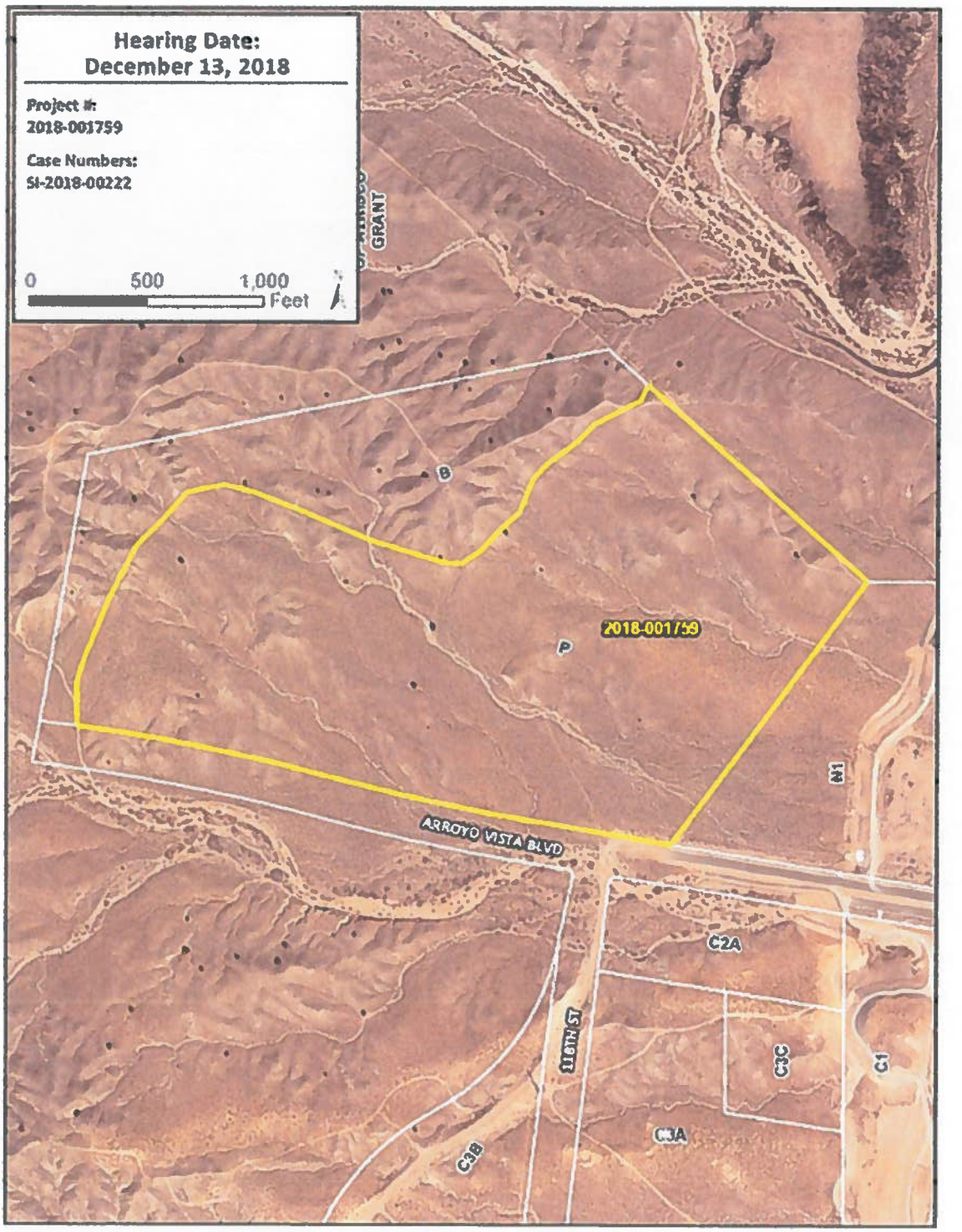
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I. Introduction

	Zoning	*Comprehensive Plan Area*	*Land Use*
Site	PC	Area of Consistency	Undeveloped
North	Unincorporated County	n/a	Petroglyph National Monument
South	Unincorporated County and NR-PO-A	Area of Consistency	Undeveloped
East	PC	Area of Consistency	APS Facilities
West	NR-PO-B	Area of Consistency	Major Public Open Space (MPOS)

Proposal

The subject request is a site plan for 327 single-family homes in an approximately 89-acre, gated subdivision allowed by the site's underlying PC zone as described in the Westland/Western Albuquerque Land Holdings (WALH) Master Plan.

EPC Role

The EPC's role is to take action on the application, determining if the requirements of the Westland/WALH Master Plan and the Integrated Development Ordinance (IDO) are sufficiently met. This is a quasi-judicial review and action at a public hearing. Because of its adjacncy to the Petroglyph National Monument, the site plan is required to be reviewed by the EPC per IDO Section 14-16-5-2(H)(2)(b)8. The EPC is the final decision-making body for the site plan, unless the EPC's decision is appealed. Any appeal would be heard by the Land Use Hearing Officer (LUHO), who would hear the case in a public hearing and provide a written recommendation to the City Council. The City Council would make the final decision for any appeal.

History/Background

The subject site was "master planned" as a Planned Community with the adoption of the Westland/WALH Master Plan in 2009 (amended 2016) and is zoned PC (Planned Community) per the IDO. The PC zone allows a mix of uses per an approved framework (master) plan.

Context

The subject site and the area around it is an Area of Consistency. The portion of the master plan that lies within the City limits is being built out with single-family neighborhoods, parks, and APS facilities in close proximity to the subject site. Some of the infrastructure in the area has been funded and built in part through a PID (public

improvement district). The submitted site plan proposes a gated subdivision so infrastructure, such as roads, will be privately owned and maintained.

The Petroglyph National Monument lies immediately to the north of the subject site.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Arroyo Vista Blvd as a Proposed Community Principal Arterial.

The LRRS designates 118th Street/High Mesa Drive as a Proposed Minor Arterial.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

The LRBS shows a Proposed Trail on Arroyo Vista Blvd and 118th Street/High Mesa.

The LRBS shows a Proposed Bicycle Lane on Arroyo Vista Blvd.

Transit

Refer to Transit Agency comments

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.

Definitions (if applicable)

Major Public Open Space
Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Planned Community Zone District (PC)
The purpose of the PC zone district is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This

growth may require additional analysis and resulting measures to mitigate impact on the surrounding community. This zone district is applied on a case-by-case basis to reflect a new or existing negotiated agreement with the applicant.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

The application for this request was submitted after the effective date (May 17, 2018) of the Integrated Development Ordinance (IDO), which has replaced the City's Zoning Code. The application is subject to IDO processes and regulations.

Pre-IDO Zoning

The site's previous zoning was SU-2 for PDA (planned development area) and subject to the Westland/WALH Master Plan.

Existing Post-IDO Zoning

The site's current zoning is PC and is subject to the Westland/WALH Master Plan and the IDO where the framework plan is silent.

Site Design and Sensitive Lands

The subject application is subject to the site design and sensitive lands requirements of the IDO (14-16-5-2) because it is adjacent to the Petroglyph National Monument.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Applicable Policies include:

GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

POLICY 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

POLICY 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

POLICY 4.1.5: Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

> ***The site plan is consistent with Goal 4.1, Policy 4.1.1, Policy 4.1.2 and Policy 4.1.5. The proposal allows for a residential development that enhances this west side community adjacent to the Petroglyph National Monument. The proposed development is consistent with the character and densities of the surrounding community within the Westland Master Plan. The development responds to the natural setting by preserving private open space buffers adjacent to the Petroglyph National Monument.***

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.4: Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.

POLICY 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

> ***The site plan is consistent with Goal 5.3, Policy 5.3.4, and Policy 5.6.3. The site is proposed to be a gated, single-family subdivision that efficiently utilizes the developable space and available and new infrastructure to serve the project. The variety of private open spaces within the project provides a significant buffer to the adjacent Major Public Open Space (MPOS). The site plan provides for visual connections to the MPOS that will enhance the character of the future single-family neighborhood. The character of the surrounding neighborhoods will be enhanced by the similar land use scheme of the subject site plan.***

POLICY 7.3.1: Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

> ***The site plan is generally consistent with Policy 7.3.1. The views of natural features from the site are treated with care in the design of the site plan, the landscape plan, and connections to the open space. Relocation of the on-site open space north to be adjacent to the MPOS will make the site plan fully consistent with this policy.***

GOAL 9.1 Supply: Ensure sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

> ***The proposed subdivision is consistent with GOAL 9.1 because it will contribute to the supply and range of housing types by providing a high-quality neighborhood that meets current and future needs.***

GOAL 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

> ***The site has been designed to incorporate a single-loaded street between the Atrisco Terrace, and the proposed development. The Site Plan includes a 30-foot buffer adjacent to the Petroglyph National Monument (PNM) as supported by the National Park Service. Additionally, the subdivision design is proposing***

the installation of view fencing behind the homes adjacent to the MPOS. These elements ensure compatibility with the resources of the PNM and consistency with GOAL 9.2.

GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

POLICY 10.3.5 Petroglyph National Monument: Preserve the volcanoes, key portions of the basalt flow, and the Northwest Mesa Escarpment as part of the Open Space network.

The submitted site plan, planned in coordination with the National Park Service and the Open Space Division, provides a development scheme with open space buffers and a design that protect and help preserve the integrity of the Petroglyph National Monument. Relocation of the on-site open space north to be adjacent to the MPOS will make the site plan fully consistent with GOAL 10.3 and Policy 10.3.5.

GOAL 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following: i. Indigenous vegetation and other materials appropriate to landscapes; ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments; iii. Soils and erosion potential; iv. Colors and textures of the natural environment; and v. Scenic views from the public right-of-way.

b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.

c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.

d) Encourage site design that enhances and leverages views to cultural landscapes.

e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.

f) Plat single-loaded streets to maintain scenic edges next to Open Space.

g) Encourage reconstruction and revegetation to a natural setting.

The submittal is consistent with GOAL 11.3 and Policy 11.3.1 because it was planned in coordination with the National Park Service and the Open Space Division to provide a development scheme with open space buffers and a design that protect and help preserve the cultural landscape of the Petroglyph National Monument. The site plan addresses the area's vegetation, topography , soils, and views. A single-loaded street is planned next to Open Space. Relocation of the on-site open space north to be adjacent to the MPOS will make the site plan fully consistent with GOAL 11.3 and Policy 11.3.1.

POLICY 11.3.4 Petroglyph National Monument: Regulate adjacent development to protect and preserve the Petroglyph National Monument – its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.

a) Protect the archaeological and historical resources of the Monument.

b) Preserve and protect the Monument from growth and development pressures on the West Side.

c) Conserve and protect the Monument and surrounding lands through regulations associated with the Volcano Mesa and Northwest Mesa Escarpment Areas.

d) Minimize and mitigate negative impacts, including fugitive dust; stormwater runoff; and damage to vegetation, slopes, or boulders.

e) Follow best practices for blasting to minimize negative impacts and fugitive dust on the Monument.

f) Minimize visual impact of adjacent development through design standards related to color, reflectivity, building materials, and screening.

g) Protect views to and from the black Escarpment face, which gives physical order to the community and acts as a visual reference point.

h) Buffer MPOS and the Monument from adjacent development, preferably with a single-loaded street (i.e. a street with development only on the side not abutting the Monument) and/or landscaped areas.

i) Prioritize dedication and acquisition of land abutting multi-use trails, rock outcroppings, and the Monument for parks and/or MPOS.

j) Provide public access at points least sensitive to use and least disruptive to adjacent neighborhoods.

k) Encourage appropriate edge treatments, transitions, and buffers through site design and development.

The submitted site plan has a development scheme that generally responds to the design requirements of the Integrated Development Ordinance (IDO) that implements ABC Comp Plan policies, including Section 14-16-5-2 Site Design

and Sensitive Lands. The applicant's coordination with the National Park Service and the Open Space Division results in protection of the resources of the Petroglyph National Monument (PNM). A single-loaded street and open space area buffer the MPOS and the PNM with no public access points is an appropriate transition form the development to the PNM and its resources. Relocation of the on-site open space north to be adjacent to the MPOS will make the site plan fully consistent with 11.3.4.

POLICY 11.4.4 Archaeological Ordinance: Protect archaeological resources in the City and the County with regulations for both public and private projects.

The subject site was part of a professional project that involved archaeological testing and data recovery at six sites in Tract P. Archaeological evidence was discovered, collected, analyzed, and documented per the City's Archaeological Ordinance, which is consistent with Policy 11.4.4.

Petroglyph National Monument/Northwest Mesa Escarpment Plan

As stated in the Petroplygh National Monument Establishment Act of 1990, the National Park Service "may participate in land use and transportation management planning conducted by appropriate local authorities for [the applicant's] lands adjacent to the Petroglyph National Monument." The Northwest Mesa Escarpment Plan established the conservation, impact, and view areas along the northern, southern, and eastern edges of the escarpment, which are now incorporated into the Integrated Development Ordinance at View Protection Overlay 2.

The applicant will allow and coordinate access through the plan area to the adjoining portion of the monument. Future development on the site will comply with IDO VPO-2. This site plan is consistent with the Petroglyph National Monument/Northwest Mesa Escarpment Plan.

Westland/WALH Master Plan

The Westland Master Plan covers 6,424 acres of varied terrain on Albuquerque's West Side (Exhibit 1 - Site Vicinity). General characteristics of the land include its location south of the basalt escarpment, moderate percentage slopes through the central portion, and flat grassland at the western and eastern portions of the Plan area. The Plan area is presently vacant, being used for cattle grazing, and is zoned for low density County residential and agricultural uses (A-1). Boundaries for the Westland Plan area are the Petroglyph National Monument boundary to the north, Interstate 40 to the south, the City limits to the east, and 1/4 mile west of Paseo del Volcan. These boundaries represent major physical and jurisdictional features that have been selected for their defining characteristics which will allow for comprehensive, rational, and efficient planning and provision of utility services. Such an approach is important for the West

Side and the Albuquerque Metropolitan Area since the majority of Bernalillo County's future growth is likely to occur west of the Rio Grande. The Westland Master Plan area is the western gateway to and from Albuquerque and represents a major developable portion of the Albuquerque Metropolitan Area. Travelers coming from the west will see this area first as they enter Bernalillo County, so this planning effort offers a unique opportunity to favorably shape the urban form and impress both travellers and residents with its quality development. As a highly visible gateway with broad and panoramic views of the Sandia Mountains and the rest of the City, it is imperative that the Westland Master Plan capture this potential and translate it into appropriate and flexible development guidelines that will provide for a variety of housing, commercial, office, and employment development with visual and recreational open spaces.

> ***The Westland/WALH Master Plan, the framework plan for this PC Planned Community, was drafted in coordination with the National Park Service and the Open Space Division, reviewed by the EPC, and adopted by the City Council. The submitted site plan is consistent with the use and design standards of the Westland/WALH Master Plan.***

Major Public Open Space

Several items have been completed since the initial submittal of the Westland Master Plan. The facts and issues related to the Atrisco Terrace are as follows:

a) The Westland Project Team, the City Open Space staff, County staff, and the Open Space Advisory Board spent a great deal of time and effort over the past two years meeting, reviewing detailed environmental information for the area, archaeological studies, and field trips which resulted in the refinement of the Atrisco Terrace resource. This revision was presented to the Open Space Advisory Board.

b) The revised Atrisco Terrace was the basis for the inclusion of 890 acres on the Open Space Acquisition ballot which was recently passed by the voters to increase the gross receipts tax 1/4 cent to fund the acquisition of these parcels.

c) Westland has reviewed the revised Atrisco Terrace and prepared some minor amendments to these revisions which were agreed to at meetings with Westland and Dr. Matt Schmader, Open Space Deputy Superintendent; John Slown, Bernalillo County Parks and Recreation Department; and Diane Souder, National Park Service/Petroglyph National Monument.

d) The revised Atrisco Terrace has been utilized in the revision to the Westland Master Plan Land Use Map which is on page 39.

e) The County, City of Albuquerque Open Space Division, and Westland shall jointly (COA Open Space should be the lead agency) request an amendment to the Comprehensive Plan to refine the Major Public Open Space to correspond to the Westland Master Plan.

f) Public acquisition is expected to proceed in accordance with the 1/4 cent tax and priorities, however, the Master Plan shall be amended to conform with the Comprehensive Plan if the area is removed from the acquisition.

g) Wildlife and pedestrian trail crossing corridors shall be located at the Atrisco Terrace roadways. These corridors shall be a minimum of 30 feet. A minimum of two crossings per roadway shall be provided.

h) The third (middle) crossing of the Atrisco Terrace is restricted to utilities drainage and trails, however, roadway and other transportation facilities may be added to this corridor at a future date if the City Council determines that they are required to serve the area's transportation needs and the City Council expressly approves the expansion of the corridor for transportation needs. Open Space and Park Dedication.

