



Environmental Planning Commission

Agenda Number: 3
Project #: 2018-001695
SI-2019-00381
Hearing Date: February 13, 2020

Staff Report

Agent	Modulus Architect Inc.
Applicant	Novus Properties LLC
Request	Major Amendment Site Plan– EPC
Legal Description	All or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1
Location	Located south of Paradise Blvd. NW, north of Paseo del Norte NW, west of Eagle Ranch Rd. NW, and east of Davenport St. NW
Size	Approximately 31 acres
Existing Zoning	NR-C

Staff Recommendation

Project #2018-001695
SI-2019-00381 – Major
Amendment Site Plan– EPC

APPROVAL of
Project # 2018-001695
SI-2019-00381
based on the Findings
and subject to the
Conditions of Approval
within this report

Staff Planner
Linda Rumpf

Summary of Analysis

This request is for a major amendment to an approved site plan for subdivision to remove design standards and land use restrictions for a portion of the approved site plan to be more suitable for development.

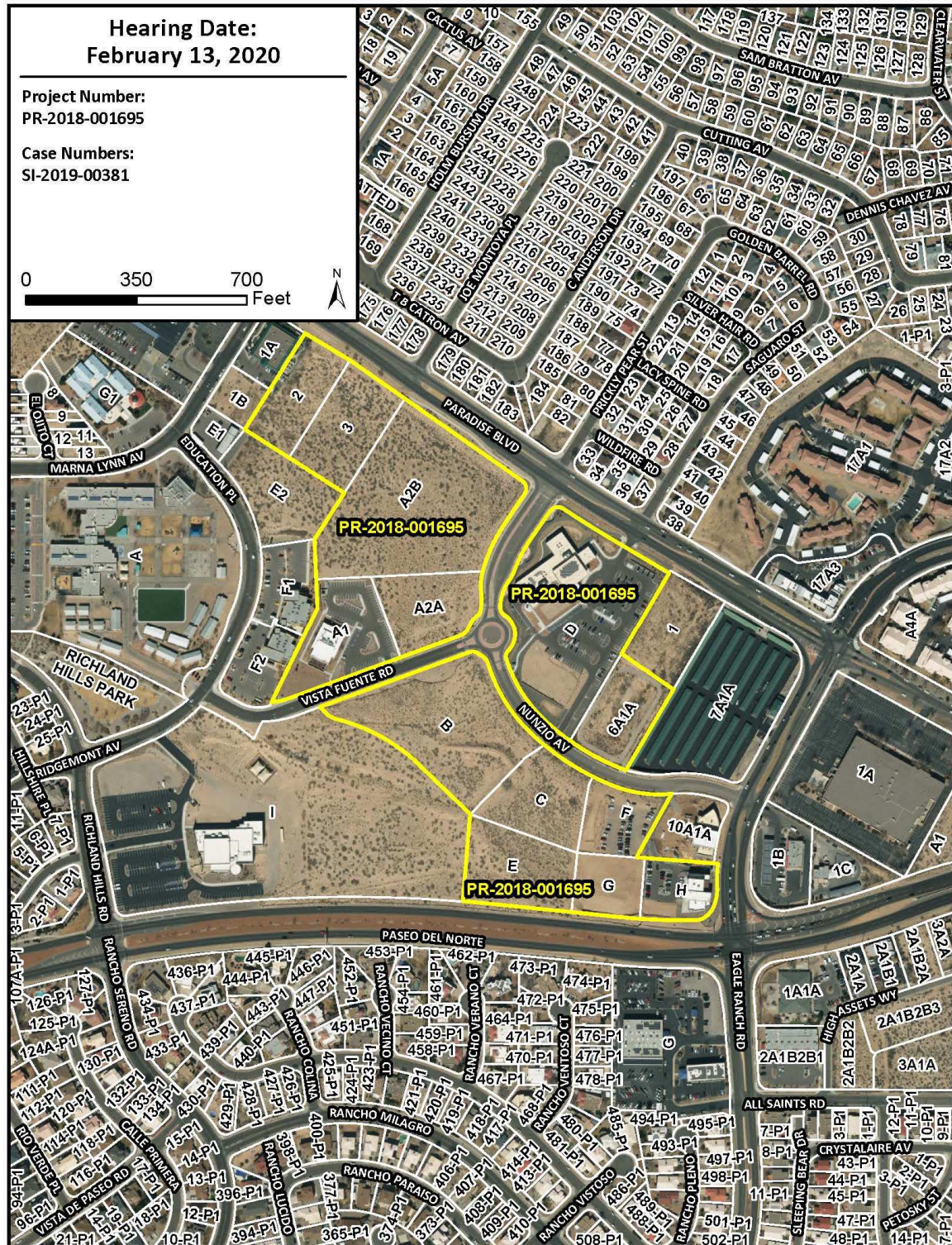
The subject site is located south of Paradise Blvd. NW, north of Paseo del Norte NW, west of Eagle Ranch Rd. NW, and east of Davenport St. NW, containing approximately 31 acres. The subject site is in an Area of Change as designated by the Comprehensive Plan and is zoned NR-C (Non-Residential Commercial).

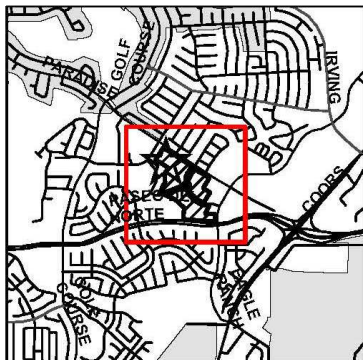
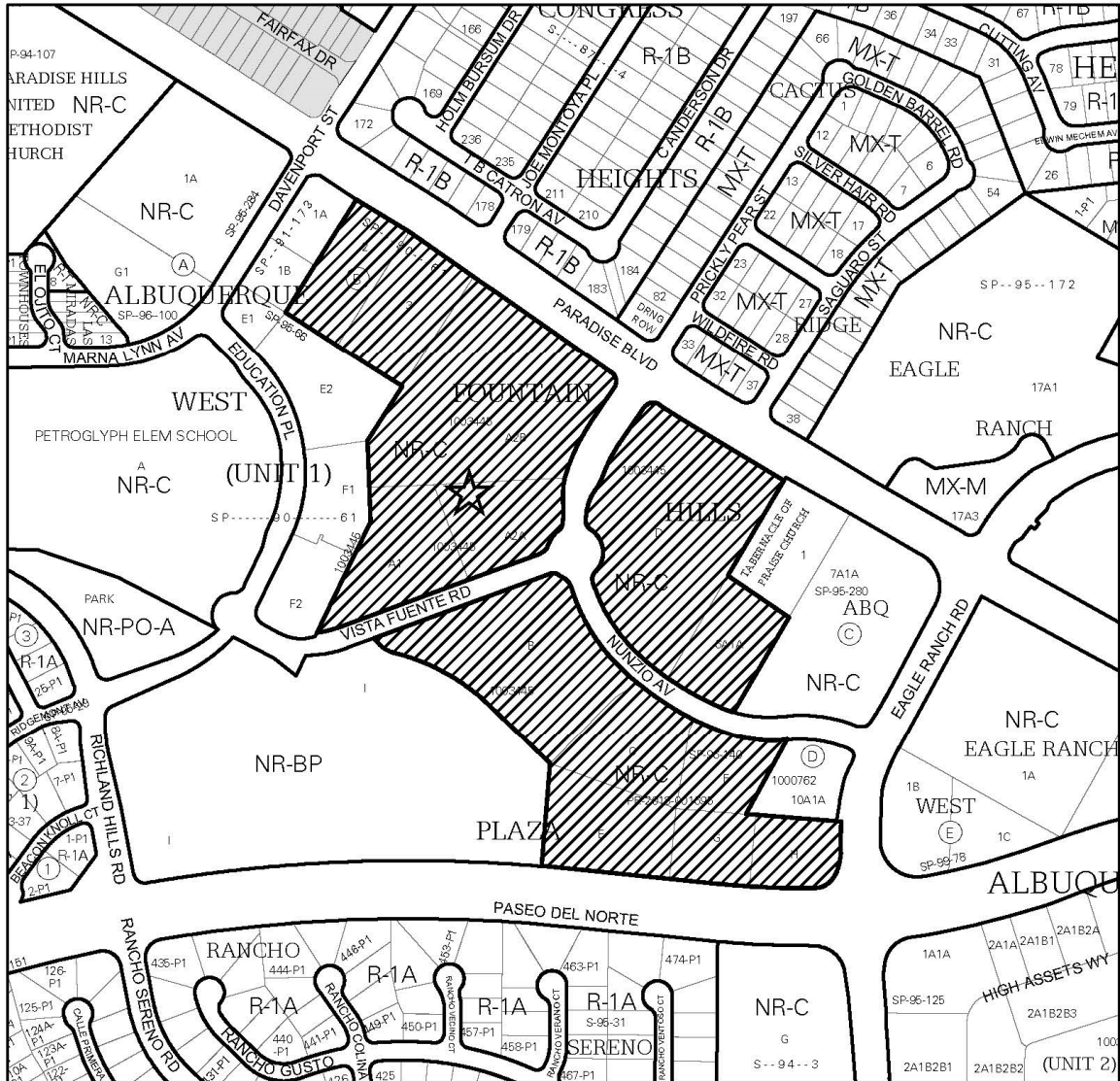
Neighborhood Associations were notified along with property owners within 100 feet of the site as required. There is no known opposition. **Staff recommends approval.**

Note: This EPC case was deferred from the January 9 agenda due to a discrepancy in the site plan acreage in the applicant's project letter in comparison with the legal ad. This issue has been addressed in the updated project letter and staff report.

Map







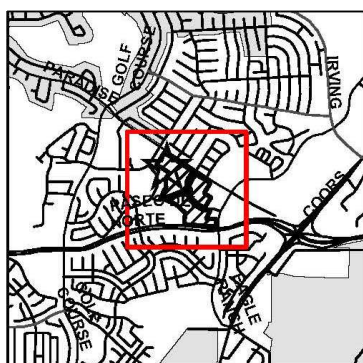
Note: Gray shading indicates County.



1 inch = 375 feet

Hearing Date:
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SI-2019-00381

Zone Map Page:
C-12



LAND USE MAP

Note: Gray shading
indicates County.

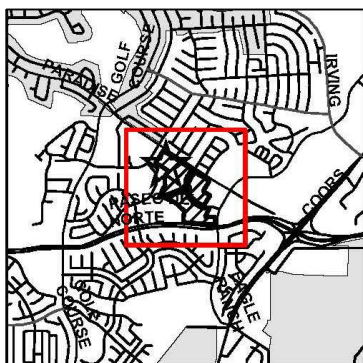
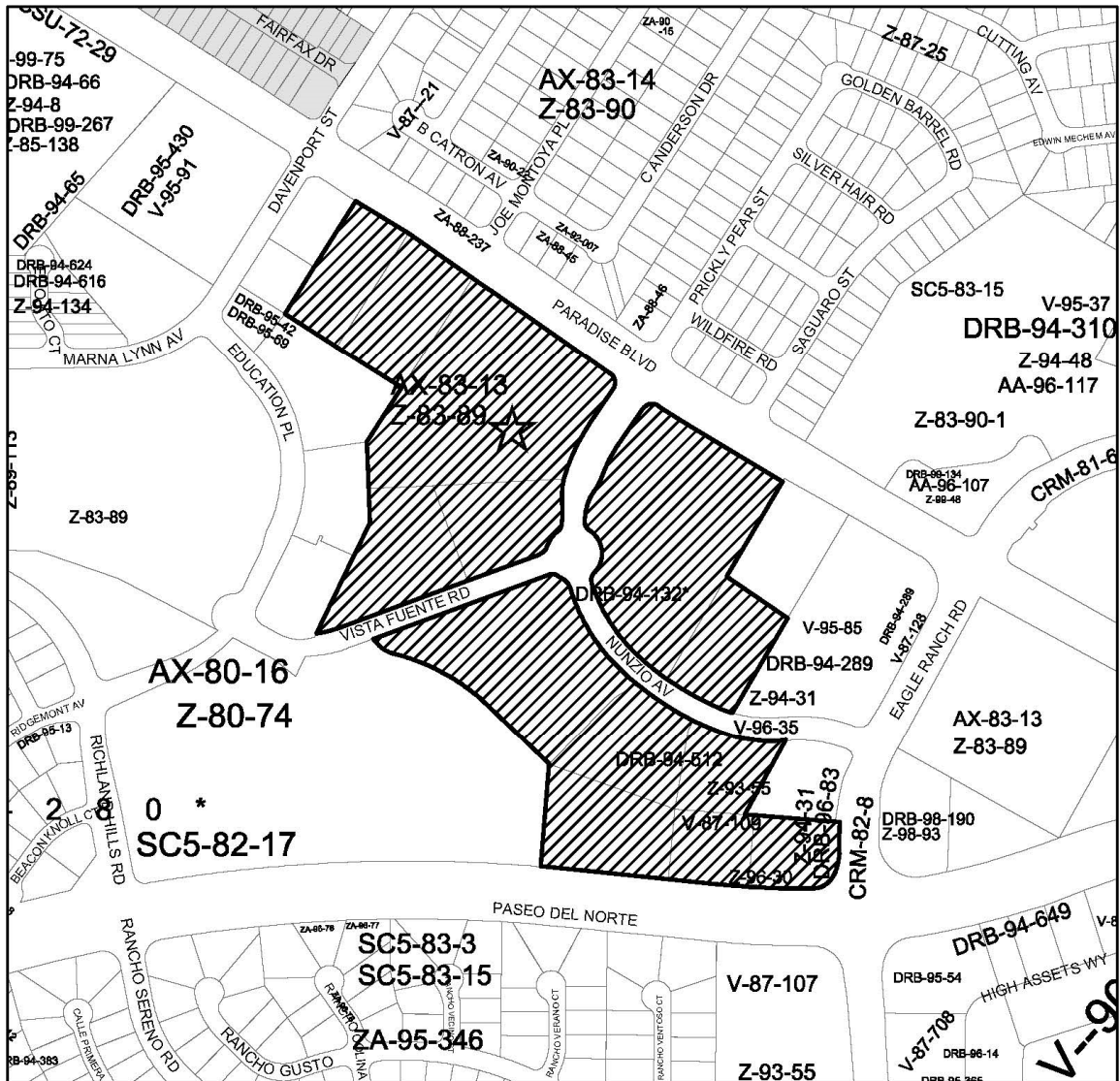
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



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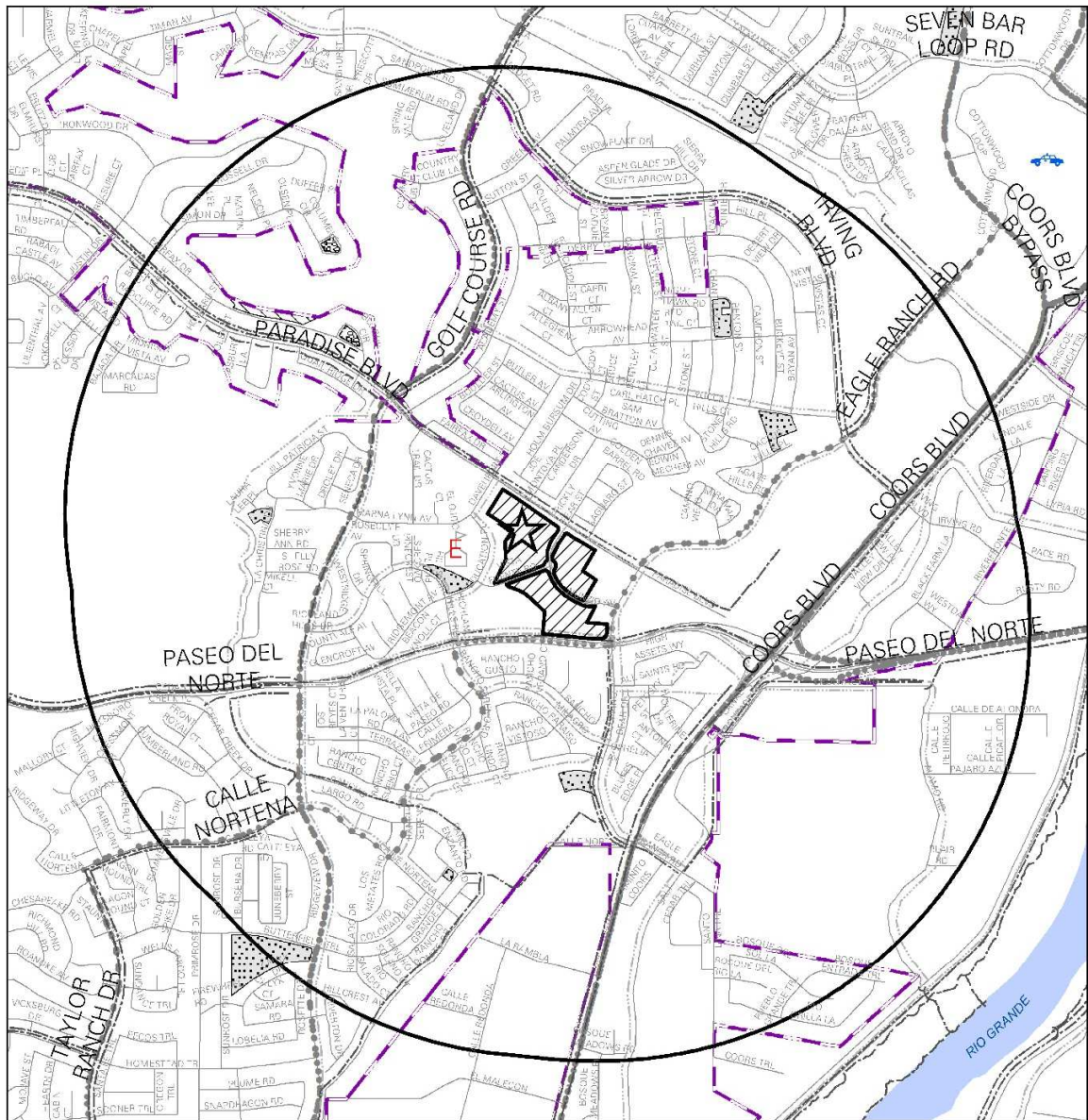
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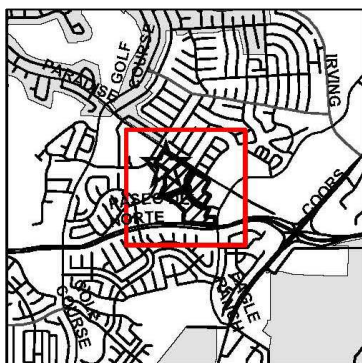


Public Facilities Map with One-Mile Buffer



Project Number: PR-2018-001695

0 0.5 1 Miles



Note: Gray shading indicates County.



