



**Environmental
Planning
Commission**

**Agenda Number: 02
Project #: 2018-001198,
SI-2019-00149, VA-2019-00188,
VA-2019-00189, VA-2019-00190
Hearing Date: July 11, 2019**

Staff Report

| | |
|--------------------------|--|
| Agent | Consensus Planning, Inc |
| Applicant | PV Trails Albuquerque, LLC |
| Request | Site Plan-EPC, and Variances-EPC |
| Legal Description | All or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A |
| Location | On Woodmont Ave. NW, between Paseo del Norte NW and Major Public Open Space |
| Size | Approximately 20.5 acres |
| Existing Zoning | R-1B and R-ML |
| Proposed Zoning | R-ML and R-1B |

Staff Recommendation

APPROVAL of
Site Plan SI-2019-00149

DENIAL of Variances:
VA-2019-00188 and VA-2019-00190

WITHDRAWAL of Variance
VA-2019-00189

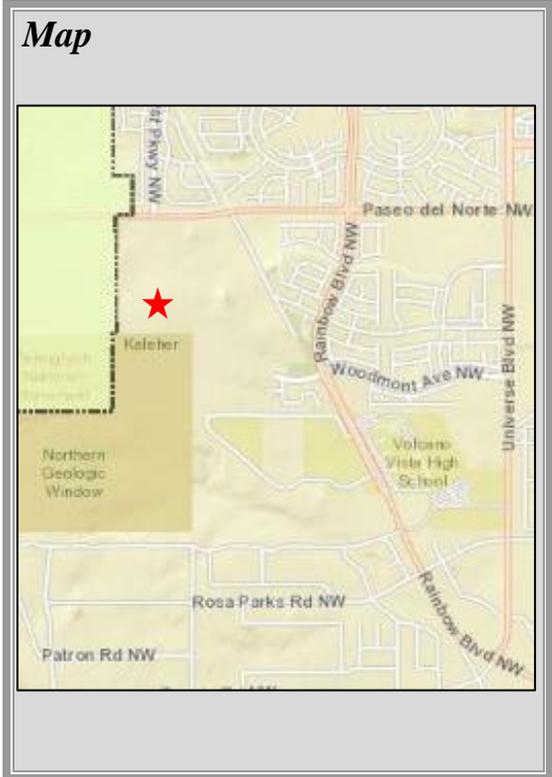
**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This is a request for a Site Plan-EPC and Variances. The Applicant is seeking to add the requested Variance language to the existing Site Plan-EPC:

- VA-2019-00188 - Variance from IDO Section 3-4(M)(4)(b) of 25% to increase the percentage of building footprint where the building height can be 26 feet from 50% to 75% for properties zoned R-1B only (not properties zoned R-1D).
- VA-2019-00190 - Variance from IDO Section 3-4(M)(5)(c) to decrease the garage setback from the front facade from 5 feet to 2 feet.

The Applicant notified the Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. Staff has not received any comments in support or opposition for this request. Due to not meeting Criteria 1 for Variance-EPC (IDO 6-6(M)(3)(a)), staff recommends denial of the requested Variances.



CURRENT PLANNING SECTION

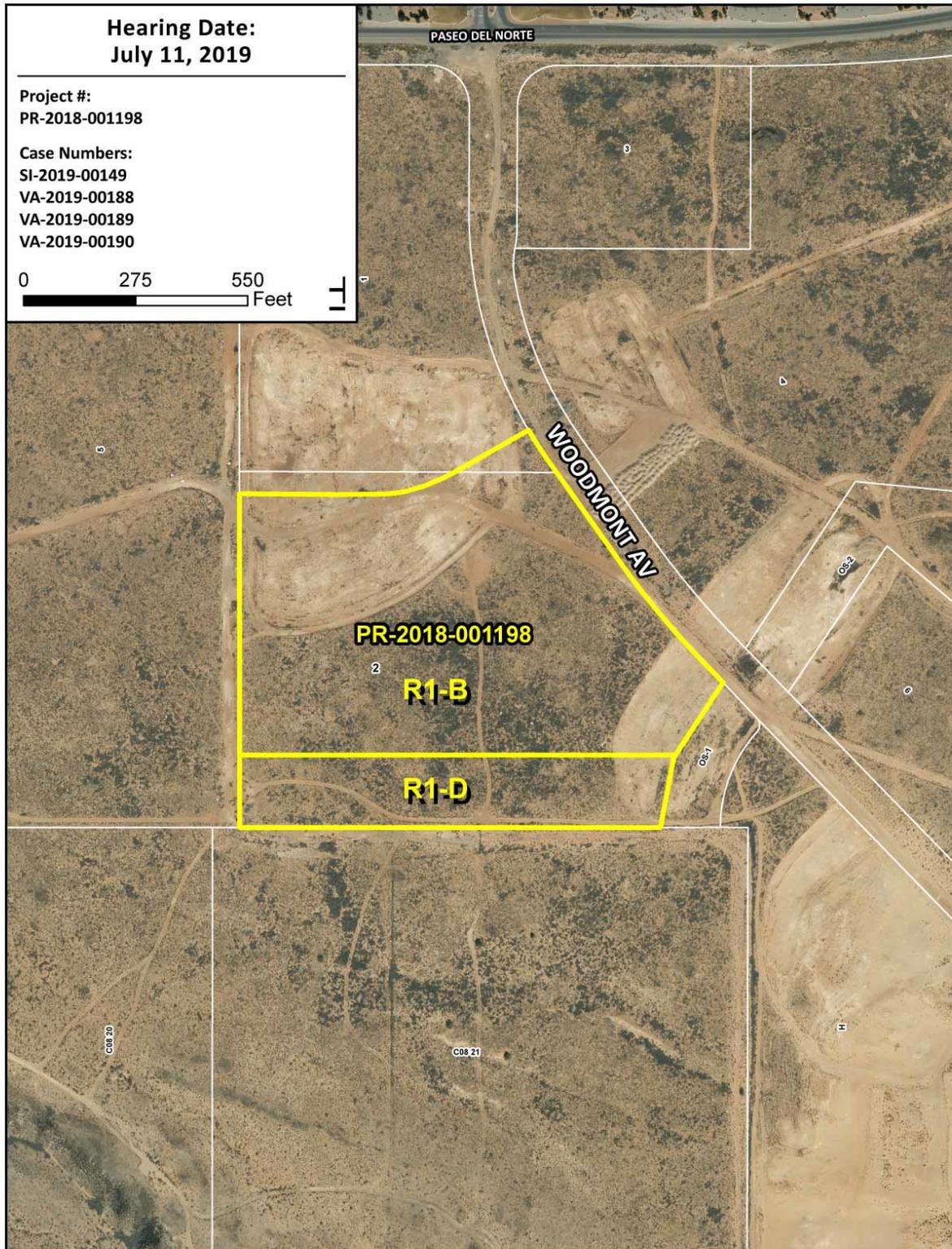
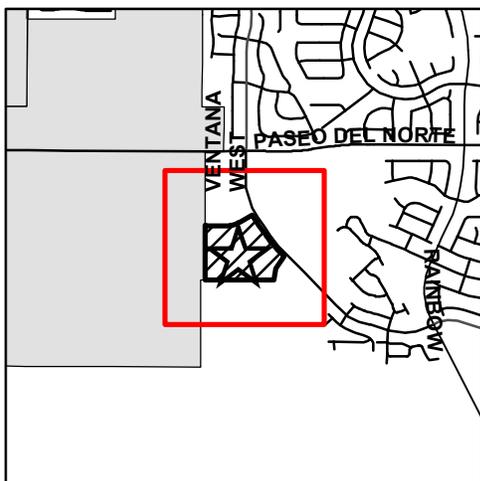
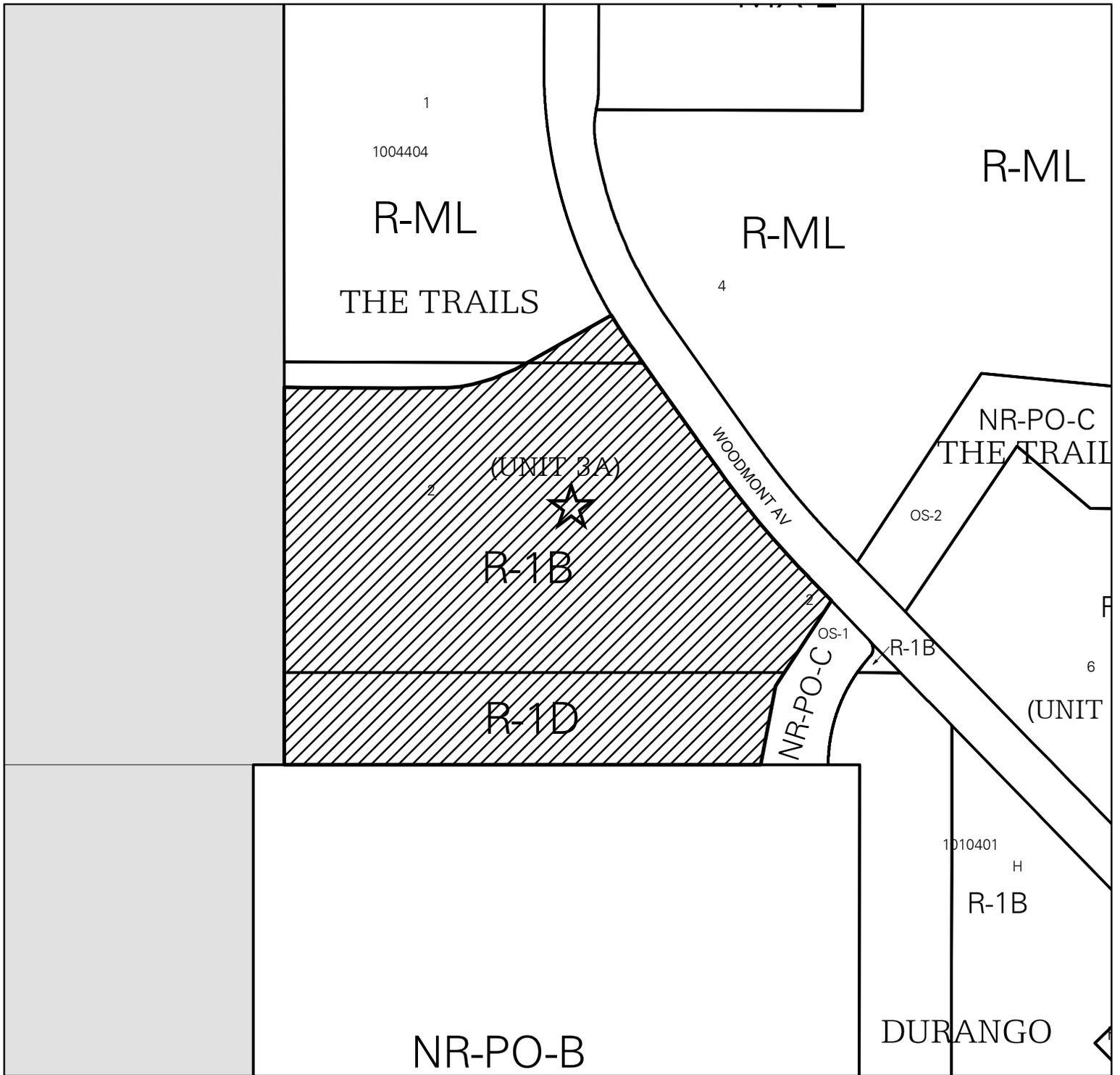


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IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 300 feet

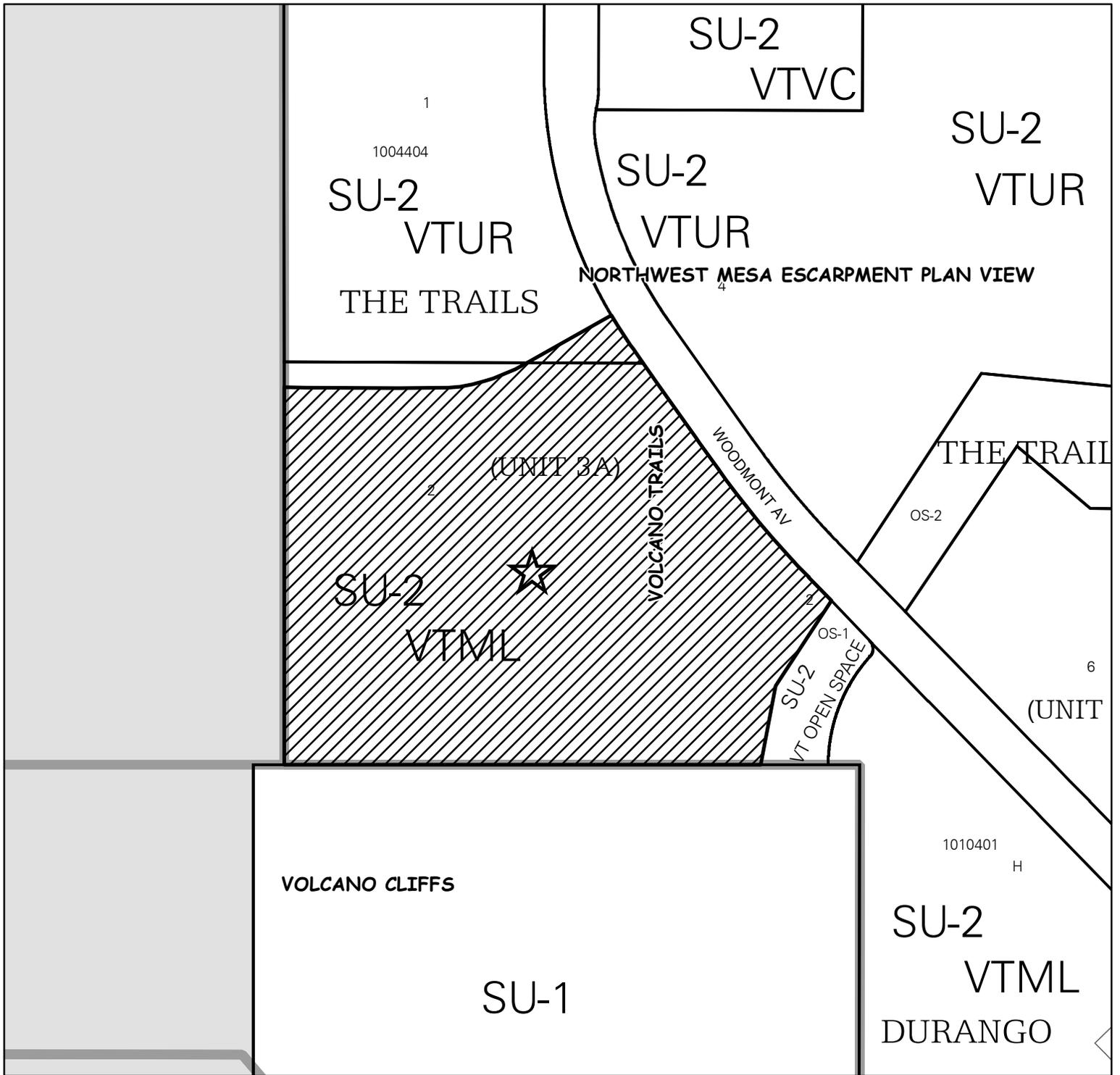
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7/11/2019