Relevant Rank 2 or Rank 3 Plans

Major Public Open Space (MPOS) Facility Plan.
This Rank 2 Facility Plan includes policies and guidance for the internal operation of the Petroglyph National Monument, but does not include any guidance for development around or adjacent to it.

III. Site Plan – EPC

The subject site is located in Northwest Albuquerque, north of Arroyo Vista Blvd NW and west of Tierra Pintada Blvd NW. The site is at the City limits of Albuquerque and close to nearby, existing single-family development. The site is currently undeveloped.

Inspiration is a planned, 89-acre subdivision that includes 327 residential lots. The northeast edge of the property abuts the Petroglyph National Monument (PNM). The western and northeastern boundary is adjacent to Atrisco Terrace, which is City Major Public Open Space. The project is located within the Westland/Western Albuquerque Land Holdings Master Plan Sector Plan, Northwest Mesa Escarpment Plan, and is zoned PC (Planned Community)

The subject property is adjacent to the PNM and Atrisco Terrace, which are both MPOS, and the IDO requires a Site Plan to be reviewed and approved by the EPC (14-16-5-2(H)(2)(b)).

Integrated Development Ordinance (IDO)

Site Design and Sensitive Lands, 5-2

The IDO standards in Site Design and Sensitive Lands apply to all site development and new subdivisions within 330 feet of and adjacent to MPOS.

5-2(C) Avoidance of Sensitive Lands

Pursuant to IDO Section 14-16 5-2(C)(1), Avoidance of Sensitive Lands, Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:

5-2(C)(1)(a) Floodplains and flood hazard areas
This site is not in a flood plain.

5-2(C)(1)(b) Steep slopes
The approved Westland/WALH Master Plan, Chapter IV, discusses and analyzes the steep slopes of the Atrisco Terrace and the intention for public acquisition and protection, which has occurred. The proposed grading and drainage plan will be reviewed by the City's Hydrologist.

5-2(C)(1)(c) Unstable soils
The approved Westland/WALH Master Plan, Chapter III, as part of the area's physical analysis, discusses the analysis of the geology and soils. The proposed grading and drainage plan will be reviewed by the City's Hydrologist.

5-2(C)(1)(d) Wetlands
The site does not include any wetlands.

5-2(C)(1)(e) Arroyos
There are no Arroyos on the site.

5-2(C)(1)(f) Irrigation facilities (acequias)
The site does not include any Irrigation facilities.

5-2(C)(1)(g) Escarpments
The site slopes from the northwest to the southeast and there are no escarpments.

5-2(C)(1)(h) Rock outcroppings
There are no Rock outcroppings on the site.

5-2(C)(1)(i) Large stands of mature trees
There are no mature trees on the site.

5-2(C)(1)(j) Archaeological sites
An Archaeological assessment of the site was prepared by SWCA Environmental Consultants in October 2018. (SWCA Cultural Resources Report No. 2018-635)

Archaeological testing and data recovery occurred at six sites within Watershed Subdivision Tract P. At four sites (LA 124602, LA 174913, LA 175021, LA 175022) archaeological remains are restricted to the surface and shallow subsurface. Two sites (LA 175024 & LA 175026) contain more deeply buried archaeological remains.

The investigations have mitigated effects to cultural resources by the proposed development and no further cultural resources work is recommended at any of the six sites prior to construction activities.

Although no further archaeological investigations are recommended, the data potential of sites LA175024 & LA 175026 were not necessarily exhausted. Accordingly, construction crews should be made aware of possibly encountering additional subsurface archaeological remains and instructed to follow the guidance on page 146 of SWCA Cultural Resources Report No. 2018-635.

The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 14-16-5-2(H), Major Public Open Space Edges.

5-2(H)(1) Properties within 330 feet of Major Public Open Space

(a) Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.

(b) Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

1. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.
2. Use native and/or naturalized vegetation for landscaping materials.

(c) Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

(d) Design lighting pursuant to Section 14-16-5-8 (Outdoor Lighting).

(e) Design signage per Subsections 14-16-5-12(C)(4) and Section 14-16-5-12(H)(2)(e) and locate signs to minimize visibility from Major Public Open Space.

(f) Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

The submitted site plan should be amended as necessary to incorporate the above requirements as general notes or where appropriate, based on subject matter. Any notes, as submitted or as amended, that refer to access to open space areas should clarify the notation to be "private open space areas." Building height maximum should be changed to 26 feet.

5-2(H)(2) Properties Adjacent to Major Public Open Space

14-16-5-2(H)(2)(a). Development on properties of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 20 feet may be substituted as approved by the Open Space Superintendent.

The site has been designed to incorporate a single-loaded street between the Atrisco Terrace and the proposed development.

The Open Space Division (OSD) approves of the proposed design with a combination of both a single-loaded street and a private open space buffer. The National Park Service (NPS), who manages the Petroglyph National Monument (PNM), is also in favor of the design.

The buffer includes landscaping and the plant selection identified in the Landscape Plan provides sufficient shrubs and trees. The subdivision design is proposing the installation of a view fence behind the homes adjacent to the buffer. There is no access from the site to the Monument. The existing NPS gate at the eastern-most corner of the site is for National Park Service use only.

(2)(a) 2. Locate on-site open space to be contiguous with the Major Public Open Space, with access generally not allowed unless approved by the Open Space Division of the City Parks and Recreation Department.

The submitted site plan proposes on-site open space in the form of a private park. This on-site open space should be relocated northward to be contiguous with the Major Public Open Space. This is a recommended condition of approval.

(2)(a) 5. Limit height of site lighting luminaires to 20 feet.
All future site lighting will be limited to 20 feet.

(2)(a) 6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.
The proposed subdivision will be gated, which limits access and the site layout provides for passive surveillance of the PNM and the subdivision, thereby incorporating crime prevention principles.

(2)(a) 7, 8 & 9 – Stormwater, grading, and vehicle access and circulation
Storm-water, grading, vehicle access, circulation, and parking will be managed and designed per the appropriate IDO regulations and DPM standards.

(2)(a) 10 – Walls and fences

Walls, fences, retaining walls, and combinations of those site features facing open space are in compliance with the applicable IDO standards, including view fencing requirements.

(2)(a) 11. Prevent and mitigate construction impact per the DPM.
Future construction impact will be mitigated per the DPM requirements.

14-16-5-2(H)(2)(b) Development on properties 5 acres or greater adjacent to Major Public Open Space.

(2)(b) 2. The proposed development will not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.
The Westland Master Plan was drafted with input from the National Park Service and the Open Space Division. The land use allocations and locations, infrastructure, a visual analysis, environment, and open space were all analyzed and addressed in this approved PC framework plan. The proposed development is consistent with the guidance of this master plan and applicable requirements of the IDO with some conditions.

(2)(b) 3. Vehicle access, circulation, and parking are located and designed to minimize impact on the adjacent Major Public Open Space.
The endorsements of the submitted site plan from the National Park Service and the Open Space Division reflect that vehicular impact on the adjacent MPOS is minimized.

(2)(b) 4. The Site Plan provides grading and manages storm-water to minimize impact to Major Public Open Space.
The endorsements of the submitted site plan from the National Park Service and the Open Space Division reflect that grading and stormwater management will minimize impact on the adjacent MPOS. Additional review and final approval from the City Hydrologist will ensure that technical requirements of the DPM are fulfilled.

(2)(b) 5 – Site lighting
Future development will locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

(2)(b) 6 – Walls and fencing
Walls and fences, including view fencing requirements, have been designed to balance aesthetics that blend with the natural environment, safety and surveillance, screening and privacy.

(2)(b) 7 – Signage
Signage will be located, designed, and oriented to minimize impact to the Major Public Open Space.

5-2(H)(2)(c) Development on properties of any size adjacent to the Petroglyph National Monument:

(2)(c) 2 – Northwest Mesa Escarpment – VPO-2
The proposed development complies with the applicable standards in Section 14-16-3-6(E), Colors and materials.

(2)(c) 3 – Wireless Telecommunications Facilities
The submittal does not propose any WTFs.

(2)(c) 4 – Walls and fences
The proposed wall design and materials meet the standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space), including the requirement for view fencing.

(2)(c) 5 - Signage
The signage is designed to reflect the parameters identified in Sections 14-16- 5-12(F) and 14-16-5-12(F)(4)(b)2.

Section 14-16-6-6(H)(3) Review & Decision Criteria

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.
Please refer to the Albuquerque/Bernalillo County Comprehensive Plan analysis in the previous section that shows that the submitted Site Plan is consistent with the ABC Comprehensive Plan, adopted March, 2017.

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PC zoning covering the property and any related development agreements and/or regulations.

The Site Plan and associated property is zoned PC and located within the Westland Master and Sector Plans and Northwest Mesa Escarpment Plan. Per IDO General Provisions 14-16·1-1-10(A)(2) "For former Special Use zones that were converted to the Planned Development (PD) or Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan - EPC or Framework Plan, respectively. Any use standards or development standards associated with prior approvals or prior zoning designations establish the rights and limitations for the PD and PC zone districts and are exclusive of and prevail over any other provision of this IDO."

As such, the provisions within the Westland Master Plan and Sector Plan control the Site Plan and associated development on this property. More specifically, the Site Plan adheres to the Westland Master Plan provisions that speak to the Petroglyph National Monument that reference the North West Mesa Escarpment Plan (NWMEP). The NWMEP was converted and carried forward in the IDO as theVP0-2. The VPO is consistent with the rules under which the Master and Sector Plan projects have been evaluated in the past. The project has also been designed to address the IDO criteria for MPOS Edges.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development. A scope for the Traffic Impact Study was submitted to the City's Traffic Engineering Department on August 17, 2018. Bohannan Huston conducted the study and it was submitted to the City's Traffic Engineering Department on October 26, 2018.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Through careful design and collaboration with City Open Space and the Monument representatives, the proposed subdivision and layout will protect the Monument and the Atrisco Terrace. The proposed layout is supported by the Monument Superintendent, as indicated on the letter dated October 25, 2018.

Dimensional Standards

The site plan's note that maximum building height of 40 feet should be changed to 26 feet.

Access and Connectivity

Vehicular access is from Arroyo Vista Blvd NW via two gated entries. There is no proposed connectivity to the adjacent APS facilities nor to the Petroglyph National Monument except for an existing gate for National Park Service use only.

Subdivision of Land

The site plan proposes 327 single-family residential lots, private roads, and private on-site open space.

Landscaping, Buffering, and Screening

The edge of the site plan, adjacent to MPOS will have a single-loaded street and a wide open space buffer that meets the requirements of the IDO.

Walls and Fences

Fences that abut the MPOS will be view fencing as required by the IDO.

Outdoor Lighting

The site plan note that lighting will be 20 foot maximum complies with the IDO.

Building Design

The design of single-family homes will comply with VPO-2.

Signs

The free-standing entry sign detail is a 5 foot tall monument sign with a stucco and stacked stone veneer that is appropriate for this location.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

Agency comments are attached at the end of the staff report

Neighborhood/Public

No public comment received.

V. Conclusion

The request is a site plan for 327 single-family homes in a gated subdivision allowed by the site's underlying PC zone, as described in the Westland/Western Albuquerque Land Holdings (WALH) Master Plan.

The application is subject to the site design and sensitive lands requirements of the IDO (14-16-5-2), and the Petroglyph National Monument/Northwest Mesa Escarpment Plan, because it is adjacent to the Petroglyph National Monument.

The site is located in an Area of Consistency as designated by the Comprehensive Plan and is subject to applicable Policies.

Through careful design and collaboration with City Open Space and the Monument representatives, the proposed subdivision and layout will protect the Petroglyph National Monument and the Atrisco Terrace. Subject to conditions, approval is recommended.

Findings, Site Plan

Project #: 2018-001759, SI 2018-00222

1. This is a request for a Site Plan - EPC for Tract P, Plat of the Watershed Subdivision, located North of Arroyo Vista Blvd NW, west of Tierra Pintada Blvd NW, containing approximately 88.7 acres.
2. The submittal is a site plan for 327 single-family home lots in a gated subdivision allowed by the site's underlying PC zone as described in the Westland/Western Albuquerque Land Holdings (WALH) Master Plan. Infrastructure, such as roads, will be privately owned and maintained.
3. The site's current zoning is PC and is subject to the Westland/WALH Master Plan and the IDO where the master plan is silent. The site plan is consistent with the use and design standards of the Westland/WALH Master Plan.
4. The application is subject to the site design and sensitive lands requirements of the IDO (14-16-5-2), and the Petroglyph National Monument/Northwest Mesa Escarpment Plan, because it is adjacent to the Petroglyph National Monument.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Westland/WALH Master Plan, the Petroglyph National Monument/Northwest Mesa Escarpment Plan, and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
6. IDO Section 14-16-5-2. Site Design & Sensitive Lands
   a. The site plan is consistent with the requirements of 5-2(C):

      - There are no significant natural features on the site and the proposed grading and drainage plan will be reviewed by the City's Hydrologist.

      - The Archaeological investigations have mitigated effects to cultural resources by the proposed development.

   b. The site plan conforms with the requirements of 5-2(H), subject to the following:

      - Minor changes to comply with 5-2(H)1 a - f.

      - Building height must be limited to 26 feet.

      - The on-site open space (private park) should be relocated northward so that it is contiguous with the Major Public Open Space.
7. The site plan is consistent with the Petroglyph National Monument/Northwest Mesa Escarpment Plan, as future development will comply with IDO VPO-2 and only controlled access for the National Park Service is allowed through the plan area to the adjoining portion of the Monument.
8. The site is located in an Area of Consistency as designated by the ABC Comprehensive Plan and is subject to applicable Policies.

a) The application responds to the Policies deriving from Goal 4.1. (Character) by preserving private open space buffers adjacent to the Petroglyph National Monument.

b) The site plan meets the requirements of the Policies deriving from Goal 5.3 (Development Patterns) by efficient use of developable space, providing a compatible form of development and a variety of private open spaces.

c) The development is consistent with Goal 9.1. (Supply) as it contributes to the supply and range of housing types by providing a high-quality neighborhood that meets current and future needs.

d) The site plan meets the requirements of Goal 9.2. (Sustainable Design) by incorporating a number of design features to ensure compatibility with the resources of the Petroglyph National Monument

e) The site plan was designed coordination with the National Park Service and the Open Space Division and it meets the requirements of most Policies deriving from Goal 10.3. (Open Space) However it is necessary to relocate the on-site open space northwards so that it is adjacent to the MPOS to fully comply with Policy 10.3.5.

f) The proposed development is generally consistent with the Policies deriving from Goal 11.3. (Cultural Landscapes). However it is necessary to relocate the on-site open space northwards so that it is adjacent to the MPOS to fully comply with Policies 11.3.1, 11.3.4 and 11.4.4.

9. Through careful design and collaboration with City Open Space and the Monument representatives, the proposed subdivision and layout will protect the Petroglyph National Monument and the Atrisco Terrace.

10. Agency comments are attached at the end of the staff report and no public comment has been received.

Staff Recommendation

APPROVAL of Project #: 2018-001759, SI #: 2018-00222, a request for a Site Plan – EPC for Tract P, Plat of the Watershed Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

Recommended Conditions of Approval

Project #: 2018-001759, SI #: 2018-00222

1. The Site Plan will address the following minor amendments to the site plan to fully comply with IDO:

    a. The Site Plan shall be amended as necessary to reflect and incorporate the requirements of 14-16-5-2(H)1 a - f as general notes and/or where appropriate,

based on subject matter. Building height maximum should be changed to 26 feet.

b. Any notes, as submitted or as amended, that refer to access to open space areas should clarify the notation to be "private open space areas."

2. The Site Plan will note that building height is limited to 26 feet.

3. As required by IDO 14-16-5-2(H) and to be consistent with ABC Comprehensive Plan Policies 10.3.5, 11.3.1, 11.3.4 and 11.4.4, the on-site open space (private park) shall be relocated northward so that it is contiguous with the Major Public Open Space.

4. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.

Russell Brito
Planner

Angela Behrens
Planner

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing.

Agency Comments

Agency Comments- Project #2018-001759. SI-2018-00222
CITY OF ALBUQUERQUE AGENCY COMMENTS
VI.PLANNING DEPARTMENT
Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The request is for an 88-acre property that is part of the Westland Framework Plan and zoned PC. The proposal for the site is a gated single-family development with 327 lots with common areas, including a private park. The lots will be half large-lot and half small-lot.
The site has residential development along Tierra Pintada Boulevard to the north, APS baseball complex to the south, Petroglyph National Monument to the northeast, and vacant land for a future school to the east.
Development on the site must comply with the Westland Framework Plan (former Master Plan / Sector Development Plan).
The site is subject to development standards in the Northwest Mesa VPO-2 and for Major Public Open Space Edges in IDO Section 5-2(H).
The site plan generally shows a robust internal grid of streets, and the gated community will have two vehicle access points onto Arroyo Vista Boulevard. There is a missed opportunity for pedestrian connection to the private park as well as to the main entrance of the gated community from homes in the northwest corner. Continuing the internal street that points to the park but deadends in the long residential block adjacent to the park would serve to better pedestrian connections to the park and to the entrance of the gated community. At the very least, a pedestrian connection should be provided to connect the street and the park.
While the National Park Service indicated they did not want a single-loaded street at the northeastern edge of the development next to the Petroglyph National Monument, there is a missed opportunity for a visual connection and potential corridor for wildlife at the terminus of the internal road separating the north/south residential blocks. The layout of the blocks to the south, with roads running north/south provide excellent views into the Major Public Open Space, which are missing in the blocks on the northeast side of the development.
ABC Comprehensive Plan Policy 6.2.3(e) *Design subdivisions to provide multiple vehicular and pedestrian access points.*
ABC Comprehensive Plan Policy 7.2.1 *Walkability: Ensure convenient and comfortable pedestrian travel.*

- **a)** *Improve the pedestrian environment through coordinated design of subdivisions, streets, development sites, and buildings.*
- **f)** *Discourage gated and/or walled communities and cul-de-sacs.*
- **g)** *Design subdivisions to ensure that all residences are no more than ¼ mile from an opening or access point to the major street network so that pedestrians and bicyclists can reach other destinations and/or transit service.*

h) *Discourage platting that creates 'wall canyons' along public streets.*
j) *Emphasize pedestrian connections between buildings on a site and to adjacent uses.*

VII. CITY ENGINEER

Transportation Development

Transportation Development Conditions:

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.

Hydrology Development

New Mexico Department of Transportation (NMDOT)
NMDOT has no comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning - No comment

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY
Utility Services
An Availability Statement was requested 09/28/2018 and is currently being reviewed by the Utility Development Section of the Water Authority.
ENVIRONMENTAL HEALTH DEPARTMENT
Air Quality Division
Environmental Services Division

PARKS AND RECREATION
Please note the requirements for private parks set out in the IDE NRPOc zoning.
Is any of the development within the Atrisco Terrace?

Planning and Design
Open Space Division
City Forester

POLICE DEPARTMENT/Planning

- Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the homes to the street and the street to the homes. Also maintain natural surveillance between the homes and any future building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
- Ensure adequate locking devices on exterior doors (deadbolt lock with a 1" throw) and windows.
- Consider providing anti-lift protection on windows and sliding glass doors.
- Ensure that all exterior doors are of solid-core or metal construction.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

SOLID WASTE MANAGEMENT DEPARTMENT
Refuse Division - No comment.
FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES
BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: The construction of a residential development, will have direct impact on the Albuquerque Public Schools. This residential development is adjacent to the recently opened Tres Volcanes Collaborative Community K-8 School. The residential development will have impacts on Tres Volcanes Collaborative Community K-8 School and West Mesa High School.

i. **Residential Units: 350**
ii. **Est. Elementary School Students: 89**
iii. **Est. Middle School Students: 37**
iv. **Est. High School Students: 38**
v. **Est. Total # of Students from Project: 164**

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

School Capacity

School	2018-2019 40th Day Enrollment	Facility Capacity	Space Available
Tres Volcanes Collaborative Community K-8	574	1420	846
West Mesa High School	1704	1800	96

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.
For informational purposes:
• Arroyo Vista Blvd NW does not currently extend to the project area, but is projected to extend further west and identified as a proposed Community Principal Arterial in the LRRS.
• Arroyo Vista Blvd NW is identified in the LRBS to include a proposed Bike Lane and Paved Trail.
• Arroyo Vista Blvd NW is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

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.

CITY OF ALBUQUERQUE PARKS & RECREATION DEPARTMENT

TO: Derek Bohannan, EPC Chairman

FROM: Colleen Langan-Roberts, Superintendent, Open Space Division

Re: "Inspiration" Subdivision Adjacent to MPOS

The Parks and Recreation Department (PRD), Open Space Division (OSD) supports the site design for the edge of the proposed development adjacent to the Atrisco Terrace Major Public Open Space (MPOS).

Pursuant to Section 14-16-5-2(H)(2)(a)1, the Integrated Development Ordinance (IDO) requires a single-loaded street adjacent to MPOS; however, this IDO section also allows for an applicant to substitute an Open Space buffer (with a minimum depth of 20 feet) if approved by the Open Space Superintendent.

After review of the plans and a site visit of the proposed development referred to as "Inspiration" with the applicant, the Open Space Division supports a 20-foot minimum buffer, per section 14-16-5-2(H)(2)(a)1 of the IDO, rather than a single-loaded street for a limited area of four single-family lots. The four proposed lots are platted with backyard view fencing, a buffer width of 22 feet of private open space, an additional view fence, and an Open Space boundary fence, between the back yards and the MPOS; this will greatly increase security and prevent private access into MPOS. Because of the steep slope from the MPOS down into the development, the proposed graduated terracing leading to those four homes reduces the amount of grading necessary. The Open Space Division staff is confident that these unique factors will result in improved resource protection, which supports such approval from the Open Space Superintendent. All remaining edges abutting the Atrisco Terrace Open Space provide both a single-loaded street and a private open space buffer between the road and the MPOS that varies in width from 22 to 200 feet.

Petroglyph National Monument has also written a letter concerning the northeast section of the property that abuts the monument, and is in favor of the proposed natural landscape buffer zone for "the protection of the cultural and natural resources within the monument." Therefore, the Open Space Division approves the aforementioned site design.

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	■ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Wireless Telecommunications Facility Waiver *(Form W2)*
☐ Archaeological Certificate *(Form P3)*	☐ Historic Design Standards and Guidelines *(Form L)*	**Policy Decisions**
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Alternative Signage Plan *(Form P3)*	☑ Site Plan – EPC including any Variances – EPC *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ WTF Approval *(Form W1)*	☐ Site Plan – DRB *(Form P2)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Subdivision of Land – Minor *(Form S2)*	☐ Annexation of Land *(Form Z)*
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major *(Form S1)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
☐ Conditional Use Approval *(Form ZHE)*	☐ Vacation of Easement or Right-of-way *(Form V)*	☐ Amendment to Zoning Map – Council *(Form Z)*
☐ Demolition Outside of HPO *(Form L)*	☐ Variance – DRB *(Form V)*	**Appeals**
☐ Expansion of Nonconforming Use or Structure *(Form ZHE)*	☐ Variance – ZHE *(Form ZHE)*	☐ Decision by EPC, LC, DRB, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: PulteGroup, LLC		Phone: 505-349-9952
Address: 7601 Jefferson Street NE, Suite 320		Email: Paul.Wymer@PulteGroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: Western Albuquerque Land Holdings	

BRIEF DESCRIPTION OF REQUEST

Site Plan - EPC

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract P	Block:	Unit:
Subdivision/Addition: Plat of the Watershed Subdivision	MRGCD Map No.:	UPC Code: 100705841947510201
Zone Atlas Page(s): H-01 & J-07	Existing Zoning: PC	Proposed Zoning: Same
# of Existing Lots: 1	# of Proposed Lots: 327	Total Area of Site (acres): 88.7

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Arroyo Vista	Between: Tierra Pintada	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: November 1, 2018
Printed Name: James K. Strozier, FAICP	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2018-00222 -	SP-EPC	$570
-		
-		
Meeting/Hearing Date: December 13, 2018		Fee Total: $570
Staff Signature:	Date: 11-1-18	Project # PR-2018-001759

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☑ ***INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS***

- ✓ Interpreter Needed for Hearing? NO if yes, indicate language: _____
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Zone Atlas map with the entire site clearly outlined and labeled
- ✓ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ✓ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - ✓ Proof of emailed notice to affected Neighborhood Association representatives
  - ✓ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ✓ Sign Posting Agreement
- ✓ Signed Traffic Impact Study (TIS) Form
- ✓ Completed Site Plan Checklist

☑ **SITE PLAN – EPC**

☐ **MASTER DEVELOPMENT PLAN**

☐ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

- ✓ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) No Response
- ✓ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ✓ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ✓ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- ✓ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
  Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- ✓ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ **VARIANCE – EPC**

___ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	**Date:** Nov 1, 2018
Printed Name: James K. Strozier, FAICP	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2018-001759	SI-2018-00222
	-
	-
Staff Signature:	
Date: 11-1-18	

CITY OF ALBUQUERQUE · NEW MEXICO · 1706

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PulteGroup **DATE OF REQUEST:** 10/5 /18 **ZONE ATLAS PAGE(S):** H-07-Z and J-07-Z

CURRENT:

ZONING PC

PARCEL SIZE (AC/SQ. FT.) 88.7 acres

LEGAL DESCRIPTION:

LOT OR TRACT # P BLOCK #

SUBDIVISION NAME Watershed Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From To

SECTOR, AREA, FAC, COMP PLAN [ ]

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: 325-350

BUILDING SIZE: Single-family homes (sq. ft.)

TBD

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

APPLICANT OR REPRESENTATIVE [signature] DATE October 5, 2018

(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 [X] NO [ ] BORDERLINE [ ]

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

Notes:
Please contact Ernest Armijo when you are ready for a scoping meeting

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

[signature] 10/5/18

TRAFFIC ENGINEER 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 ___/___/___
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised January 20, 2011

SCOPE OF TRAFFIC IMPACT STUDY (TIS)

TO: Eric Wrage, PE, PTOE
Bohannan Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

MEETING DATE: August 17, 2018

ATTENDEES: Consultant Team; COA Transportation Development Review

PROJECT: Inspiration, Zone Atlas # J-8

REQUESTED CITY ACTION: ___ Zone Change ___ Site Development Plan

_X_ Subdivision ___ Building Permit ___ Sector Plan ___ Sector Plan Amendment

___ Curb Cut Permit ___ Conditional Use ___ Annexation ___ Site Plan Amendment

ASSOCIATED APPLICATION: 340 lot gated community

SCOPE OF REPORT:
The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation - Use Trip Generation Manual, 10th Edition.
   Local data may be used for certain land use types as determined by staff.
   Consultant to provide.

2. Appropriate study area:
   Signalized Intersections;
   a. Arroyo Vista Blvd. and Tierra Pintada Blvd.
   b. Arroyo Vista Blvd. and Ladera Dr.
   c. Tierra Pintada Blvd. and Storm Cloud Ave.

   Unsignalized Intersections;
   a. None

   Driveway Intersections: all site drives.

3. Intersection turning movement counts
   Study Time – 7-9 a.m. peak hour, 4-6 p.m. peak hour
   Consultant to provide for all intersections listed above.

4. Type of intersection progression and factors to be used.
Type III arrival type (see "2016 Highway Capacity Manual" or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.

5. Boundaries of area to be used for trip distribution.
   City Wide - residential, office or industrial;

6. Basis for trip distribution.

Residential – Use inverse relationship based upon distance and employment. Use employment data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Office/Industrial - Use inverse relationship based upon distance and population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Commercial - Use relationship based upon population. Use population data from 2040 Socioeconomic Forecasts, MRCOG – See MRCOG website for most current data.

Residential - Ts = (Tt) (Se / D) / (Se / D)
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Se = Subarea Employment
D = Distance from Development to Subarea

Office/Industrial - Ts = (Tt) (Sp / D) / (Sp / D)
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population
D = Distance from Development to Subarea

Commercial -
Ts = (Tt) (Sp) / (Sp)
Ts = Development to Individual Subarea Trips
Tt = Total Trips
Sp = Subarea Population

7. Traffic Assignment. Logical routing on the major street system.

8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:
   a. N/A

9. Method of intersection capacity analysis - planning or operational (see "2016 Highway Capacity Manual" or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.
   Implementation Year:

10. Traffic conditions for analysis:
    a. Existing analysis __ yes _X_ no - year (xxxx);
    b. Phase implementation year(s) without proposed development – 2019

c. Phase implementation year(s) with proposed development – 2019
d. Project completion year without proposed development – 2024
e. Project completion year with proposed development – 2024
f. Other –

11. Background traffic growth.
    Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

12. Planned (programmed) traffic improvements.
    List planned CIP improvements in study area and projected project implementation year:
    a. Project – Location (Implementation Year)

13. Items to be included in the study:
    a. Intersection analysis.
    b. Signal progression - An analysis is required if the driveway analysis indicates a traffic signal is possibly warranted. Analysis Method:
    c. Arterial LOS analysis;
    d. Recommended street, intersection and signal improvements.
    e. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
    f. Transportation system impacts.
    g. Other mitigating measures.
    h. Accident analyses __ yes _X_ no; Location(s):
    i. Weaving analyses __ yes _X_ no; Location(s):

14. Other:

SUBMITTAL REQUIREMENTS:

1. Number of copies of report required
   a. 1 paper copy
   b. 1 digital copy
2. Submittal Fee – $1300 for up to 3 reviews

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 924-3633.

_____ _____

Ernest Armijo, P.E. Date
Senior Engineer for
Transportation Development Section

via: email
C: TIS Task Force Attendees, file

CULTURAL RESOURCE FINDINGS

[fill in appropriate section(s)]

1. NMCRIS Activity No.: 139831	2. Lead (Sponsoring) Agency: City of Albuquerque	3. Lead Agency Report No.:

SURVEY RESULTS: Not a survey
Sites discovered and registered:
Sites discovered and NOT registered:
Previously recorded sites revisited (*site update form required*): 6
Previously recorded sites not relocated *(site update form required):*
TOTAL SITES VISITED: 2
Total isolates recorded: **Non-selective isolate recording?** ☐
Total structures recorded (*new and previously recorded, including acequias*): 0

MANAGEMENT SUMMARY: This project involved archaeological testing and data recovery at six sites for the proposed Watershed Subdivision Tract P. One of these sites (LA 124602) extends into Petroglyph National Monument, while all the others are completely within private land. Only portions on private land were investigated. Field site mapping was completed, artifacts were point-plotted and collected, and appropriate laboratory analyses were carried out. At four sites (LA 124602, LA 174913, LA 175021, and LA 175022) archaeological remains are restricted to the surface and shallow subsurface. The other two sites, LA 175024 and LA 175026, lie on a deposit of eolian sand and contain more deeply buried archaeological remains.

The collected artifact assemblage consists almost entirely of lithic items. There are 46 lithic items from LA 124602, 77 from LA 174913, 26 from LA 175021, 74 from LA 175022, 3,232 from LA 175024, and 928 from LA 175026. In addition to lithic items, three ceramic sherds are from the surface at LA 175024. At LA 124602, LA 174913, LA 175021, and LA 175022, all or nearly all of the artifacts are from the surface. At LA 175024, most (81.3%) of the artifacts are from the subsurface, and at LA 175026 42.7% are from the subsurface. No temporally diagnostic lithic artifacts were found, but radiocarbon dates from LA 175024 and LA 175026 indicate occupations during the Late Archaic period. The ceramic sherds at LA 175024 evidence additional occupations during the Ancestral Pueblo tradition.

Archaeological evidence suggests that each of the six sites was occupied on a short-term basis by small groups, with multiple occupations likely at some or all of the sites. Subsurface features were uncovered at LA 175024 and LA 175026 only. These include the remains of two small, ephemeral pit structures at LA 175024. Lithic analysis suggests character of activities varied between the sites. Specifically, at LA 124602, LA 175021, and LA 175022 activities focused primarily on testing and early-stage reduction involving the abundant natural gravels that litter these sites. At LA 175024 and LA 175026, on the other hand, there was a disproportionate focus on biface production, involving all stages of reduction. The assemblage from LA 174913 reflects a somewhat intermediate pattern between these two site groups.