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I. INTRODUCTION

Surrounding zoning, plan destinations and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-C	Change	Commercial
<i>North</i>	R-1B, MX-T, NR-C, MX-M	Change and Consistency	Low-Density Residential, Mixed-use – Transition, Commercial, Commercial Retail
<i>South</i>	NR-BP, R-1A	Change and Consistency	Religious Institution, Low-Density Residential
<i>East</i>	NR-C	Consistency	Commercial
<i>West</i>	NR-C	Change and Consistency	Commercial

Request

This EPC case was deferred from the January 9, 2020 agenda because there was a discrepancy in the site plan acreage in the applicant's project letter in comparison with the legal ad. Since that time, more clarification has been provide from the applicant. The correct acreage for this site is approximately 31 acres, as indicated below and has been reflected in the Legal Ad for the February 13, 2020 EPC Hearing.

This is a request for approval of a Major Amendment to prior approved EPC Site Plan for Subdivision for 31 acres. The parcels (the "subject site") was zoned SU-1 PDA to include C-3 Uses (Permissive and Conditional) and is now zoned NR-C (Non-Residential Commercial).

The legal description is as follows: all or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1, zoned NR-C, located south of Paradise Blvd. NW, north of Paseo del Norte NW, west of Eagle Ranch Rd. NW, and east of Davenport St. NW, containing approximately 31 acres.

The purpose of this Major Amendment to the Site Plan is to **amend the current approved Site Plan for Subdivision** now referred to as "Site Plan": Project Number: 1003445, Application Number: 07DRB-70053. The Site Plan Subdivision approved by DRB in 2007 was intended for large scale development driving the need for larger lots. The current market demands have changed and the desire for small neighborhood scale pedestrian friendly commercial development more accurately reflects the future development of Fountain Hills. This request of the amended site plan will establish smaller lots and further a preponderance of Goals and Policies in the Albuquerque Bernalillo Comprehensive Plan as well the Integrated Development Ordinance.

The request also includes **removing the existing design guidelines and standards so development will follow the Integrated Development Ordinance** as adopted and amended. The IDO was adopted by the City Council through Ordinance 2017-49 (O-17-49) in November 2017 and became effective on May 17, 2018. The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans. The applicant asserts that approval of this request will be more suitable for development and ensure the best development outcomes and protections for the neighborhoods.

The request also proposes to **remove the use restrictions from the adopted site plan**. This means the site would be governed by the NR-C (Non-residential Commercial) zone uses and use standards. The application letter itemizes numerous site plan prohibited uses that are allowed in the NR-C zone. The prior zoning designation was "SU-1 PDA to include C-3 Uses," but the site plan contained an extensive list of more intense uses that were prohibited.

Removing the use restrictions from this site plan would be a substantial change to the uses that could be developed at this location and warrants additional justification from the applicant to demonstrate that the change is consistent with Comp Plan policies and goals and will not harm the surrounding neighborhood or community.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to Integrated Development Ordinance (IDO) Section 6-4(Y), Amendments of Prior Approvals, which address applications for amendments to site development plans approved prior to the effective date of this IDO.

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final decision. This is a quasi-judicial matter.

Context

The subject site lies in the west side of the City and is southwest of the intersection of Eagle Ranch Rd. NW and Paradise Blvd. NW. The site is located along Nunzio Ave. NW and bordered by Paseo de Norte Blvd. NW to the south, Eagle Ranch Rd. NW to the east, and Paradise Blvd. on the north.

The site, known as the Fountain Hills Plaza Subdivision, is located in an Area of Change as designated by the Comprehensive Plan. The area surrounding the subject site includes areas change and consistency, with land uses that include commercial, commercial retail, low-density residential, mixed-use – transition, and religious institution.

Tracts A-2-B and B are located on the west side of Nunzio Ave. NW, and both are currently undeveloped. The proposed subdivision for Tract A-2-B would result in tracts ranging in size from just over 1 acre to approximately 1.5 acres, and the proposed subdivision for Tract B would result in 4 equally-sized tracts, each just under 1 acre. Previous subdivisions occurred for Tracts A (9-23-14) and A-2 (3-15-18).

History

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1003445/05EPC-00022, a Site Development Plan for Subdivision for a 37-acre site located at the southwest corner of Paradise Boulevard and Eagle Ranch Road. The subject site was zoned SU-1 Planned Development Area to include C-3 Uses. This zone designation allowed both permissive and conditional uses in the C-3 zone.

The Site Development Plan for Subdivision established design standards and guidelines for the entire site. After approval of the subject request, all subsequent site plans for building permit must develop consistent with the design "standards". Conversely, guidelines are only encouraged and not required. Standards and guidelines are provided for streetscape, pedestrian circulation, setbacks, parking, lighting, signage, architecture, walls, screening, retaining walls and landscaping.

Development since the 2005 site plan included the following:

- Homeowners Association Management Company (HOAMCO)
- NOAH's Event Venue
- PMG Urgent Care on Paradise Blvd.
- TriCore Reference Laboratories
- Extra Space Storage
- Smiles for Kids Dentistry Westside

The existing site plan for subdivision with design standards and guidelines was signed off by the DRB in 2007.

There have been several changes to the site since the 2007 sign-off of the Site Plan for Subdivision was approved and Lot 2, Lot 3 and Lot 6A1A are no longer apart of the Fountain Hills subdivision. The current area for the Fountain Hills subdivision is approximately 24.57 acres.

During 2005, the original developer had multiple facilitated meetings with the Neighborhoods, and the issues of contention had to do with height and the proposed high-density residential development on lot A-1-A. The applicant at that time was proposing a height of 70 ft. but a maximum height of 52' was agreed upon.

Previously Prohibited Uses

The standards listed several uses that were prohibited within the development. The prohibited uses generally represent uses permissive and conditional in the previous C-3 zone. Those uses were identified as follows:

1. Adult Entertainment
2. Adult Retail
3. Railroad Right-of-way and Incidental Facilities
4. Automotive Engine Manufacturing

5. Tire recapping or retreading
6. Contractors Yard
7. Equipment rental
8. Bulk fuel or storage
9. Auto dismantling
10. Outdoor building material storage unless incidental to retail sales
11. Commercial Uses - Printing, publishing, lithography, blueprinting, upholstering, laundry
12. Kennel

Please see the applicant's justification letter for further explanation on previously prohibited uses.

Staff Research

After reviewing the **Supplemental Staff Report dated August 18, 2005**, below is a summary of staff's research:

- The August 18, 2005 staff report, page 19, references Proposed Uses: ... The plan also lists several uses that are prohibited within this development (e.g. bottling, adult amusement, upholstering, etc.) These prohibited uses generally represent uses permissive and conditional in the C-3 zone. These uses are also generally consistent with the uses that are expressly excluded by **Exhibit A (Council bill NO. F/S O-186, Enactment No. 33-1985)** which expressly excluded certain uses. Also references sheet A2 "bulk fuel storage or sales:"
- Included in the file is a letter from the staff planner to Devin Cannady, dated April 7, 2005 where Exhibit A was approved as part of the zoning when the subject site was annex in 1985.
- Prohibited uses are present on sheet A2 of the 2005 site plan.
- The Paradise Community of the Westside Strategic Plan is mentioned in the staff report and correspondence.
- Public comments: most comments were about traffic, the nearby elementary school and building height (6 stories was not supported by all). It appears that Exhibit A was not included in the Supplemental Staff Report.

Added to the staff report Appendix are the following:

- **Exhibit A** (3 pages) which excludes uses in the C-3 zone: Tire recapping or retreading, contractors yard, equipment rental, etc.
- **June 30, 2005 letter from Jim Strozier with Consensus Planning** to meeting participants. Page 2 discusses Land Use Restrictions. Says they were **voluntarily restricted** to ensure a development that is consistent with the community's character. It provides a list of the prohibited uses.

The following information addresses the prohibited uses from the 2007 site plan, current IDO allowable uses (NR-C Zoning) and related IDO development standards that may apply in the NR-C Zone District.

As mentioned in the IDO, page 40, 2-5(A) NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT (NR-C), NR-C Summary, the following may apply in the NR-C Zone District:

NR-C Zone Districts - Other Applicable IDO Sections	(May apply to all uses, from NR-C Summary, p 40)
Use-Specific Standards	14-16-4-3
Landscaping, Buffering, and Screening	14-16-5-6
Neighborhood Edges	14-16-5-9
Edge Buffer	Table 5-6-3

Table 5-6-3 indicates the Edge Buffer requirements.

Table 5-6-3: Edge Buffer – Development Type Summary				
Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Multi-family, mixed-use, or non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.
Mixed-use or non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	

The following table relates previously prohibited uses from the 2007 site plan and current IDO uses and related development standards.

Side by Side Analysis of Uses

Prohibited Uses (from 2007 Site Plan)	Current IDO Allowable Uses (NR-C Zoning)	Related IDO Development Standards That May Apply
Adult Amusement Establishment or Adult Store	Adult entertainment – not allowed	n/a
	Adult retail – not allowed	n/a
Bottling	Light Manufacturing - Permissive	4-3(E)(2) - screened, edge buffer
MFG, assembling, treating, repairing or rebuilding of products	Light Manufacturing - Permissive	4-3(E)(2) - screened, edge buffer
Printing, publishing, lithography, or blueprinting	Commercial Services - Permissive	No use specific standards
Sheet metal working	Special Manufacturing – Not Allowed	n/a
Upholstering	Commercial Services - Permissive	No use specific standards
Contractor's yard	Construction contractor facility and yard - Conditional	4-3(D)(24), Section 14-16-5-6 (Landscaping, Buffering, and Screening)
Equipment rental, sales and display and repair	Heavy vehicle and equipment sales, rental, fueling, and repair - Permissive	4-3(D)(16) -may require a taller wall, fence, or vegetative screen to provide an adequate buffer for an abutting Residential
Antenna (without height limitation)	Wireless Telecommunications Facility – Accessory or Permissive	USS: 4-3(E)(10)
Operative contractor's equipment and heavy farm equipment sales	Heavy vehicle and equipment sales, rental, fueling, and repair – Permissive	USS: 4-3(D)(16)
Railroad right-of-way and incidental facilities	Railroad yard – Not Allowed in NR-C	n/a

Prohibited Uses (from 2007 Site Plan)	Current IDO Allowable Uses (NR-C Zoning)	Related IDO Development Standards That May Apply
Outdoor building material storage or sales unless incidental to retail sales and adequately screened	Outdoor storage – Conditional	USS: 4-3(E)(15)
Automotive Engine Mfg.	Heavy Manufacturing – Not Allowed in N-RC	n/a
Cold Storage Plant	Heavy Manufacturing – Not Allowed in NR-C	n/a
Welding	Commercial Services - Permissive	No specific use standards
Ice Plant	Heavy Manufacturing/ Special Manufacturing – Not Allowed in NR-C	n/a
Tire recapping or re-treading	Light vehicle repair – Permissive	USS: 4-3(D)(18)
Warehousing	Permissive	4-3(E)(16) - Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
Build Fuel Storage & Sales	Above-ground storage of fuels or feed – Not Allowed in NR-C	n/a
Kennel	Permissive	USS 4-3(D)(4)(c)-walls or fences, building not within 25 ft of residential /mixed use residential, outdoor elements not within 50 feet of residential/mixed use residential
Auto Dismantling	Salvage Yard – Not Allowed in NR-C	n/a
On-Site Dry-Cleaning Plant	Not Allowed in NR-C	n/a

For specific uses restricted by Council Bill # F/S O-786, Enactment No. 33-1095, annexation agreement, see Exhibit A from previous staff report.

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.

Paradise Blvd and Eagle Ranch Rd are functionally classified as minor arterials in the LRRS. Paseo del Norte is functionally classified as a principal arterial and a regional principal arterial in the LRRS.

In addition, Paseo del Norte is an NMDOT limited access facility and is an Intelligent Transportation System (ITS) Priority Corridor.

Traffic Impact Study

A Traffic Study for Fountain Hill Development was approved in 2007. It has since expired and no longer valid. Per the applicant's Traffic Engineer as well as the City Transportation Division, an updated TIS is not warranted at this time. Moving forward, individual uses proposed for each parcel will be required to submit a TIS form to determine if the individual development meets the threshold for an updated Traffic Impact Study. A copy of this statement by Traffic Engineer, Terry Brown, P.E., has been included in the applicant's submittal.

Comprehensive Plan Corridor Designation

The site is bounded by the Paseo del Norte Commuter Corridor and the Paradise Boulevard and Eagle Ranch Multi-Modal Corridors. The ABC Comprehensive Plan shows Paseo del Norte as a Future Premium Transit corridor, but the Albuquerque Geographic Information System (AGIS) does not map it as such until there are identified station locations and funding for a BRT along Paseo del Norte. The site is not part of a Character Protection or Historic Overlay Zone.

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 indicates proposed bike lanes and paved trails in the project area.

Transit

The site is on the Paseo del Norte Premium Transit Corridor but that will not be significant until development of the Volcano Mesa Town Center is further along. The only route that goes through this area is the #94 Unser Commuter, north-south on Eagle Ranch, with only two trips in the morning and two in the evening. It connects the Northwest Transit Center to the ATC. The nearest stop pair is just north of Paradise on Eagle Ranch. There may be a future bus stop installation on the Eagle Ranch frontage as a result of this project.

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.

II. ANALYSIS OF APPLICABLE PLANS AND ORDINANCES

A. Albuquerque and Bernalillo County Comprehensive Plan

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable Goals and policies are listed below. Staff analysis follows in ***bold italic*** text.

Chapter 4: Community Identity

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

The request is consistent with Goal 4.1 because the proposed site plan amendment would enhance the existing area by providing smaller commercial development which would contribute to protecting and preserving the community's distinct identity. The request is consistent with Goal 4.1.

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.

Future development that would be allowed with this request to amend the Site Plan and would be subject to IDO requirements. These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

Chapter 5: Land Use

Note: The following section refers to Paseo del Norte as a Premium Transit corridor. The Comprehensive Plan shows Paseo del Norte as a Premium Transit corridor, but AGIS does not map it as such until there are identified station locations and funding for a BRT along Paseo del Norte. The applicant has cited the Comp Plan designation and referenced corresponding Comp Plan policy statements, but this transit corridor has not yet been mapped and that development standards associated with Premium Transit are not applicable until certain requirements are met:

Premium Transit (PT) Area

Lots within 660 feet of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Applicable Land Use Goals and policies are listed as follows:

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

This request is consistent with Goal 5.1 because the subject site is located near the Paseo del Norte/Coors Activity Center, is adjacent to a Commuter Corridor (Paseo del Norte) and Multi Modal Corridors (Paradise and Eagle Ranch) that create a network of corridors, allowing for a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

This request furthers Policy 5.1.1 because this property is located in an Area of Change, is near the Coors/Paseo Activity Center and would be an infill project located along a Commuter Corridor. It would encourage employment density and development on Albuquerque's west side and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the subject site is located along a designated Commuter Corridor and in an Area of Change that is intended to develop. The request would establish and maintain appropriate density and scale of development and complement existing development by providing for a wide array of medium-scale retail, office, commercial, and institutional uses.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

This request furthers Goal 5.2 because the requested site plan amendment would enhance the existing area where residents can live, work, learn, shop and play.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

This request furthers Policy 5.2.1 because the proposed Site Plan amendment would allow for a mixture of non-residential uses and encourage development that brings goods and services within walking and biking distance of neighborhoods. The location near a transit corridor offers transportation choices to services and employment.

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.

This request furthers Goal 5.3 by enhancing the existing area by providing for smaller-scale commercial development that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

This request furthers Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This request furthers Goal 5.6 because it will encourage and direct growth that reinforces the character and intensity of the surrounding area.