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PR-2018-001198

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SI-2019-00149 VA-2019-00188
VA-2019-00189 VA-2019-00190

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OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 300 feet

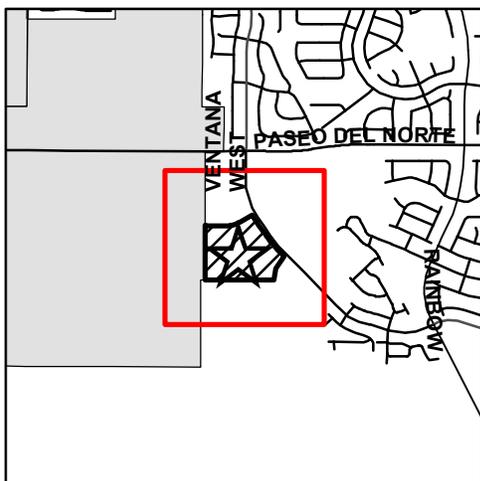
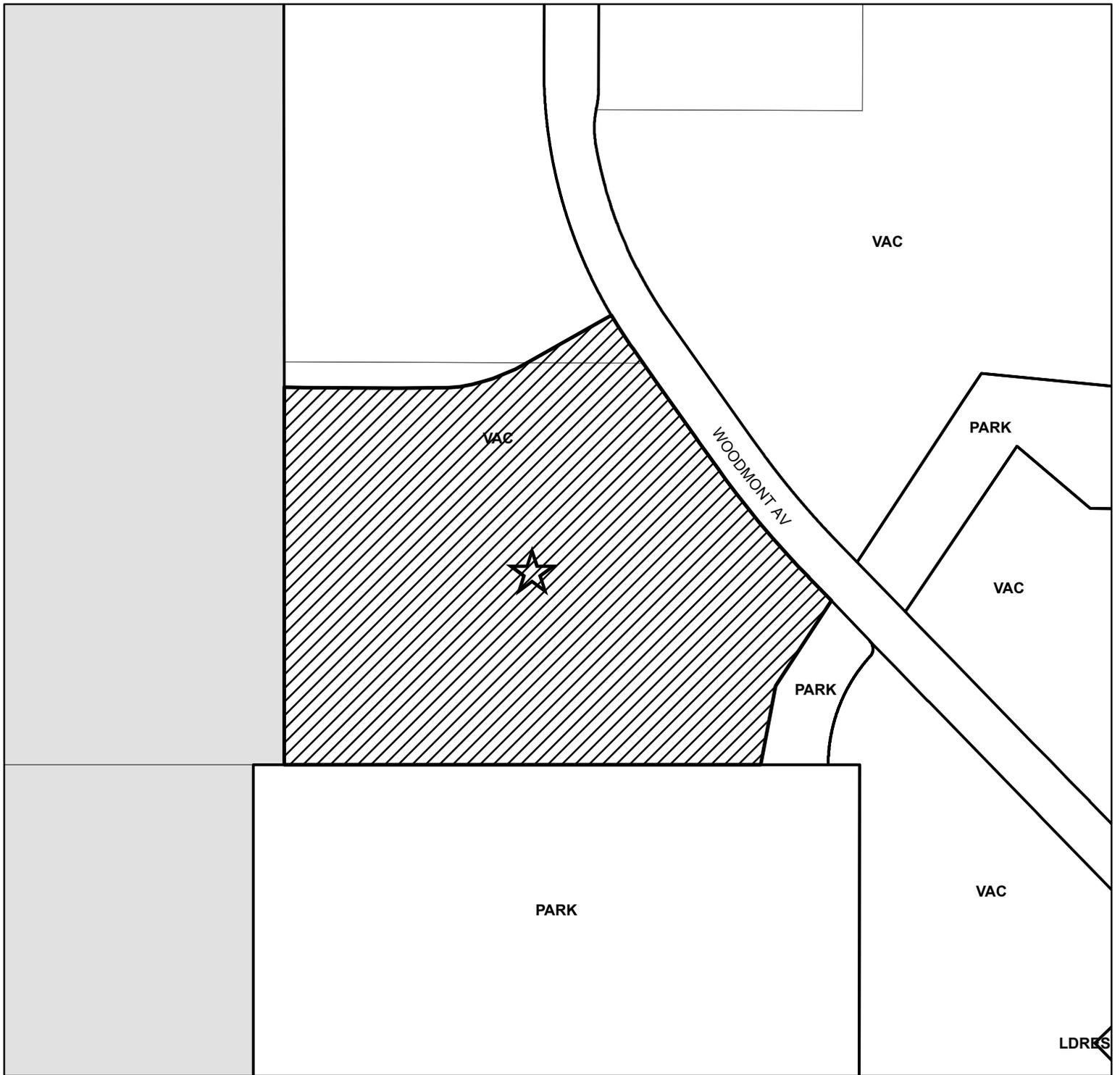
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LAND USE MAP

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 |



1 inch = 300 feet

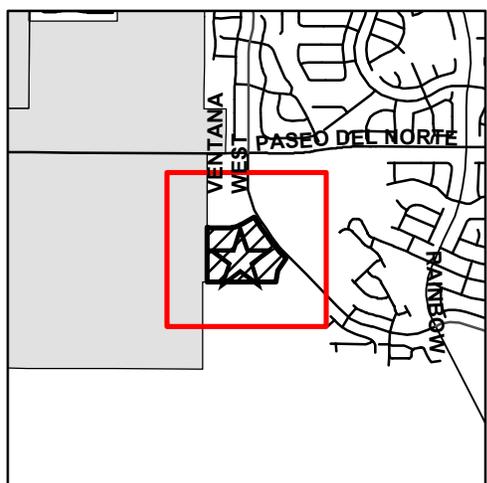
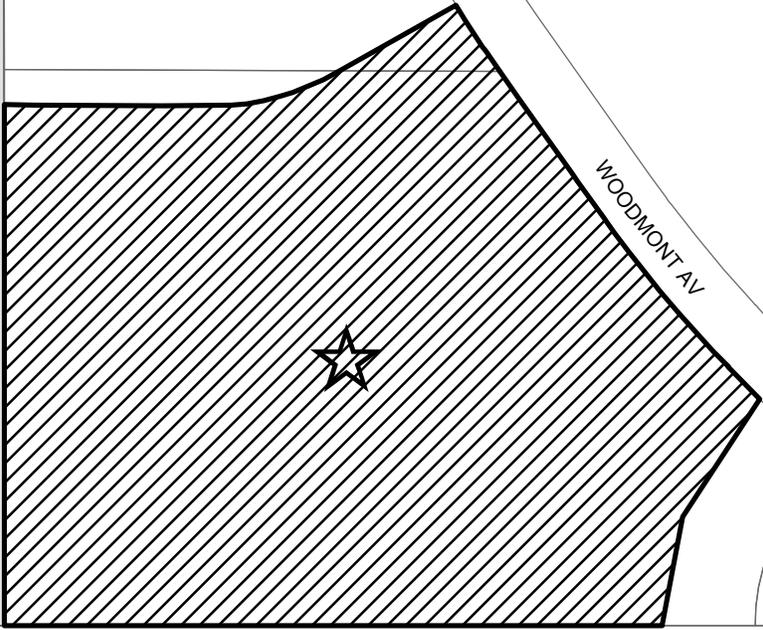
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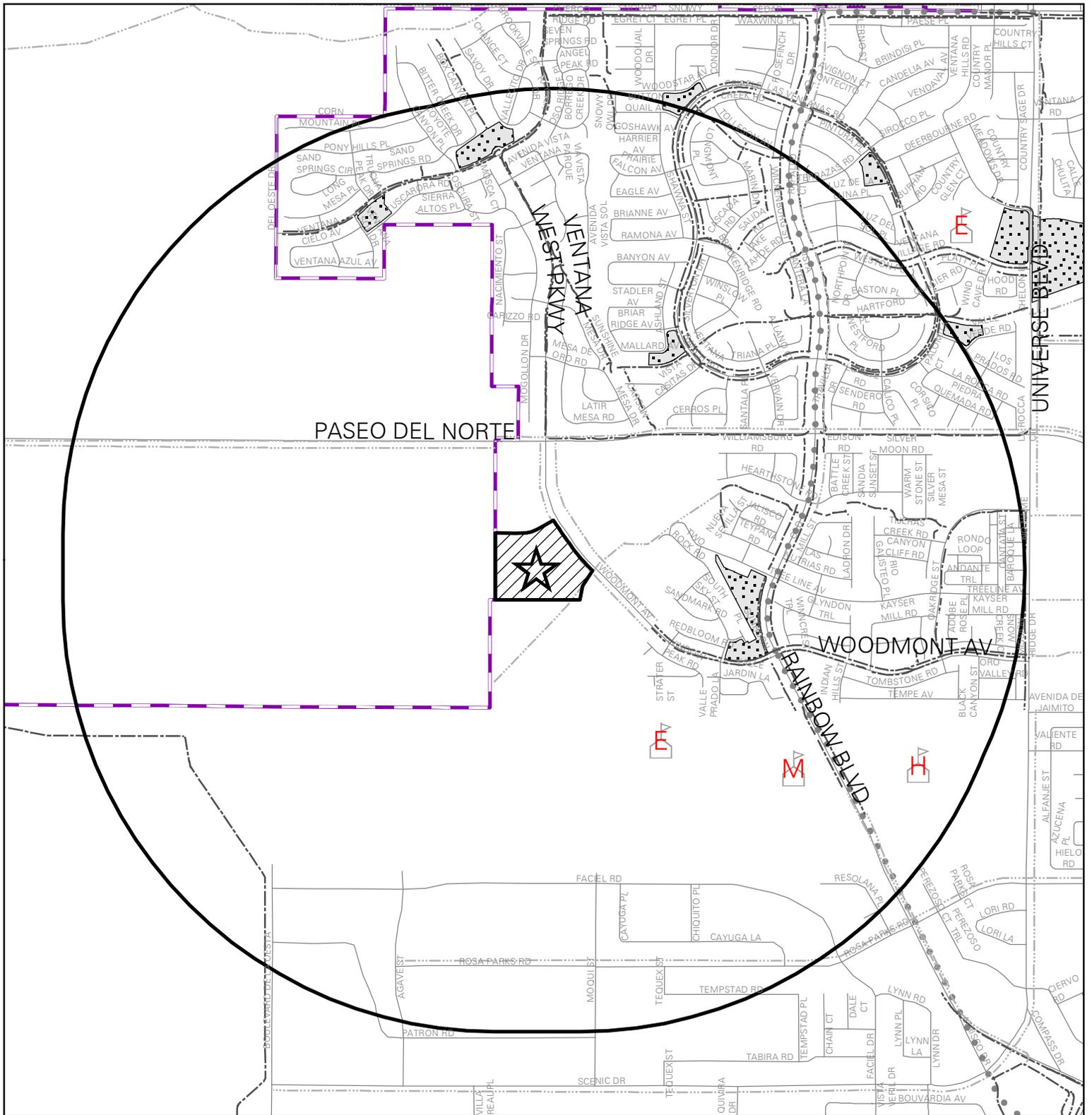
HISTORY MAP

Note: Gray shading indicates County.



1 inch = 300 feet

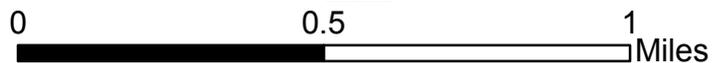
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Public Facilities Map with One-Mile Buffer



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



I. Introduction

| | Zoning | Comprehensive Plan Area | Land Use |
|--------------|--|----------------------------------|------------------------------|
| Site | R-1D within 200 feet from the Major Public Open Space/ Petroglyph National Monument and R-1B for the remainder | Consistency | Vacant |
| North | R-ML | Consistency | Vacant |
| South | NR-PO-B (Open Space), R-A | Consistency | Petroglyph National Monument |
| East | R-ML and R-1B | Consistency | Vacant |
| West | Unincorporated Bernalillo County | Unincorporated Bernalillo County | Vacant |

Proposal

This is a request for approval of a Site Plan-EPC and approval of Variances for all or a portion of Tracts 1 and 2 located on the west side of Woodmont Avenue NW, generally west of Rainbow Boulevard NW, immediately north of the Petroglyph National Monument Major Public Open Space and south of Paseo del Norte NW. The Applicant is seeking to add the requested Variance language to the existing Site Plan-EPC. This Site Plan is before the EPC because it is larger than 5 acres and is adjacent to Major Public Open Space (MPOS). The lot configuration was already approved by the EPC in a prior hearing in February of 2019. The application was originally submitted for three (3) Variances; however, the Applicant has requested that VA-2019-00189 be withdrawn, as described below. The application included:

- SI-2019-00149 - Site Plan EPC
- VA-2019-00188 - Variance from IDO Section 3-4(M)(4)(b) of 25% to increase the percentage of building footprint where the building height can be 26 feet from 50% to 75% for properties zoned R-1B only (not properties zoned R-1D).
- VA-2019-00189 - Variance from IDO Section 3-4(M)(5)(a)2 to simplify the options required for homes to address the street, to include a porch, courtyard, or window on the front facade. The Applicant has requested withdrawal of this request. Staff recommends approval of the withdrawal because the request to vary from the standard was not clear. The EPC may accept the request for withdrawal at an EPC hearing.
- VA-2019-00190 - Variance from IDO Section 3-4(M)(5)(c) Table 3-4-1 to decrease the garage setback from the front facade from 5 feet to 2 feet.