The data recovery demonstrated that LA 175024 and LA 175026 contain data significant to our understanding of the area's prehistory and history, and thus both sites are recommended eligible to the National Register of Historic Places (NRHP) under Criterion D. At the other four sites, investigations did not confirm significant. Three of these sites (LA 174913, LA 175021, and LA175022) are recommended not eligible to the NRHP. Because a portion of the LA 124602 extends outside the project area and was not investigated, its NRHP eligibility status is recommended as unknown. The investigations have mitigated effects to cultural resources by the proposed undertaking, and no further cultural resources work is recommended at any of the six sites prior to proposed construction activities. Since LA 124602 extends onto Petroglyph National Monument, significant remains may occur in that portion of the site. Consequently, any future ground-disturbing activities in preserved portions of LA 124602 should consider effects to its cultural resources and, if necessary, be preceded by the preparation and execution of a treatment plan.

IF REPORT IS NEGATIVE YOU ARE DONE AT THIS POINT.

SURVEY LA NUMBER LOG

Sites Discovered:

LA No.	Field/Agency No.	Eligible? (Y/N, applicable criteria)

Previously recorded revisited sites:

LA No.	Field/Agency No.	Eligible? (Y/N, applicable criteria)

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC
c/o Garrett Development Company
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251

March 5, 2018

Bernalillo County
County Assessor
501 Tijeras NW
County Treasurer
One Civic Plaza NW
Albuquerque, NM 87102

Re: Letter of Authorization for Bernalillo County Property Tax Issues and Payment

To Whom It May Concern:

Western Albuquerque Land Holdings, LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona limited liability company ("GDC") as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designees, are authorized by WALH to take all actions related to Bernalillo County property tax issues and payments, including obtaining information, submitting and processing forms, applications, payments, protest of values, classification, allocation of values, denial of exemption, claim for refund, and addressing any other matters as agent and authorized representative for WALH, regarding all property which is owned by WALH and located within Bernalillo County ("Property"). Such authorization shall remain in place until revoked in writing by WALH. Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

By: C-III Asset Management, LLC as Servicing Member

By: Deborah A. Bacon

Printed Name: DEBORAH A. BACON

Title: SERVICING OFFICER

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC
c/o Garrett Development Company
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251

March 5, 2018

Bernalillo County
1 Civic Plaza NW #1011
Albuquerque, NM 87102

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Letter of Authorization for Special District Financings

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("GDC") as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designees, are authorized by WALH to take all actions in furtherance of or related to the financing by a special district of public infrastructure on or serving any property owned by WALH within Bernalillo County and the City of Albuquerque (collectively the "Property"), including preparing, executing, processing and submitting documents (inclusive of agreements, amendments and/or supplements to other agreements, documents included as exhibits to agreements, bonds, notes, certificates, and bills of sale, deeds and other documents causing conveyance of land or infrastructure to a special district). Such authorization shall remain in place until revoked in writing by WALH. Any other acts with respect to the Property shall require a separate authorization letter from WALH.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC
By: C-III Asset Management, LLC as Servicing Member

By: Deborah A. Bacon

Printed Name: DEBORAH A. BACON

Title: SERVICING OFFICER

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC
c/o Garrett Development Company
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251

March 5, 2018

Bernalillo County
1 Civic Plaza NW #1011
Albuquerque, NM 87102

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Letter of Authorization for Preservation and Maintenance, Entitlement, Permit Applications, and Special Districts

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("GDC") as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designees, are authorized by WALH to take all actions relating to the maintenance and preservation, preparation, execution, submission, and processing of: petitions, submittals, applications, entitlement, planning, subdividing the property and special district documents, (inclusive of: agreements, resolutions and legislation, plans, permits, plats, studies, and other documents and exhibits required by applicable state law, local ordinance and administrative rules), of all property owned by WALH within Bernalillo County and the City of Albuquerque (collectively the "Property"). Such authorization shall remain in place until revoked in writing by WALH. Any other acts with respect to property owned by WALH shall require a separate authorization.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC
By: C-III Asset Management, LLC as Servicing Member

By: Deborah A. Bacon

Printed Name: DEBORAH A. BACON

Title: SERVICING OFFICER

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com

GDC
DEVELOPMENT AND ASSET MANAGEMENT

September 20, 2018

Bernalillo County
Planning and Development Services
111 Union Square SE, Suite 100
Albuquerque, NM 87102

City of Albuquerque
Planning, Engineering, and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement and Permit Applications – Tract P, Plat of the Watershed Subdivision

To Whom It May Concern:

Garrett Development Corporation ("GDC"), hereby authorizes Bohannan Huston, Inc. ("BHI"), Consensus Planning ("CP"), Pulte Homes ("Pulte") and Price Land & Development Group ("PLDG") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for GDC for the purpose of entitling, zoning, permitting, platting and subdividing the property known as Inspiration located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

GARRETT DEVELOPMENT CORPORATION
Agent, Western Albuquerque Land Holdings LLC

By:

Printed Name: MATTHEW LOK

Title: VICE PRESIDENT

PET 1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-247 Date: 8-20-18 Time: 2:30

Address: 118th and Andalusia Vista

AGENCY REPRESENTATIVES AT MEETING:

Planning: Maggie Gould

Code Enforcement:

Fire Marshall:

Transportation:

Other:

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..
Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Site plan

SITE INFORMATION:

Zone: PC

Size: 88.7 acres

Use: Residential

Overlay Zone: VPO-2 NW Mesa Escarp.

Comp Plan Area Of: Consistency

Comp Plan Corridor: —

Comp Plan Center: —

MPOS or Sensitive Lands: Yes

Parking: 5-5-1

MR Area: —

Landscaping: 5-6

Street Trees:

Use Specific Standards: See Master plan

Dimensional Standards: See Master plan

*Neighborhood Organization/s:

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: Site plan EPC

Review and Approval Body: EPC

Is this PRT a requirement? ✓

PRT 2

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: _____

NOTES: The Site contains more than 5 acres and is adjacent to Major Public Open Space
See Sections 5-2(H)(1) and 5-2(H)(2), 5-2(H)(2)(c)

R-T uses are allowed through the framework plan - Westland Mastersplan - see plan for ~~[illegible]~~ dimensional standards or 5-1-1 if plan is silent

confirm?

Site is in VPO-2, Northwest Escarpment ~~[illegible]~~ 6-3(E) contains height restrictions, color and reflectivity requirements and prohibits roof mounted equipment

See Sections 5-7 regarding walls - Pg 279 5-7(E)(4) wall adjacent to MPOS. - 5-7-(E)(4)(c) walls adjacent to Petroglyph Monument

~~[illegible]~~ The proposed plan shows houses adjacent to the PNM - see section 5-2 - single loaded streets are required unless not disired by open space agency

check with Hydrology Section regarding drainage submittal

Archeology survey required

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

November 1, 2018

Derek Bohannan, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

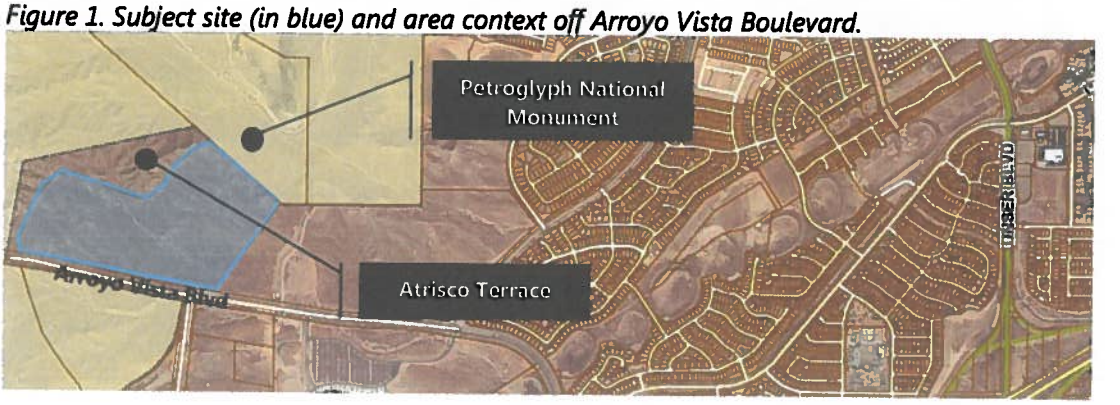
RE: Inspiration - Request for Approval of Site Plan – EPC

Dear Mr. Chairman:

The purpose of this letter is to explain and request approval of a Site Plan – EPC on behalf of PulteGroup, Inc. The subject site is located at the northwest end of Arroyo Vista Boulevard and Tierra Pintada Boulevard (see Figure 1). It is comprised of one parcel that is 88.7 acres in size and is currently zoned PC – Planned Community. The property is legally described as: *Tract P, Plat of Watershed Subdivision.*

Summary of Request: The request is for approval of a Site Plan – EPC to allow for the development of approximately 327 single-family homes. As detailed below, this request is consistent with the Site Plan criteria in section 14-16-6-6(H)(3) of the Integrated Development Ordinance (IDO). We have also addressed the IDO criteria for development along the Major Public Open Space (MPOS) Edges 14-16-5-2-(H).

Figure 1. Subject site (in blue) and area context off Arroyo Vista Boulevard.



I. PROJECT DESCRIPTION

The subject site is located in Southwest Albuquerque, north of I-40, and west of Coors Boulevard (see Figure 1). The site is near the incorporated limits of the City of Albuquerque and nearby existing single-family development. The site is currently vacant.

Inspiration is a planned subdivision and includes 327 residential lots. The northeast edge of the property is located along the Petroglyph National Monument (Monument). The western and northeastern boundary is adjacent to the Atrisco Terrace (City Open Space).The project is located within the Westland Master Plan and Western Albuquerque Land Holdings Sector Plan, Northwest Mesa Escarpment Plan, and is zoned PC (Planned Community).

PRINCIPALS

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

The subject property is adjacent to both the Monument and Atrisco Terrace, which are both MPOS, and the Sector Plan requires that a Site Plan be reviewed and approved by the Environmental Planning Commission (EPC).

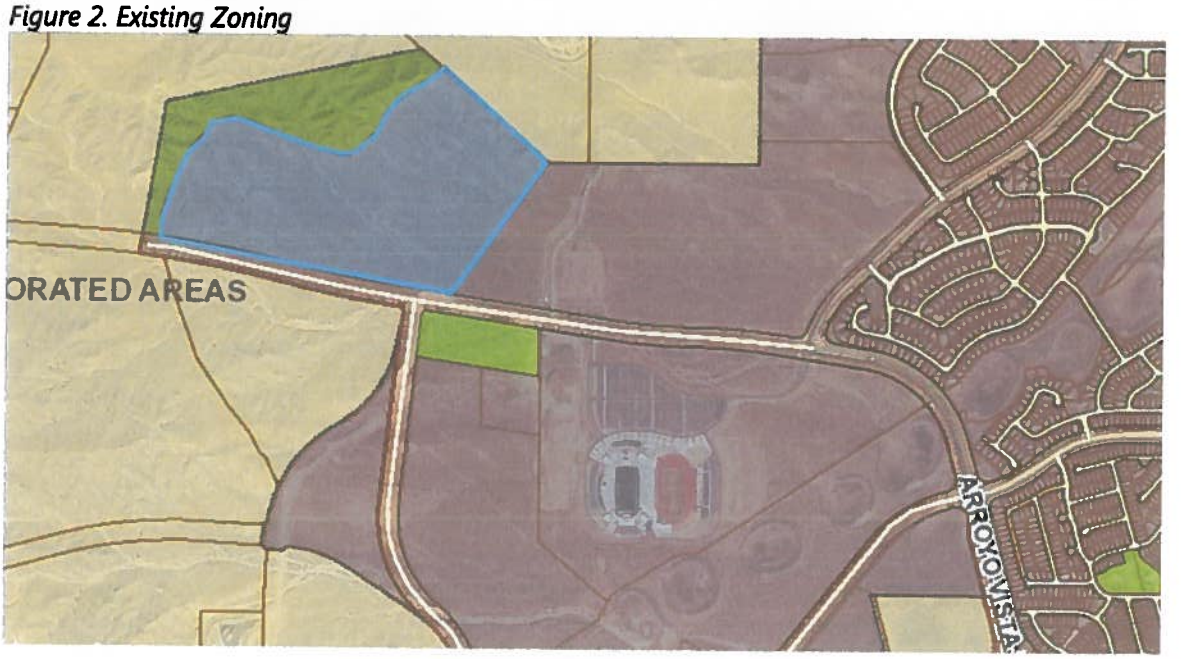
II. SITE CONDITIONS

Land Use

The subject site consists of one parcel that is 88.7 acres in size. The site is currently undeveloped, but has existing residential development nearby along Tierra Pintada Boulevard, as part of the Watershed Subdivision. To the immediate northeast of the site is the Atrisco Terrace and Petroglyph National Monument, major public open space. To the south of the property and Arroyo Vista Boulevard NW, there is the Nusenda Community Stadium/Volcano Vista Football Stadium.

TABLE 1. Surrounding Zoning & Land Use		
NORTH	NR-PO-B	Petroglyph National Monument, Major Public Open Space
EAST	PC	Vacant (school site)
SOUTH	Unincorporated Bernalillo County zoned per County Sector Plan.	Vacant/Albuquerque Baseball Complex
WEST	NR-PO-B	Petroglyph National Monument

Figure 2. Existing Zoning



Access & Public Transit

Primary access to the site is from Arroyo Vista Boulevard NW, with secondary access provided by 118th Street that connects to the subject site off of Arroyo Vista Boulevard NW. Arroyo Vista Boulevard is classified as a Principal Arterial in the Westland Master Plan and 118th Street is also a planned arterial. The segment of Arroyo Vista that intersects Tierra Pinta Boulevard, just east of the subject site saw an average of weekday traffic

volume of 3,100 vehicles in 2017. As a urban minor arterial, this roadway is projected to handle a higher amount of traffic volume in the future as the single family subdivisions in this area continue to develop.

Coordination with the Monument and the Atrisco Terrace

The Site Plan for the subject site proposes to provide a buffer and to back up lots with a view fence adjacent to the Monument. Direct access from the individual lots to the Monument is prohibited. This is reflected on the Site Plan and will be included in the covenants for the subdivision. The buffer area will be maintained by the HOA to ensure that no dumping or informal access points are created. Walls with view fencing are proposed for those lots backing up to the Atrisco Terrace or Monument. Monument and City Open Space representatives conducted a site visit with the project team on October 4, 2018 to walk the site and discuss the proposed project layout.

Figure 3. Site Visit Group Photo

On October 25, 2018, Dennis A. Vasquez, National Park Service (NPS), Petroglyph National Monument Superintendent, provided support of the buffer (in lieu of a single-loaded street) on a small portion of the boundary with the Monument. In his letter, the Superintendent states, "Based on the site visit and reviewing plans with you, Consensus Planning, Bohannan Huston Inc., and the City's Open Space Division, we support the concept of providing a buffer zone between the monument and the proposed development. In our site visit, we discussed a 30-foot buffer (with no residential access), potential access along the buffer zone via a gate for monument management needs adjacent to the buffer. In supporting a buffer zone at this location, we look forward to working with you to ensure the protection of the monument's resources."

III. JUSTIFICATION OF REQUEST

The submitted Site Plan complies with the criteria for Site Plan – EPC approval as outlined in section 14-16-6-6(H)(3) of the Integrated Development Ordinance (IDO):

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

> **The Site Plan is consistent with the Albuquerque and Bernalillo County Comprehensive Plan, adopted March, 2017. Section 9.1.2.3 speaks to Future**

Housing Needs and encourages "Proactive housing planning takes into account existing housing gaps as well as the needs of people who might live in the region in the future".
The proposed Site Plan and associated subdivision is designed to cater to future housing need based on demand. This analysis is performed by PulteGroup and takes into consideration future residents' anticipated age, income, and housing preference to make realistic estimates of future housing needs.

Section 9.1.2.3 of the Comprehensive Plan also includes a future housing profile that identifies future units based on need forecasts and population projections. 63% of the future balanced housing mix is expected to be an approximately equal combination of standard/large-lot single family and small-lot single-family. By 2040, the Comprehensive Plan Housing Chapter also suggests an increase in new large and small-lot single family by 89,330. The proposed Site Plan includes 327 standard-lot single family and will contribute to meeting the balanced housing targets and needs for 2040 identified in the Comprehensive Plan.