Policy 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

This request furthers Policy 5.6.2 because the subject site is located in an Area of Change and a Commuter Corridor and will absorb growth and more intense development with high-quality future development.

Chapter 6: Transportation

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

This request furthers Goal 6.1 by developing around the existing transportation system to support the planned character of existing and future land uses.

Policy 6.1.3 – Auto Demand: Reduce the need for automobile traveling by increasing mixed-use development, infill development within Centers and travel demand management (TDM) programs.

This request furthers Policy 6.1.3 by reducing the need for automobile traveling by increasing mixed use development, infill development near the Paseo/Coors Activity Center on Albuquerque's west side, reducing the need for cross river trips.

Chapter 8: Economic Development

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

This request furthers Goal 8.1 by creating places where business and talent may thrive.

Policy 8.1.1 Diverse Places: Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

This request furthers Policy 8.1.1 by fostering a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to the Albuquerque west side for an opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

This request furthers Policy 8.1.2 because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the west side. This type of economic development is best suited for infill locations supported by commercial corridors.

Policy 8.1.3: Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

This request furthers Policy 8.1.3 by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

As demonstrated in the above policy narrative, the proposed site plan amendment would further a preponderance of applicable Goals and policies found in the ABC Comprehensive Plan and would clearly facilitate its desired goals which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

B. Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance, which replaced the City’s Zoning Code, and is therefore subject to its regulations

Process

6-4(Y) AMENDMENTS OF PRIOR APPROVALS describes the process. Because this is a site plan replacement, 6-6(H)(3) Review and Decision Criteria (Site Plan-EPC) applies as well.

6-6(H) SITE PLAN-EPC

6-6(H)(3) Review and Decision Criteria

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria. Staff analysis follows in ***bold italic*** text.

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

The proposed site plan is with the Comprehensive Plan, as demonstrated by the policy analysis in *Section II. Analysis of Applicable Plans and Ordinances*.

- 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.

Staff is not aware of any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

- 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.

By removing the design standards in place for this subdivision, the site will consistent with the City's goals and policies for future development as per the IDO, DPM and all other adopted City regulations. All future development subsequent to the amended Site Plan shall follow all standards of the IDO as adopted and amended as well any DPM standards.

- 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, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the proposed development. The proposed site plan would tie into existing infrastructure.

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

The permissive uses that are allowed in the IDO compared to the existing standards will not cause any significant adverse impacts on the surrounding area, rather allow for more variety to the community needs. There would not be any significant, adverse impacts because the IDO has

built-in standards and neighborhood protections that will apply to future development.

III. SITE PLAN

Request

This is a request for a Major Amendment of a Prior Approval (prior to the effective date of the IDO), for a Site Development Plan.

Dimensional Standards

All development in any Non-residential zone district other than NR-PO or NR-SU shall comply with the dimensional standards in Table 5-1-3 of the IDO unless an exception or a different standard is stated in another Section of this IDO. Table 2-5-1 provides a summary of NR-C zone district dimensional standards

Access and Connectivity

Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and reviewed and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to the standards of the DPM. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval for technical standards.

Parking and Loading

Nunzio Ave. NW is currently striped for two-way traffic with a center left-turn lane, which will not accommodate on-street parking. Additional information regarding Parking and Loading is referenced in section 14-16-5-5 of the IDO.

Landscaping, Buffering, and Screening

A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required. Requirements for Landscaping, Buffering, and Screening are provided in section 14-16-5-6 of the IDO.

Walls and Fences

Standard wall heights are 3 feet high in front or side street yards with 8 feet walls in other locations on the lot. See IDO section 14-16-5-7 for additional wall and fence standards.

Neighborhood Edges

Neighborhood edged are intended to preserve the residential neighborhood character of established low-density homes in any Residential zone district on lots adjacent to any Non-residential zone district. Portions of this site are adjacent to low-density residential land uses. See IDO section 14-16-5-9 for more information on standards.

Building Design

Building design enhances the visual appearance of the development of the city, promotes street and neighborhood character and strengthens the pedestrian environment. For standards on ground floor height, façade design and outdoor seating and gathering areas, see IDO section 14-16-5-11(E).

IV. AGENCY and NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were adverse to the request. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Westside Coalition of Neighborhood Associations (NA), Piedras Maracas NA, Rancho Sereno, Taylor Ranch NA, and Paradise Hills Civic Association were notified along with property owners within 100 feet of the site as required. There was no opposition to the request, rather general inquires on what was happening on the site. There was no request for a neighborhood meeting from neighborhood representatives or members of the public.

There has been no opposition to this correspondence. All correspondence is included in submittal packet.

V. CONCLUSION

This request is for a Major Amendment to a Prior Approval for the Fountain Hills Plaza Subdivision located south of Paradise Blvd. NW, north of Paseo del Norte NW, west of Eagle Ranch Rd. NW, and east of Davenport St. NW , containing approximately 31 acres. The applicant also requests removing design standards and land use restrictions for a portion of the approved site plan.

The applicant wishes to modify the site plan to meet current market demands which have changed and are driving smaller lots to promote for small neighborhood scale pedestrian friendly development. This request of the amended site plan will establish smaller lots, develop parameters, easements, vehicular and pedestrian access locations.

The subject site is in an Area of Change as designated by the Comprehensive Plan and is zoned NR-C (Non-Residential Commercial).

There is no known opposition. ***Staff recommends approval.***

FINDINGS, SI-2019-00381, February 13, 2020 – Site Plan

1. This is a request for approval of a **Major Amendment** to prior approved EPC Site Plan for all or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1, zoned NR-C, located south of Paradise Blvd. NW, north of Paseo del Norte NW, west of Eagle Ranch Rd. NW, and east of Davenport St. NW, containing approximately 31 acres.
2. The purpose of this Major Amendment to the Site Plan is to amend the current approved Site Plan for Subdivision and remove design standards and land use restrictions for a portion of the approved site plan to be more suitable for development.
3. The subject site is in an Area of Change as designated by the Comprehensive Plan and is zoned NR-C (Non-Residential Commercial).
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the records for all purposes.
5. Previous approvals:
 - A. The Site Plan for Subdivision (Project Number: 1003445/07DRB-70053) was approved by DRB June 27, 2007.
 - B. The Site Plan for Subdivision (Project 1003445/05EPC-00022) was approved by the Environmental Planning Commission on August 18, 2005.
6. The request is consistent with the following Comprehensive Plan Goals and policy in Chapter 4: Community Identity:
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request is consistent with Goal 4.1 because the proposed site plan amendment would enhance the existing area by providing smaller commercial development which would contribute to protecting and preserving the community's distinct identity. The request is consistent with Goal 4.1.
 - B. 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.

Future development that would be allowed with this request to amend the Site Plan and would be subject to IDO requirements. These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

7. The request is consistent with the following Comprehensive Plan Goals and policy in Chapter 5: Land Use:

Note: The following section refers to Paseo del Norte as a Premium Transit corridor. The Comprehensive Plan shows Paseo del Norte as a Premium Transit corridor, but AGIS does not map it as such until there are identified station locations and funding for a BRT along Paseo del Norte. The applicant has cited the Comp Plan designation and referenced corresponding Comp Plan policy statements, but this transit corridor has not yet been mapped and that development standards associated with Premium Transit are not applicable until certain requirements are met:

Premium Transit (PT) Area

Lots within 660 feet of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Applicable Land Use Goals and policies are listed as follows:

- A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

This request is consistent with Goal 5.1 because the subject site is located near the Paseo del Norte/Coors Activity Center, is adjacent to a Commuter Corridor (Paseo del Norte) and Multi Modal Corridors (Paradise and Eagle Ranch) that create a network of corridors, allowing for a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections.

- B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

This request furthers Policy 5.1.1 because this property is located in an Area of Change, is near the Coors/Paseo Activity Center and would be an infill project located along a Commuter Corridor. It would encourage employment density and development on Albuquerque's West side and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge.

- C. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request furthers Policy 5.1.2 because the subject site is located along a designated Commuter Corridor and in an Area of Change that is intended to develop. The request would establish and maintain appropriate density and scale of development and

complement existing development by providing for a wide array of medium-scale retail, office, commercial, and institutional uses.

- D. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

This request furthers Goal 5.2 because the requested site plan amendment would enhance the existing area where residents can live, work, learn, shop and play.

- E. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

This request furthers Policy 5.2.1 because the proposed Site Plan amendment would allow for a mixture of non-residential uses and encourage development that brings goods and services within walking and biking distance of neighborhoods. The location near a transit corridor offers transportation choices to services and employment.

- F. 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.

This request furthers Goal 5.3 by enhancing the existing area by providing for smaller-scale commercial development that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

- G. Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

This request furthers Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities.

- H. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This request furthers Goal 5.6 because it will encourage and direct growth that reinforces the character and intensity of the surrounding area.

- I. Policy 5.6.2: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

This request furthers Policy 5.6.2 because the subject site is located in an Area of Change and a Commuter Corridor and will absorb growth and more intense development with high-quality future development.

8. The request is consistent with the following Comprehensive Plan Goals and policy in Chapter 6: Transportation:

- A. Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

This request furthers Goal 6.1 by developing around the existing transportation system to support the planned character of existing and future land uses.

- B. Policy 6.1.3 – Auto Demand: Reduce the need for automobile traveling by increasing mixed-use development, infill development within Centers and travel demand management (TDM) programs.

This request furthers Policy 6.1.3 by reducing the need for automobile traveling by increasing mixed use development, infill development near the Paseo/Coors Activity Center on Albuquerque’s West side, reducing the need for cross river trips.

9. The request is consistent with the following Comprehensive Plan Goals and policy in Chapter 8: Economic Development:

- A. Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

This request furthers Goal 8.1 by creating places where business and talent may thrive.

- B. Policy 8.1.1 Diverse Places: Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

This request furthers Policy 8.1.1 by fostering a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to the Albuquerque west side for an opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change.

- C. Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

This request furthers Policy 8.1.2 because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the West side. This type of economic development is best suited for infill locations supported by commercial corridors.

- D. Policy 8.1.3: Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

This request furthers Policy 8.1.3 by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote

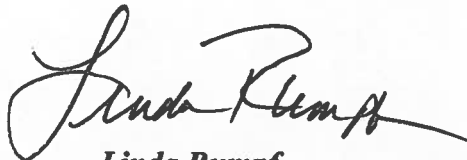
- local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.
10. Conditions of approval are needed to provide clarification and to ensure that all applicable requirements are met.
 11. The applicant notified the following affected neighborhood organizations as required: the Westside Coalition of Neighborhood Associations (NA), Piedras Maracas NA, Rancho Sereno, Taylor Ranch NA, and Paradise Hills Civic Association. Property owners within 100 feet of the subject site were notified as required.
 12. There was no request for a facilitated meeting from neighborhood representatives or members of the public.
 13. As of this writing, Staff has received no letters or emails opposing or supporting this request.

RECOMMENDATION - 2019-00381, February 13, 2020

APPROVAL of Project # 2018-001695 SI-2019-00381, a request for Major Amendment to a Prior Approval, Site Development Plan, for all or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, SI-2019-00381, February 13, 2020 – Site Plan

1. The applicant shall meet with the Staff planner to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
2. CONDITIONS FROM PNM
 - A. 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.
 - B. As development moves forward, the developer will need to contact PNM New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
 - C. 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.

A handwritten signature in black ink, appearing to read "Linda Rumpf". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Linda Rumpf
Staff Planner**

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on February 13, 2020.

AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

The site plan has inconsistent information about the size of the existing and proposed parcels (i.e. they are not the same size) and the total amount of land in the request. (From the table, it appears to cover 37 acres, excluding several parcels shown in grey, while the request is for 31 acres). This discrepancy needs to be addressed.

The applicant proposes to subdivide Tract A-2-B (5.4598 acres) and Tract B (3.8571 acres) into 4 tracts. The applicant states that the justification for subdivision is a change in the market away from larger lots and toward smaller lots. The proposed subdivision of tracts aligns with the purpose of the NR-C zone “to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area” (IDO 2-5(A)(1)).

The second request is to remove the existing design standards and guidelines required by the current site plan to defer to the standards from the Integrated Development Ordinance (IDO). The site plan includes existing design standards for off-street parking, including an “Alternative Traffic Circulation” plan, which has been completed and includes the roundabout at the intersection of Nunzio Ave. NW and Vista Fuente Rd. NW.

The design standards in the site plan also dictate architectural expression with the intention for buildings “to incorporate traditional Southwestern Characteristics with a Contemporary Southwestern Expression” (Site Plan for Subdivision A4). Of the approximately four developments on the site, it appears that only two have been designed with these standards. The majority of tracts remain undeveloped. The IDO does not include stylistic design requirements, so the requirement for architectural cohesion through style would be eliminated. The IDO does have a requirement that accessory buildings follow the design details of the primary building in Subsection 5-11(E)(2)a.4.

The existing site plan also includes standards for landscaping, public art, and pedestrian connections and trails. Many of these elements have been already built in the right-of-way, which lessens the need to have these design standards in the site plan. These site plan design standards and guidelines were originally passed under the Comprehensive Zoning Code, which had fewer design standards related to transitions between uses and zones. The intent of the IDO was to raise design standards for the entire city, but the EPC should carefully consider the role of site-specific design standards in the approved site plan design standards, such as stylistic controls dictating architectural cohesion, compared to the IDO’s NR-C standards.

It appears that the intent of the request is also to remove the use restrictions from the adopted site plan. This means the site would be governed by the NR-C (Non-residential Commercial)

zone uses and use standards. The application letter itemizes numerous site plan prohibited uses that are allowed in the NR-C zone. The prior zoning designation was “SU-1 PDA to include C-3 Uses,” but the site plan contained an extensive list of more intense uses that were prohibited. The Phase 1 zoning conversion looked at the name of the zones for the conversion, resulting in this property converting to NR-C. This property would have been eligible for the Phase 2 zoning conversion to MX-M, given the residential uses allowed and developed through the “PDA,” or Planned Development Area, part of the zoning description and the exclusion of many C-3 uses. IDO Subsection 1-10(A) makes clear that the uses approved by the site plan govern the site. Removing the use restrictions from this site plan would be a substantial change to the uses that could be developed at this location and warrants additional justification to demonstrate that the change is consistent with Comp Plan policies and goals and does not harm the surrounding neighborhood or community.

Suggested Requests for the Applicant:

1. Revise the summary table and site data to be consistent about the total land included in this request. Verify that the total area of the existing parcels equals the area of the proposed parcels.
2. Enhance narrative justifications regarding proposed removal of use restrictions from site plan to demonstrate that this change is consistent with Comp Plan policies and goals and does not harm the surrounding neighborhood or community.

Background

The subject site is located along Nunzio Ave. NW and bordered by Paseo de Norte Blvd. NW to the south, Eagle Ranch Rd. NW to the east, and Paradise Blvd. NW to the north, with various abutting parcels to the west. The site is known as the Fountain Hills Plaza Subdivision. The existing site plan for subdivision with design standards and guidelines was approved by the EPC in 2007.

The first request is for a major amendment to an approved site plan for subdivision. The applicant also requests removing design standards and land use restrictions for a portion of the approved site plan.

Tracts A-2-B and B are located on the west side of Nunzio Ave. NW, and both are currently undeveloped. The proposed subdivision for Tract A-2-B would result in tracts ranging in size from just over 1 acre to approximately 1.5 acres, and the proposed subdivision for Tract B would result in 4 equally-sized tracts, each just under 1 acre. Previous subdivisions occurred for Tracts A (9-23-14) and A-2 (3-15-18).

Transportation Development Services

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).

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) ENGINEERING Division

No comments

TRANSIT DEPARTMENT

No comments

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: This site is directly adjacent to Petroglyph Elementary School. Given the zoning, and stated intentions on the application (“medium scale retail, office, commercial, and industrial uses,”) any development on this site will need to comply with current zoning requirements which prohibit alcohol sales within 300 feet of a school.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No objections

***MID-REGION COUNCIL OF GOVERNMENTS (MRCOG) / MID-REGION
METROPOLITAN PLANNING ORGANIZATION (MRMPO)***

MRMPO has no adverse comments.

For informational purposes:

- Paradise Blvd and Eagle Ranch Rd are functionally classified as minor arterials currently and in the LRRS. Paseo del Norte is functionally classified as a principal arterial currently, and a regional principal arterial in the LRRS.
- The LRBS indicates proposed bike lanes (blue) and paved trails (green) in the project area (see image below).



- Paseo del Norte is an Intelligent Transportation System (ITS) Priority Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.
- Paseo del Norte is an NMDOT limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

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. As development moves forward, the developer will need to contact PNM New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No direct access to NM 423 all access from existing Eagle Ranch Rd and Ranch Hills Dr.