The Applicant must justify the requested Variances by describing how the subject site meets the Variance-EPC Review and Decision Criteria of IDO Section 6-6(M)(3) as described in Section III below.

EPC Role

The EPC is hearing the Site Plan-EPC SI-2019-00149 because IDO Section 6-6(H)(1)(b)3 requires Site Plan-EPC approval prior to any platting action for a site 5 acres or greater adjacent to Major Public Open Space (MPOS). IDO Section 6-4(X)(2)(a)11 states that a property in an Overlay zone as regulated per Part 14-16-3, must be granted per the original approval process for the Site Plan governing the site. IDO Section 6-4(X)(1)(a)(2), Amendments of Approvals Applicability, states Variance requests to any standard other than Use Specific Standards, Development Standards, and DPM Standards shall be heard via the Variance-EPC process pursuant to Section 6-6(M).

This case is a quasi-judicial matter. The EPC is the final decision-making body unless the EPC decisions are 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 then make the final decision.

History/Background

In 2004, City Council called for a planning study of what is now known as Volcano Mesa, which includes Volcano Cliffs, Volcano Heights, and Volcano Trails Sector Development Plan areas. The Council recognized the need for a plan that would bring development in line with the West Side Strategic Plan (WSSP), the Northwest Mesa Escarpment Plan (NWMEP), the Albuquerque / Bernalillo County Comprehensive Plan, and other previously established policies. The Planning study forecasted over 100,000 additional residents at final build-out in the Volcano Mesa area and adjoining areas on the Northwest Mesa. The first Sector Development Plan adopted for the area was appealed and then overturned by District Court. The Plan area was divided into three separate, but related, Rank III sector development plans in order to address the diverse needs and issues within each planning area.

The Volcano Trails SDP was adopted in 2011 and amended in 2014, and established zoning and land-use strategies that supported area-wide policies with a range of housing densities in order to respond to the area's location, landscape, and context includes the subject site.

On May 17, 2018, the Integrated Development Ordinance (IDO) became effective and converted the subject tracts to R-1D, which represented a lower density than the zoning permitted by the Volcano Trails SDP, since the large tracts had not yet been platted. In July of 2018, the EPC voted to recommend approval for a request to zone the subject site to R-1D within 200 feet of the Petroglyph National Monument and R-1B for the remainder of the property. City Council voted to approve the zone change, and it was enacted November 30, 2018 (No. 0-2018-029).

In February of 2019, the EPC approved a Zone Map Amendment (Zone Change) to align the parcels with the new Girona Avenue NW. At this hearing, the EPC also conditionally approved the existing Site Plan-EPC, which required EPC approval because the site is over 5 acres and adjacent to Major Public Open Space. (IDO Section 5-2)

Context

The site is currently undeveloped and falls within the Northwest Mesa Community Planning Area. It is designated as an "Area of Consistency" in the Albuquerque/Bernalillo County Comprehensive Plan.

Near the area is some vacant land and some residential developments with varying densities. The subject tracts are generally located south of Paseo del Norte NW and west of Rainbow Boulevard NW. The area to the north across Paseo del Norte is zoned R-1A and developed with higher density residential lots. To the east across Woodmont Avenue NW are large tracts of currently undeveloped land zoned R-ML Multi-Family and R-1B Single Family. To the west is undeveloped land in unincorporated Bernalillo County. To the south is Major Public Open Space known as the Petroglyph National Monument's Northern Geologic Window.

Roadway System

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

Rainbow Boulevard NW is located to the east of the subject tracts and designated Rainbow a Regional Principal Arterial. Paseo del Norte NW is located to the north of the subject tracts and designated as a Regional Principal Arterial. The LRRS designates Woodmont Avenue NW as a Minor Arterial. Woodmont Avenue NW is not yet built-out.

Comprehensive Plan Corridor Designation

There are no Comprehensive Plan designated corridors near the subject site.

Trails/Bikeways

The Long Range Bikeway System 2040 (LRBS) map produced by the Mid-Region Council of Governments (MRCOG) identifies Existing and Proposed Pedestrian and Bicycle facilities. The LRBS shows a Proposed Bicycle Lane and a Proposed Trail along Woodmont Avenue NW. The LRBS shows an Existing Bicycle Lane and a proposed trail along Rainbow Boulevard NW. The LRBS also shows a Proposed Paved Multi-Use Trail connecting an Existing Paved Multi-Use Trail from the northeast to the Major Public Open Space.

Transit

The nearest transit service is by way of a stop-pair for Commuter Route 162 at Rainbow and Woodmont, approximately 3600 feet southeast of the site. The 162 connects the CNM West Campus to a turn-around at La Orilla and Coors. Connections can be made from this route to three other commuters (92, 94, and 96) and to Fixed Routes 155, 157, and Rapid Ride 790. ABQ Ride has no current plans for service west of the Rainbow/Woodmont intersection.

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 City Plans and Ordinances

Integrated Development Ordinance (IDO)

Existing Zoning

The exiting approved Site Plan consists of two (2) existing zones approved by the EPC in February of 2019. The area located within 200-feet of Major Public Open Space is zoned R-1D with a minimum lot size of 10,000 square feet. The remainder northern portion of the subject site is R-1B with a minimum lot size of 5,000 square feet.

Character Protection Overlay

The property is within the Volcano Mesa Character Preservation Overlay (CPO-12) (Section 3-4 (M)) and the Northwest Mesa View Preservation Overlay (VPO-2) (Section 3-6(E)) (not included in the Height Restriction Sub-Area).

Definitions (if applicable)

Variance: Exceptions to dimensional standards or variations from the strict, literal application of standards in this IDO or the DPM. Variances from zoning standards are reviewed and decided by the ZHE or EPC.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in a Comprehensive Plan Area of Consistency, which has policies to protect and enhance the character of existing single-family neighborhoods.

Applicable policies are cited by the Applicant below.

Note: Applicant's justification is in italics. **Staff's comments are in bold italics.**

Section 9.1.2.3 of the Comprehensive Plan also includes a future housing profile that identifies future units based on need forecasts and population projections. Local and national trends indicate a growing demand for more diverse housing options. Owner-occupied housing is expected to continue to be the housing type desired by most households and therefore needing the highest proportion of housing units. This area has excellent access to parks, trails, schools, and open space. Continuing the zoning's desire for lower density homes along a buffered single loaded street adjacent to the MPOS is consistent with the IDO's provisions for MPOS edges.

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

The proposed site plan with requested variances will provide a quality development that is consistent with the distinct character of The Trails. The existing character of the community is small lot, suburban style residential, with a mix of one- and two-story

homes. There are no exclusively single-story neighborhoods within The Trails and none of the existing homes (approximately 800) are in compliance with either the massing or garage setback provisions of the CPO-12.

The Site Plan-EPC request is consistent with the existing character of the surrounding community and consistent with Policy 4.1.1.

The Variance requests are consistent with the existing character of the surrounding community and consistent with Policy 4.1.1.

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

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The proposed site plan with requested variances is in an Area of Consistency and accomplishes exactly what this policy states. The proposed development includes protections adjacent to MPOS including larger lots and a restriction to single-story building height. The remaining lots are intended to be developed with single-family homes on smaller lots, which is consistent with the surrounding development within The Trails that already consists of smaller lot single-family development with a mix of one- and two-story homes. The existing character of The Trails community is consistent with the requested variances and not CPO-12 requirements, as written.

The Site Plan request reinforces the scale, intensity, and setbacks of the immediately surrounding context, which is an Area of Consistency. The request is consistent with Policy 5.6.3 and 5.6.3 b).

The Variance requests reinforce the scale, intensity, and setbacks of the immediately surrounding context, which is in an Area of Consistency. The request is consistent with Policy 5.6.3 and 5.6.3 b).

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

The proposed site plan provides for different lot sizes, which will result in a variety of product types and prices.

The Site Plan-EPC request will ensure sufficient supply and range of housing types that meet current and future needs at a variety of price levels with the existing R-1B (5,000 sf lots) and R-1D (10,000 sf lots) Zone Districts. The request is consistent with Policy 9.1.

The Variance request does not necessarily increase high-quality housing types that meet current and future needs at a variety of price levels. The Applicant did not provide any data or details to show consistency with this policy. It cannot be determined at this time whether the request is consistent with Policy 9.1.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The proposed site plan provides for a single loaded street, an additional open space buffer, protection of an existing rock outcropping and a well-connected layout with the adjacent street network that is compatible within its suburban development context adjacent to MPOS.

The Site Plan-EPC request is compatible with surrounding land uses and neighborhood character. The request is consistent with Policy 9.2.1.

The Variance request is compatible with surrounding land uses and neighborhood character. The request is consistent with Policy 9.2.1.

3-4(M) Volcano Mesa Character Protection Overlay, CPO-12

The Volcano Mesa CPO-12 standards apply to low-density residential development in the mapped area, which includes the subject site. Relevant standards include:

3-4(M)(3), larger setbacks for lots over 10,000 square feet to include front 25-feet, side 15-feet, and rear 15-feet minimums.

3-4(M)(4), building height is limited to a maximum of 18 feet, but may be increased to 26 feet on a maximum of 50 percent of the building footprint. The Applicant is pursuing a Variance to this regulation to increase the 26-foot height allowance to 75% of the building footprint.

3-4(M)(5), the building design must include changes of material or offsets and either a front porch, a walled courtyard, or 25% of the front façade in windows.

3-4 (M)(5)(b), exterior wall finishes and roof materials are specified.

3-4(M)(5)(c) Table 3-4-1, restrictions apply to garage design requiring a 5-foot minimum setback from the front of the dwelling. The Applicant is pursuing a Variance to this regulation to decrease the garage setback from 5-feet to 2-feet from the Front Façade for front-loaded garages.

3-6(E) Northwest Mesa Escarpment View Protection Overlay, VPO-2

The subject site is within the Northwest Mesa Escarpment View Protection Overlay, however it is not within the Height Restriction sub-area. Therefore, buildings in this area will not be subject to the VPO-2 height restrictions.

3-6(E)(4), exterior colors are limited to avoid very light and very dark colors.

3-6(E)(5), mirrored glass is prohibited.

3-6(E)(6), roof-mounted equipment must not be exposed.

III. Variance – EPC

Pursuant to 6-6(M)(3)(a), except as indicated in Subsections (b) and (c) below, an application for a Variance-EPC shall be approved if it meets all of the following criteria:

1. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

The requested variances to the massing and garage setback regulations in CPO-12 meet this criterion based on the following:

The Volcano Mesa CPO-12 created or imposed special restrictions that were not applicable to other property in the same zone district (now R-1A and R-1B) within The Trails community. These restrictions were imposed by government action and do not meet the stated purpose of the Character Protection Overlay (CPO) zones (see Section 14-16-3-4(A)(1 through 4) and the response to Criterion #4 below). While not eminent domain, the government action that applied the CPO to this property without compliance with the stated purpose of a CPO resulted in new regulations that restricted the property owner's development rights. . This argument only applies to the R-1B lots. There is in fact, a rational nexus between the restrictions on the larger R-1D lots and purpose of the CPO due to the adjacency of the R-1D zoning to the Petroglyph National Monument. Those lots were previously restricted to single-story with a larger lot size prior to the adoption of the IDO and CPO-12.

This government action has created special circumstances that, in effect restricts the entire Catalonia site plan to single story homes thus creating an extraordinary hardship for the land owner by arbitrarily restricting the ability to market the property to homebuilders. This is based on the homebuilders' need to offer products that meet their customers' demands.

The subject site is one of the last undeveloped single-family tracts within the former Volcano Trails Sector Development Plan area (approximately 800 out of 1,000 lots are developed), and rather than preserving the existing character of The Trails community, the CPO imposed new restrictions that are out of character with the rest of The Trails. Since these CPO limitations were not applied to any of the existing homes built in The Trails and are contrary to stated purpose of the CPO, they constitute an unjustified limitation on the reasonable use of the R-1B property within the Catalonia project.

The proposed variances are reasonable since they do not request elimination of the CPO-12 requirements. Instead, the variances are set at the minimum necessary to meet the

needs of the homebuilders' customers and therefore relieve the property owner of the hardship imposed by the CPO-12 restrictions on the R-1B lots. The two variances respond to the actual development of the other properties within The Trails, thereby preserving the unique character of The Trails community.

Although effectiveness of IDO regulations was not self-imposed, this event was not unique to the subject site. City Council adoption of the IDO was City-wide and affected all properties within City boundaries including all those within the same zone district and vicinity and CPO-12 boundaries. Regulations different from what was in the old Zoning Code became effective throughout the City for a great many properties. Zoning regulations apply to all properties in the CPO-12 area and do not make properties in this area undevelopable. Per the City's Legal Department, Zoning is not considered an eminent domain action because the City did not acquire any property and the applicant can still use/develop the property per IDO regulations.

Although the regulations limiting two stories and garage placement may not have been in place for this area prior to effectiveness of the IDO, they are intended to provide variety and distinctiveness to the area near the Petroglyph Monument. The City's old Zoning Code and Sector Development Plans were replaced with the IDO via a long and detailed process of City evaluation and synthesis and public input to arrive at the effective version. The Applicant's desire to increase the permitted percentage area for two-story homes and decrease the garage setback is understandable; however the requests do not apply to a specific lot where it is an extraordinary hardship to comply with the regulations. Because the Variances are requested for the entire Site Plan as opposed to one of the proposed lots, the Applicant does not cite physical characteristics or natural forces that create a special circumstance preventing compliance.