The proposed Site Plan also meets the following Comprehensive Plan Housing Chapter Goals:

Goal 9.1 Supply: "Ensure sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options."

The proposed subdivision contributes to the supply and range of housing types by providing a high-quality neighborhood that meets current and future needs.

Goal 9.2 Sustainable Design: "Promote housing design that is sustainable and compatible with the natural and built environments."

The site has been designed to incorporate a single-loaded street between the Atrisco Terrace, and the proposed development. In addition, the Site Plan includes a 30-foot buffer adjacent to the Monument as supported by the NPS. Additionally, the subdivision design is proposing the installation of a view fence behind the homes adjacent to these open space areas. These elements ensure the protection of the monument's resources.

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PC zoning covering the property and any related development agreements and/or regulations.

The Site Plan and associated property is zoned PC and located within the Westland Master and Sector Plans and Northwest Mesa Escarpment Plan. Per IDO General Provisions 14-16-1-1-10(A)(2) "For former Special Use zones that were converted to the Planned Development (PD) or Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan – EPC or Framework Plan, respectively. Any use standards or development standards associated with prior approvals or prior zoning designations establish the rights and limitations for the

PD and PC zone districts and are exclusive of and prevail over any other provision of this IDO."

As such, the provisions within the Westland Master Plan and Sector Plan control the Site Plan and associated development on this property. More specifically, the Site Plan adheres to the Westland Master Plan provisions that speak to the Petroglyph National Monument that reference the North West Mesa Escarpment Plan (NWMEP). The NWMEP was converted and carried forward in the IDO as the VPO-2, which is addressed on pages 124 and 410. The VPO is consistent with the rules under which the Master and Sector Plan projects have been evaluated in the past. The project has also been designed to address the IDO criteria for MPOS Edges.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Project Team has worked closely with Planning staff to ensure compliance with these plans.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development. A scope for the Traffic Impact Study was submitted to the City's Traffic Engineering Department on August 17, 2018. Bohannan Huston conducted the study and it was submitted to the City's Traffic Engineering Department on October 26, 2018.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Through careful design and collaboration with City Open Space and the Monument representatives, the proposed subdivision and layout will protect the Monument and the Atrisco Terrace. The proposed layout is supported by the Monument Superintendent, as indicated on the letter provided as part of this application and dated October 25, 2018.

The IDO also identifies regulations for "Properties Adjacent to Major Public Open Space", per section 14-16-5-2(H)(2)(a). Development on properties of any size adjacent to Major Public Open Space:

The site has been designed to incorporate a single-loaded street between the Atrisco Terrace and the proposed development. In addition, the Site Plan includes a 30-foot buffer adjacent to the Monument as supported by the National Park Service. The buffer includes landscaping and the plant selection identified in the Landscape Plan provides sufficient shrubs and trees. Additionally, the subdivision design is proposing the installation of a view fence behind the homes adjacent to

the buffer. These elements ensure the protection of the Monument's resources. Additionally, there is no access allowed to the Monument. All future site lighting will be limited to 20 feet. The proposed subdivision will be gated thereby incorporating crime prevention principles.

Stormwater, grading, vehicle access, circulation, and parking will be managed and designed per the appropriate IDO regulations. Furthermore, walls, fences, retaining walls, and combinations of those site features facing open space are in compliance with the applicable IDO standards. Future construction impact will also be mitigated per the DPM requirements.

5-2(H)(2)(b) Development on properties 5 acres or greater adjacent to Major Public Open Space:

The proposed development will not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space. We have located and designed vehicle access, circulation, and parking to minimize impact to the adjacent Major Public Open Space. The Site Plan provides grading and manages stormwater to minimize impact to Major Public Open Space. Future development will locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

The walls have been designed to balance aesthetics that blend with the natural environment, safety and surveillance, screening and privacy. Future signage will be located, designed, and oriented to minimize impact to the Major Public Open Space. We have met the minimum standards to comply with properties adjacent to Major Public Open Space and are requesting approval for the Site Plan from the EPC.

5-2(H)(2)(c) Development on properties of any size adjacent to the Petroglyph National Monument:

The proposed development complies with the requirements of Subsections (1) and (2) above and we have indicated how we comply with these requirements. The proposed development also complies with the applicable standards in Section 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2). The proposed wall design and materials meet the standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space). Additionally, proposed signage is designed to reflect the parameters identified in Sections 14-16- 5-12(F) and 14-16-5-12(F)(4)(b)2.

CONSENSUS PLANNING

IV. CONCLUSION

On behalf of PulteGroup, we respectfully request that the Environmental Planning Commission approve the request for this Site Plan - EPC for the subject site. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

CONSENSUS PLANNING

Memorandum

To: Angela Behrens, City Planning

From: Jim Strozier, Consensus Planning, Inc.

Date: December 3, 2018

Re: PR-2018-001759, Inspiration

The following responses are provided to your comments as articulated in your November 21st memo. Our responses are in red.

1) Introduction:

A. I will let you know if any additional items may arise as the case progresses.

B. This is what I have for the legal description: Consensus Planning, Inc., agent for Pulte Group, LLC, requests the following action for all or a portion of Tract P, Plat of the Watershed Subdivision, zoned PC, located on Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW, approximately 90 acres. Is this correct?

Yes, that is correct.

C. Is the subject site zoned PC? Has it changed?

The property is zoned PC and that has not changed. The PC then refers you to the Westland Master Plan and Western Albuquerque Land Holdings Sector Development Plan, which provide the detailed land use regulations for the property.

D. A TIS is required for the project. When will that be completed?

The TIS has been completed and reviewed by the City Traffic Engineering staff. Responses to those comments are in process currently.

2) Process:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing for December is the 13th. Final staff reports will be available one week prior, on December 6th.

C. A pre-application review team (PRT) meeting is required. I saw the PRT notes in the file.

Yes, a PRT meeting was held.

D. Agency comments will be distributed on Wednesday, November 21st. I will email you a copy of the comments and will forward any late comments to you.

A separate memo has been prepared responding to these comments.

3) Notification & Neighborhood Issues:

A. The Westside Coalition and property owners were required to be notified. I checked notification and it appears to be complete.

B. Have any neighborhood representatives or members of the public contacted you? Are you aware of any concerns?

No, we have not received any comments. We reached out directly to the WSCONA prior to making the application to request to be on their agenda. They did not have

any room for us on their agenda and said they would get back with us if they wanted to get a presentation. They have not contacted us as of this date.

4) Site Plan- General:

A. Please provide a written response to the criteria for EPC approval of a site plan in 6-6(H)(3).

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The Site Plan is consistent with the ABC Comp Plan.

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

While not directly applicable, the Site Plan is designed to be in compliance with the previously approved Master and Sector Plan as required by the PC Zone.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Site Plan is designed to comply with the applicable provisions of the IDO and DPM. Special attention and collaboration has been done with both the City Open Space staff and the National Park Service (NPS) relative to the open space edges and treatment.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The project will be responsible for the construction of the multi-use paved trail and northern half of Arroyo Vista Boulevard. These improvements, along with other public infrastructure, will be addressed with the infrastructure list and infrastructure improvements agreement at the DRB.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

As stated previously, the applicant has met with both the Open Space staff and NPS to address the edge treatment along both the Atrisco Terrace and Monument boundaries. The project was presented to the Open Space Advisory Board and they unanimously approved the site plan.

B. Is the signature block still needed?

The signature block is provided for the DRB, once the EPC has reviewed and approved the site plan.

C. Add an elevation sheet with "typical" home types. Of greater importance is using this sheet to show compliance with IDO requirements (see 6, below).

The applicant has provided specific notes (see responses 1-4 below) that ensure compliance with the VPO requirements. Specific elevations are not very useful for single family homes due to the number of options and elevation styles available.

Proposed Notes regarding single family facades:

1. Exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.
2. Permitted colors include the yellow ochers, browns, dull reds, and greygreens existing on the Northwest Mesa and escarpment, exclusive of the basalt. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.
3. Reflective or mirrored glass is prohibited.
4. No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

5) Site Plan-Specific:

Main Sheet

A. **Please move the details to a separate detail sheet. This will free up space for notes and result in a neater top sheet.**

This will be done prior to sign-off by the DRB.

B. **Add a light pole detail.**

Per the DPM, light poles are only required at the intersection with Arroyo Vista Boulevard. We do anticipate providing internal light poles at the interior intersections (at the stop condition) that will be limited to 20 feet in height. A detail will be provided prior to DRB sign-off.

C. **All details need to indicate color, materials, height, and finish.**

Agreed, these will be added to the detail sheet.

D. **Show location of light poles.**

Per the DPM, light poles are only required at the intersection with Arroyo Vista Boulevard. We do anticipate providing internal light poles at the interior intersections (at the stop condition) that will be limited to 20 feet in height. A detail will be provided prior to DRB sign-off.

Landscaping Plan

A. **Desert Willow is multi-trunk and would have to be pruned in order to provide a shade canopy.**

Agreed, however, the Desert Willow is an appropriate tree for this project and shall be pruned as specified.

B. **Only drought-tolerant, native species should be used near MPOS (ex. Poole/Oxbow case).**

Agreed for the open space buffers adjacent to the MPOS boundary. The private park is anticipated to be a combination of drought tolerant native species and turf grass for the play areas.

C. **Provide landscaping calculations 5-6-(C)(2)**

This provision is not applicable to single family residential development.

D. Specify color of the rock mulch.
1" – 1 ½" Amaretto Brown/Santa Fe Brown, and
2" – 4" Coyote Mist Cobble.

E. Specify the Turf blend mix and where turf is proposed. Provide calculations regarding turf percentage. No more than 10% is allowed.
Kentucky Bluegrass/Fescue Mix. The 10- percent limitation is not applicable to the private park.

F. Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways 5-6(C)(4)(h).
Not Applicable.

G. Include standard planting details.
Agreed, these will be added prior to DRB sign-off.

H. Specify irrigation system for areas internal to project and in the ROW. 5-6(C)(2)
Agreed, these will be added prior to DRB sign-off.

I. Add curb cuts for water harvesting. Show these on the LS plan.

The drainage plan incorporates first flush and water harvesting ponds at key locations throughout the neighborhood. It is not anticipated that the smaller HOA tracts will have curb cuts due to maintenance concerns, so curb cuts are not anticipated.

Grading & Drainage Plan

Show curb cuts for water harvesting.

The drainage plan incorporates first flush and water harvesting ponds at key locations throughout the neighborhood. It is not anticipated that the smaller HOA tracts will have curb cuts due to maintenance concerns, so curb cuts are not anticipated.

Utility Plan

A. Have you talked to Fire about the gate and access?

B. Show location of fire hydrants.

The access has been designed to meet the Fire Code and a Fire One Plan will be prepared prior to DRB showing fire hydrant locations.

6) Site Plan- IDO Requirements:

The IDO has several requirements that apply to the subject site due to its location next to Major Public Open Space (MPOS). These are found in 5-2: Site Design and Sensitive Lands.

In addition, the request must comply with 5-2(H)- Major Public Open Space Edges, which includes requirements for properties adjacent to MPOS and properties adjacent to the Petroglyph National Monument.

The subject site is subject to the requirements of VPO 2- NW Mesa Escarpment.

Anything not addressed in the revised site plan will be made into a condition of approval.

A. Mention the IDO requirements in 5-2: Site Design and Sensitive Lands on the top sheet.

B. Provide a written response to 5-2(C).

5-2(C) AVOIDANCE OF SENSITIVE LANDS

5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:

As stated previously, the applicant has met with both the Open Space staff and NPS to address the edge treatment along both the Atrisco Terrace and Monument boundaries. The project was presented to the Open Space Advisory Board and they unanimously approved the site plan.

5-2(C)(1)(a) Floodplains and flood hazard areas
See the Conceptual Grading Plan.

5-2(C)(1)(b) Steep slopes 5-2(C)(1)(c) Unstable soils
See the Conceptual Grading Plan.

5-2(C)(1)(d) Wetlands
Not Applicable.

5-2(C)(1)(e) Arroyos
See the Conceptual Grading Plan.

5-2(C)(1)(f) Irrigation facilities (acequias)
Not Applicable.

5-2(C)(1)(g) Escarpments
Not Applicable.

5-2(C)(1)(h) Rock outcroppings
Not Applicable.

5-2(C)(1)(i) Large stands of mature trees
Not Applicable.

5-2(C)(1)(j) Archaeological sites

The site had a Class 3 Pedestrian Survey completed and all archeological sites have been mitigated.

C. Provide a written response to 3-6(F) of VPO 2.

3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2 3-6(E)(1) Applicability The VPO-2 standards apply in the following mapped area. Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards.
3-6(E)(2) Protected Views Views protected by this VPO-2 are looking to and from the Petroglyph National Monument, Volcanic Escarpment, and Volcano Mesa.
3-6(E)(3) Structure Height The following standards apply in the Height Restrictions Sub-area shown in the map above.
The subject property is not within the designated sub-area, so these criteria no not apply.

3-6(E)(3)(a) Structure height shall not exceed 15 feet, as measured from natural grade.

3-6(E)(3)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest abutting building located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in view plane exhibits.

3-6(E)(3)(c) Additional height may be requested through a Variance – EPC pursuant to Subsection 14-16-6-6(M). 1. No structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted. 2. When a Variance is requested for structure height, the visual impact of additional structure height on views to and from the escarpment shall be minimized through at least 1 of the following techniques:

a. **Height/Slope An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale. For example, 1 foot of additional structure height may be granted for every 3 feet to 4 feet of drop in ground elevation from a base elevation established at the escarpment face (i.e. where the 9 percent slope line begins). Buildings may also be depressed below the natural grade.**
b. **View Corridors Two-story construction that is located and designed so that massing maintains views to the escarpment at the perimeter of the site, or at the nearest public road (whichever offers the predominant public views) and views from the escarpment – primarily from public trails and access points. The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment.**
c. **Height/Slope/Setback Structures set back from major public views (i.e. views from the site perimeter, nearest public road, public trails, or access points along the escarpment; views to the east, west, south, and north property lines; or views to the escarpment) so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point.**

3-6(E)(4) Colors The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid

very light and very dark colors. Dave, did you get a response from Ryan to this? We should have him look at the following notes too.
A note will be added to the drawings requiring compliance with this provision.

3-6(E)(4)(a) Colors include the yellow ochers, browns, dull reds, and greygreens existing on the Northwest Mesa and escarpment, exclusive of the basalt.
A note will be added to the drawings requiring compliance with this provision.

3-6(E)(4)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.
A note will be added to the drawings requiring compliance with this provision.

3-6(E)(5) Reflectivity Reflective or mirrored glass is prohibited.
A note will be added to the drawings requiring compliance with this provision.

3-6(E)(6) Roof-mounted Equipment No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.
A note will be added to the drawings requiring compliance with this provision.

3-6(E)(7) Cross-references 3-6(E)(7)(a) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed). 3-6(E)(7)(b) Subsection 14-16-6-6(M) (Variance – EPC).
Agreed.

D. On the added elevations sheet, demonstrate compliance with 5-2(H)(1) by including a table of colors available for use and their LRVs.
Façade Notes will be added to the Site Plan.

E. Add notes from VPO-2 to the elevation sheets to demonstrate compliance.
Façade Notes will be added to the Site Plan.

F. Height in VPO 2 is limited to 15 feet or 19 feet. Please add a note to the elevations sheet and correct this on Sheet 1.
As indicated above, the subject property is not within the sub-area as defined in the VPO so this requirement does not apply.

G. Pursuant to 5-2(H)(2)(a)(2), the open space must be adjacent to the MPOS, so it will need to be moved.
All open space is placed~~s~~ adjacent to the MPOS boundary. The private park is not open space as defined in the IDO.

H. The single loaded street is now allowed pursuant to 5-2(H)(2)(a)(1).
Our understanding is that the Open Space Superintendent and the NPS have approved the layout as presented.

I. 5-2(H)(2)(b) requires that lighting be compatible with MPOS. Please address.
A note will be added to the site plan stating:

All interior street lighting shall be night sky compliant (shielded source down lighting); limited to intersection, stop locations; and shall be –limited to 20-feet in height.

J. 5-2(H)(2)(b) also requires that the request not create any material, negative environmental impacts on the MPOS. Please address.