APPENDIX

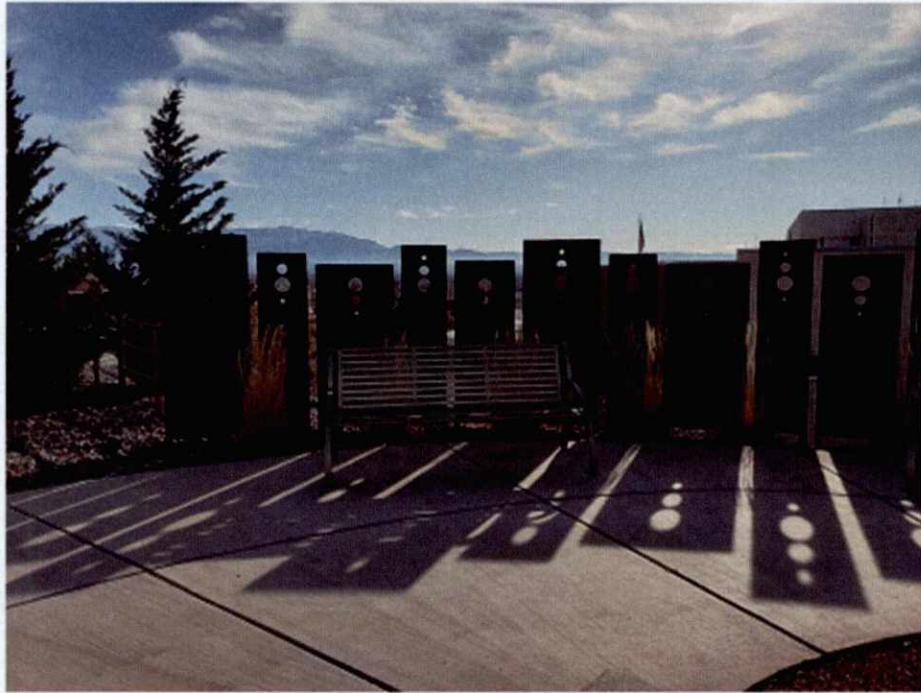
PHOTOS



Nunzio Ave. NW at Paradise Blvd. NW, looking northwest



Nunzio Ave. NW at Paradise Blvd. NW, looking southeast



Nunzio Ave. NW at Paradise Blvd. NW, landscape & bench



Nunzio Ave. NW at Paradise Blvd. NW, looking south



Nunzio Ave. NW at Eagle Ranch Rd., looking north



Nunzio Ave. NW west of Eagle Ranch, looking northwest



Nunzio Ave. NW at Eagle Ranch Rd., looking north, storage (existing)



Nunzio Ave. NW at Eagle Ranch Rd., looking south, dentist (existing)



Nunzio Ave. NW – (existing) –event venue, HOAMCO
(Homeowners Association Management Company)



Nunzio Ave. NW near traffic circle, PMG Urgent Care (existing)

ZONING

Please refer to the Integrated Development Ordinance (IDO) for specifics regarding the NR-C zone.

HISTORY

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

January 9, 2020

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2018-001695

SI-2019-00381 – Major Amendment Site Plan– EPC and removal
of use restrictions from site plan

LEGAL DESCRIPTION:

Modulus Architect Inc., agent for Novus Properties LLC, request the above action for all or a portion of Tracts A-1, A-2-A, A-2-B, B, C, D, E, F, G, H of Fountain Hills Plaza Subdivision and Lot 2, Block B and Lot 3, Block B of Albuquerque West Subdivision and Lot 6-A-1-A of Albuquerque West Unit 1, zoned NR-C, located on Nunzio Ave. NW, between Paradise Blvd. NW & Vista Fuente NW, containing approximately 31.0 acres. (C-12)

Staff Planner: Linda Rumpf

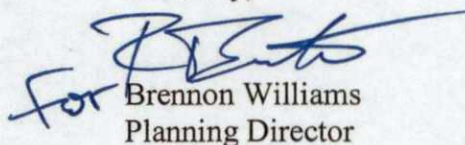
PO Box 1293

Albuquerque

On January 9, 2020 the Environmental Planning Commission (EPC) voted to DEFER Project 2018-NM 871001695/SI-2019-00381, Major Amendment Site Plan, for one month until February 13, 2020.

www.cabq.gov

Sincerely,


Brennon Williams
Planning Director

BW/LR

cc: COA Planning Department, , 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
Modulus Architects, Inc., 100 Sun Avenue NE, Suite 305, ABQ, NM 87109,
rokoye@modulusarchitects.com
Westside Coalition NA, Rene Horvath, aboard10@juno.com
Westside Coalition NA, Harry Hendriksen, h1hen@comcast.net
Piedras Marcadas NA, Lawrence Fendall, lfendall@netscape.net
Rancho Serano NA, Debra Cox, debracox62@comcast.net

OFFICIAL NOTICE OF DECISION

Project #2019-003120

January 9, 2020

Page 2 of 2

Rancho Serano NA, Sander Rue, Sanderrue@comcast.com

Taylor Ranch NA, Diana Shea, secretary@trna.org

Taylor Ranch NA, Rene Horvath, aboard10@juno.com

Paradise Hills Civic Association, Maria Warren, Samralphroxy@yahoo.com

Paradise Hills Civic Association, Tom Anderson, ta_a@msn.com



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

Date: July 22, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003445
05EPC-00022 EPC Site Development Plan-
Subdivision

Interstate Development Company, LLC
8601 Washing St. NE, Suite A
Albuq. NM 87113

LEGAL DESCRIPTION: for Lots 2 and 3 of Block B, Lots 10A1 and 10A2 of Block D, Lot C1, Lot B1, Lot F, Lot E2, Lot 6A1, Lot D1, Albuquerque West and Lot 1, Tabernacle Praise Church, zoned SU-1 PDA to include C-3 Uses, located on PARADISE BLVD. NW, between PARADISE BLVD. NW and PASEO DEL NORTE NW, containing approximately 38 acres. (C-12) Elvira Lopez, Staff Planner

On July 21, 2005 the Environmental Planning Commission voted to defer Project 1003445/05EPC-00022 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on August 18, 2005.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 5, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

OFFICIAL NOTICE OF DECISION
JULY 21, 2005
PROJECT #1003445
PAGE 2 OF 2

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

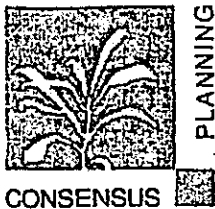
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD/CM/ac

cc: Devin Cannady, 201 Serenity Court SE, Albuquerque, NM 87123
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Gerri Warner, Piedras Marcadas NA, 8715 Tia Christina NW, Albuquerque, NM 87114
Susan Edison, Piedras Marcadas NA, 9127 Laura Lee Pl. NW, Albuquerque, NM 87114
Jeff Melvin, Rancho Sereno NA, 4115 Rancho Gande NW, Albuquerque, NM 87120
Sander A. Rue, Rancho Sereno NA, 7500 Rancho Solano Ct. NW, Albuquerque, NM 87120
Don MacCormack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120
Ceil vanBerkel, Taylor Ranch NA, 5716 Morgan Ln. NW, Albuquerque, NM 87120
Sally Lupton, Richland Hills HOA, 8600 Glenridge Pl. NW, Albuquerque, NM 87114
Robert Anderson, Richland Hills HOA, 8705 Westridge Pl. NW, Albuquerque, NM 87114
Julie Moore, Eagle Ranch NA, 9208 Clinton Anderson Dr. NW, Albuquerque, NM 87114
Fred Hampton, Eagle Ranch NA, 9620 Stone St. NW, Albuquerque, NM 87114
Alan Schwartz, 4409 Rancho Centro Ct. NW, Albuquerque, NM 87120
Sally Lupton, 8600 Glendridge Pl. NW, Albuquerque, NM 87114
Dr. Joe Vallez,



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

June 30, 2005

Re: Fountain Hills Plaza

Dear meeting participant,

I am writing to follow up with you on the concerns brought up at our facilitated meeting on June 23, 2005 for the Fountain Hills Plaza development. We have reviewed these concerns the project developers, and made specific amendments to the proposal, which we hope you will find acceptable.

Building Height:

The issue that was identified as most important at the public meeting was building height. The zoning on the site limits structures to a maximum of 3.5 stories, while the actual building height is limited by the requirement to maintain 60 degree and 45 degree solar angles. However, these requirements do not provide a real-world maximum building height expressed in linear feet. Our challenge is to propose a building height limitation on this site which responds to neighborhood concerns, while accomplishing a high-quality development on the site that is consistent with the underlying zoning entitlements.

We have amended the development proposal to limit the building height to a maximum of 52 feet on the condominium and hotel site (Lots 2 & 3 of Block B, and Tract C1A respectively), and to 32 feet on the balance of the site. The proposed 52 foot building height is based on the City's zoning code which defines a two-story structure as 26 feet in height (each story is approximately 13 feet), and the Dictionary of Architecture and Construction which defines a half-story as a story occupying about half the area of the floor or floors below (please see the diagrams on page 2 illustrating this concept). This is also consistent with the 60 degree and 45 degree solar angles prescribed by the Zoning Ordinance by providing a stepping-back of the upper story.

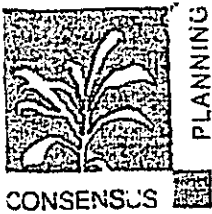
We understand that the 52 foot building height is a departure from the 45.5 foot height discussed at our meeting. Therefore, we are proposing to further limit the maximum building height on the balance of the site to 32 feet, where we had initially proposed a height limitation of 36 feet. Under this proposal, only two parcels on the site would utilize the 52 foot height limitation, with the balance of the buildings limited to 32 feet. We believe that this proposal presents a compromise between the development goals for Fountain Hills Plaza, and the neighborhood concerns regarding building height.

PRINCIPALS

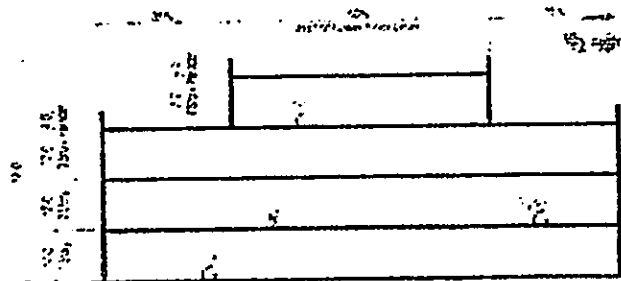
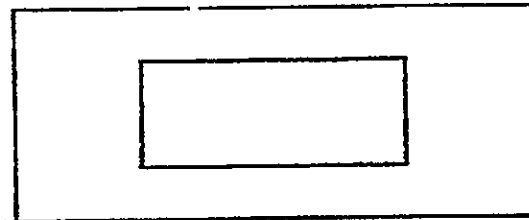
Karen R. Marcotte, AICP
James K. Swartzler, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



Proposed building
height restriction &
half-story concept



Land Use Restrictions:

The current zoning on the site is SU-1/C-3 and all future land uses on the site will be consistent with this zoning. We have done a thorough review of all the land uses that would be possible in Fountain Hills Plaza under the existing zoning, and identified several uses that will be voluntarily restricted to ensure a development that is consistent with the community's character. On-site dry cleaning plants were added to the list of restricted uses based on a request at the facilitated meeting. The following uses will be restricted:

- Adult Amusement Establishment or Adult Store
- Automotive Engine Mfg.
- Bottling
- Cold Storage Plant
- Ice Plant
- Mfg., assembling, treating, repairing, or rebuilding of products
- Sheet metal working
- Tire recapping or re-treading
- Upholstering
- Warehousing
- Welding
- Contractor's yard
- Equipment rental, sales, display and repair
- Feed or fuel storage
- Kennel
- Printing, publishing, lithography, or blueprinting
- Antenna (without height limitation)
- Operative contractor's equipment and heavy farm equipment sales
- Railroad right-of-way and incidental facilities
- Tire recapping or re-treading
- Outdoor building material storage
- On-site dry cleaning plant



CONSENSUS

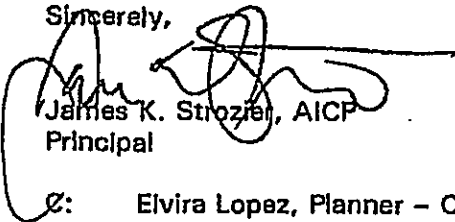
PLANNING

Traffic and Safety:

The traffic engineer is currently studying alternatives regarding traffic safety, with particular attention to the impacts to Education Place. The access from Education Place is intended to provide more connectivity in the area, functioning as secondary access when viewed in comparison with the access points along Eagle Ranch and Paradise. We are exploring methods of providing greater connectivity between the office parcels along Education Place and the balance of the site through additional internal drive aisles and/or pedestrian linkages. This will allow for greater shared parking in the area, with the intent of reducing the need to access the office parcels from Education Place.

Thank you for giving us the opportunity meet with you on this project. We look forward to working with you as we continue through the process. Please feel free to contact myself or Chris Melendrez in our office with any questions or comments.

Sincerely,


James K. Strozzer, AICP
Principal

cc: Elvira Lopez, Planner - City of Albuquerque
Devin Cannady, Cannady-Palacios Architecture
Terry O. Brown - Traffic Engineer

EXHIBIT "A"LAND OF R. J. S. HAEFFERCITY OF ALBUQUERQUEZONING AND SPECIAL USE OF PARAMETERS

<u>ALBUQUERQUE WEST SUBDIVISION</u>	<u>ZONING</u>	<u>DEVELOPMENT PARAMETERS F.A.R.</u>	<u>HEIGHT</u>
Lots 4 and 5, Block F; Lots 1 thru 4, Block E;	SU-1 (Special Use) For permissive and conditional uses in the C-3 zone listed.*	1.0	6.0 Stories
Lots 1 thru 4, Block A; Lots 1 thru 10, Block B; Lots 1 thru 9, Block C; Lots 1 thru 10; Block D; Lots 1 thru 3, Block F;		.8	3.5 Stories
Lots 11 and 12, Block D;		.5	Unspecified

*The following uses are expressly excluded whether first listed as permissive or conditional uses in the C-3 Zone: Tire recapping or retreading, contractors yard, equipment rental, bulk fuel storage or sales, auto dismantling, outdoor building material storage or sales unless incidental to retail sales and adequately screened.

1. The property listed above is in the Established Urban Area pursuant to the City/County Comprehensive Plan.
2. The lots referred above were created by approval and filing of Albuquerque West Subdivision, a Subdivision in Paradise Hills Development within the Town of Alameda Grant, Projected Section 13, T 11 N, R 2 E, NMPM, and Projected Section 18, T 11 N, R 3 E, NMPM, Bernalillo County, New Mexico, dated August, 1984 and recorded in the office of the County Clerk

of Bernalillo County on November 21, 1984 at Volume C-25, Folio 138 (herein referred to as "Albuquerque West Subdivision"):

- a. Albuquerque West Subdivision was reviewed and approved pursuant to the City's Subdivision Ordinance, Enactment No. 56-1983, R.O. 1974. It is understood that necessary infrastructure improvements (roads and storm drainage) have been approved by the County of Bernalillo and the City of Albuquerque and their completion has been bonded or otherwise financially guaranteed by the property owners. Such improvements are designed to City specifications and are accepted by the City. No further bonding or other financial guarantee of those improvements will be required.
 - b. A drainage plan has been approved covering all tracts.
 - c. The road system providing ingress and egress to all tracts is approved except that final determination of an El Pueblo bridge road should not prevent platting or replatting on tracts not impacted by such alignment.
3. Zoning and special use parameters are established in the above Table allowing site development plan review to be the next step in the Land Use Planning process.
- a. The following matters are delegated to the Development Review Board for approval.
 - (1) All platting or replatting.
 - (2) Site development plans for building permits provided that:
 - (a) The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;
 - (b) Structures do not exceed 2.5 stories in height, and;
 - (c) 15% of the paved parking areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance;
 - (d) The F.A.R. does not exceed .50.

- b. Approval of a Site Development Plan for Subdivision pursuant to Section 5B92(a) of the City Zoning Ordinance, and all Site Development Plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permits shall be delegated to the Development Review Board.
4. Because of the owners commitment to comply with the above referenced provisions, this property shall not be included in a Sector Development Plan Area and its inclusion in a Sector Development Plan shall not be required as a condition precedent to the development and/or sale of the property.