Staff contends the Applicant has not met the burden of proof for this criterion, and the appropriate application for this request is for a text amendment to the IDO. The EPC must determine whether there are special circumstances of the property that represent a substantial and unjustified limitation on the reasonable use or return on the property.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

These three variances will not be materially contrary to the public safety, health, or welfare. The subject property will still be developed with single-family homes with a maximum height of 26 feet, as allowed by the R-1 zoning and CPO-12. The variances requested will allow greater flexibility for the homebuilder, while maintaining the overall intent of the rules to have smaller second floors than ground floors, having the front façade address the street, and setting the garage behind the front façade. The homes will be similar to those already built within The Trails, as those homes were built under the previous zoning requirements where the height, façade, and garage setback limitations of the CPO-12 did not apply to this area in the same way they do now.

Staff agrees the requested Variances will not be materially contrary to public safety, health, or welfare. Increasing the square footage allowed on the second story and decreasing the garage setback or offset will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The three variances will not cause any material adverse impacts to surrounding properties or infrastructure improvements. The results of these variances will not result in any more homes being built within the subdivision than previously approved. These variances are not requested to the MPOS standards and the subdivision still meets the requirements for adjacency to MPOS, so there will be no significant impact to the MPOS property to the south. Additionally, the variances are only being requested for the R-1B lots within the subdivision and not the larger R-1D lots adjacent to the MPOS. Those lots will continue to be limited in height, which is consistent with the intent of CPO-12 and prior zoning regulations. With the same number of homes to be built as previously reviewed and approved, the request will not create any adverse impacts to the adjacent road network or utility infrastructure in the vicinity.

Staff agrees the requested Variances will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. Increasing the square footage allowed on the second story and decreasing the garage setback or offset will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community.

A Variances to increase the square footage allowed on the second story would make the proposed homes similar to many of the constructed homes in the area which vary from 50% to 100% two-story. A Variance to garage placement from five-foot behind the front façade to two-foot would result in houses similar to many of the constructed homes in the area.

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

The requested variances do not materially undermine the intent and purpose of the IDO, the R-1 zone district, or the Character Protection Overlay (CPO) zones generally. The purpose of the R-1 zone is “to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions.” The requested variances do not allow more than one home to be built per lot and will better allow for homes to be built with a variety of lot sizes and dimensions.

The request does not undermine the purpose or intent of CPO zones. We analyzed the stated purpose of CPOs as envisioned and created by the IDO, and it is clear based on the existing development in The Trails community that only one component of CPO-12 is in keeping with this purpose. CPO-12 may more appropriately apply to other parts of the

larger Volcano Mesa area; however, the requirements impose standards that are contrary to the established character of the area that was formerly within the Volcano Trails Sector Plan. Each subsection of Section 3-4(A) relating to the purpose of CPOs is analyzed below:

3-4(A)(1) Have recognized neighborhood identity and character.

While “The Trails” development (including Catalonia) does have a recognized character, it is primarily based upon the setting and cohesive branding of the individual neighborhoods. The Trails was originally master planned to provide different densities of residential subdivisions surrounding an interior system of open space, trails, preserved rock outcroppings, and parks. The existing character of the community’s buildings is small lot, suburban style residential, with a mix of one- and two-story homes. There are no exclusively single-story neighborhoods within The Trails. The existing character of the two-story homes was developed without any restriction regarding the massing of the second story as it relates to the ground floor square footage. This has resulted in a character of two-story homes that most likely range from 65 to 90+ percent of the first-floor footprint (see photographs included in this letter). There is no difference between the neighborhood identity and character of The Trails as compared to Ventana Ranch or Ventana West that are developed immediately to the north and are not subject to these restrictions and granting the requested variances will result in homes built within Catalonia that are no different than the established character of the rest of The Trails development.

3-4(A)(2) Have high architectural value.

The existing development within The Trails is production-built single and two-story homes and two-story multi-family apartments. While nice homes, there is no evidence to suggest that the character is one of high architectural value as may be found in other areas of the City. The proposed homes within Catalonia will also be similar in style to other parts of The Trails.

3-4(A)(3) Have a relationship to HPO zones that make the area’s conservation critical.

There is no HPO for The Trails area or larger Volcano Mesa. While there is a View Protection Overlay (VPO), The Trails (including Catalonia) is not included in the height restriction sub-area.

3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

The relationship between the development and the adjacent Petroglyph National Monument (MPOS as defined in the Comprehensive Plan) is the relevant character defining feature for this area. The site plan, as previously approved by the EPC and presented in this application references and includes restrictions that impact the development of lots adjacent to the Monument that include a single-loaded street, larger lots, and a restriction to single-story (18 feet maximum height) for those adjacent lots. Approval of a variance for the smaller, R-1B lots farther from the monument does not

affect these restrictions or undermine the intent of having restrictions for those lots adjacent to Major Public Open Space.

In conclusion, the requested variances do not materially undermine the intent and purpose of the IDO. The proposed development and related restrictions on the R-1D lots adjacent to the MPOS comply with the stated purpose of CPOs within the IDO, while the CPO-12 requirements the Applicant is seeking variances to do not. These are, in fact, imposing a new character requirement to an area where that character does not exist and was never intended to exist.

In addition to the purpose statement for the CPOs in the IDO, the IDO Adopting Resolution O-17-49, Page 13, Lines 21-30 states (see highlighted text):

WHEREAS, the IDO carries over as Character Protection Overlay zones (§14-16-3-2) distinct sets of building and site design standards intended to reinforce the existing character of sub-areas of the city from adopted Rank 3 Sector Development Plans, including Coors Corridor Plan (last amended in 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last amended in 2014), Rio Grande Boulevard Corridor (adopted 1989), Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last amended in 2014); and

The adopting resolution restates the intent of the IDO as being to carry over building and site design standards intended to reinforce the existing character from adopted Sector Plans and specifically calls out the separate Volcano Trails plan. Combining all three Volcano Sector Plans into one CPO is contrary to this stated purpose and supports the requested variances.

Pursuant to IDO 1-3, the purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Pursuant to IDO 2-3(B)(1), the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood.

Pursuant to IDO 3-4(A) the purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

CPO-12 is a Character Protection Overlay area because it mirrors the boundaries and intent of the three Sector Development Plans designed to recognize neighborhood identity and character. The Applicant is correct in stating the regulations cited in the Variance request were part of a Sector Development Plan that did not encompass the subject site, however, a process was established to integrate the Sector Development Plans into the IDO, which prioritized neighborhood character and protection. The intent to protect the City's established neighborhoods and streamline the City's development review and approval procedures was implemented. Although this is a grey area, staff does not find the requested Variances "materially undermine" the intent and purpose of this IDO.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The requested variances are the minimum necessary to avoid extraordinary hardship or practical difficulties. The requested variances provide the necessary relief required on the smaller R-1B lots to create a livable floorplan necessary to develop and market the lots to homebuilders and allow for two-story options for prospective homeowners, which is needed for the owner to develop the land under the existing zoning.

The requests are also the minimum necessary that allows for development that is within the established character of The Trails area. The requests do not eliminate the CPO-12 standards, but rather reduce them to feasible conditions for development that is in line with the small lot, single-family zoning and context and preserves the existing character of The Trails community.

Finally, it should be noted that in 2014, in response to the development of the Montecito West and Montecito Vistas subdivisions where numerous variances were required in order to develop homes on similarly-sized lots, the Volcano Cliffs Sector Plan (where the CPO-12 standards originated) was amended to allow a second floor as a greater percentage of the building footprint, as well as a reduced garage setback from the front façade. As determined by the Planning Department at that time, 75% of the footprint and

a 2-foot garage setback were appropriate and necessary for development of those smaller lots, and these requested variances are simply asking for the same thing and nothing more. It should be noted that the Volcano Cliffs text amendments were in response to the resulting smaller lot sizes, and not directly related to the Private Commons Development (Cluster Development in the IDO) aspect of the projects.

Evaluation of the “minimum necessary to avoid extraordinary hardship or practical difficulties” is difficult because the request applies to an entire Site Plan rather than an individual lot with an unusual physical characteristic constituting a hardship. This illustrates that the appropriate request for the Applicant’s desired outcome is a text amendment to the IDO.

IV. Site Plan-EPC

Request

Since the property is located adjacent to MPOS, special provisions apply including a requirement that all Site Plans be reviewed by the Environmental Planning Commission. These requirements are found in Section 14-16-5-2(H) Major Public Open Space Edges. The requirements were addressed with the Site Plan in February of 2019 and the only changes proposed to the Site Plan with this application are to reflect the Variances requested should they be approved.

Per IDO Section 14-16-6-6(F)(2)(d), the EPC may grant a Variance to IDO standards pursuant to subsection 14-16-6-6(M), Variance–EPC. The Applicant has applied for Variances through the EPC with this application.

The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

Note: Applicant’s justification is in italics. **Staff’s comments are in bold italics.**

Pursuant to IDO Section 6-6(H)(3), Any application for a Site Plan-EPC shall be approved if it meets all of the following criteria:

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

The Site Plan is consistent with the Albuquerque and Bernalillo County Comprehensive Plan, adopted March 2017. Section 9.1.2.3 speaks to Future Housing Needs and encourages that “Proactive housing planning takes into account existing housing gaps as well as the needs of people who might live in the region in the future.”

The proposed Site Plan for a mixed lot size single family development is designed to meet future housing needs based on demand. The proposed development takes into consideration future residents’ anticipated age, income, and housing preferences.

The Applicant’s justification is sufficient.

The Site Plan–EPC is consistent with the ABC Comp Plan goals and policies as shown under heading II above.

CURRENT PLANNING SECTION

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

The Site Plan and associated property is zoned a combination of R-1D and R-1B. The reason that this project is being reviewed by the EPC is due to its location adjacent to MPOS, not because of the zoning district designation.

The Applicant's justification is sufficient.

- (c) 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.

Response: The site plan is designed to follow these provisions with the previous three variance requests as explained and justified.

14-16-5-2(C) Avoidance of Sensitive Lands, Section 5-2(C)(1)(h) Rock Outcropping is the only listed sensitive land that applies to this request.

The only item in the list of sensitive lands applicable to this property is an existing rock outcropping located near the main entry to the subdivision and is included in a small private open space to be owned and maintained by the Homeowner's Association. This open space is distinct from that required in response to 5-2(H)(2) regarding properties adjacent to MPOS.

14-16-5-2(H) Major Public Open Space Edges

The Site Plan has been designed to comply with all the requirements for lands located adjacent to MPOS. The Site Plan includes specific standards that respond to these requirements, includes a single-loaded street, and an additional (not required) open space buffer along the boundary with MPOS. The Site Plan is being reviewed by the EPC as required by this section of the IDO.

The Applicant's justification is sufficient.

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

The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development.

The Applicant's justification is sufficient.

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

The Site Plan mitigates any adverse impacts on the surrounding area using an open space buffer and single loaded street adjacent to the MPOS. The site plan does not create any negative impacts to the surrounding properties. The site plan also provides for a street connection to the west to accommodate future development in the unincorporated portion of Bernalillo County.

The Applicant's justification is sufficient.

5-1 Development Standards

The subject site is zoned R-1D for 200-feet from the Major Public Opens Space and R-1B for the remainder of the lot. In the R-1D area, the site plan meets the minimum lot size of 10,000 square feet, a minimum lot width of 70-feet, and minimum setbacks of front 20-feet, side 10-feet, and rear 25-feet. In the R-1B area, the site plan meets the minimum lot size of 5,000 square feet, a minimum lot width of 37.5-feet, and minimum setbacks of front 15-feet, side 5-feet, and rear 15-feet.

The Site Plan complies and this will also be checked at building permit application for each individual lot.

V. Agency & Neighborhood Concerns

Reviewing Agencies

Refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Applicant notified the Westside Coalition of Neighborhood Associations and property owners within 100 feet of the subject site as required. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019 (see attached Meeting Minutes). The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting.

To briefly summarize, participants had concern over the strain on schools, traffic, and incomplete construction. Participants agreed with the Applicant that existing homes are similar to the requested homes, but disagreed on whether there is an "erosion of character" in the area.

The Planning Department has not received any public comment in support or opposition for this request.

VI. Conclusion

This is a request for a Site Plan-EPC (SI-2019-00149) to add two Variances-EPC to the Site Plan-EPC:

- VA-2019-00188, a Variance from IDO Section 3-4(M)(4)(b) of 25% to increase the percentage of building footprint where the building height can be 26 feet from 50% to 75% for properties zoned R-1B only (not properties zoned R-1D); and
- VA-2019-00190, a Variance from IDO Section 3-4(M)(5)(c) to decrease the garage setback from the front facade from 5 feet to 2 feet.

Pursuant to IDO Section 6-6(M)(3)(a)1), Staff contends the Applicant has *not* met the burden for Review and Decision Criteria #1 (Variance-EPC), because there are no special circumstances applicable to the subject property that do not apply generally to other property in the same zone district and vicinity. Therefore, staff recommends denial of both of the requested Variances.

Findings, Site Plan-EPC, SI-2019-00149

1. This is a request for a Site Plan-EPC for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Ave. NW, between Paseo del Norte NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three Variances:
 - VA-2019-00188, a Variance to IDO 3-4(M)(4)(b);
 - VA-2019-00189, a Variance to IDO 3-4(M)(5)(a)2; and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c).
3. This is a request for a Site Plan-EPC, a Major Amendment to a conditionally approved Site Plan-EPC from February 2019, in order to add the Variance approvals to the Site Plan notes.
4. The conditionally approved Site Plan required EPC review, because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS) pursuant to IDO Section 6-6(H)(1)(b)3. Compliance with IDO Section 5-2, Site Design and Sensitive Lands, is required and the subject site was found to be in conformance to those regulations during EPC review and approval in February, 2019.
5. The subject site is required to meet Review and Decision Criteria for Site Plan-EPC pursuant to IDO Section 6-6(H)(3), and the subject site was found to be in conformance during EPC review and approval in February, 2019.
6. The subject site for the request is currently zoned R-1D within 200 feet from Major Public Open Space and R-1B for the remainder, which both permit the proposed single-family use.
7. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods, parks, and MPOS.
8. The subject site is within the Volcano Mesa Character Protection Overlay (CPO-12), and the Northwest Mesa View Preservation Overlay (VPO-2). The associated Variance requests are to regulations within IDO Section 3-4(M), Volcano Mesa, CPO-12.
9. The applicable Comprehensive Plan policies are consistent with the Site Plan-EPC:
 - Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The Site Plan-EPC is consistent with the existing character of the surrounding community and consistent with Policy 4.1.1.
 - Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.
 - b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

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The Site Plan reinforces the scale, intensity, and setbacks of the immediately surrounding context, which is an Area of Consistency, and is consistent with Policy 5.6.3 and 5.6.3 b).