As stated previously, the applicant has met with both the Open Space staff and NPS to address the edge treatment along both the Atrisco Terrace and Monument boundaries. The project was presented to the Open Space Advisory Board and they unanimously approved the site plan.

c: Project Team

CONSENSUS PLANNING

Memorandum

To: Angela Behrens, City Planning

From: Jim Strozier, Consensus Planning, Inc.

Date: December 3, 2018

Re: PR-2018-001759, Inspiration

The following responses are provided to the agency comments. I have removed those agencies that either indicated "no comment" or didn't provide any comments. Our responses are in red.

PLANNING DEPARTMENT
Long Range Planning

The request is for an 88-acre property that is part of the Westland Framework Plan and zoned PC. The proposal for the site is a gated single-family development with 327 lots with common areas, including a private park. The lots will be half large-lot and half small-lot.

The site has residential development along Tierra Pintada Boulevard to the north, APS baseball complex to the south, Petroglyph National Monument to the northeast, and vacant land for a future school to the east.

Development on the site must comply with the Westland Framework Plan (former Master Plan / Sector Development Plan).

The site is subject to development standards in the Northwest Mesa VPO-2 and for Major Public Open Space Edges in IDO Section 5-2(H).

The site plan generally shows a robust internal grid of streets, and the gated community will have two vehicle access points onto Arroyo Vista Boulevard. There is a missed opportunity for pedestrian connection to the private park as well as to the main entrance of the gated community from homes in the northwest corner. Continuing the internal street that points to the park but deadends in the long residential block adjacent to the park would serve to better pedestrian connections to the park and to the entrance of the gated community. At the very least, a pedestrian connection should be provided to connect the street and the park.

The private park is designed to offer a small number of lots view opportunities over the park to the southeast. The bulk of the park edge is a single loaded street. Pulte Homes has concerns with pedestrian connections between residential lots (based on experience) and prefers to maintain pedestrian connections along the street network or larger open space areas. As noted, the layout is primarily a grid, but as noted there are breaks in that grid. These breaks serve to eliminate long street sections that reduce speed for the residents of those residential streets. The layout provides multiple routes and opportunities for pedestrians throughout the

community and much of that is provided along the single loaded street adjacent to the Atrisco Terrace Open Space.

While the National Park Service indicated they did not want a single-loaded street at the northeastern edge of the development next to the Petroglyph National Monument, there is a missed opportunity for a visual connection and potential corridor for wildlife at the terminus of the internal road separating the north/south residential blocks. The layout of the blocks to the south, with roads running north/south provide excellent views into the Major Public Open Space, which are missing in the blocks on the northeast side of the development.

The Project Team has met with representatives and the National Park Service (NPS) on several occasions to review the project. We also organized a field trip where the Project Team, City Open Space staff, and representatives from the NPS reviewed built edge treatments along the Monument edge adjacent to the Mirehaven Dell Webb project and then walked the perimeter of the Inspiration property. The NPS concluded that the proposed layout was more advantageous to the Monument and has provided a letter of support for the layout. The NPS prefers that there will not be any pedestrian access to the buffer along the edge of the Monument. The site plan includes a note that restricts any of the lots backing up to the buffer and Monument edge from having any direct rear-yard access to the open space buffer.

ABC Comprehensive Plan Policy 6.2.3(e) *Design subdivisions to provide multiple vehicular and pedestrian access points.*

The layout includes two vehicular access points along Arroyo Vista Boulevard and three pedestrian access points.

ABC Comprehensive Plan Policy 7.2.1 *Walkability: Ensure convenient and comfortable pedestrian travel.*

a) *Improve the pedestrian environment through coordinated design of subdivisions, streets, development sites, and buildings.*

f) *Discourage gated and/or walled communities and cul-de-sacs.*

g) *Design subdivisions to ensure that all residences are no more than ¼ mile from an opening or access point to the major street network so that pedestrians and bicyclists can reach other destinations and/or transit service.*

h) *Discourage platting that creates 'wall canyons' along public streets.*

j) *Emphasize pedestrian connections between buildings on a site and to adjacent uses.*

As stated above, the subdivision is designed with three pedestrian access points to Arroyo Vista Boulevard and the multi-use trail. The design and inclusion of strategically located HOA tracts and the grade of the property effectively eliminate the 'wall canyons' along public streets. We have also included a note that anticipates future coordination with the Open Space staff when they prepare their trails plan for the Atrisco Terrace and have

agreed to coordinate if there is an opportunity for a trail connection from the neighborhood.

CITY ENGINEER
Transportation Development

Transportation Development Conditions:

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.

Agreed.

WATER UTILITY AUTHORITY
Utility Services
An Availability Statement was requested 09/28/2018 and is currently being reviewed by the Utility Development Section of the Water Authority.

Agreed, we will coordinate with the Authority to refine the utility plan as necessary based on the final Availability Statement.

PARKS AND RECREATION
Please note the requirements for private parks set out in the IDE NRPOc zoning.
Is any of the development within the Atrisco Terrace?

The Project Team has met on several occasions with Open Space staff, presented the project to the Open Space Advisory Board (which voted unanimously to support the site plan), walked the perimeter of the property, and have added notes to the site plan in response to their concerns. There is no development within the Atrisco Terrace, which is owned by the City of Albuquerque.

POLICE DEPARTMENT/Planning

- Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the homes to the street and the street to the homes. Also maintain natural surveillance between the homes and any future building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
- Ensure adequate locking devices on exterior doors (deadbolt lock with a 1" throw) and windows.
- Consider providing anti-lift protection on windows and sliding glass doors.
- Ensure that all exterior doors are of solid-core or metal construction.

- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

Agreed, we appreciate APD's review of the project and these suggestions.

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: The construction of a residential development, will have direct impact on the Albuquerque Public Schools. This residential development is adjacent to the recently opened Tres Volcanes Collaborative Community K-8 School. The residential development will have impacts on Tres Volcanes Collaborative Community K-8 School and West Mesa High School.

i. **Residential Units: 350**

ii. **Est. Elementary School Students: 89**

iii. **Est. Middle School Students: 37**

iv. **Est. High School Students: 38**

v. **Est. Total # of Students from Project: 164**

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

School Capacity

School	2018-2019 40th Day Enrollment	Facility Capacity	Space Available
Tres Volcanes Collaborative Community K-8	574	1420	846
West Mesa High School	1704	1800	96

Agreed, we appreciate the information from APS in support of this project.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:
• Arroyo Vista Blvd NW does not currently extend to the project area, but is projected to extend further west and identified as a proposed Community Principal Arterial in the LRRS.
• Arroyo Vista Blvd NW is identified in the LRBS to include a proposed Bike Lane and Paved Trail.

• Arroyo Vista Blvd NW is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

Agreed, the Project will extend the northern half of Arroyo Vista along with the bike lane and paved trail across its frontage. An infrastructure list will be prepared, reviewed by the DRB, and used as the basis for the Infrastructure Improvements Agreement for the project.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

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.

Agreed.

c: Project Team

Malak Hakim

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, October 18, 2018 3:28 PM
To: Malak Hakim
Subject: Public Notice Inquiry_Arroyo Vista Blvd and 118th St_EPC
Attachments: IDOZoneAtlasPage_J-07-Z.PDF; Public Notice Inquiry_Arroyo Vista Blvd and 118th St_EPC.xlsx

Malak,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio del Sol NW

IDO – Public Notice Requirements & Template: https://www.cabq.gov/planning/urban-design-development/public-notice

IDO – Neighborhood Meeting Requirements & Template: https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

IDO - Administration & Enforcement section: http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Malak Hakim

From: Jim Strozier
Sent: Tuesday, August 21, 2018 5:07 PM
To: Harry; aboard10@juno.com
Cc: Kevin Patton; David Newell; Paul Wymer; Malak Hakim; Yolanda Padilla Moyer; Vos, Michael J.
Subject: Pre-Application Notification for an EPC Site Plan and DRB Preliminary and Final Plat
Attachments: IDOZoneAtlasPage_H-07-Z.PDF; IDOZoneAtlasPage_J-07-Z.PDF

August 21, 2018

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Dear Mr. Hendriksen, Ms. Horvath, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannan Huston will be submitting an application for a Site Plan to the Environmental Planning Commission (EPC) and, after approval, a Preliminary and Final Plat applications to the Development Review Board (DRB), on behalf of Pulte Group. The applicant is proposing a single family detached residential gated development on a 88 acre property. The project will consist of 325-350 subdivided lots with common areas, including a private park. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The entirety of the project will include a Site Plan application and hearing before the EPC, Development Review Board (DRB), Preliminary and Final Plat applications, Vacation request, design Variances, and Sidewalk Waiver and Deferral. We anticipate submitting the Site Plan to the EPC in September and we will notify you again at that time.

Please do not hesitate to contact me if you have any questions or desire any additional information. You may also contact us if you would like to meet to discuss this project. An meeting request must be received by September 5, 2018 and the meeting must be scheduled within 30 days of the request.

Sincerely,

Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map J-07-Z and J-08-Z

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

November 1, 2018

Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Dear Mr. Hendriksen, Ms. Horvath, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning and Bohannan Huston has submitted an application for a Site Plan to the Environmental Planning Commission (EPC) on behalf of PulteGroup. The applicant is proposing a single family detached residential gated development on an 88 acre property. The project will consist of 327 subdivided lots with common areas, including a private park. The subject property is zoned PC (planned community) and is located within the Westland Master Plan and the Western Albuquerque Land Holdings Sector Plan. The property is located on the north side of Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW.

The EPC hearing for this request will be held on December 13, 2018 beginning at 9:00 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955. Per IDO Section 14-16-6-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

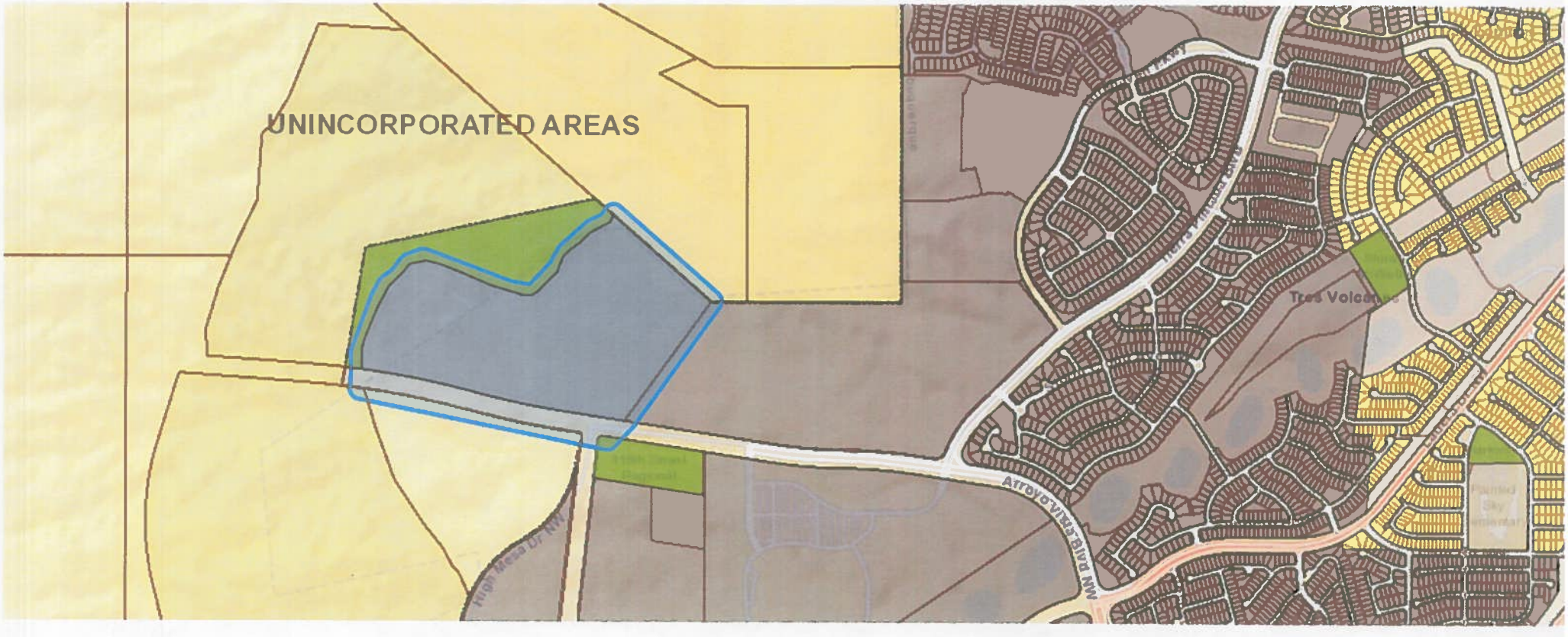
Sincerely,

Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map J-07-Z and J-08-Z
11x17 copy of the Site Plan and Landscape Plan

PRINCIPALS

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


UNINCORPORATED AREAS
Tres Volcanes
Atrovo Vista Blvd NW

100' prop. owners

WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT

PO BOX 56790

ALBUQUERQUE NM 87187

CITY OF ALBUQUERQUE

PO BOX 1293

ALBUQUERQUE NM 87103

ALBUQUERQUE PUBLIC SCHOOLS

PO BOX 25704

ALBUQUERQUE NM 87125-0704

UNITED STATES OF AMERICA

PO BOX 728

SANTA FE NM 87504-0728

November 1, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Hearing on Thursday, December 13, 2018** at **8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports, on Thursday, December 6, 2017.

REQUEST

Consensus Planning, agent for PulteGroup, Inc., request a Site Plan - EPC for Tract P, Plat of Watershed Subdivision, zoned PC (planned community), located on Arroyo Vista Boulevard, west of Tierra Pintada Boulevard NW., containing approximately 88.7 acres. The request is for an Amendment to the Site Plan was originally approved by the DRB in March, 2018.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

UNITED STATES POSTAL SERVICE®

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To pay fee, affix stamps or meter postage here.

From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: WESTERN ALBUQ LAND HOLDINGS LLC
% GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

ALBUQUERQUE, NM
NOV 1 2018
Postmark Here

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Harry Hendriksen
10592 Rio del Sol NW
Albuquerque NM 87114

Postmark Here

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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Rene Horvath
5515 Palomino Drive NW
Albuquerque NM 87120

Postmark Here

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CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: UNITED STATES OF AMERICA
PO BOX 728
SANTA FE NM 87504-0728

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065

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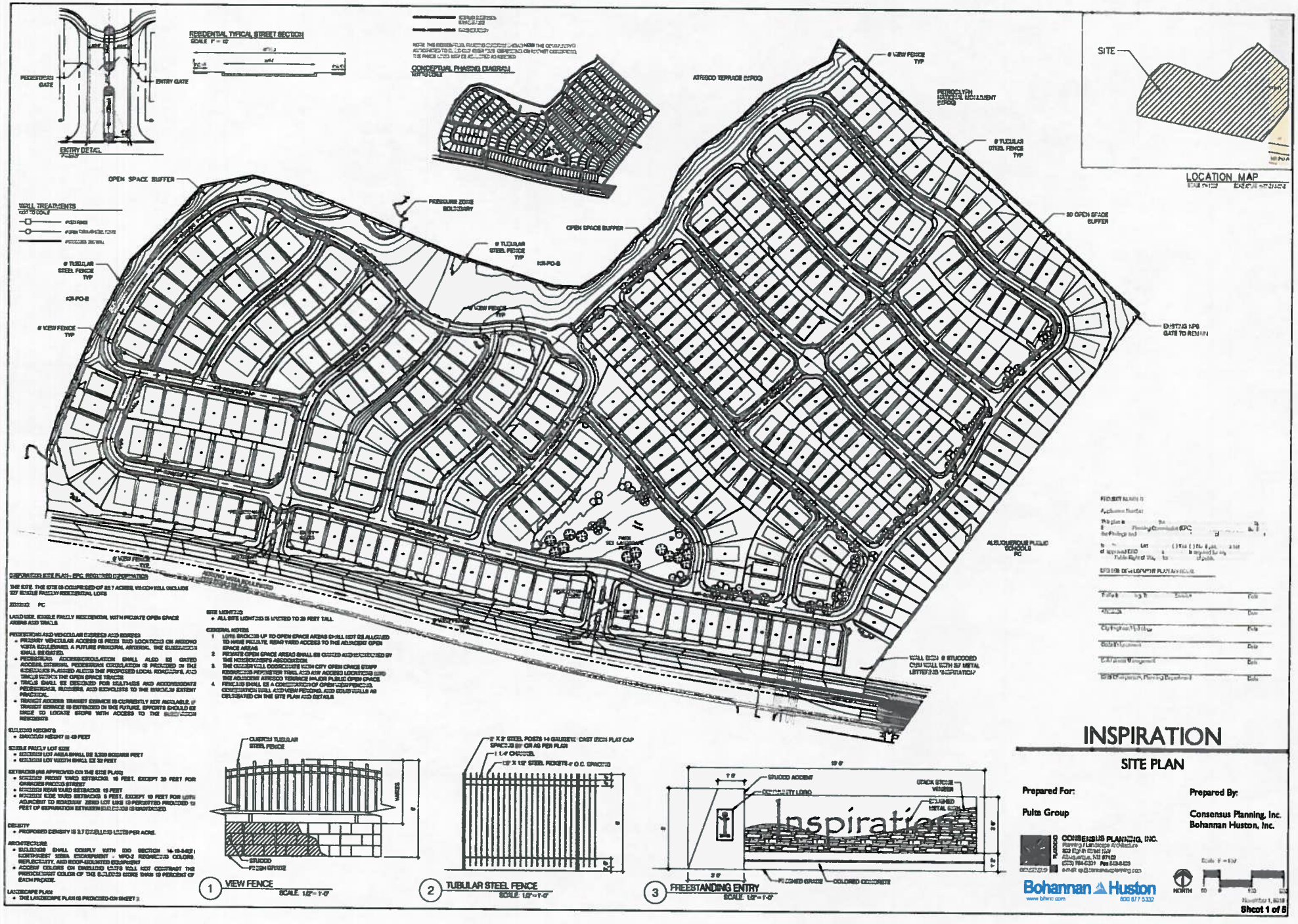
From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