APPLICATION INFORMATION



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

APPLICATION INFORMATION

Applicant: Novus Properties LLC		Phone: (505) 897-4225
Address: 7916 Ranchitos Loop NW.		Email: michael@cginm.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Modulus Architects, Inc. c/o Angela Williamson, CEO		Phone: (505) 338-1499
Address: 100 Sun Ave NE, Suite 305 Albuquerque, NM 87109		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: <u>Agent</u>	List all owners: Novus Properties, LLC	

BRIEF DESCRIPTION OF REQUEST

Amend existing Site Development Plan for Subdivision. Remove and replace current approved design standards with the IDO. EPC/DRB-07DRB-70053, Case File NO. 1003445

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

Lot or Tract No.: A-2-A, B, C, E, F, G, H	Block: N/A	Unit: N/A
Subdivision/Addition: Fountain Hills Plaza Subdivision	MRGCD Map No.: N/A	UPC Code: 101206442838510607, 101206443931211908
Zone Atlas Page(s): C-12-Z	Existing Zoning: SU-1 to include C3 uses	Proposed Zoning: IDO Zoning: NR-C
# of Existing Lots: 2	# of Proposed Lots: 8	Total Area of Site (acres): +/- 31.0 acres total

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Nunzio Ave. NW Between: Paradise Blvd NW and: Vista Fuente Road NW

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

Project # 1003445	
Signature: <u>Angela M. Williamson, Agent</u>	Date: <u>11/27/19</u>
Printed Name: <u>Angela M. Williamson, Agent</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
51-2019-00381	A-SPS	\$480
-	-	-
-	-	-
Meeting/Hearing Date: <u>January 9 2020</u>	Fee Total: <u>\$480</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>11-27-19</u>	Project # <u>PR 2019 001695</u>

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

- ☒ N/A Interpreter Needed for Hearing? _____ 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
- ☒ N/A 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)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ N/A 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: <u>Angela M. Williamson</u>	Date: <u>11/27/19</u>
Printed Name: <u>Angela M. Williamson</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



City of Albuquerque
Environmental Planning Commission
600 2nd Street NW
Albuquerque, NM 87102

Re: Agent Authorization Notice – Fountain Hills Plaza (Nunzio & Paradise)

To Whom It May Concern,

Novus Properties, LLC c/o Michael Montoya, Managing Member, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at Nunzio & Paradise and legally described as:

Parcel 1:

TR A-2-B PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS PLAZASUBDIVISION CONT 5.4609 ACLT 8
PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OFTRACT X-1-A2, UNIVERSITY OF
ALBUQUERQUE URBAN CENTER)CONT 7.1958 AC

Parcel 2:

TR B PLAT OF FOUNTAIN HILLS PLAZA SUBD (A REPLAT OF TRACTSB-1-A, C-1-A, D-1-A ALBUQUERQUE
WEST UNIT ONE LOT 10-A-2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)

Parcel 3:

TR C PLAT OF FOUNTAIN HILLS PLAZA SUBD (A REPLAT OF TRACTSB-1-A, C-1-A, D-1-A ALBUQUERQUE
WEST UNIT ONE LOT 10-A-2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)

Parcel 4:

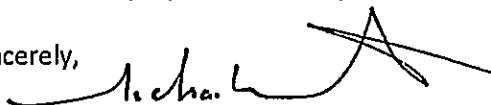
TR E PLAT OF FOUNTAIN HILLS PLAZA SUBD (A REPLAT OF TRACTSB-1-A, C-1-A, D-1-A ALBUQUERQUE
WEST UNIT ONE LOT 10-A-2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)

Parcel 5:

TR F PLAT OF FOUNTAIN HILLS PLAZA SUBD (A REPLAT OF TRACTSB-1-A, C-1-A, D-1-A ALBUQUERQUE
WEST UNIT ONE LOT 10-A-2BLK D ALBUQUERQUE WEST & TRACT B RICHLAND HILLS UNIT 1)

This authorization is valid until further written notice from Novus Properties, LLC or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,



Novus Properties, LLC
c/o Michael Montoya, Managing Partner
7916 Ranchitos Loop NW.
Albuquerque, NM 87107
michael@cginm.com

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 11/7/19 ZONE ATLAS PAGE(S): C-12-Z

CURRENT:

ZONING NR-C
PARCEL SIZE (AC/SQ. FT.) ± 13 acres

LEGAL DESCRIPTION:

LOT OR TRACT # A-2-B, B, C, E, F BLOCK #
SUBDIVISION NAME Fountain Hills Plaza

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: Lot line adjustment only

OF UNITS:

BUILDING SIZE: (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Rodriguez Ochoa DATE 11/7/19
(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes: As site develops a new TIS form will be required to determine if development needs a TIS

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]
TRAFFIC ENGINEER

11/3/19
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 1/1
-FINALIZED 1/1

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

Angela Williamson

From: Terry Brown <terryobrown@outlook.com>
Sent: Tuesday, January 28, 2020 11:05 AM
To: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)
Cc: Angela Williamson
Subject: Fountain Hills Development (Paseo del Norte / Eagle Ranch Rd.)

Jeanne,

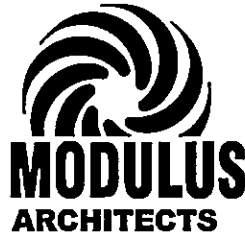
The Traffic Impact Study for the proposed Fountain Hills Development at the northwest corner of Paseo del Norte / Eagle Ranch Rd. was processed and approved in 2007. I am unaware if it has been updated since then. That being the case, the Traffic Impact Study has expired and is no longer valid. A revised subdivision plan has been prepared by Modulus Architects to carry through the City of Albuquerque's entitlement process for approval. It is my understanding that City Staff has agreed to let the subdivision plan proceed without an updated Traffic Impact Study at this time, but individual uses proposed for each parcel will be required to submit a Traffic Impact Study at the time of proposal if the individual development meets the threshold for a Traffic Impact Study. It is my opinion that the proposal by the City is a reasonable approach.

Please call me if you have questions or need additional information.

Best Regards,

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 – Office
(505) 270-6981 – Cell
e-mail: terryobrown@outlook.com



Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

January 30, 2020 – UPDATED

**RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR SUBDIVISION, REMOVE AND REPLACE
EXISTING DESIGN STANDARDS WITH THE INTEGRATED DEVELOPMENT ORDINANCE – EPC
6-4(Y) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1003445**

**FOUNTAIN HILLS PLAZA – LOCATED SOUTH OF PARADISE BLVD. NW, NORTH OF PASEO DEL NORTE NW,
WEST OF EAGLE RANCH RD. NW, AND EAST OF DAVENPORT ST. NW. LEGALLY DESCRIBED AS:
TRACTS A-1, A-2-A, A-2-B, B, C, D, E, F, G, AND H OF FOUNTAIN HILLS PLAZA SUBDIVISION AND LOT 2,
BLOCK B AND LOT 3, BLOCK B OF ALBUQUERQUE WEST SUBDIVISION AND LOT 6-A-1-A OF
ALBUQUERQUE WEST, UNIT 1**

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Novus Properties, hereafter referred to as “Applicant”. We, “Agent” is requesting approval of a Major Amendment to prior approved EPC Site Plan for Subdivision for approximately 30 acres. The parcels (the “subject site”) was zoned SU-1 PDA to include C-3 Uses (Permissive & Conditional) and is now zoned NR-C (Non-Residential Commercial). The subject site is located south of Paradise Blvd. NW, north of Paseo del Norte NW, west of Eagle Ranch Rd. NW, and east of Davenport St. NW. The subject has partially developed from the date of the original approval.

The purpose of this Major Amendment to the Site Plan is to amend the current approved Site Plan for Subdivision now referred to as “Site Plan,” previously identified as Project Number: 1003445, Application Number: 07DRB-70053. The Site Plan for Subdivision approved in 2007 was intended for large-scale mixed-use development and high density residential driving the need for larger lots. The current market demands have changed and the desire for small neighborhood scale pedestrian-friendly commercial development more accurately reflects the future development of Fountain Hills. This request of the amended site plan will establish smaller lots and further a preponderance of Goals and Policies in the Albuquerque Bernalillo Comprehensive Plan as well as meet the requirements of the Integrated Development Ordinance (IDO).

The request also includes removing the existing design guidelines and standards and replacing them with the Integrated Development Ordinance as adopted and amended. The IDO was adopted by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also adopted two sets of 6-month amendments. The IDO became effective on May 17, 2018. The adoption of the IDO replaced the City’s Zoning Code, Subdivision Ordinance and Sector Development plans. The approval of this request will

be more suitable for development and ensure the best development outcomes and protections for the neighborhoods. Our request includes all lots per the original Site Plan for Subdivision approved in 2007, minus Lot 2, Lot 3 and Lot 6A1A. They will keep the design standards set in place. There have been several changes to the site since the 2007 Site Plan was approved and these three lots are no longer apart of the Fountain Hills subdivision and we do not wish not make any modifications to them. The total acres of this request (minus the three lots) is approximately 24.57 acres.

The purpose of this letter is to provide the very pertinent background, policy support and justification for the proposed Site Plan Amendment request. All parcels within the Site Plan amendment area are zoned NR-C. Following the standards of the NR-C zone allows for a wide array of medium-scale retail, office, commercial, and industrial uses. This zone follows in line with the original intent of SU-1 to integrate mixed-use offices, commercial/retail & service centers. The existing land use concept states: "The character development within the center is a pedestrian-friendly environment consisting of areas for display and seating. The design criteria encourages the use of small and large scale plazas and patios to create outdoor public/private space". This can be achieved with the smaller lots that are being proposed. The NR-C standards and smaller lots are appropriate in this location and would achieve and exceed the original goal that was envisioned in the approved site plan for subdivision.

BACKGROUND

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1003445/05EPC-00022, a Site Development Plan for Subdivision for approximately a 30-acre site located at the southwest corner of Paradise Boulevard and Eagle Ranch Road. The subject site was zoned SU-1 Planned Development Area to include C-3 Uses. This zone designation allowed both permissive and conditional uses in the C-3 zone.

The Site Development Plan for Subdivision established design "standards" and "guidelines" for the entire site. The proposed design requirements and layout were intended to ensure that future development would complement residential areas; future development would be sited to minimize the adverse effects of noise, lighting pollution, and traffic on residential environments. The proposed height restrictions would ensure that urban and site design would maintain and enhance unique vistas and that future development on the subject site would improve the quality of the visual environment. After approval of the subject request, all subsequent site plans for building permit must develop consistent with the design "standards". Conversely, guidelines are only encouraged and not required. Standards and guidelines are provided for streetscape, pedestrian circulation, setbacks, parking, lighting, signage, architecture, walls, screening, retaining walls and landscaping. There have been several changes to the site since the 2007 Site Plan for Subdivision was approved and Lot 2, Lot 3 and Lot 6A1A are no longer apart of the Fountain Hills subdivision and we do not wish not make any modifications to them. The current area for the Fountain Hills subdivision is approximately 24.57 acres. It is our intent to replace the current design standards and subject this property to all standards and guidelines in the Integrated Development Ordinance. The standards of the IDO have replaced the old zoning code, overlay zones and sector plans across the City of Albuquerque. The IDO's intended purpose is for the same protections and will allow for consistent oversight and enforcement for development of this propertie(s).

Upon review of the original staff report and notes regarding the multiple facilitated meetings with the Neighborhoods, the issues of contention had to do with height and the proposed high-density residential development on lot A-1-A. The applicant at that time was proposing a height of 70 ft. but a maximum height of 52' was agreed upon. Eagle Ranch Neighborhood Association was opposed to this request due to the high-density residential portion of the development but ultimately the City of Albuquerque supported the project request citing that the location, intensity and design of the proposed project was in compliance with applicable goals and policies.

The uses identified as prohibited were not discussed in the staff report and our research has found no supporting documentation as to why these specific uses were prohibited. However, we have provided a side by side analysis of the prohibited uses and the NR-C zone. It is important to note that we notified all of the Neighborhood Associations and residents and did not receive a request for a meeting. Our notices were clear in our intent to request a replacement of the current design standards with the requirements of the IDO.

At the time of this approval, high density residential was being proposed on lot A-1-A, APS projections for that school year of 2005/2006 indicated that the middle and high school would be overcapacity by more than 1,126 students and that the local public school system did not have sufficient capacity to support the increased number of residential units.

Lot A-1-A did not develop into high density residential as previously planned. The concern over the lack of capacity in the public-school system is no longer of concern since the time of the original approval, APS has added more than 6 new schools to this area and currently has a decline in enrollment.

The standards listed several uses that were prohibited within the development. The prohibited uses generally represent uses permissive and conditional in the C-3 zone. Those uses were identified as follows:

1. Adult Entertainment
2. Adult Retail
3. Railroad Right-of-way and Incidental Facilities
4. Automotive Engine Manufacturing
5. Tire recapping or retreading
6. Contractors Yard
7. Equipment rental
8. Bulk fuel or storage
9. Auto dismantling
10. Outdoor building material storage unless incidental to retail sales
11. Commercial Uses - Printing, publishing, lithography, blueprinting, upholstering, laundry
12. Kennel

The uses that were identified as prohibited in the design standards and outlined have also become nonconsequential for the following reasons

1. Adult Amusement – This use is prohibited in the NR-C zone
2. Adult Retail – This use is prohibited in the NR-C zone
3. Railroad Right-of-way and Incidental Facilities – This use is prohibited in the NR-C zone
4. Automotive Engine Manufacturing – This use would be considered heavy manufacturing and is prohibited in the NR-C zone
5. Tire retreading – This use would be considered heavy manufacturing in the IDO, this use is not allowed in the NR-C zoning designation.
6. Contractors Yard – This use is identified as Conditional in the NR-C zone and would require a Conditional Use Permit to ensure that it had no adverse effects on the surrounding area. Given the development of the surrounding uses, it is highly unlikely that this use would occur in the highly anticipated area. Were this use being to occur and get a Conditional Use approval, additional design standards would be placed on the use to ensure no harmful impacts.
7. Equipment Rental -This use would be Conditional due to proximity to residential districts and would be subject to strict design regulations if allowed. However, given the current development and uses, it is highly unlikely that this use would be considered.
8. Bulk Fuel – Bulk fuel is identified as a facility used for bulk storage of gasoline, diesel fuel and similar liquored products prior to distribution. In the IDO, this use would translate to Storage for fuels or feed which is not allowed in the NR-C zone district.

9. Auto Dismantling – This use would most closely translate to a Salvage yard which is not allowed in the NR-C zone.
10. Outdoor building material storage unless incidental to retail sales – This use would translate to outdoor storage which is a Conditional Use in the NR-C zone and would require a Condition Use permit to be allowed. Additional design standards would be required and screening would be required if a Condition Approval could be approved.
11. Printing, Publishing, Lithography - Currently, printing, publishing, lithography, welding, blueprinting upholstery, welding and laundry are prohibited uses. Under the current IDO, these uses would be identified as "commercial services" which are permissive uses. Commercial Services include any activity involving the provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstery, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1. These uses would help to facilitate the NR-C zoning of providing neighborhood scale needs and shopping and would be advantageous to the community. Equipment rental, sales and display or repair are also listed as prohibited uses and would be considered "commercial services" under the IDO and would therefore be permissive. All of these use functions if implemented on site would likely represent economic opportunities for the community with minimal risk of negative impact and would help to facilitate the desire of the comprehensive plan to provide the neighborhood residents with goods and services at the local level.
12. Kennel - Currently a prohibited use but would become permissive. Additional requirements defined in 4-3 (D)(4) limit this use. In the NR-C zone district, this use shall be conducted within a building. Otherwise this function would be very compatible for the area and be a desirable business function.

Side by Side Analysis of Uses

Prohibited Uses (from 2007 Site Plan)	Current IDO Allowable Uses (NR-C Zoning)	Related IDO Development Standards That May Apply
Adult Amusement Establishment or Adult Store	Adult entertainment – not allowed	n/a
	Adult retail – not allowed	n/a
Bottling	Light Manufacturing - Permissive	4-3(E)(2) - screened, edge buffer
MFG, assembling, treating, repairing or rebuilding of products	Light Manufacturing - Permissive	4-3(E)(2) - screened, edge buffer
Printing, publishing, lithography, or blueprinting	Commercial Services - Permissive	No use specific standards
Sheet metal working	Special Manufacturing – Not Allowed	n/a
Upholstering	Commercial Services - Permissive	No use specific standards
Contractor's yard	Construction contractor facility and yard - Conditional	4-3(D)(24), Section 14-16-5-6 (Landscaping, Buffering, and Screening)
Equipment rental, sales and display and repair	Heavy vehicle and equipment sales, rental, fueling, and repair - Permissive	4-3(D)(16) -may require a taller wall, fence, or vegetative screen to provide an adequate buffer for an abutting Residential
Antenna (without height limitation)	Wireless Telecommunications Facility – Accessory or Permissive	USS: 4-3(E)(10)

Operative contractor's equipment and heavy farm equipment sales	Heavy vehicle and equipment sales, rental, fueling, and repair – Permissive	USS: 4-3(D)(16)
Railroad right-of-way and incidental facilities	Railroad yard – Not Allowed in NR-C	n/a
Outdoor building material storage or sales unless incidental to retail sales and adequately screened	Outdoor storage – Conditional	USS: 4-3(E)(15)
Automotive Engine Mfg.	Heavy Manufacturing – Not Allowed in N-RC	n/a
Cold Storage Plant	Heavy Manufacturing – Not Allowed in NR-C	n/a
Welding	Commercial Services - Permissive	No specific use standards
Ice Plant	Heavy Manufacturing/ Special Manufacturing – Not Allowed in NR-C	n/a
Tire recapping or re-treading	Light vehicle repair – Permissive	USS: 4-3(D)(18)
Warehousing	Permissive	4-3(E)(16) - Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
Build Fuel Storage & Sales	Above-ground storage of fuels or feed – Not Allowed in NR-C	n/a
Kennel	Permissive	USS 4-3(D)(4)(c)-walls or fences, building not within 25 ft of residential /mixed use residential, outdoor elements not within 50 feet of residential/mixed use residential
Auto Dismantling	Salvage Yard – Not Allowed in NR-C	n/a
On-Site Dry-Cleaning Plant	Not Allowed in NR-C	n/a
Specific uses restricted by Council Bill # F/S O-786, Enactment No. 33-1095, annexation agreement	See Exhibit A	

Figure 2. Current Conditions of Fountain Hills Subdivision:

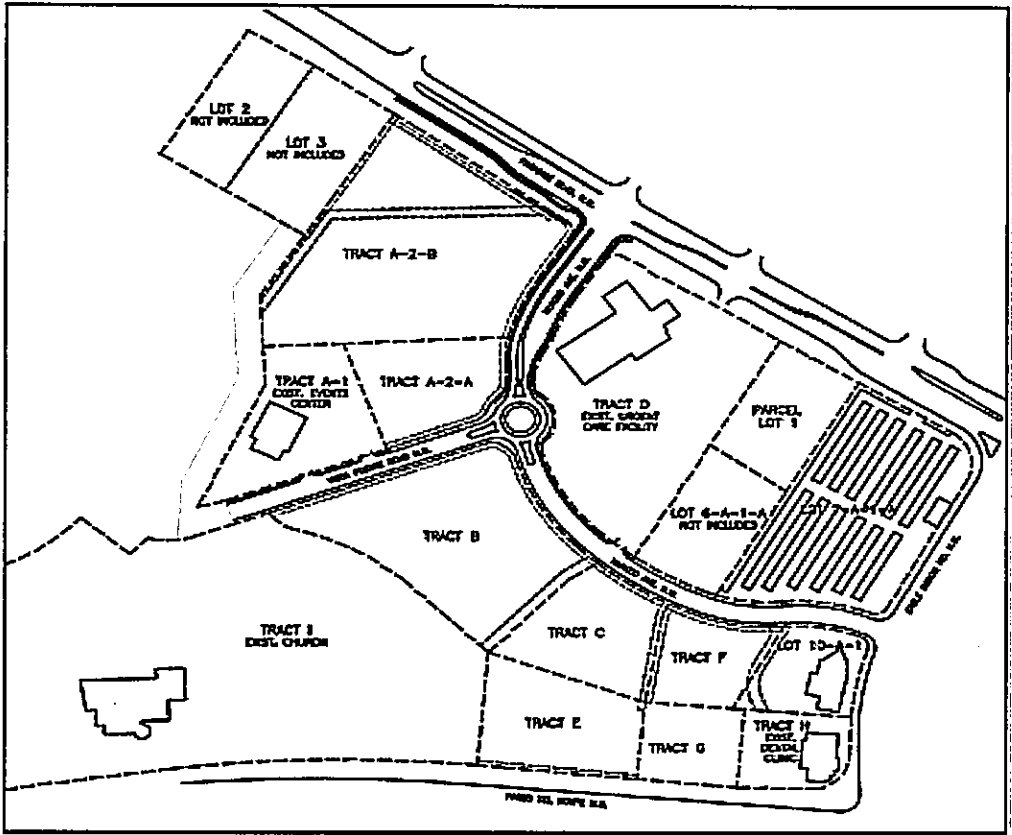


Figure 3. Summary of Subdivision Changes

ORIGINAL SUBDIVISION		CURRENT SUBDIVISION		PROPOSED SUBDIVISION		DEVELOPED
TRACT	AREA	TRACT	AREA	TRACT	AREA	YES/NO
A	8.9994 ACRES	A-1	1.9946 ACRES	A-1	1.9946 ACRES	YES - Event Center
		A-2-A	1.5444 ACRES	A-2-A	1.5444 ACRES	NO
		A-2-B	5.4604 ACRES	A-2-B-1	1.3700 ACRES	NO
				A-2-B-2	1.3700 ACRES	NO
				A-2-B-3	1.1994 ACRES	NO
B	3.8571 ACRES			A-2-B-4	1.5210 ACRES	NO
		B	3.8571 ACRES	B-1	0.9642 ACRES	NO
				B-2	0.9642 ACRES	NO

				B-3	0.9642 ACRES	NO
				B-4	0.9642 ACRES	NO
C	1.6749 ACRES	C	1.6749 ACRES	C	1.6749 ACRES	NO
D	5.1308 ACRES	D	5.1308 ACRES	D	5.1308 ACRES	YES - Presbyterian Healthcare Services
E	1.8620 ACRES	E	1.8620 ACRES	E	1.8620 ACRES	NO
F	1.1232 ACRES	F	1.1232 ACRES	F	1.1232 ACRES	NO
G	0.9477 ACRES	G	0.9477 ACRES	G	0.9477 ACRES	NO
H	0.9755 ACRES	H	0.9755 ACRES	H	0.9755 ACRES	YES - Smile for Kids Dentistry & Orthodontist
LOT 2	1.1400 ACRES	-	-	-	-	-
LOT 3	1.7100 ACRES	-	-	-	-	-
LOT 6-A-1-A	1.4400 ACRES	-	-	-	-	-
TOTAL AREA	28.86 ACRES		24.57 ACRES		24.57 ACRES	

(Below) Development on Tract H (Smiles for Kids Dentistry)



(Below) Development on Tract D (PMG Urgent Care)



(Below) Development on Tract A-1 (Noah's Event Center)



PROPOSED AMENDMENT

This Amendment to the approved Site Plan for Subdivision (Site Plan) request seeks to subdivide Tract A-2-B into 4 separate tracts and subdivide tract B into 4 separate tracts, which will be presented to the Development Review Board (DRB) upon approval of this site plan amendment. The request also includes replacing the existing design guidelines and standards of all tracts with the currently adopted Integrated Development Ordinance; minus Lot 2, 3 and 6A1A (which will keep the design standards). This proposal includes approximately 24.57 acres to include tracts: A-1, A-2-A, A-2-B, B, C, D, E, F, G, and H.

The NR-C zone district standards and smaller lots are more in line with the continuation of developing this site. This request is currently more advantageous/appropriate to the community and location as articulated in accordance of the IDO Section 14-16-6-6(H)(3) noted in our review and decision criteria portion of this letter. This would allow the undeveloped land to be developed in a way that is consistent with its prior use and with the surrounding land uses.

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses.

Future development on the subject site under the NR-C zone would be subject to IDO requirements. These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures.

14-16-6 ADMINISTRATION AND ENFORCEMENT – AMENDMENT OF PRIOR APPROVALS

Our application to the Environmental Planning Commission is pursuant to policies of the IDO (Integrated Development Ordinance) regarding amendment of prior approvals as defined for a Major Amendment as identified below:

6-4(X)(3) Major Amendments

All amendments to permits or approvals that do not qualify as Minor Amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public meeting or hearing) used to issue the original permit or approval.

6-4(Y) AMENDMENTS OF PRIOR APPROVALS

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y).

The purpose of this Major Amendment to Site Plan is to amend the approved Site Plan for Subdivision: Project Number: 1003445, Application Number: 07DRB-70053. The Site Plan for Subdivision was

approved in 2007 was platted for a market that was driving the needed for larger lots and larger developments. This approval was granted prior to the effective date of the IDO.

6-4(Y)(1) Site Development Plans

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(b) Major Amendments

All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.

This Amendment exceeds the thresholds established for a Minor Amendment, therefore per 6-4(Y)(1)(b) Major Amendments – We are requesting approval from the original approving body, the Environmental Planning Commission that approved this Site Plan for Subdivision and Design Standards in 2005.

2. For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
 - a. Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

The approved Site Plan for Subdivision has associated Design Standards that were approved by the Environmental Planning Commission in 2005. We are requesting that the standards be stricken in their entirety for the proposed subject site, excluding Lot 2, Lot 3 and Lot 6A1A. We are requesting that all future development subsequent to the amended Site Plan for Subdivision approval follow all standards of the IDO as adopted and amended as well as any DPM standards.

- b. Any change affecting an easement.

This request for a Major Amendment to the Site Plan does not affect current easements but does allow for new ones for access to the smaller lots being created. Approval of this request will allow us to establish the new easements needed for smaller lots.

- c. Any expansion of a nonconforming use or structure.

This request does not expand a nonconforming use or structure.

POLICY ANALYSIS

6-6(H) SITE PLAN – EPC

6-6(H)(3) Review and Design Criteria

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 proposed Site Plan Amendment is consistent with the ABC Comp Plan, as amended as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.

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. [ABC]

Future development that would be allowed with this request to amend the Site Plan and associated Design Standards would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the NR-C dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

This request furthers this policy because this property is located in “Area of Change” as well as the Coors/Paseo Activity Center fringe and would be an infill project located in a Premium Transit Corridor. It would encourage employment density and development on Albuquerque’s Westside and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge. This request furthers Policy 5.1.1.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a Premium Transit Corridor adjacent to Paseo del Norte on Albuquerque’s Westside. The ability to develop the property in the future is crucial in order to provide employment and services necessary to create opportunities to live, learn and work and reduce the need to leave the Westside. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge.

POLICY 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located in a designated Transit Corridor and in an Area of Change that is intended to develop. The purpose of the NR-C zone is to provide for a wide array of medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Relative to the surrounding area, the more-intense development that the request would make possible would be along this Major Transit Corridor. The request furthers Policy 5.1.2.

GOAL 5.1 Centers & Corridors

Grow as a community of strong Centers connected by a multi-modal network of Corridors

This request is consistent with Goal 5.1 because the subject site is adjacent to the edge of the Pasea del Norte/Corrales Activity Center, is nestled on both sides by a Premium Transit corridor (Pasea) and a Multi Modal Corridor (Paradise) creating a strong network of corridors. The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance.

POLICY 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

- a) Prioritize office and commercial employment in areas with good access via automobile and transit.

The proposed Site Plan (Amendment) has thus far developed into a bustling employment center with medical offices, a hospital and event center on Albuquerque's Westside adding to the Pasea/Corrales center that prioritizes employment and fosters synergy among businesses. With approximately 16.5 acres of commercial acreage left undeveloped the opportunity to continue the current trend of development furthers this policy. This request furthers Policy 5.1.5.

POLICY 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6.

GOAL 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop and play together.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Site Plan amendment request would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change on Albuquerque's Westside. The request would make possible development of commercial uses along Paseo del Norte and Paradise in a predominantly residentially developed area with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choice transportation to services and employment. Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an existing commercial zone within a transit corridor. This request furthers Goal 5.2 and Policy 5.2.1.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

This request furthers Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. This request furthers Policy 5.3.1.

GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development is and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2

Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [A]

The subject Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The removal of the design guidelines and standards from the Site Plan will encourage growth and high-quality future development in accordance with this policy in a Premium Transit Corridor in an area with adequate infrastructure. This request furthers Policy 5.6.2.

POLICY 6.1.3 – Auto Demand: Reduce the need for automobile traveling by increasing mixed-use development, infill development within Centers and travel demand management (TDM) programs.

This request would reduce the need for automobile traveling by increasing mixed use development, infill development adjacent to the Paseo/Coors Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3.

GOAL 8.1 Placemaking

Create places where business and talent will stay and thrive.

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. [ABC]

- a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels. [ABC]

This request furthers Goal 8.1 and Policy 8.1.1 because this request for an amendment to the Site Plan will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to Albuquerque Westside for a rare opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change. This request furthers Goal 8.1 and Policy 8.1.1.

POLICY 8.1.2

Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

This request furthers this policy because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.

POLICY 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

As demonstrated in our policy narrative, the proposed Major Amendment Site Plan - EPC and the removal of associated design guidelines and standards from the Site Plan would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

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.

- a. This site was previously zoned SU-1 PDA to include C-3 Uses (Permissive & Conditional) with associated design guidelines and standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will replace the design standards of the previous approval and be consistent with the City's current policies found in the IDO.*

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.

- a. By removing the design guidelines and standards in place for this subdivision, the site will be consistent with the City's goals and policies for future development as per the IDO, DPM and all other adopted City regulations. All future development subsequent to the amended Site Plan shall follow all standards of the IDO as adopted and amended as well as any DPM standards.*

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.

- a. The approved infrastructure list has gone through two revisions, the first was 5-2-08 and the second was 01-20-09. The preliminary plat and infrastructure list were approved on 6-20-07 DRB Project No. 1003445 Application # 07DRB-70054. This action was approved when there were only 6 tracts platted and the infrastructure spelled out the needs of the lots at the time. Since the improvement, there has been a plethora of changes such as subdividing the lots and change in easements. The eventual owner, our clients, requested an additional year to complete plans and construct the remaining infrastructure items, our client has sufficient resources to guarantee any work needed to be complete via the approved Infrastructure Agreement with the City of Albuquerque. Our client has owned the land for several of years along with his two partners. Our client was approved for the changes that were requested in the original approved infrastructure list (Vacation Action SD-2019-00124).*

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

- a. The previous zoning and design standards have created a clear limitation on the permissive development uses allowed on this site as compared to the IDO. The permissive uses that are allowed in the IDO compared to the existing standards will not cause any significant adverse impacts on the surrounding area, rather allow for more variety to the community needs. The uses of the IDO are still limited in that it will protect the community because the uses will not cause or allow excess noise, pollution, or hazardous conditions. Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City*

ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

The Westside Coalition of Neighborhood Associations (NA), Piedras Maracas NA, Rancho Sereno, Taylor Ranch NA, and Paradise Hills Civic Association were notified along with property owners within 262 feet of the site. There was no opposition to the request, rather general inquiries on what was happening on the site. There was no request for a neighborhood meeting from neighborhood representatives or members of the public.

The approval of this application will help develop the site into a small-scale neighborhood commercial pedestrian-friendly environment. The smaller lots that are being proposed will bring in smaller developments to increase community needs. By following the IDO, it will keep future developments consistent, while protecting the surrounding community.

Future development on the subject site under the NR-C zone would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the non-residential zone dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

The approval of this request for an Amendment to the previously approved Site Development Plan for Subdivision (Site Plan) for the subject properties will develop in a manner that is consistent with the Comprehensive Plan and ensure that the opportunity for development on Albuquerque's Westside remains a viable project prime for development. We respectfully request that the EPC support this request with an approval.

Sincerely,

Angela M. Williamson, CEO/Principal (Agent)
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-311 Date: 10-22-19 Time: 2:00pm

Address: on Paradise Blvd, btwn Paseo del Norte & Eagle Ranch Rd.

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Carle Garcia

Fire Marshall: _____

Transportation: meigan Madaandan

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: use IDD standards instead of design standards
in controlling site plan

SITE INFORMATION: formally SR-1 for PDA
to include C-3 permissions
and cond. uses

Zone: NR-C Size: ~31 acres

Use: various Overlay Zone: no

Comp Plan Area Of: Change (except 2 parcels) Comp Plan Corridor: no

Comp Plan Center: no MPOS or Sensitive Lands: no

Parking: site plan MR Area: no

Landscaping: site plan Street Trees: site plan or 5-6 if silent

Use Specific Standards: site plan or IDD 4-3 if silent

Dimensional Standards: site plan

*Neighborhood Organization/s: Westside Coalition, Paradise Hills Civic Assoc.

*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: amendment of prior approval b4(y).

Review and Approval Body: EPC or staff Is this PRT a requirement? yes/no

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-311 Date: 10-22-19 Time: 2:00 pm

Address: on Paradise Blvd, btwn PdN + Eagle Ranch

NOTES:

- proj # 1003445 - Fountain Hills Plaza, site plan for subdivision approved by EPC July 2005
- included design standards
- specifically, why do you not want to follow the existing design standards? and what standards?
 - want to subdivide 5 ac. + 4 ac. parcels.
 - each max 85 feet - parking min + 10%
- Amendment of Prior approvals - 6-4(V), p.368
 - major amendments go back to the original approving body - EPC
 - minor amendment - by Staff if w/in parameters in table 6-4-5, p.367
- the subject site for an amendment is the whole area of the SPS. all property owners must agree.
- parcels have floating easement - get them in place subdr. process.
- Q: can they go to DRB as delegates for each parcel and do waiver or
 - have to amend Design standards 1st - EPC as original approving body
- for corner site - follow design standards
- see if minor amendment - do the math to see if you request fits

NEIGHBORHOOD INFORMATION

Regina Okoye

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, November 13, 2019 11:14 AM
To: Regina Okoye
Subject: Public Notice Inquiry_Paradise & Nunzio_EPC
Attachments: Zone Atlas Map.pdf; Public Notice Inquiry_Paradise & Nunzio_EPC.xlsx

Regina,

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
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del S
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net	8600 Tia Christi
Piedras Marcadas NA	Susan	Deese-Roberts	sdeese@unm.edu	9124 Laura Lee
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Rancho Pa
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Sc
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning \ NW
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com	5515 Palomino
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Dr
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett

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
Sent: Wednesday, November 13, 2019 10:34 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Regina

Telephone Number

5052677686

Email Address

rokoye@modulusarchitects.com

Company Name

Company Address

Modulus Architects

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Physical address of subject site:

Fountain Hills Plaza

Subject site cross streets:

Paradise & Nunzio Albuquerque NM 87114

Other subject site identifiers:

This site is located on the following zone atlas page:

C-12-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

Regina Okoye

From: Regina Okoye
Sent: Monday, November 4, 2019 11:50 AM
To: 'aboard10@juno.com'; 'land@trna.org'; 'hlhen@comcast.net'; 'dchavez@cgres.com'; 'lfendall@netscape.net'; 'sdeese@unm.edu'; 'croberts523@q.com'; 'dvoth@uark.edu'; 'steidley@centurylink.net'; 'debracox62@comcast.net'; 'sanderrue@comcast.net'; 'secretary@trna.org'; 'aboard10@juno.com'; 'land@trna.org'; 'samralphroxy@yahoo.com'; 'ta_a@msn.com'
Cc: Angela Williamson
Subject: REVISED: Neighborhood Meeting about Future Development Application at Fountain Hills Plaza to Modify Current Site Plan for Subdivision (attached) for Smaller Lots.
Attachments: Site plan for Subdivision 2007 - Fountain Hills.pdf

November 4, 2019

REVISED:

RE: Neighborhood Meeting about Future Development Application at Fountain Hills Plaza to Modify Current Site Plan for Subdivision (attached) for Smaller Lots.