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

The Site Plan-EPC will ensure sufficient supply and range of housing types that meet current and future needs at a variety of price levels with the existing R-1B (5,000 sf lots) and R-1D (10,000 sf lots) Zone Districts. The Site Plan-EPC is consistent with Policy 9.1.

10. The Site Plan-EPC has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan and the IDO. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject site is zoned R-1D within 200-feet from the Major Public Opens Space and R-1B for the remainder of the property. In the R-1D area, the site plan meets the minimum lot size of 10,000 square feet, a minimum lot width of 70-feet, and minimum setbacks of front 20-feet, side 10-feet, and rear 25-feet. In the R-1B area, the site plan meets the minimum lot size of 5,000 square feet, a minimum lot width of 37.5–feet, and minimum setbacks of front 15-feet, side 5-feet, and rear 15-feet.
12. The Applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
13. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019. The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting. Participants had concern over the strain on schools, traffic, and incomplete construction.
14. Staff has not received any public comment in support or opposition for this request.

Recommendation

APPROVAL of SI-2019-00149 a request for a Site Plan-EPC for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A, based on the preceding Findings and subject to Conditions of Approval.

Conditions Of Approval, Site Plan-EPC, SI-2019-00149

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit it to the DRB for final review and sign-off, including review and approval of technical issues/requirements.
2. The proposed lot layout shown on the site, including but not limited to Lot 32 and other nearby lots, shall be adjusted to ensure that all Zone Boundaries correspond to a lot line.
3. The Site Plan shall maintain a minimum 20-foot buffer from Major Public Open Space at the southwest corner of the development, where there is not a single-loaded street, per 14-16-5-2(H)(2)(a)1.
4. Submit evidence of delineation of the rock outcropping for the record to include the topographic survey, aerial photographs, and site visit photographs.
5. A note shall be added to the plan that states “Buildings shall comply with IDO Section 14-16-3-4(M) Volcano Mesa CPO-12 Development Standards regarding Façade Design, Building Design Standards, Residential Garage Access, and Residential Garage Design.”
6. Conditions of Approval from other Departments and Agencies:
 - A) Transportation Development
 - 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)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - B) ABC Water Utility Authority (ABCWUA)
 - (a) A Serviceability letter was issued (Serviceability Letter 190126) 05/22/2019 which outlined the conditions for service.
 - (b) The subject property is outside of the Service Area.
 - (c) Master Plan infrastructure will be required prior to sale of service.
 - (d) A Development Agreement will be required as part of requirements for service.
 - C) 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. It will be necessary to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

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

Findings, Variance-EPC, 2019-00188

1. This is a request for a Variance for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Ave. NW, between Paseo del Norte NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three other requests:
 - SI-2019-00149, a Site Plan-EPC;
 - VA-2019-00189, a Variance to IDO 3-4(M)(5)(a)2; and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c).
3. This is a request for a Variance-EPC to IDO Section 3-4(M)(4) which states that the Building height, maximum is 18 feet but may be increased to 26 feet on a maximum of 50% of the building footprint. The Applicant requests a Variance to permit 75% of the building footprint to be two-story instead of 50% for the R-1B zoned portion of the site.
4. The subject site for the request, Tract 2, is currently zoned R-1D within 200 feet from Major Public Open Space and R-1B for the remainder, which both permit the proposed single-family use.
5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods.
6. The subject site is within the Volcano Mesa Character Protection Overlay (CPO-12), and the Northwest Mesa View Preservation Overlay (VPO-2). The associated Variance requests are to regulations within IDO Section 3-4(M), Volcano Mesa, CPO-12.
7. An application for a Variance–EPC shall be approved if it meets all of the following criteria:
 1. *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*

Although effectiveness of IDO regulations was not self-imposed, this event was not unique to the subject site. City Council adoption of the IDO was city-wide and affected all properties within City boundaries including all those within the same zone district vicinity and CPO-12 boundaries. Regulations different from what was in the old Zoning Code became effective throughout the City for a great many properties. Zoning regulations apply to all properties in the CPO-12 area and do not make properties in this area undevelopable. Per the City’s Legal Department, Zoning is not

considered an eminent domain action: the City did not acquire any property and the applicant can still use/develop the property per IDO regulations.

The Applicant's desire to increase the permitted percentage area for two-story homes and decrease the garage setback is understandable. However, the requests do not apply to a specific lot where it is an extraordinary hardship to comply with the regulations. Because the Variances are requested for the entire Site Plan as opposed to one of the proposed lots, the Applicant does not site physical characteristics or natural forces that create a special circumstance preventing compliance.

The Applicant has not met the burden of proof for this criterion. A more appropriate application for the desired result is a text amendment to the IDO.

2. *The Variance will not be materially contrary to the public safety, health, or welfare.*

The requested Variance will not be materially contrary to public safety, health, or welfare. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community.

3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*

The requested Variance will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community. A Variances to increase the square footage allowed on the second story would make the proposed homes similar to many of the constructed homes in the area which vary from 50% to 100% two-story.

4. *The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.*

Pursuant to IDO 1-3, the purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

CURRENT PLANNING SECTION

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Pursuant to IDO 2-3(B)(1), the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood.

Pursuant to IDO 3-4(A) the purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

CPO-12 is a Character Protection Overlay area because it mirrors the boundaries and intent of the three Sector Development Plans designed to recognize neighborhood identity and character. Regulations cited in the Variance request were part of a Sector Development Plan that did not encompass the subject site, however, a process was established to integrate the Sector Development Plans into the IDO, which prioritized neighborhood character and protection. The intent to protect the City's established neighborhoods and streamline the City's development review and approval procedures was implemented. The requested Variances do not "materially undermine" the intent and purpose of this IDO.

5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*

Evaluation of the "minimum necessary to avoid extraordinary hardship or practical difficulties" is difficult because the request applies to an entire Site Plan rather than an individual lot with an unusual physical characteristic constituting a hardship. This illustrates that the appropriate request for the Applicant's desired outcome is a text amendment to the IDO.

8. The Applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
9. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019. The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting. Participants had concern over the strain on schools, traffic, and incomplete construction.
10. Staff has not received any public comment in support or opposition for this request.

Recommendation

DENIAL of a request for a Variance to IDO Section 3-4(M)(4) for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A , based on the preceding Findings.

Findings, Variance-EPC, 2019-00189

1. This is a request for a Variance for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Ave. NW, between Paseo del Norte NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three other requests:
 - SI-2019-00149, a Site Plan-EPC;
 - VA-2019-00188, a Variance to IDO Section 3-4(M)(4)(b); and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c)
3. VA-2019-00189 - Variance from IDO Section 3-4(M)(5)(a)2 to simplify the options required for homes to address the street, to include a porch, courtyard, or window on the front facade.
4. The Applicant requests withdrawal of this request.

Recommendation

WITHDRAWAL of a request for a Variance to IDO Section 3-4(M)(4) for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A , based on the preceding Findings.

Findings, Variance-EPC, 2019-00190

1. This is a request for a Variance for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A located on Woodmont Ave. NW, between Paseo del Norte NW and Major Public Open Space and containing approximately 20.5 acres.
2. This request is in association with three other requests:
 - SI-2019-00149, a Site Plan-EPC;
 - VA-2019-00189, a Variance to IDO 3-4(M)(5)(a)2; and
 - VA-2019-00190, a Variance to IDO 3-4(M)(5)(c).
3. This is a request for a Variance-EPC to IDO Section 3-4(M)(5)(c) to decrease the garage setback from the front facade from 5 feet to 2 feet.
4. The subject site for the request, Tract 2, is currently zoned R-1D within 200 feet from Major Public Open Space and R-1B for the remainder, which both permit the proposed single-family use.
5. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan which has policies to protect and enhance the character of existing single-family neighborhoods.
6. The subject site is within the Volcano Mesa Character Protection Overlay (CPO-12), and the Northwest Mesa View Preservation Overlay (VPO-2). The associated Variance requests are to regulations within IDO Section 3-4(M), Volcano Mesa, CPO-12.
7. An application for a Variance–EPC shall be approved if it meets all of the following criteria:
 1. *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*

Although effectiveness of IDO regulations was not self-imposed, this event was not unique to the subject site. City Council adoption of the IDO was city-wide and affected all properties within City boundaries including all those within the same zone district vicinity and CPO-12 boundaries. Regulations different from what was in the old Zoning Code became effective throughout the City for a great many properties. Zoning regulations apply to all properties in the CPO-12 area and do not make properties in this area undevelopable. Per the City’s Legal Department, Zoning is not considered an eminent domain action: the City did not acquire any property and the applicant can still use/develop the property per IDO regulations.

The Applicant's desire to increase the permitted percentage area for two-story homes and decrease the garage setback is understandable. However, the requests do not apply to a specific lot where it is an extraordinary hardship to comply with the regulations. Because the Variances are requested for the entire Site Plan as opposed to one of the proposed lots, the Applicant does not site physical characteristics or natural forces that create a special circumstance preventing compliance.

The Applicant has not met the burden of proof for this criterion. A more appropriate application for the desired result is a text amendment to the IDO.

2. *The Variance will not be materially contrary to the public safety, health, or welfare.*

The requested Variance will not be materially contrary to public safety, health, or welfare. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community.

3. *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*

The requested Variance will not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. Increasing the square footage allowed on the second story will only occur on each individual lot, not affect surrounding neighborhoods, and will be similar to other development in the community. A Variances to increase the square footage allowed on the second story would make the proposed homes similar to many of the constructed homes in the area which vary from 50% to 100% two-story.

4. *The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.*

Pursuant to IDO 1-3, the purpose of the IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect the quality and character of residential neighborhoods.

1-3(E) Promote the economic development and fiscal sustainability of the City.

1-3(F) Provide for the efficient administration of City land use and development regulations.

1-3(G) Protect the health, safety, and general welfare of the public.

1-3(H) Provide for orderly and coordinated development patterns.

1-3(I) Encourage the conservation and efficient use of water and other natural resources.

CURRENT PLANNING SECTION

1-3(J) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(K) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(L) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Pursuant to IDO 2-3(B)(1), the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood.

Pursuant to IDO 3-4(A) the purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

CPO-12 is a Character Protection Overlay area because it mirrors the boundaries and intent of the three Sector Development Plans designed to recognize neighborhood identity and character. Regulations cited in the Variance request were part of a Sector Development Plan that did not encompass the subject site, however, a process was established to integrate the Sector Development Plans into the IDO, which prioritized neighborhood character and protection. The intent to protect the City's established neighborhoods and streamline the City's development review and approval procedures was implemented. The requested Variances do not "materially undermine" the intent and purpose of this IDO.

5. *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*

Evaluation of the "minimum necessary to avoid extraordinary hardship or practical difficulties" is difficult because the request applies to an entire Site Plan rather than an individual lot with an unusual physical characteristic constituting a hardship. This illustrates that the appropriate request for the Applicant's desired outcome is a text amendment to the IDO.

8. The Applicant contacted the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the property as required.
9. The Applicant and agent attended a Neighborhood Association Pre-Application Meeting on May 29, 2019 (see attached Meeting Minutes). The Westside Coalition of Neighborhood Associations, the Valle Prado Neighborhood Association, the Taylor Ranch Neighborhood Association, and the Petroglyph Estates Homeowners Association attended the meeting. Participants had concern over the strain on schools, traffic, and incomplete construction.
10. Staff has not received any public comment in support or opposition for this request.

Recommendation

DENIAL of a request for a Variance to IDO Section 3-4(M)(5)(c) for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A , based on the preceding Findings.

***Cheryl Somerfeldt
Planner***

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on July 11, 2019.

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

SI-2019-00149–Site Plan:

The 20-acre site is located on Woodmont between the Petroglyph National Monument and Paseo del Norte and is within an Area of Consistency. The southern portion of this site is within 330 feet of Major Public Open Space. The request is a site plan for single-family homes on 78 lots and 3 variances to CPO-12 standards for building height, facades facing the street, and garage setback from the front façade.

The site is currently undeveloped and zoned R-1B and R-1D abutting NR-PO-B to the south and R-ML to the north. This site is located within CPO 12 – Volcano Mesa, which has standards in IDO Subsection 14-16-3-4(M). The site is also located within VPO-2 – Northwest Mesa Escarpment, which has standards in IDO Subsection 14-16-3-6(E). Lots within 330 feet of Major Public Open Space will be required to follow development standards in IDO Subsection 14-16-5-2(H) Major Public Open Space Edges. Development standards in IDO Subsection 14-16-5-2(H)(2) Properties Adjacent to Major Public Open Space will apply to the entire site. Standards in IDO Subsection 14-16-5-2(I) Preventing and Mitigating Construction Impact will also apply to the entire site.

VA-2019-00188–Variance, VA-2019-00189–Variance, VA-2019-00190–Variance:

The Applicant is requesting 3 variances to standards in CPO-12. The first is a request to increase the percentage of the building footprint where the building height can be 26 feet from 50 percent to 75 percent on all R-1B zoned lots. The other two variances would apply to the entire site and relate to façade design. The first asks to simplify options required for homes to address the street with a porch, courtyard, or window on the front façade. The second asks to decrease the required garage setback from the front façade from 5 feet to 2 feet.