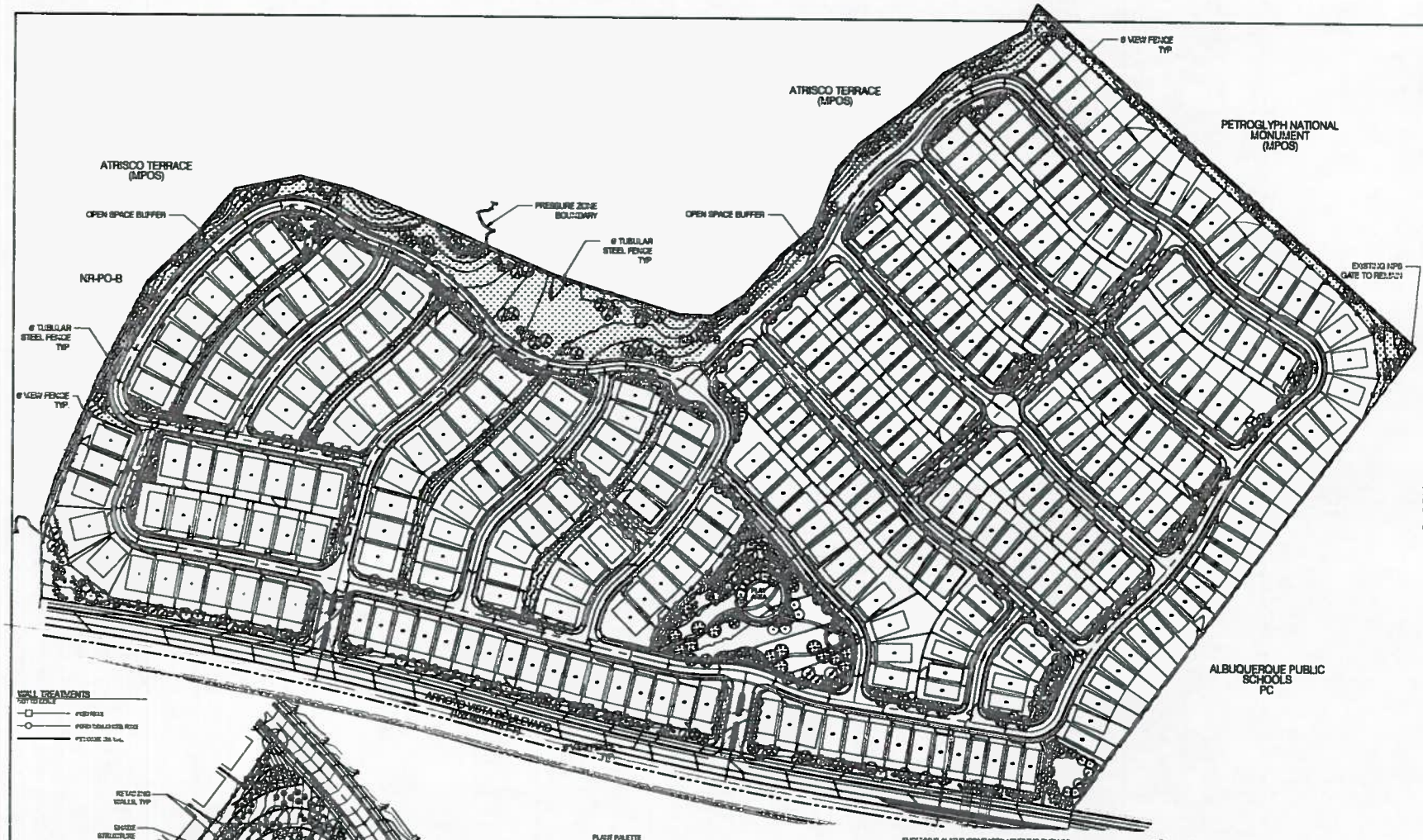
ALBUQUERQUE PUBLIC SCHOOLS
PO BOX 25704
ALBUQUERQUE NM 87125-0704

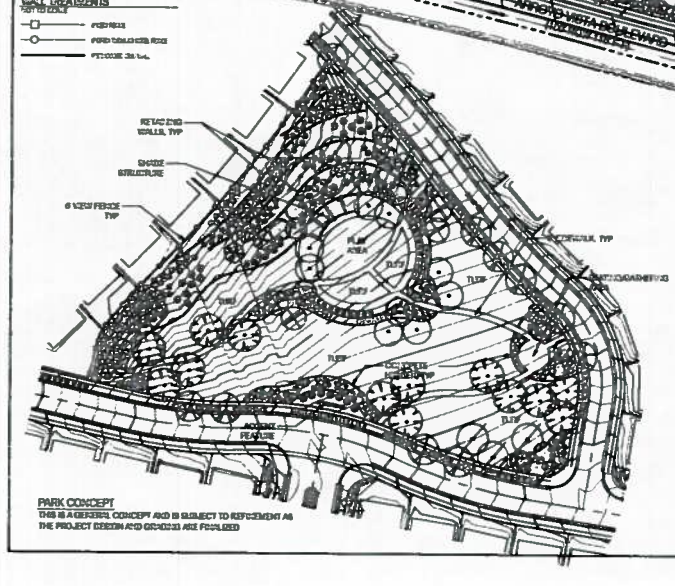
Postmark Here

NOV - 1 '18



RESIDENTIAL TYPICAL STREET SECTION
ENTRY DETAIL
PEDESTRIAN GATE
ENTRY GATE
CONCEPTUAL PHASING DIAGRAM
SITE
LOCATION MAP
OPEN SPACE BUFFER
WALL TREATMENTS
PRESSURE ZONE BOUNDARY
6' TUBULAR STEEL FENCE TYP
6' VIEW FENCE TYP
ATRISCO TERRACE (MPOS)
PETROGLYPH NATIONAL MONUMENT (MPOS)
30' OPEN SPACE BUFFER
EXISTING NPS GATE TO REMAIN
ALBUQUERQUE PUBLIC SCHOOLS PC
WALL SIGN & STUCCOED CMU WALL WITH 36" METAL LETTERING "INSPIRATION"
INSPIRATION SITE PLAN - EPC REQUIRED INFORMATION
THE SITE. THE SITE IS COMPRISED OF 82.7 ACRES, WHICH WILL INCLUDE 227 SINGLE FAMILY RESIDENTIAL LOTS
ZONING: PC
LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREAS AND TRAILS
PEDESTRIAN AND VEHICULAR EGRESS AND EGRESS
• PRIMARY VEHICULAR ACCESS IS FROM TWO LOCATIONS ON ARROYO VISTA BOULEVARD. A FUTURE PRINCIPAL ARTERIAL. THE SUBDIVISION SHALL BE GATED.
• PEDESTRIAN ACCESS/CIRCULATION SHALL ALSO BE GATED ACCESS. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE OPEN SPACE TRACTS.
• TRAILS SHALL BE DESIGNED FOR MULTIUSE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS TO THE MAXIMUM EXTENT PRACTICAL.
• TRANSIT ACCESS: TRANSIT SERVICE IS CURRENTLY NOT AVAILABLE. IF TRANSIT SERVICE IS EXTENDED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBDIVISION RESIDENTS.
BUILDING HEIGHTS
• MAXIMUM HEIGHT IS 40 FEET
SINGLE FAMILY LOT SIZE
• MINIMUM LOT AREA SHALL BE 3,200 SQUARE FEET
• MINIMUM LOT WIDTH SHALL BE 32 FEET
SETBACKS (AS APPROVED ON THE SITE PLAN)
• MINIMUM FRONT YARD SETBACKS: 10 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET
• MINIMUM REAR YARD SETBACKS: 10 FEET
• MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.
DENSITY
• PROPOSED DENSITY IS 2.7 DWELLING UNITS PER ACRE.
ARCHITECTURE
• BUILDINGS SHALL COMPLY WITH IDO SECTION 14-16-3-8(E) NORTHWEST MESA ESCARPMENT - WPO-2 REGARDING COLORS, REFLECTIVITY, AND ROOF-MOUNTED EQUIPMENT
• ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FACADE.
LANDSCAPE PLAN
• THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.
SITE LIGHTING
• ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.
GENERAL NOTES
1. LOTS BACKING UP TO OPEN SPACE AREAS SHALL NOT BE ALLOWED TO HAVE PRIVATE, REAR YARD ACCESS TO THE ADJACENT OPEN SPACE AREAS.
2. PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING REPOSITIONING TRAIL AND ANY ACCESS LOCATIONS INTO THE ADJACENT ATRISCO TERRACE MAJOR PUBLIC OPEN SPACE.
4. FENCING SHALL BE A COMBINATION OF OPEN VIEW FENCING, CONSTRUCTION WALL AND VIEW FENCING, AND SOLID WALLS AS DELINEATED ON THE SITE PLAN AND DETAILS.
CUSTOM TUBULAR STEEL FENCE
STUCCO
FINISH GRADE
1 VIEW FENCE
SCALE: 1/2" = 1'-0"
2' X 2' STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP SPACING 20' OR AS PER PLAN
1 1/4" CHANNEL
1/2" X 1/2" STEEL POCKETS 4' O.C. SPACING
2 TUBULAR STEEL FENCE
SCALE: 1/2" = 1'-0"
STUCCO ACCENT
COMMUNITY LOGO
STACK STONE VENEER
SCUSHED METAL SIGN
Inspiration
FINISHED GRADE
COLORED CONCRETE
3 FREESTANDING ENTRY
SCALE: 1/2" = 1'-0"
INSPIRATION
SITE PLAN
Prepared For:
Pulte Group
Prepared By:
Consensus Planning, Inc.
Bohannan Huston, Inc.
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
Bohannan Huston
www.bhinc.com
800 877 5332
NORTH
Sheet 1 of 5





PARK CONCEPT
THIS IS A GENERAL CONCEPT AND IS SUBJECT TO REFINEMENT AS THE PROJECT DESIGN AND GRADING ARE FINALIZED

PLANT PALETTE
TREES (WATER USE)

- ACER TATARICUM 'GARAN' / HOT WINGS MAPLE BOX ELDER (M+)
- CELTIS OCCIDENTALIS / WESTERN HACKBERRY (L)
- CHILOPSIS LINEARIS SUBSP. / DESERT WILLOW (L)
- FORESTIERA NEOMEXICANA / NEW MEXICO OLIVE (M)
- FRAXINUS PENNSYLVANICA / GREEN ASH (M)
- GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST (M)
- JUNIPERUS SCOP. 'WICHITA BLUE' / WICHITA BLUE JUNIPER (M+)
- KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (M)
- PISTACHE CHINENSIS RED PUSH / CHINESE PISTACHE (M)
- PINUS NIGRA / AUSTRIAN PINE (M)
- QUERCUS PUCIFOTEIS / ESCARPMENT LIVE OAK (M)
- ROBINIA AMBIGUA 'PURPLE ROSE' / PURPLE ROSE LOCUST (M)
- ULMUS PROPINQUA / EMERALD SUNSHINE ELM (M)
- VITEX AGNUS-CASTUS / CHASTE TREE (M)

SHRUBS

- ACHILLEA 'MOCHIS' / MOCHIS LIVE WATCH (L)
- ARTEMISIA PILIFOLIA / SAND SAGE (L)
- BUDDLEIA DAVIDII 'NANHO BLUE' / DWARF BUTTERFLY BUSH (M)
- CAESALPINIA MEXICANA / RED BIRD OF PARADISE (M)
- CARYOPTERIS CLAND 'BLUE NIGHT' / BLUE NIGHT BLUE MIST (M)
- CHRYSOTHAMNUS HAUSEOSUS 'BLUE' / BLUE CHASEBA (L+)
- DASMUTION WHEELERI / DESERT BOTOL (M)
- EUCHYMUS ALATUS 'COMPACTA' / BUSHING BUSH (M)
- ERICAMERIA LARICIFOLIA 'ROLLERIE' / DWARF TURPENTINE BUSH (L+)
- FALLUGIA PARADOXA / APACHE PLUME (L)
- HESPERALOE PARVIFLORA / RED YUCCA (M)
- KRASCHENINNIKOVIA LANATA / WINTERFAT (M)
- LAGERSTROEMIA INDICA 'CHICKASTE' / CHICKASTE CRAPE MYRTLE (M)
- LAVANDULA AGUSTIFOLIA / ENGLISH LAVENDER (M)
- NOLINA MICROCARPA / BEAR GRASS (M)
- PINUS MUGO MUGHUS / MUGO PINE (M)
- PURSHIA SYN OCCIDENTALIS / CLIFFROSE (L)
- RHUS TRILOBATA / THREE-LEAF SUMAC (M)
- SALVIA DORRII / DESERT PURPLE SAGE (L)
- SPOROBOLUS WRIGHTII / WINDSPEAKER/GIANT SACATON (L)
- NANDINA DOMESTICA/GULF STREAM / HEAVENLY BAMBOO (M)
- YUCCA RECURVIFOLIA / SOFTLEAF YUCCA (M)

GRASSES

- CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER REED GRASS (M)
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS (M)
- STIPA TENUISSIMA / MEXICAN FEATHER GRASS (M)

GROUNDCOVERS

- JUNIPERUS HORIZONTALIS / BAR HARBOR CREEPING JUNIPER (M)
- RHUS TRILOBATA / AUTUMN AUGER THREE LEAF SUMAC (M)
- SANTOLINA VIRENS / GREEN SANTOLINA (M)

- MOSS ROCK BOULDERS 2' X 2' MIN
- RE-VEGETATION SEEDING CONSISTENT WITH THE EXISTING CONDITIONS
- ROCK MULCH
- TUFF

LANDSCAPE CONCEPT

GENERAL
THE DESIGN AND PROVISION OF LANDSCAPING FOR INSPIRATION WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, POLLEN ORDINANCE, AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATION, ENVIRONMENTALLY-SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

STREET TREE ORDINANCE REQUIREMENTS
ARROYO VISTA IS AN INDUSTRIAL ARTERIAL, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN INSPIRATION ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

STREET TREE NOTES:
1. A MINIMUM OF ONE STREET TREE PER RESIDENTIAL LOT SHALL BE PLANTED TWO FEET (2') FROM BACK OF CURB.
2. A MINIMUM OF THREE (3) SPECIES WILL BE USED WITHIN THE NEIGHBORHOOD, AND SELECTED FROM THE TREE PALETTE SHOWN ABOVE.
3. ALL STREET TREES WILL BE A MINIMUM 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT AT TIME OF PLANTING.

LANDSCAPE PLANTING NOTES:
1. MINIMUM PLANT SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
   1.1 TREES: 2 INCH CALIPER MEASURED 6 INCHES ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
   1.2 SHRUBS AND LOW EVERGREENS: 1 GALLON
   1.3 GROUNDCOVER AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION
2. ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPING PLANT LIST.