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for the modification of the current subdivision plan (see details below) to allow for smaller lots to accommodate small scale neighborhood commercial development and to have design standards removed and replaced with the Integrated Development Ordinance.

Attached is the current site plan for subdivision that was approved in 2007 by the EPC for the project named "Fountain Hills". This was intended at that time to be developed for a large scale development. It never happened due in part to the economy and changed conditions.

This application is being proposed in or near your neighborhood and before we submit an application we would be glad to address any questions you may have. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

Project or Development Proposal

Fountain Hills Plaza – Nunzio & Paradise
Albuquerque, NM 87114
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal

Per the IDO, you have 15 days from October 29, 2019 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **November 28, 2019**.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: IDO Text Amendment.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
www.modulusarchitects.com



Regina Okoye

From: Regina Okoye
Sent: Wednesday, November 27, 2019 9:22 AM
To: 'aboard10@juno.com'; 'hlhen@comcast.net'; 'lfendall@netscape.net'; 'sdeese@unm.edu'; 'sanderrue@comcast.net'; 'secretary@trna.org'; 'samralphroxy@yahoo.com'; 'ta_a@msn.com'; 'debracox62@comcast.net'
Cc: Angela Williamson
Subject: RE:PUBLIC NOTICE OF EPC HEARING - Fountain Hills Plaza for a Lot Line Adjustment to the Site Plan for Subdivision

November 27, 2019

RE: PUBLIC NOTICE OF EPC HEARING

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Novus Properties, LLC will be submitting an application to the Environmental Planning Commission (EPC) for approval of lot line adjustments to the approved Site Development Plan for Subdivision to allow for smaller lots to accommodate small scale neighborhood commercial development and to have design standards removed and replaced with the Integrated Development Ordinance. We will be proposing the following:

SUBDIVISION SUMMARY:				
PREVIOUS TRACT	PREVIOUS AREA	PROPOSED SUBDIVISION	PROPOSED TRACT	PROPOSED AREA
A-1-A	2.8500 ACRES	NO	---	---
A	8.9988 ACRES	YES (9-23-14)	A-1 A-2	1.9946 ACRES 7.0042 ACRES
A-2	7.0360 ACRES	YES (3-15-18)	A-2-A A-2-B	1.5444 ACRES 5.4598 ACRES
A-2-B	5.4598 ACRES	YES	A-2-B-1 A-2-B-2 A-2-B-3 A-2-B-4	1.3700 ACRES 1.3700 ACRES 1.1994 ACRES 1.5210 ACRES
B	3.8571 ACRES	YES	B-1 B-2 B-3 B-4	0.9642 ACRES 0.9642 ACRES 0.9642 ACRES 0.9642 ACRES
C	1.6749 ACRES	NO	---	---
D	5.1308 ACRES	NO	---	---
E	1.8620 ACRES	NO	---	---
F	1.1232 ACRES	NO	---	---
G	0.9477 ACRES	NO	---	---
H	0.9755 ACRES	NO	---	---

We will be submitting our application on **November 27, 2019.**

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

Project or Development Proposal

Fountain Hills Plaza – Nunzio & Paradise
Albuquerque, NM 87114
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal

A Hearing will be held on **January 9, 2020 at 8:30 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102.

Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

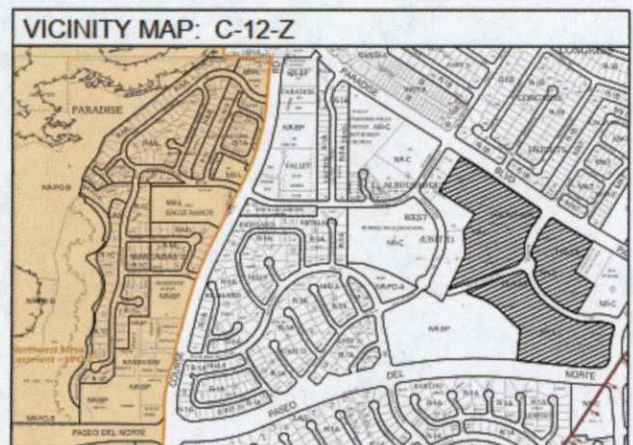
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016
awilliamson@modulusarchitects.com

**REGINA OKOYE, ENTITLEMENTS MANAGER
MODULUS ARCHITECTS, INC.**

100 Sun Avenue NE, Suite 305
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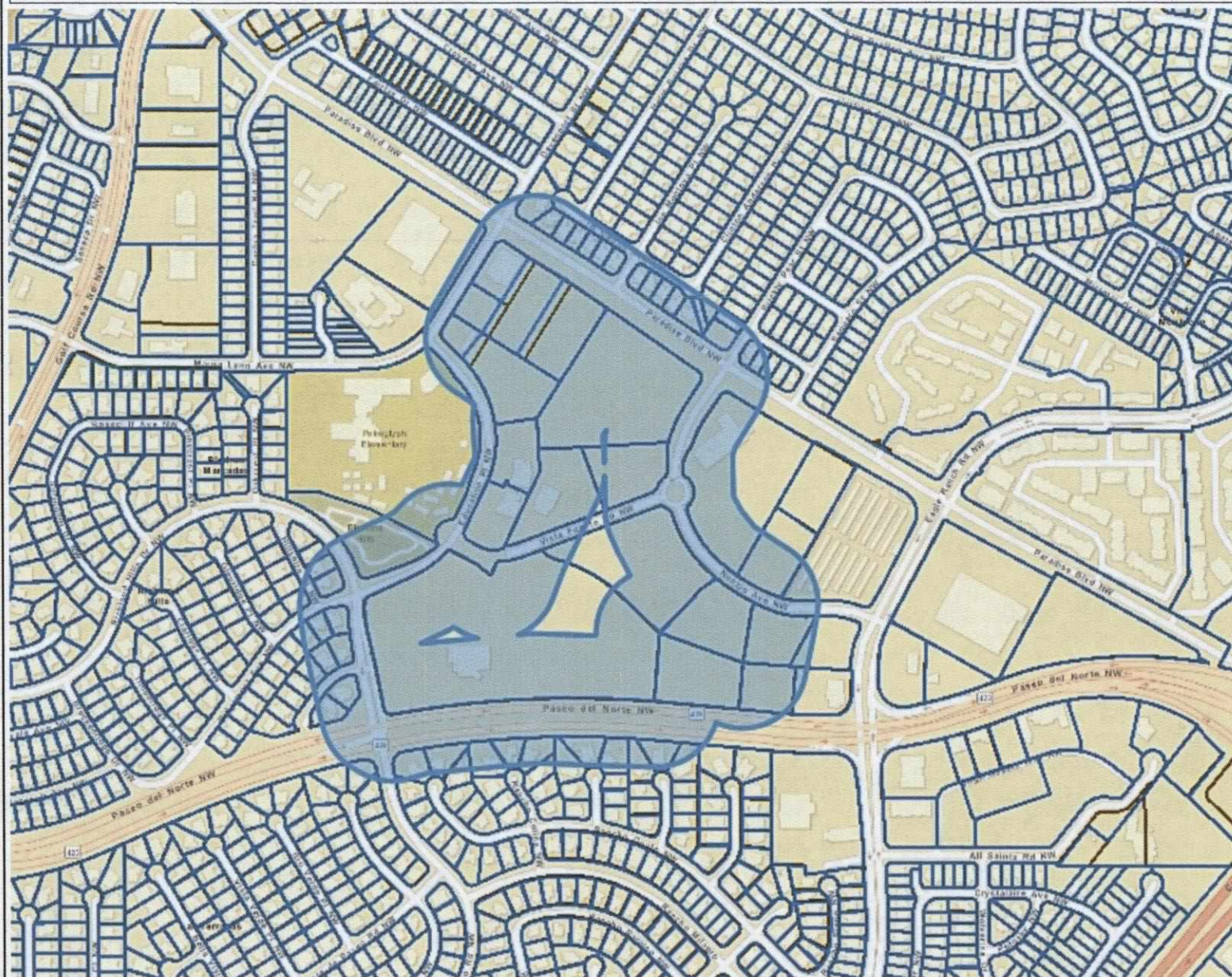


Fountain Hills



Legend

- City Parcels
- Bernalillo County Parcels



Notes

BUFFER: 262 ft.
ROW Paseo Del Norte: 162 ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/25/2019 © City of Albuquerque

1: 7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

TRUJILLO ROGER
4640 CROYDEN AVE NW
ALBUQUERQUE NM 87114

PEDERSEN GREGORY V & DOMEYER JANAAN
M
8415 RANCHO COLINA NW
ALBUQUERQUE NM 87120-5811

NOVUS PROPERTIES LLC
PO BOX 94088
ALBUQUERQUE NM 87199-4088

FILYK ANTHONY & MARGARET
8416 RANCHO COLINA NW
ALBUQUERQUE NM 87120-5811

WORSHAM GROVER C & ELIZABETH A CO-
TRUSTEES WORSHAM RVT
4712 WILDFIRE RD NW
ALBUQUERQUE NM 87114

HUDZIK KENNETH A & CINDY G
8412 RANCHO COLINA CT NW
ALBUQUERQUE NM 87120

KETCHUM TERRY T & BENE D
4708 WILDFIRE RD NW
ALBUQUERQUE NM 87114-5340

Z & T CATTLE COMPANY LLC
1501 S MARY ST
PECOS TX 79772-5615

LAIDMAN DAVID
4904 TB CATRON AVE NW
ALBUQUERQUE NM 87114-5307

PAJUNEN VICTOR E & ROSE MARIE
4928 T B CATRON NW
ALBUQUERQUE NM 87114

LAYER ERIC J & SHANNON M
4123 RANCHO GUSTO NW
ALBUQUERQUE NM 87120-5809

ROWTON ELIJAH W & CANDACE L
4936 TB CATRON AVE NW
ALBUQUERQUE NM 87114-5319

MULLINS JASON A & BRITTAINY R
7005 CHRISTY AVE NE
ALBUQUERQUE NM 87109

HAYES D CRAIG & MICHELLE O
8432 CALLE PRIMERA NW
ALBUQUERQUE NM 87120-3482

UNITED STATES POSTAL SERVICE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

SMITH J ROGER & BRENDA J
4908 T B CATRON AVE NW
ALBUQUERQUE NM 87114

GECK WILLIAM E & DELATORRE- GECK MARY
C
8416 RANCHO VERANO CT NW
ALBUQUERQUE NM 87120-5813

ARAGON AMANDA J
4916 T B CATRON AVE NW
ALBUQUERQUE NM 87114

BOARD OF EDUCATION ATTN: PROP
MANANGE
PO BOX 25704
ALBUQUERQUE NM 87125-0704

BRUNO ALICIA M
8415 RANCHO VECINO CT NW
ALBUQUERQUE NM 87120-5812

PRESBYTERIAN HEALTHCARE SERVICES REAL
ESTATE DEPARTMENT
PO BOX 26666
ALBUQUERQUE NM 87125-6666

SIZEMORE FURMAN G
4208 RIDGEMONT AVE NW
ALBUQUERQUE NM 87114

STORE MASTER FUNDING I LLC C/O NVA- TAX
DEPARTMENT
29229 CANWOOD ST SUITE 100
AGOURA HILLS CA 91301-1503

SAUER NOELL & SAUER EDWARD & LOUISE
8608 HILLSHIRE PL NW
ALBUQUERQUE NM 87114-6207

RIMER JIM D & LYNDA K
4201 BEACON KNOLL CT NW
ALBUQUERQUE NM 87114

VOTH THOMAS E & LAURA A
4215 BEACON KNOLL CT NW
ALBUQUERQUE NM 87114

MEZEL TIMOTHY J
8409 RANCHO VECINO CT NW
ALBUQUERQUE NM 87120-5812

WILLIS DEBORAH L & JERRY L
4125 RANCHO GUSTO NW
ALBUQUERQUE NM 87120-5809

ABBOTT DEAN PATRICK & TRICIA LYNN
TRUSTEES ABBOTT FAMILY RVLT
10522 EVERHART BAY DR
LAS VEGAS NV 89135-1273

BLEA DEBBIE L
4204 RIDGEMONT AVE NW
ALBUQUERQUE NM 87114-6205

TRUJILLO DAVID E
4212 RIDGEMONT AVE NW
ALBUQUERQUE NM 87114-6205

AMERSHI SHAMEZ & SALIMA
8440 CALLE PRIMERA NW
ALBUQUERQUE NM 87120-3482

REGMI ANANDA & SNIGDHA SHARMA
4716 WILDFIRE RD NW
ALBUQUERQUE NM 87114

THR PROPERTIES LLC
9201 EAGLE RANCH RD NW
ALBUQUERQUE NM 87114-6032

JACKSON ROBERT D & LESLIE E
8605 HILLSHIRE PL NW
ALBUQUERQUE NM 87114-6207

MARES LAUREN N
4912 T B CATRON AVE NW
ALBUQUERQUE NM 87114

WELLS EARL P & DOROTHY M
4209 BEACON KNOLL CT NW
ALBUQUERQUE NM 87114

SILVA DELBERT V & CATHERINE L
4119 RANCHO GUSTO NW
ALBUQUERQUE NM 87120-5809

DURAN ARTHUR L
8423 RANCHO VENTOSO CT NW
ALBUQUERQUE NM 87120-5815

WATKINS JOHN W & JUDITH H TRUSTEES
WATKINS LVT
4944 T B CATRON AVE NW
ALBUQUERQUE NM 87114-5319

PADILLA PETER PAUL & LORETTA ANNETTE
21 BUNTON RD
BELEN NM 87002-8293

WODARZ JACOB ALIX & VICKY J
4205 BEACON KNOLL CT NW
ALBUQUERQUE NM 87114

HARKNESS ZACHARIAH J & INEZ H
4216 BEACON KNOLL CT NW
ALBUQUERQUE NM 87114

HIGHBURY PROPERTIES LLC
9201 EAGLE RANCH RD NW
ALBUQUERQUE NM 87114-6032

EXTRA SPACE PROPERTIES TWO LLC PTA-EX
#1785 C/O PARADIGM TAX GROUP
PO BOX 800729
DALLAS TX 75380-0729

MARTINEZ THERESA Y
8600 HILLSHIRE PL NW
ALBUQUERQUE NM 87114-6207

CESARANO ANTHONY R & PATRICIA MAE
4953 TB CATRON AVE NW
ALBUQUERQUE NM 87114

BETZ KRYSTENA A
8601 HILLSHIRE PL NW
ALBUQUERQUE NM 87114-6207

SHARIFI AREF & PANAYI AMAN
4920 T B CATRON AVE NW
ALBUQUERQUE NM 87114-5307

WILLIAMS COLIN W & TANIA M
4124 RANCHO GUSTO NW
ALBUQUERQUE NM 87120-5810

PESCE RALPH R II & THERESA M
8604 HILLSHIRE PL NW
ALBUQUERQUE NM 87114-6207

RIVERS HAZEL M
4940 T B CATRON AVE NW
ALBUQUERQUE NM 87114

TURANO JEFFREY & MELISSA
8412 RANCHO VERANO CT NW
ALBUQUERQUE NM 87120

MORENO MANUEL E & JULIE M
4200 RIDGEMONT AVE NW
ALBUQUERQUE NM 87114

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

ROYBAL ROBERT E & YOLETTE M
65 CAMINO CERRITOS
EDGEWOOD NM 87015-9737

VORTOLOMEI DANIEL JR & CATHY A
4948 T B CATRON AVE NW
ALBUQUERQUE NM 87114

JACOBS SCOTT M & MICHELLE L
8436 CALLE PRIMERA NW
ALBUQUERQUE NM 87120-3482

KOURY JASON T & JESSAMY J
8408 RANCHO COLINA NW
ALBUQUERQUE NM 87120-5811

SAYLER BRANDON T & SAYLER ANGELA J
4932 T B CATRON NW
ALBUQUERQUE NM 87114

JDS FAMILY LTD PARTNERSHIP
3205 LAKESIDE VILLAGE
PRESCOTT AZ 86301-7656

LAUNCHPAD INVESTMENTS LLC
274 CALLE CONEJO
CORRALES NM 87048-8677

FIRST BAPTIST CHURCH OF ABQ NM C/O JAMES
ROACH ESQ
4101 PASEO DEL NORTE NW
ALBUQUERQUE NM 87114-4706

HIGHBURY PROPERTIES LLC
9201 EAGLE RANCH RD NW
ALBUQUERQUE NM 87114-6032

JB2C LLC
3821 MASTHEAD ST NE
ALBUQUERQUE NM 87109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