The Applicant justifies the request by referring to an amendment to the Volcano Cliffs Sector Development Plan that allowed 75 percent of the building footprint to be 26 feet tall and reduced the garage setback from the front façade from 5 feet to 2 feet for lots that were part of a Private Commons Development (PCD). In the IDO, this use is called “Cluster Development.” The Applicant argues that the original subdivision and the previous sector development plan were intended to create lots with sizes similar to those of previously built PCDs in the area and that the CPO-12 standards no longer allow the same development. The Applicant does not indicate that the proposed development will be a cluster development, so it is unclear how the PCD standards would have applied to this project.

The review/decision criteria for a variance in the IDO Subsection 14-16-6-6(M)(3)(a) require that the EPC find that there are special circumstances that apply to the subject property that are not self-imposed (criterion 1), that the variance will not materially

undermine the intent and purpose of the IDO (criterion 4), and that the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties (criterion 5). The variances requested by the Applicant are not related to special circumstances on the subject property, nor is there any hardship or practical difficulties related to the site. The Applicant's request for more building height, setback reductions, and simplified building frontage requirements are all requests that weaken the requirements related to a Character Protection Overlay, which clearly is intended to protect the character of development in the Volcano Mesa area.

The Applicant has requested that the City consider similar requests as part of the annual update process for the IDO. These requests would clearly be text amendments to the IDO to change the standards related to CPO-12 and are not appropriate as variances that would apply to multiple lots. The technical edits currently proposed would allow building height up to 26 feet for 75 percent of the building footprint for cluster development only. The reduction of the garage setback and the changes to the frontage requirements (both of which were negotiated during the original drafting of the Sector Development Plan) are more appropriate to be discussed with stakeholders during the Community Planning Area process, which will begin in June 2020.

ABC Comprehensive Plan Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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 Comprehensive Plan Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

ABC Comprehensive Plan Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

- a) Respect existing neighborhood values and social, cultural, recreational resources.
- b) Leverage community resources to identify issues, opportunities, and special places and promote strong community identity.
- c) Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

ABC Comprehensive Plan Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions. [ABC]

- a) Respect natural environmental conditions and carrying capacities and cultural landscapes when locating new development and regulating its intensity and design.

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

CURRENT PLANNING SECTION

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

ABC Comprehensive Plan Policy 6.8.1. Natural and Cultural Context: Locate, design, and construct roads to minimize their impact to natural, historic, archaeological, or other cultural resources, including view corridors.

ABC Comprehensive Plan Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

b) Provide appropriate transitions to Open Space.

ABC Comprehensive Plan Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

ABC Comprehensive Plan Policy 9.2.2 High Quality: Encourage quality and innovation in new housing design and construction, materials, and energy and water conservation.

Transportation Development Services

SI-2019-00149 – Site Plan

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

VA-2019-00188 - Variance

- No objection to the request.

VA-2019-00189 - Variance

- No objection to the request.

VA-2019-00190 - Variance

- No objection to the request.

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

Per the 2040 Long Range Roadway System Map, Woodmont Ave. is designated as a minor arterial and per the 2040 Long Range Bikeway System Map bike lanes and a paved trail are proposed on Woodmont Ave.

SOLID WASTE MANAGEMENT DEPARTMENT

Reviewed. No Comment.

CURRENT PLANNING SECTION

TRANSIT DEPARTMENT

Transit Department Review of EPC Cases for July 2019

| Brief Description of Request | Transit Corridor?* | Transit Route? | Current Service/Stops |
|---|--|--|--|
| PV Trails, Albuquerque located on Woodmont Avenue between the Petroglyph Monument and Paseo Del Norte; 20.4 acres | Proximate to the Paseo Del Norte Commuter Corridor | The only route in the area is the Commuter Route 162 which in this area runs north-south on Rainbow Boulevard. It follows a somewhat zig-zag route connecting the Northwest Transit Center to the CNM Main Campus. | The nearest stop pair for the Commuter Route 162 is at Rainbow and Woodmont, approximately 3400 feet east of the site. There are no plans to extend service west of Rainbow Boulevard. |

ABC WATER UTILITY AUTHORITY (ABCWUA)

SI-2019-00149 – Site Plan

- (e) A Serviceability letter was issued (Serviceability Letter 190126) 05/22/2019 which outlined the conditions for service.
- (f) The subject property is outside of the Service Area.
- (g) Master Plan infrastructure will be required prior to sale of service.
- (h) A Development Agreement will be required as part of requirements for service.

VA-2019-00188 – Variance, VA-2019-00189 – Variance, VA-2019-00190 – Variance

- (a) No adverse comment to the proposed variances.

ALBUQUERQUE PUBLIC SCHOOLS

Request Description: This is an application for an updated site plan and several variances on approximately 20.4 acres chiefly zoned R-1B and R-1D (single-family residential). The development is a 78-lot sub-division where single-family residential units will be constructed.

APS Case Comments: Potential residential development will have impacts to Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School. All three of these schools are currently operating over-capacity and the development will be a strain.

- i. Residential Units: 78
- ii. Est. Elementary School Students: 20
- iii. Est. Middle School Students: 9
- iv. Est. High School Students: 9
- v. Est. Total # of Students from Project: 38

CURRENT PLANNING SECTION

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

| School | 2018-2019 40 th Day Enrollment | Facility Capacity | Space Available |
|----------------------------------|---|----------------------|--------------------|
| Tierra Antigua Elementary School | 928 | 660 | -268 |
| Tony Hillerman Middle School | 1207 | 1180 | -27 |
| Volcano Vista High School | 2223 | 2202 | -21 |

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

Provide new capacity (long term solution)

- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities

Improve facility efficiency (short term solution)

- Schedule Changes
 - Double sessions
 - Multi-track year-round
- Other
 - Float teachers (flex schedule)

Shift students to Schools with Capacity (short term solution)

- Boundary Adjustments / Busing
- Grade reconfiguration

Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

CURRENT PLANNING SECTION

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

Reviewed. No objections.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments.

For informational purposes:

- MRMPO notes that the section of Woodmont Ave meant to provide access to the proposed subdivision is not yet developed, according to 2019 aerial photos. However the Long Range Roadway System indicates the future alignment of Woodmont Ave is projected to be a Minor Arterial in the project area.
- The Long Range Bikeway System indicates a proposed bicycle lane on Woodmont Ave and an adjacent paved trail on its eastern side. Another proposed paved trail crosses the site along the southeast corner, which is not included in the proposed site plan (see image, right).

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval:

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

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

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

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments at this time



United States Department of the Interior



NATIONAL PARK SERVICE
Petroglyph National Monument
6001 Unser Blvd NW
Albuquerque, New Mexico 87120

IN REPLY REFER TO:
L1425

June 17, 2019

RE: Catalonia at the Trails Subdivision Development, on the northeast boundary of the Northern Geologic Window, Petroglyph National Monument

Dear Ms. Somerfeldt:

We have reviewed the preliminary site plans for the proposed development, referred to as "Catalonia at the Trails", which is located at the northeast boundary of the Northern Geologic Window which is within the Petroglyph National Monument boundaries.

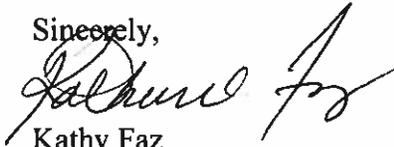
As a unit of the national park system, our main concern is the protection of the cultural and natural resources within the monument and potential impacts to these resources by adjacent land use. Specifically, we are concerned about hydrology and ensuring that water flowing into and out of the monument is unimpeded and that erosion and/or head-cutting into the monument be avoided. We recognize the site plan includes several ponds as part of a drainage management plan, and we would like to coordinate a conversation with a National Park Service hydrologist to discuss the drainage management plan in further detail. Petroglyph National Monument would be happy to arrange this meeting to ensure both parties understand concerns and ideas for drainage management.

Petroglyph National Monument finalized a Visitor Use Management Plan (VUMP) on March 13, 2019, which identified 24 secondary and 6 primary access points for sustainable access and trail use. Please note that the VUMP didn't identify access points into the monument in the area of the proposed subdivision due to the physical limitations of this area to withstand unrestricted public use and its significance to traditionally associated pueblos and tribes. The existing north-south road/trail on the western side of the Northern Geologic Window will continue to provide access to the Paseo de la Mesa multiuse trail; however, access into the remainder of the Northern Geologic Window will be limited since it is only open to public use by permit or guided tour. There are City of Albuquerque Open Space access areas that will still allow for year round recreation in the vicinity of the development. We would be happy to meet to explain the outcomes of the VUMP and the next steps for implementation.

We ask that you keep in mind a landscape buffer with a minimum width of 20 feet adjacent to the park monument to ensure further protection of the monuments' tangible and intangible resources for current and future generations to honor and protect these lands.

If you have any questions regarding our comments about the proposed Catalonia at the Trails subdivision development, please contact me at Kathy_Faz@nps.gov or 505-899-0205, ext. 222

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Faz".

Kathy Faz
Acting Superintendent

CURRENT PLANNING SECTION



View of the subject site looking south from Paseo del Norte NW.



View of the subject site looking north from Woodmont Avenue NW.



View of the subject site looking west from Woodmont Avenue NW.



View of the subject site looking northwest from the end of Woodmont Avenue NW.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

CURRENT PLANNING SECTION

**ENVIRONMENTAL PLANNING COMMISSION
Project #: 2018-001198, SI-2019-00149,
VA-2019-00188, VA-2019-00189, VA-2019-00190
Hearing Date: July 11, 2019**

APPLICATION



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 checked="" 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: PV Trails Albuquerque, LLC | | Phone: (505) 243-3949 |
| Address: 303 Roma Avenue NW | | Email: gprice@pricedg.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Professional/Agent (if any): Consensus Planning, Inc. | | Phone: (505) 764-9801 |
| Address: 302 8th Street NW | | Email: cp@consensusplanning.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Proprietary Interest in Site: Owner | List all owners: | |

BRIEF DESCRIPTION OF REQUEST

Site Plan - EPC for 78-lot subdivision next to MPOS with 3 Variances to CPO-12 standards for building height, facades addressing the street, and garage setback from front facade.

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

| | | |
|--|--------------------------------|--|
| Lot or Tract No.: Portion Tract 1 and all of Tract 2 | Block: | Unit: 3A |
| Subdivision/Addition: The Trails | MRGCD Map No.: | UPC Code: 100806445837410202 |
| Zone Atlas Page(s): C-8 | Existing Zoning: R-1B and R-1D | Proposed Zoning: No Change |
| # of Existing Lots: 2 | # of Proposed Lots: 78 | Total Area of Site (acres): 20.4 acres |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Woodmont Between: Petroglyph National Monument and: Paseo del Norte

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

PR-2018-001198

Signature: *James K. Strojzjer* Date: 5/30/2019

Printed Name: James K. Strojzjer, FAICP Applicant or Agent

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees |
|---|--------------|--------------------------|
| SI-2019-00149 - VA-2019-00190 | SP-EPC/V-EPC | \$570 + \$275 |
| VA-2019-00188 - | V-EPC | \$275 |
| VA-2019-00189 | V-EPC | \$275 |
| Meeting/Hearing Date: July 11, 2019 | | Fee Total: \$1120 |
| Staff Signature: <i>[Signature]</i> Date: 5-30-19 | | Project # PR-2018-001198 |

FORM P1: SITE PLAN – EPC

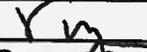
Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

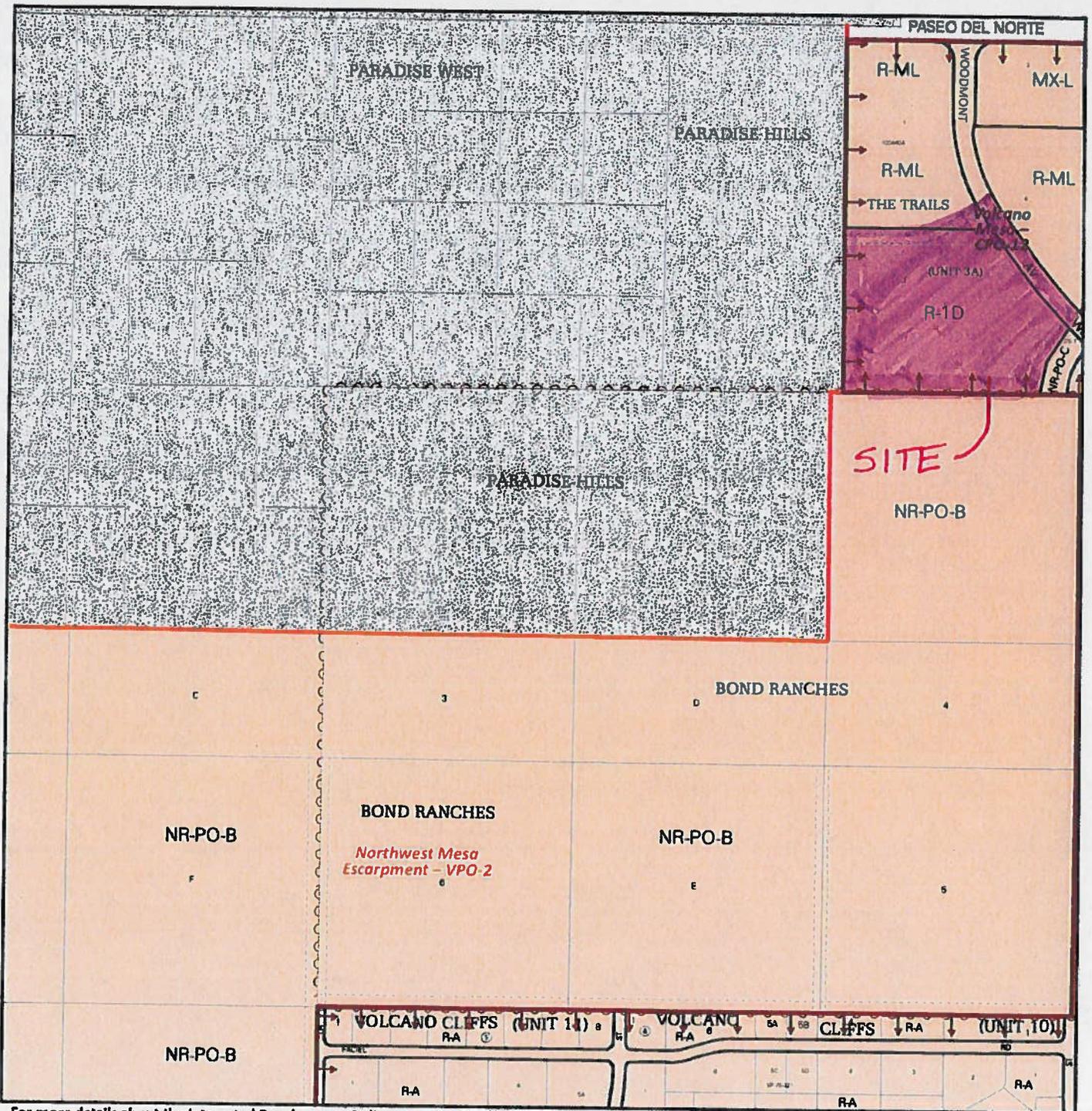
- SITE PLAN – EPC**
- MASTER DEVELOPMENT PLAN**
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**
 - Interpreter Needed for Hearing? No if yes, indicate language: _____
 - A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.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. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Signed Traffic Impact Study (TIS) Form
 - 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)
 - 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)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
 - Sign Posting Agreement
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - Completed Site Plan Checklist
 - 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.
 - Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
 - Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC **X3**

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>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.</i> | |
| Signature:  | Date: <u>5/30/2019</u> |
| Printed Name: James K. Strozler, FAICP | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Case Numbers: <u>SI-2019-00149</u> | Project Number: <u>PR-2019-001148</u> |
| <u>VA-2019-00188</u> | <u>VA-2019-00190</u> |
| <u>VA-2019-00189</u> | |
| Staff Signature:  |  |
| Date: <u>5-30-19</u> | |



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: PV Trails Albuquerque, LLC DATE OF REQUEST: 12/26/2018 ZONE ATLAS PAGE(S): C-08

CURRENT:

ZONING R1-B and R1-D
PARCEL SIZE (AC/SQ. FT.) 20.4 ac.