PRIVATE YARD LANDSCAPE NOTES:
FRONT YARD LANDSCAPES SHALL INCLUDE (4) TWO-INCH CALIPER SHADE TREES, (1) 15-GALLON EVERGREEN TREE, (1) 5-GALLON SHRUB, (5) 5-GALLON ACCENT PLANTS, (2) 5-GALLON SHRUB/GRASSES, AND (5) 1-GALLON GROUNDCOVERS.
2. THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR Y[illegible] OF [illegible] FAMILY RESIDENTIAL DEVELOPMENT.

MAINTENANCE
MAINTENANCE OF THE STREET TREES, PLANTINGS WITHIN THE RAILROAD, AND FRONT Y[illegible] SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE LANDSCAPE WHICH IS LOCATED IN THE PUBLIC ROW AND THE PRIVATE OPEN SPACE TRACTS, SHALL BE MAINTAINED BY THE HOMEOWNERS [illegible]

INSPIRATION

LANDSCAPE PLAN

Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

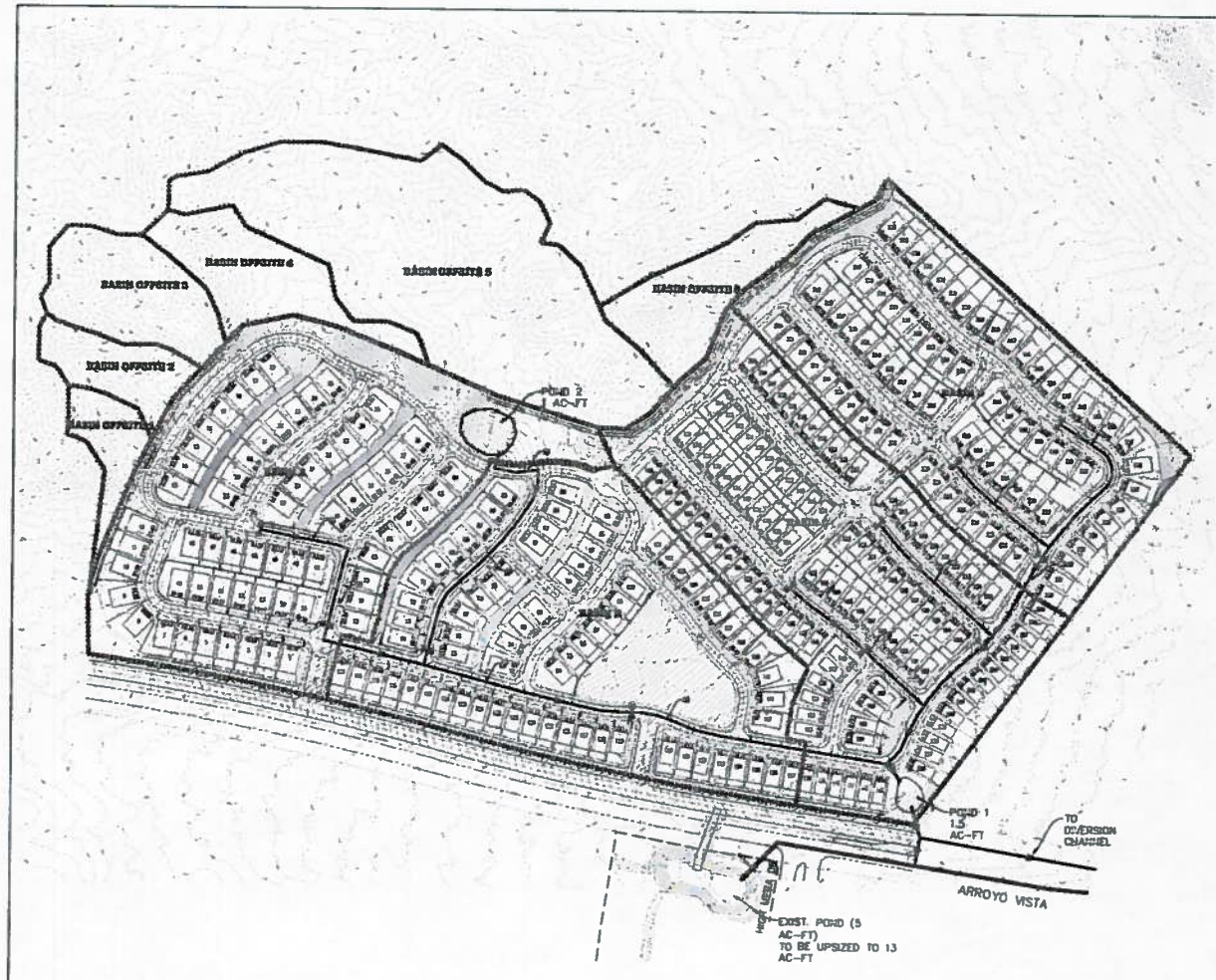
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
202 Eighth Street NW
Albuquerque, NM 87102
(505) 764-6201 Fax 843-9400
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

NORTH

Scale 1" = 100'

Sheet 2 of 5



NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY SLOPES PRIMARILY FROM NORTH WEST TO SOUTH EAST ACROSS THE SITE IN A GENTLE RANGING FROM [illegible] TO [illegible]. THE EXISTING POND AT THE INTERSECTION OF [illegible] ST AND ARROYO VISTA ALSO CONVEYS THE NATURAL FLOWS FROM THE SITE AND [illegible] NORTH WEST THE EXISTING [illegible] FROM [illegible] ARROYO VISTA. OFFSITE FLOWS FROM THE OFFSITE BASINS 1 THRU 6 EXISTS EAST TO THE WEST AND NORTH EAST TO THE SITE THROUGH NATURAL CHANNELS.

PROPOSED CONDITIONS

IN THE PROPOSED DEVELOPED CONDITION, FLOW WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE WHICH THEY WILL DISCHARGE TO POND 1 LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. THE FLOW WILL BE DISCHARGED TO THE EXISTING STORM DRAIN SYSTEM WITHIN ARROYO VISTA. ACCORDING TO THE WEST I-10 DRAINAGE MANAGEMENT PLAN UPDATE (2001), THE EASTERN PORTION OF THE SITE WILL DRAIN TO THE DIVERSION CHANNEL VIA POND 2 ON THE APS PROPERTY. THE WESTERN PORTION WILL DISCHARGE TO POND 1B. THERE WILL BE NO DISCHARGE FROM THE APS PROPERTY TO ACCESS THE DIVERSION CHANNEL. THE EXISTING DIVERSION PIPE (POND 1 - 1.5 AC-FT AND POND 2 - 1.0 AC-FT) WILL REMAIN THE DIVERSION DISCHARGE FROM THE DEVELOPED AND OFFSITE POND 1B WILL BE IN THE ALLOWABLE DISCHARGE PER THE WEST I-10 DMP. THE EXISTING POND, LOCATED AT THE SOUTH WEST CORNER OF THE INTERSECTION OF [illegible] AND ARROYO VISTA BLVD, WILL BE UPSIZED FROM 5.0 AC-FT TO 13.0 AC-FT TO ALLOW FOR FULLY DEVELOPED CONDITIONS FROM THIS SITE TO BE DISCHARGED. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED IN THE PREVIOUSLY APPROVED REPORT.

GENERAL NOTES

1. EXISTING STORM DRAIN SYSTEMS ARE SHOWN AS [illegible].
2. DRAINAGE FACILITIES AND DESIGNS AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE APPROVED MASTERPLAN.
3. STORM DRAIN SYSTEMS ARE APPROXIMATE.

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED INLET
- EXISTING STORM DRAIN
- FLOW ARROW
- PROPOSED SPOT ELEVATION
- LOCK GATE
- EXISTING FLOODPLAIN LIMITS
- PROPOSED FLOODPLAIN LIMITS
- PROPOSED BASIN BOUNDARY
- HIGH POINT / [illegible] BLOCK
- LOW POINT / SWALE
- PROPOSED RETAINING WALL (2'-6")
- [illegible] BOUNDARY

BASIN	AREA	DISCHARGE (CFS)
1B	(ac)	(cfs)
A	21.37	19.1
B	20.49	18.3
C	20.61	18.3
D	18.49	16.6
OFFSITE 1	1.37	4.4
OFFSITE 2	1.00	2.0
OFFSITE 3	2.84	5.7
OFFSITE 4	1.58	4.0
OFFSITE 5	14.48	16.0
OFFSITE 6	5.10	8.7

INSPIRATION

CONCEPTUAL GRADING AND DRAINAGE PLAN

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SCALE: 1" = 150'

NORTH 75 0 150 300

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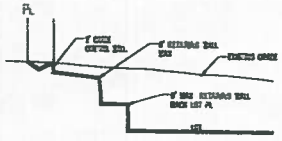

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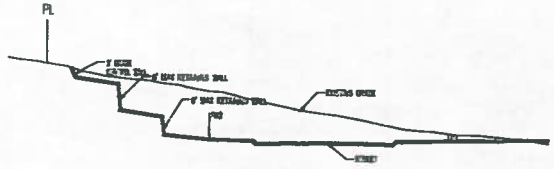
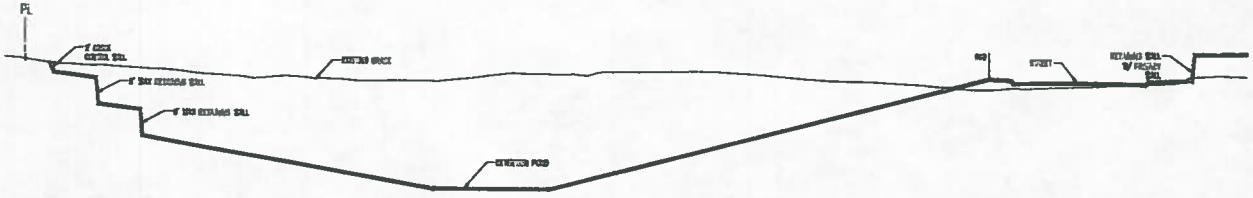


SECTION B-B

SECTION D-D



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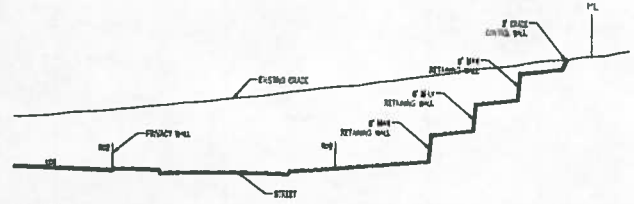

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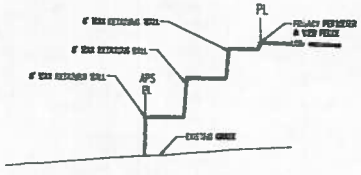
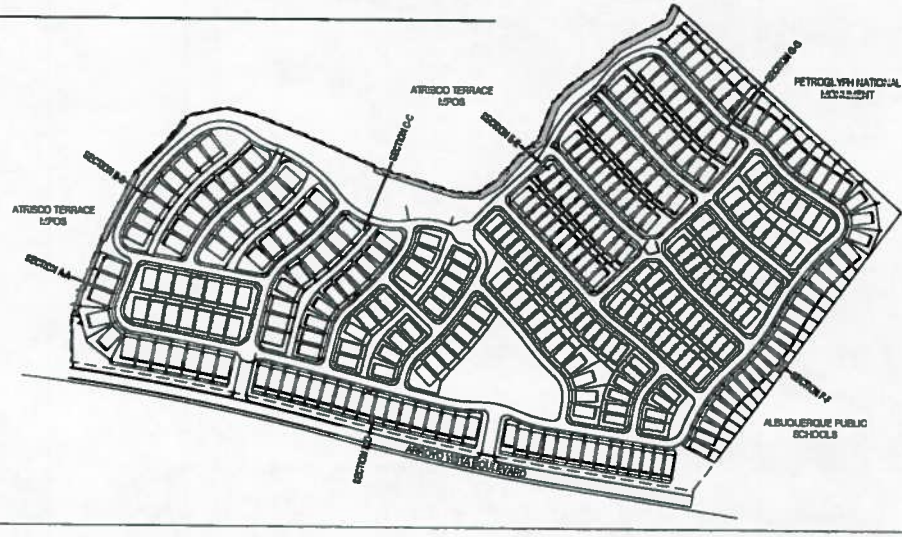


SECTION F-F

SECTION G-G



INSPIRATION

GRADING CROSS SECTIONS

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NORTH

Scale 1" = 200'

100 0 200 400

November 1, 2018

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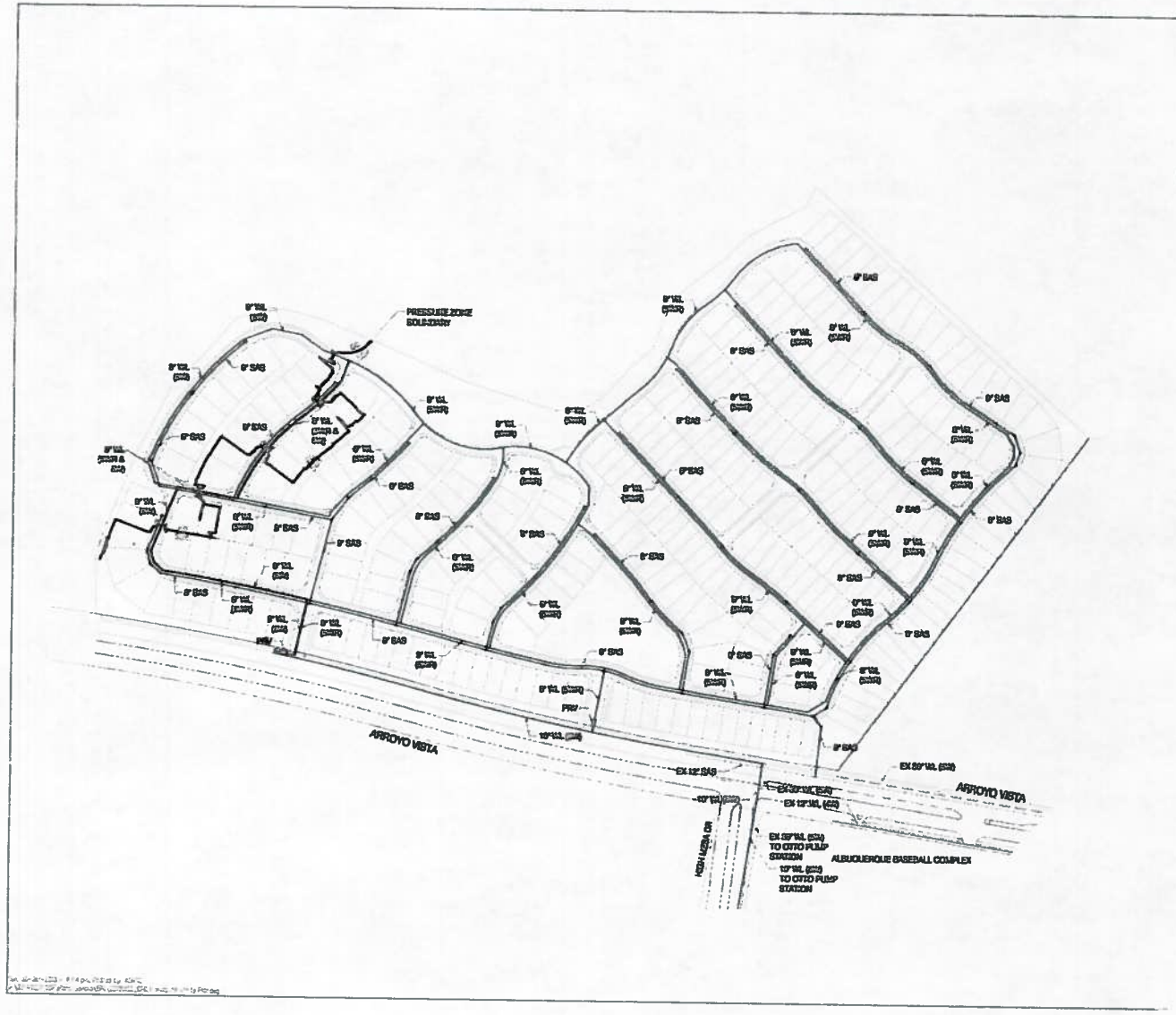

NOTES

LEGEND

INSPIRATION

UTILITY PLAN

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Scale: 1" = 100'

NORTH

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