MCGUIRE ANGELA R
8416 RANCHO VECINO CT NW
ALBUQUERQUE NM 87120

ABEYTA IRENE & ALFRED J
4204 BEACON KNOLL CT NW
ALBUQUERQUE NM 87114-6208

GONZALEZ MARCO JR & KAREN J
8415 RANCHO VERANO CT NW
ALBUQUERQUE NM 87120-5813

YUKYOM REALTY LLC & NOAH OPERATIONS ALBQ
LLC & PIERSON DONALD C & ETAL
PO BOX 1289
RIVERTON UT 84065-1289

Westside Coalition of NA
Horvath Rene
5515 Palomino Drive NW
Albuquerque NM 87120

Westside Coalition of NA
Hendriksen Harry
10592 Rio Del Sol NW
Albuquerque NM 87114

Richland Hills HOA
Chavez Donna
8500 Jefferson Street NE
Albuquerque NM 87113

Piedras Marcadas NA
Fendall Lawrence
8600 Tia Christina Drive NW
Albuquerque NM 87114

Piedras Marcadas NA
Deese-Roberts Susan
9124 Laura Lee Place NW
Albuquerque NM 87114

Las Terrazas NA
Voth Don
4323 Balcon Court NW
Albuquerque NM 87120

Las Terrazas NA
Steidley David
8434 Rio Verde Place NW
Albuquerque NM 87120

Rancho Sereno NA
Cox Debra
8209 Rancho Paraiso NW
Albuquerque NM 87120

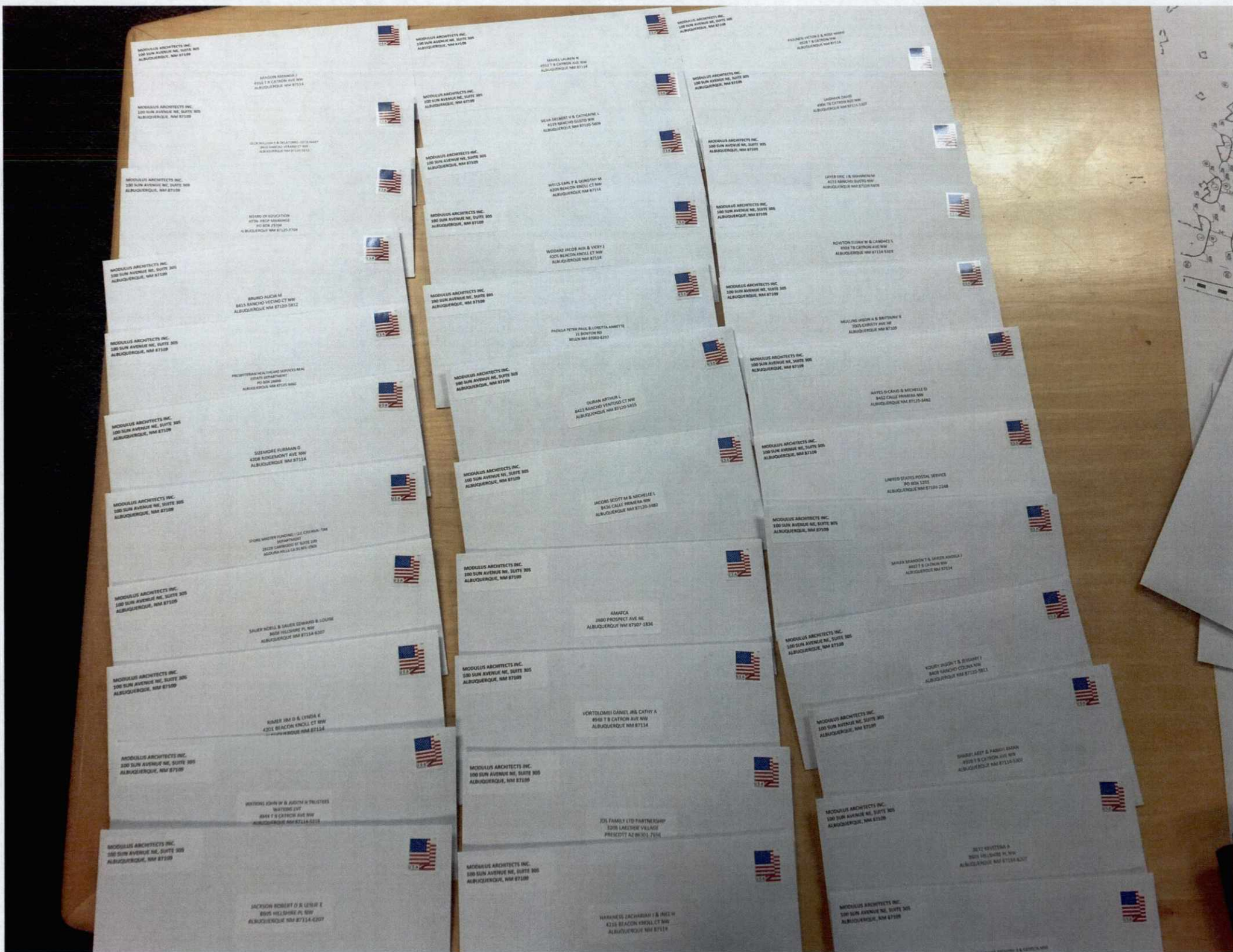
Rancho Sereno NA
Rue Sander
7500 Rancho Solano Court NW
Albuquerque NM 87120

Taylor Ranch NA
Diana Shea
5113 Spinning Wheel Road NW
Albuquerque NM 87120

Taylor Ranch NA
Rene Horvath
5515 Palomino Drive NW
Albuquerque NM 87120

Paradise Hills Civic Association
Maria Warren
5020 Russell Drive NW
Albuquerque NM 87114

Paradise Hills Civic Association
Tom Anderson
10013 Plunkett Drive NW
Albuquerque NM 87114





At the same time, the Commission is also aware of the need to ensure that the Commission's work is not duplicated by other bodies. The Commission is therefore in the process of reviewing its work in order to ensure that it is complementary to the work of other bodies.

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approximately 100,000 people, and the 1990 census estimated that 120,000 people were living in the area. The population of the area is predominantly African American, with a large percentage of the population being African American.

[illegible]

Author's address: Department of Psychology,
University of Illinois at Chicago,
Chicago, IL 60607-7181
mcclelland@uic.edu

Marla Stewart
Scott Russell Drive NW
Edmonton AB T7J 1A

20 SIGN AVENUE NE, SUITE 100
ROCKFORD, ILL 61103

5113 Paradise Drive NW
Albuquerque NM 87120

ARCHITECTS INC.
3000 N.E. 15TH AVE.
MIA, FL 33139

Taylor Ranch, Inc.
Custer Spots
51115 Spawning, Wheel Road, NWA
Arkansas 72464

CONTACTS INC.
P.O. BOX 1000
NEW YORK, NY 10001

Rancho Serrano N.A.
Rita Sander
79500 Rancho Serrano Court N.A.
Albuquerque NM 87120

Rancho Serrano N/A
Cox Delivers
#2059 Rancho Paraiso NW
Albuquerque NM #7120

WILSON, J. L. 1990. The effects of the 1989-1990 El Niño on the distribution and abundance of the California Current zooplankton. *Journal of Geophysical Research* 95:12,331-12,346.

Las Vegas, NV
Sawdberg Circle
6524 New World Plaza NW
Albuquerque, NM 87121

INDUSTRIAL ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 200
ALBUQUERQUE, NM 87108

4323 Balboa Court, Suite 100
Alhambra, CA 91803
Tel: 626-261-1111

MECHANICAL AIRCRAFT, 2000
1000 SUN AVENUE, SUITE 200
ALBUQUERQUE, NM 87109

Product Information Ltd.
Dorset Business Centre
Dorset Business Park
9128 Laura Lane, Place Rd
Abingdon OX14 3YU

MOOREHEAD, MISSISSIPPI
1000 SUN AVENUE, NE. SUITE 100
ALBUQUERQUE, NM 87108

Fredrick M. Marcellino, Inc.
 Federal University
 1000 Tia Christina Drive
 Albuquerque, NM 87131

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 300
ALBUQUERQUE, NM 87109

Rickland High MOA
Chavira Donna
8500 Jefferson Street NE
Albuquerque NM 87113

MOOULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

Westside Coalition of NA
Hendriksen Harry
10592 Rio Del Sol NW
Albuquerque NM 87114

Melvin L. Katz, Editor
The University of Chicago Press

Microbial contamination of the
skin from wound care. *Journal of
Wound Care*, 1998, 9(10): 17-20.

Received January 10, 1996
 Accepted March 11, 1996
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MODULUS ARCHITECTS
156 SUN AVENUE NE, SUITE 307
ALBUQUERQUE, NM 87109

ADVERTA (MILITARY & AIRCRAFT)
4224 BENDON STREET CT NW
ALBUQUERQUE, NM 87124-6221

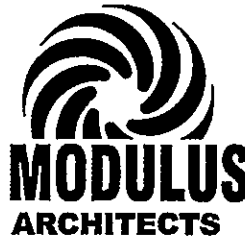
MODULUS ARCHITECTS
180 SUN AVENUE, SUITE 300
ALBUQUERQUE, NM 87104

CONTACT MARCO JR. & KAREN J.
BELL RANCHO VIEJO CI NW
ALBUQUERQUE NM 87125-5213

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 1
ALBUQUERQUE, NM 87109

Westside Custom of N.A.
Hwy 40th Street
5515 Palomares Drive NW
Albuquerque NM 87120

Typical



November 26, 2019

TRUJILLO ROGER
4640 CROYDEN AVE NW
ALBUQUERQUE NM 87114

RE: PUBLIC NOTICE OF EPC HEARING

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Novus Properties, LLC will be submitting an application to the Environmental Planning Commission (EPC) for approval of lot line adjustments to the approved Site Development Plan for Subdivision to allow for smaller lots to accommodate small scale neighborhood commercial development and to have design standards removed and replaced with the Integrated Development Ordinance. We will be proposing the following:

SUBDIVISION SUMMARY:				
PREVIOUS TRACT	PREVIOUS AREA	PROPOSED SUBDIVISION	PROPOSED TRACT	PROPOSED AREA
A-1-A	2.8500 ACRES	NO	---	---
A	8.9888 ACRES	YES (9-23-14)	A-1 A-2	1.9846 ACRES 7.0042 ACRES
A-2	7.0360 ACRES	YES (3-15-18)	A-2-A A-2-B	1.5444 ACRES 5.4598 ACRES
A-2-B	5.4598 ACRES	YES	A-2-B-1 A-2-B-2 A-2-B-3 A-2-B-4	1.3700 ACRES 1.3700 ACRES 1.1994 ACRES 1.5210 ACRES
B	3.8571 ACRES	YES	B-1 B-2 B-3 B-4	0.9642 ACRES 0.9642 ACRES 0.9642 ACRES 0.9642 ACRES
C	1.6749 ACRES	NO	---	---
D	5.1308 ACRES	NO	---	---
E	1.8620 ACRES	NO	---	---
F	1.1232 ACRES	NO	---	---
G	0.9477 ACRES	NO	---	---
H	0.9755 ACRES	NO	---	---

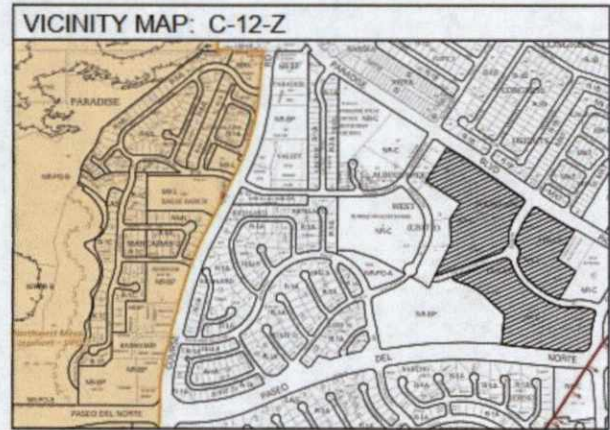
We will be submitting our application on **November 27, 2019**.

Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

Project or Development Proposal

Fountain Hills Plaza – Nunzio & Paradise
Albuquerque, NM 87114
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal



A Hearing will be held on **January 9, 2019 at 8:30 am** in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102.

Useful Links

Integrated Development Ordinance (IDO)

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, NM 87109
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016
awilliamson@modulusarchitects.com

Office DEPOT OfficeMax'

ALBUQUERQUE - (505) 821-1208

11/26/2019 10:18 AM



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SALE	2611-2-2638-939828-19.11.2	
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	Total:	55.00
	Visa 1521:	55.00

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REDUCTIONS

Top 100 Children's Storybooks

The *Journal of Library Studies* has compiled a list of 100 children's storybooks to help librarians and teachers choose the best books for their collections. The list is based on a survey of 100 librarians and teachers who were asked to rank the top 100 children's storybooks in their collections. The list is divided into two categories: *Classics* and *Contemporary*. The *Classics* category includes books that have been published for more than 50 years. The *Contemporary* category includes books that have been published in the last 50 years. The list is a valuable resource for librarians and teachers who are looking for high-quality children's storybooks to add to their collections.

Lord On Budget
The Indian Budget was discussed by Lord Curzon, when it appeared in the House of Lords on Tuesday, July 26. The speaker said that the Budget was a very important one, and that it was a very important one. He said that the Budget was a very important one, and that it was a very important one. He said that the Budget was a very important one, and that it was a very important one.

[illegible][illegible][illegible]

- **Private practice:** allowed in Florida, Minnesota, Iowa, North, and South Dakota, but there's still no reciprocity with other jurisdictions to a large extent.
- **ALP** has been very positive with respect to private practice, states

[illegible]

Public Right of Way
 (Section 104) Plans submitted in the last year with boundary improvements and no additional changes

Revisions

- The 2010 Public Right of Way Act requires that
- The various local authorities must have a public right of way map by 1 April 2012.
- The various local authorities must have a public right of way map by 1 April 2012.

[illegible]

Figure A: Internal Food Area Minimum Food Section

1. *Adaptation* - the process by which an organism's traits change over time to better suit its environment.

Figure C: Off-Street Parking Minimum Section

10. All respondents had been previously contacted by the researchers for the study. These respondents did so because they were interested in the study or they had been contacted by the researchers. The researchers did not attempt to contact any other respondents who were not interested in the study.

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation.

Figure D: Internal Food Area Street Plan

Figure E: Off-Street Parking Plan

It is a fact that the Government has been unable to secure the necessary funds to carry out its policy of maintaining the peace in the Middle East. The Government has been unable to secure the necessary funds to carry out its policy of maintaining the peace in the Middle East.

- **Planning and Design:** The initial phase involves defining the project's scope, objectives, and deliverables. This includes identifying the project's goals, determining the required resources, and establishing a timeline. Key tasks include:
 - **Project Charter Development:** A document that outlines the project's purpose, goals, and the roles of the project manager and team.
 - **Stakeholder Identification:** Identifying all individuals or groups who have an interest in the project and their potential impact on the project's success.
 - **Scope Definition:** Clearly defining the project's boundaries, including what is included and excluded from the project.
 - **Resource Allocation:** Determining the personnel, equipment, and materials needed for the project.
 - **Risk Assessment:** Identifying potential risks to the project and developing strategies to mitigate them.
- **Execution and Monitoring:** This phase involves implementing the project plan and tracking progress. Key tasks include:
 - **Task Assignment:** Assigning specific tasks to team members based on their skills and availability.
 - **Progress Tracking:** Regularly monitoring the project's progress against the schedule and budget.
 - **Communication:** Maintaining open communication with stakeholders and team members throughout the project.
 - **Issue Resolution:** Identifying and addressing any problems or conflicts that arise during the project.
 - **Quality Control:** Ensuring that the project deliverables meet the required quality standards.
- **Closing and Evaluation:** The final phase involves completing the project and evaluating its success. Key tasks include:
 - **Final Review:** Conducting a final review of the project's outcomes and comparing them to the original goals.
 - **Project Closure:** Formalizing the project's completion and releasing resources.
 - **Post-Mortem Analysis:** Conducting a retrospective analysis to identify lessons learned and areas for improvement.
 - **Documentation:** Archiving project documents and reports for future reference.

When the time comes to make a decision, the person who is most likely to be successful is the one who has the most information. The more information you have, the more likely you are to make a good decision. The more information you have, the more likely you are to make a good decision. The more information you have, the more likely you are to make a good decision.

[illegible][illegible]

1

CARLETON COLLEGE
ARCHITECTURE
The College of Architecture
at Carleton College
is seeking a full-time
assistant professor of
architecture to teach
and supervise the
graduate program in
architecture. The
candidate should have
a Ph.D. in architecture
or a related field and
have a minimum of
three years of teaching
experience. The
salary is \$35,000 per
year. The position is
open until filled.
For consideration,
send your curriculum
vita and three
references to:
The College of Architecture
Carleton College
Northfield, Minnesota 55057
or
The College of Architecture
Carleton College
Northfield, Minnesota 55057
or
The College of Architecture
Carleton College
Northfield, Minnesota 55057

Figure F: Alternative Traffic Circulation

Source: The City of Chicago, Department of Public Works, Bureau of Engineering, Division of Traffic Engineering, 200 N. Dearborn St., Chicago, Ill. 60601.

[illegible][illegible]

1. The following sources and amounts of the proceeds:

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