LEGAL DESCRIPTION: .45 ac. Portion of Tract 1
LOT OR TRACT # 2 BLOCK # _____
SUBDIVISION NAME The Trails

REQUESTED CITY ACTION(S):

ANNEXATION [] R-HL R1-B
* ZONE CHANGE [✓]: From R1-B To R-HL
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 [✓]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 78 (single family homes)
BUILDING SIZE: NA (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT []

* .45 ac. from R-HL to R1-B, and .58 ac from R1-B to R-HL to reflect east-west roadway alignment.

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

APPLICANT OR REPRESENTATIVE _____

DATE 12-26-2018

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

12-26-2018
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

PV Trails Albuquerque, LLC
303 Roma Avenue, Suite 110
Albuquerque, New Mexico 87102

October 8, 2018

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

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

Re: Letter of Authorization for Entitlement and Permit Applications – Unit 3A of The Trails

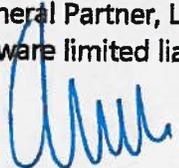
To Whom It May Concern:

PV Trails Albuquerque, LLC ("PV Trails"), hereby authorizes Bohannon Huston, Inc. ("BHI"), Consensus Planning ("CP"), and Price Land & Development Group ("PLDG") to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for PV Trails for the purpose of entitling, zoning, permitting, platting and subdividing the properties known as Tract H Durango Unit 1, Tract C Valle Prado Unit 3 and Tracts 2 through 6 The Trails Unit 3A located within the City of Albuquerque (the "Property"). Any other acts with respect to the Property shall require a separate authorization letter.

Sincerely,

PV Trails Albuquerque, LLC,
a Nevada limited liability company

By: its Manager
PV General Partner, LLC,
a Delaware limited liability company

By:  _____

Name: Andrew Kaplan
Its: Manager



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

November 8, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Longford Homes, Inc.

Legal Description: The Trails Unit 3

Acreage: 165.59 acres

Zone Atlas Page: C-9

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

NIAF submitted by TRC Solutions dated February 2007 (NMCRIS# 103624)

Note: LA 49629 "likely destroyed by recent construction activity."

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(1)— no significant sites in project area; 4B(2)— land disturbance; and 4B(3), information potential exhausted for LA 49629).***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-316, 18-317, 18-318 Date: Nov. 5, 2018 Time: 2:00, 2:30, 3:00

Address: _____

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl

Code Enforcement: Jacoba

Fire Marshall: _____

Transportation: Medigan

Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: _____

SITE INFORMATION:

Zone: R1-D, & R1-B Size: _____

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

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

PROCESS:

Type of Action: _____

Review and Approval Body: DRB & EPC Is this PRT a requirement? Yes

PLTs 18-316, 18-317, 18-318

November 5, 2018

Tracts 6 and C

What is the relationship between the approved site plan and the base zoning? Can we submit preliminary plats that follow the approved site plan?

Can we amend the site plan to allow smaller lot sizes with a different layout provided that the lot size is consistent with the previous VTSL zoning? No, the the VTSL zoning no longer exists.

The site plan references the VTSL zone. What does that mean for lot standards?

If we are held to the new R-1 B IDO standards, is there a way to request a lot size variance? If so, what is the process?

- As of City Council's vote today, 11-5-2018, lots 6 and C will be zoned R-1B, with a minimum lot size of 5,000 sf. *(7 yrs from IDO) → (has not expired)*
- If the approved Site Development Plan for Subdivision has not expired, you may develop with that plan under Prior Approvals 1-10A. What is the lot size of the approved plan?
- You may request a Minor Amendment if 10% or less of total SP for Subdivision area. Per Table 6-4-5, otherwise Major Amendment from DRB.
- It is possible to pursue a Variance to lot size per Section 6-6(N) but it must be justified, and it does not seem exceptional at this time.
- The zoning will be R-1B, which means minimum lot size of 5,000 square feet.

Could apply for Deviation (6-410) for lot size - 10% - 1
Tract 2 *Minor Amendment 10% of size area; Deviation 10% of lot size*

A portion of the proposed site plan encroaches into the R-ML zone because the project follows the roadway alignment. Because R-ML allows single family is this an issue?

Please confirm Site Plan EPC review for this project.

How is the Open Space Advisory Board involved and what are the City's expectations for the applicant to coordinate

with the OSAB?

Depending on the City Council vote on the ZMA, when can we make an application?

- R-ML is not an issue.
- Site Plan EPC because it is over 5 acres and adjacent to MPOS. *- could fix*

zone lines @ same time
• Discuss with Michael ^{VP's} regarding floating zone lines & whether this is allowed.

- The OSAB advises the OSD but it is not required to coordinate with them. The OSD may meet with the OSAB in order to determine their recommendations as required in the IDO for MPOS. It is recommended that the applicant stays in contact and discuss the project with the OSAB, but it is not required. It is also recommended that the applicant contact MPOS to see if they would like to review the Site Plan as soon as possible.

Tract H - Durango

Please confirm that despite the existing ZMA request, that preliminary plat is the appropriate next step provided it follows the approved site plan.

- 1 year extension of preliminary plat approved ^{until} July of 2019. Last extension, therefore, plat needs to be finalized by next summer.
- Infrastructure - talk to them downstairs
- Per approved Site Plan
- Separate Units 3, 4, 5 - never had pre-plat
prelim plat never finalized pre-plat
- Site Plan for Subdivision valid for 17 years from IDO effective date - May 2018
- Use IDO standards - for design standards including setbacks.
- Site Plan shows building pad w/ setbacks from Sector Plan
- ZEO which is more advantageous to developer than IDO setbacks per CPO-12 p. 105
- ZEO will make determination whether building pads sufficient.
- p. 105 - larger than 10,000 sq ft lots - setbacks per CPO to equal to 10,000 sq ft - setbacks per IDO
- lots equal to 55 ft ^{plus} ~~no~~ other than 3 car garages



June 25, 2019 Updated

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: The Trails Tract 2 - Site Plan and Variances – EPC

Landscape Architecture
Urban Design
Planning Services

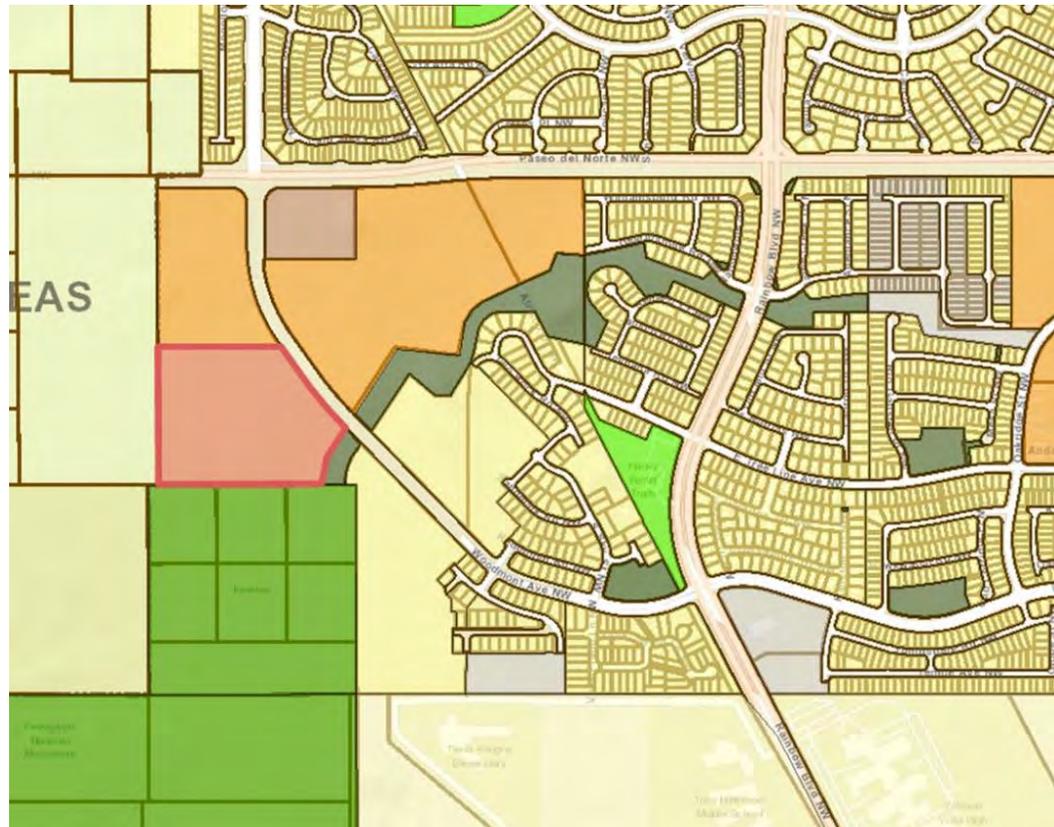
302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to update our request for approval of a Site Plan – EPC and related Variances on behalf of PV Trails Albuquerque, LLC. The subject site is located west of Woodmont Avenue NW and north of the Major Public Open Space (MPOS) - see location exhibit below. The EPC approved a Zone Map Amendment and Site Plan – EPC for this property, with conditions, on February 14, 2019. Once a replat is complete, based on the conditionally approved Zone Map Amendment, the subject site will be zoned R-1B and R-1D within 200 feet of the MPOS. The project is comprised of a small portion of Tract 1 (.45 acres) and most of Tract 2 (approximately 20 acres) within The Trails subdivision. The property is legally described as “A portion of Tracts 1 and 2 Bulk Land Plat of The Trails Unit 3A.” The site is currently undeveloped and falls within the Northwest Mesa Community Planning Area. It is designated as an “Area of Consistency” in the Albuquerque/Bernalillo County Comprehensive Plan.

Figure 1. Subject site (in red) and area context



PRINCIPALS

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



The property is also within Section 14-16-3-4(M) the Volcano Mesa Character Preservation Overlay (CPO) 12 and Section 14-16-3-6(E) the Northwest Mesa View Preservation Overlay (VPO) 2 (not included in the Height Restriction Sub-Area). The purpose of this new application is for an updated Site Plan – EPC and to request variances to standards within the Volcano Mesa CPO-12 that make it particularly difficult to develop small lots such as those found throughout The Trails subdivisions.

Since the property is located adjacent to MPOS, special provisions also apply including a requirement that all Site Plans be reviewed by the Environmental Planning Commission. These requirements are found in Section 14-16-5-2(H) Major Public Open Space Edges. The requirements were addressed with the Site Plan in February and the only changes proposed to the Site Plan with this application are to add notes reflecting the Variances requested to the CPO-12 standards should they be approved.

The following is a summary of the two-part request:

Variance – EPC: The applicant is requesting approval of two variances to the Volcano Mesa CPO-12. These standards are building height and garage setbacks. The original application for this request included a third variance request to simplify the options within CPO-12 for how homes address the street. The applicant respectfully asks that this request be withdrawn and adds further justification to the remaining two variances:

1. To increase the percentage of building footprint where the building height can be 26 feet from 50% to 75%.
2. To decrease the garage setback from the front façade from 5 feet to 2 feet.

The first variance to building height is only proposed for the R-1B lots and not the R-1D lots that are located within 200 feet of Petroglyph National Monument. The remaining variance to garage setbacks is for the entire site.

Site Plan – EPC: The request is for approval of a Site Plan for a 78-lot single-family residential subdivision including the requested variances. The subdivision includes a portion of R1-D and R1-B zoned land. As detailed below, this request is consistent with the Site Plan criteria in section 14-16-6-6(H)(3) of the Integrated Development Ordinance (IDO).

SITE CONDITIONS

Land Use

The subject site was a part of a pre-IDO Sector Plan called The Trails and subsequently the Volcano Trails Sector Plan. The property had custom zoning designations. Some of these special considerations have been carried over in the Volcano Mesa CPO. At the time of the IDO conversion, many of the undeveloped single-family zoned tracts were incorrectly converted to R1-D. A zone map amendment was recommended for approval by the EPC and approved by the City Council more closely reflecting the previous Sector Plan zones. This process resulted in the southernmost 200 feet of Tract 2 being designated R1-D and the balance zoned R1-B. The EPC then approved a minor change to the zoning when this Site Plan was first heard to align the zoning along the northern property line of Tract 2 with a future east-west roadway alignment. The attached Site Plan is consistent with these zone changes.



The following table summarizes the surrounding land use and zoning.

| TABLE 1. Surrounding Zoning & Land Use | | |
|---|---------------------|--|
| NORTH | R-ML | Vacant – Same Property Owner |
| EAST | NR-PO-C, R-ML, R1-B | Private Open Space and Units 4 and 5 Valle Prado Subdivision (currently in development review) |
| SOUTH | NR-PO-B | Major Public Open Space |
| WEST | County A-1 | Vacant |

Access & Public Transit

The property has excellent access with the primary access being from Woodmont Avenue NW, which will continue north to a signalized intersection with Paseo del Norte, a limited access principal arterial. The subdivision will also provide a new east-west street, Girona Avenue, which will have several additional access points into the neighborhood. Girona will provide future access to currently undeveloped land to the west in the unincorporated portion of Bernalillo County.

Public Amenities & Schools

The project is well located with community services and schools in the surrounding area. Just to the south of The Trails are Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School. The area contains numerous parks, trails, and open space.

REQUEST JUSTIFICATION

Variances

6-6(M)(3)(a) Except as indicated in Subsections (b) and (c) below, an application for a Variance – EPC shall be approved if it meets all of the following criteria:

1. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

Applicant Response: The requested variances to the massing and garage setback regulations in CPO-12 meet this criterion based on the following:

The Volcano Mesa CPO-12 created or imposed special restrictions that were not applicable to other property in the same zone district (now R-1A and R-1B) within The Trails community. These restrictions were imposed by government action and do not meet the stated purpose of the Character Protection Overlay (CPO) zones (see Section 14-16-3-4(A)(1 through 4) and the response to Criterion #4 below). While not eminent domain, the government action that applied the CPO to this property without compliance with the stated purpose of a CPO resulted in new regulations that restricted the property owner's

development rights. . This argument only applies to the R-1B lots. There is in fact, a rational nexus between the restrictions on the larger R-1D lots and purpose of the CPO due to the adjacency of the R-1D zoning to the Petroglyph National Monument. Those lots were previously restricted to single-story with a larger lot size prior to the adoption of the IDO and CPO-12.

This government action has created special circumstances that, in effect restricts the entire Catalonia site plan to single story homes thus creating an extraordinary hardship for the land owner by arbitrarily restricting the ability to market the property to homebuilders. This is based on the homebuilders' need to offer products that meet their customers' demands.

The subject site is one of the last undeveloped single-family tracts within the former Volcano Trails Sector Development Plan area (approximately 800 out of 1,000 lots are developed), and rather than preserving the existing character of The Trails community, the CPO imposed new restrictions that are out of character with the rest of The Trails. Since these CPO limitations were not applied to any of the existing homes built in The Trails and are contrary to stated purpose of the CPO, they constitute an unjustified limitation on the reasonable use of the R-1B property within the Catalonia project.

The proposed variances are reasonable since they do not request elimination of the CPO-12 requirements. Instead, the variances are set at the minimum necessary to meet the needs of the homebuilders' customers and therefore relieve the property owner of the hardship imposed by the CPO-12 restrictions on the R-1B lots. The two variances respond to the actual development of the other properties within The Trails, thereby preserving the unique character of The Trails community.

Figure 2. Existing 2-story home in the neighboring Valle Prado subdivision of The Trails.



Figure 3. View of rear of home shown in Figure 2 (left) and neighboring home from adjacent open space trail.



2. The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response: These three variances will not be materially contrary to the public safety, health, or welfare. The subject property will still be developed with single-family homes with a maximum height of 26 feet, as allowed by the R-1 zoning and CPO-12. The variances requested will allow greater flexibility for the homebuilder, while maintaining the overall intent of the rules to have smaller second floors than ground floors, having the front façade address the street, and setting the garage behind the front façade. The homes will be similar to those already built within The Trails, as those homes were built under the previous zoning requirements where the height, façade, and garage setback limitations of the CPO-12 did not apply to this area in the same way they do now.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

Applicant Response: The three variances will not cause any material adverse impacts to surrounding properties or infrastructure improvements. The results of these variances will not result in any more homes being built within the subdivision than previously approved. These variances are not requested to the MPOS standards and the subdivision still meets the requirements for adjacency to MPOS, so there will be no significant impact to the MPOS property to the south. Additionally, the variances are only being requested for the R-1B lots within the subdivision and not the larger R-1D lots adjacent to the MPOS. Those lots will continue to be limited in height, which is consistent with the intent of CPO-12 and prior zoning regulations. With the same number of homes to be built as previously reviewed and approved, the request will not create any adverse impacts to the adjacent road network or utility infrastructure in the vicinity.



4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The requested variances do not materially undermine the intent and purpose of the IDO, the R-1 zone district, or the Character Protection Overlay (CPO) zones generally. The purpose of the R-1 zone is “to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions.” The requested variances do not allow more than one home to be built per lot and will better allow for homes to be built with a variety of lot sizes and dimensions.

The request does not undermine the purpose or intent of CPO zones. We analyzed the stated purpose of CPOs as envisioned and created by the IDO, and it is clear based on the existing development in The Trails community that only one component of CPO-12 is in keeping with this purpose. CPO-12 may more appropriately apply to other parts of the larger Volcano Mesa area; however, the requirements impose standards that are contrary to the established character of the area that was formerly within the Volcano Trails Sector Plan. Each subsection of Section 3-4(A) relating to the purpose of CPOs is analyzed below:

3-4(A)(1) Have recognized neighborhood identity and character.

While “The Trails” development (including Catalonia) does have a recognized character, it is primarily based upon the setting and cohesive branding of the individual neighborhoods. The Trails was originally master planned to provide different densities of residential subdivisions surrounding an interior system of open space, trails, preserved rock outcroppings, and parks. The existing character of the community’s buildings are small lot, suburban style residential, with a mix of one- and two-story homes. There are no exclusively single-story neighborhoods within The Trails. The existing character of the two-story homes was developed without any restriction regarding the massing of the second story as it relates to the ground floor square footage. This has resulted in a character of two-story homes that most likely range from 65 to 90+ percent of the first-floor footprint (see photographs included in this letter). There is no difference between the neighborhood identity and character of The Trails as compared to Ventana Ranch or Ventana West that are developed immediately to the north and are not subject to these restrictions and granting the requested variances will result in homes built within Catalonia that are no different than the established character of the rest of The Trails development.

3-4(A)(2) Have high architectural value.

The existing development within The Trails is production-built single and two-story homes and two-story multi-family apartments. While nice homes, there is no evidence to suggest that the character is one of high architectural value as may be found in other areas of the City. The proposed homes within Catalonia will also be similar in style to other parts of The Trails.

3-4(A)(3) Have a relationship to HPO zones that make the area’s conservation critical.



There is no HPO for The Trails area or larger Volcano Mesa. While there is a View Protection Overlay (VPO), The Trails (including Catalonia) is not included in the height restriction sub-area.

3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

The relationship between the development and the adjacent Petroglyph National Monument (MPOS as defined in the Comprehensive Plan) is the relevant character defining feature for this area. The site plan, as previously approved by the EPC and presented in this application references and includes restrictions that impact the development of lots adjacent to the Monument that include a single-loaded street, larger lots, and a restriction to single-story (18 feet maximum height) for those adjacent lots. Approval of a variance for the smaller, R-1B lots farther from the monument does not affect these restrictions or undermine the intent of having restrictions for those lots adjacent to Major Public Open Space.

In conclusion, the requested variances do not materially undermine the intent and purpose of the IDO. The proposed development and related restrictions on the R-1D lots adjacent to the MPOS comply with the stated purpose of CPOs within the IDO, while the CPO-12 requirements the applicant is seeking variances to do not. These are, in fact, imposing a new character requirement to an area where that character does not exist and was never intended to exist.

In addition to the purpose statement for the CPOs in the IDO, the IDO Adopting Resolution O-17-49, Page 13, Lines 21-30 states (see highlighted text):

WHEREAS, the IDO carries over as Character Protection Overlay zones (§14-16-3-2) distinct sets of building and site design standards intended to reinforce the existing character of sub-areas of the city from adopted Rank 3 Sector Development Plans, including Coors Corridor Plan (last amended in 2013), Downtown Neighborhood Area (adopted 2012), Huning Highland (last amended in 2005), Los Duranes (adopted 2012), Nob Hill Highland (last amended in 2014), Rio Grande Boulevard Corridor (adopted 1989), Sawmill/Wells Park (last amended in 2002), Volcano Cliffs (last amended in 2014), Volcano Heights (last amended in 2014), and Volcano Trails (last amended in 2014); and

The adopting resolution restates the intent of the IDO as being to carry over building and site design standards intended to reinforce the existing character from adopted Sector Plans and specifically calls out the separate Volcano Trails plan. Combining all three Volcano Sector Plans into one CPO is contrary to this stated purpose and supports the requested variances.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response: The requested variances are the minimum necessary to avoid extraordinary hardship or practical difficulties. The requested variances provide the necessary relief required on the smaller R-1B lots to create a livable floorplan necessary to develop and market the lots to homebuilders and allow for two-story options for prospective homeowners, which is needed for the owner to develop the land under the existing zoning.

The requests are also the minimum necessary that allows for development that is within the established character of The Trails area. The requests do not eliminate the CPO-12 standards, but rather reduce them to feasible conditions for development that is in line with the small lot, single-family zoning and context and preserves the existing character of The Trails community.

Finally, it should be noted that in 2014, in response to the development of the Montecito West and Montecito Vistas subdivisions where numerous variances were required in order to develop homes on similarly-sized lots, the Volcano Cliffs Sector Plan (where the CPO-12 standards originated) was amended to allow a second floor as a greater percentage of the building footprint, as well as a reduced garage setback from the front façade. As determined by the Planning Department at that time, 75% of the footprint and a 2-foot garage setback were appropriate and necessary for development of those smaller lots, and these requested variances are simply asking for the same thing and nothing more. It should be noted that the Volcano Cliffs text amendments were in response to the resulting smaller lot sizes, and not directly related to the Private Commons Development (Cluster Development in the IDO) aspect of the projects.

6-6(M)(3)(b) and **6-6(M)(3)(c)** do not apply because the subject site is not located within the Coors Boulevard – VPO-1 or the Height Restriction Sub-area of the Northwest Mesa Escarpment – VPO-2.

Figure 4. Two-story home located on Tree Line Avenue NW in Santa Fe at the Trails.



Site Plan

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

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



Applicant's Response: The Site Plan is consistent with the Albuquerque and Bernalillo County Comprehensive Plan, adopted March 2017. Section 9.1.2.3 speaks to Future Housing Needs and encourages that "Proactive housing planning takes into account existing housing gaps as well as the needs of people who might live in the region in the future."

The proposed Site Plan for a mixed lot size single family development is designed to meet future housing needs based on demand. The proposed development takes into consideration future residents' anticipated age, income, and housing preferences.

Section 9.1.2.3 of the Comprehensive Plan also includes a future housing profile that identifies future units based on need forecasts and population projections. Local and national trends indicate a growing demand for more diverse housing options. Owner-occupied housing is expected to continue to be the housing type desired by most households and therefore needing the highest proportion of housing units. This area has excellent access to parks, trails, schools, and open space. Continuing the zoning's desire for lower density homes along a buffered single loaded street adjacent to the MPOS is consistent with the IDO's provisions for MPOS edges.

The proposed Site Plan and related variances also meet the following Comprehensive Plan Goals and Policies:

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

Applicant's Response: The proposed site plan with requested variances will provide a quality development that is consistent with the distinct character of The Trails. The existing character of the community is small lot, suburban style residential, with a mix of one- and two-story homes. There are no exclusively single-story neighborhoods within The Trails and none of the existing homes (approximately 800) are in compliance with either the massing or garage setback provisions of the CPO-12.

Figure 5. Additional two-story homes within The Trails do not appear to meet the CPO-12 requirements for second floors or garage setbacks.



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

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Applicant's Response: The proposed site plan with requested variances is in an Area of Consistency and accomplishes exactly what this policy states. The proposed development includes protections adjacent to MPOS including larger lots and a restriction to single-story building height. The remaining lots are intended to be developed with single-family homes on smaller lots, which is consistent with the surrounding development within The Trails that already consists of smaller lot single-family development with a mix of one- and two-story homes. The existing character of The Trails community is consistent with the requested variances and not CPO-12 requirements, as written.

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

Applicant's Response: The proposed site plan provides for different lot sizes, which will result in a variety of product types and prices.

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

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.



Applicant's Response: The proposed site plan provides for a single loaded street, an additional open space buffer, protection of an existing rock outcropping and a well-connected layout with the adjacent street network that is compatible within its suburban development context adjacent to MPOS.

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

Applicant's Response: The Site Plan and associated property is zoned a combination of R1-D and R1-B. The reason that this project is being reviewed by the EPC is due to its location adjacent to MPOS, not because of the zoning district designation.

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.

Applicant's Response: The site plan is designed to follow these provisions with the previous three variance requests as explained and justified.

14-16-5-2(C) Avoidance of Sensitive Lands, Section 5-2(C)(1)(h) Rock Outcropping is the only listed sensitive land that applies to this request.

Applicant's Response: The only item in the list of sensitive lands applicable to this property is an existing rock outcropping located near the main entry to the subdivision and is included in a small private open space to be owned and maintained by the Homeowner's Association. This open space is distinct from that required in response to 5-2(H)(2) regarding properties adjacent to MPOS.

14-16-5-2(H) Major Public Open Space Edges

Applicants Response: The Site Plan has been designed to comply with all the requirements for lands located adjacent to MPOS. The Site Plan includes specific standards that respond to these requirements, includes a single-loaded street, and an additional (not required) open space buffer along the boundary with MPOS. The Site Plan is being reviewed by the EPC as required by this section of the IDO.

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.

Applicant's Response: The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development.

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

Applicant's Response: The Site Plan mitigates any adverse impacts on the surrounding area using an open space buffer and single loaded street adjacent to the MPOS. The site plan does not create any negative impacts to the surrounding



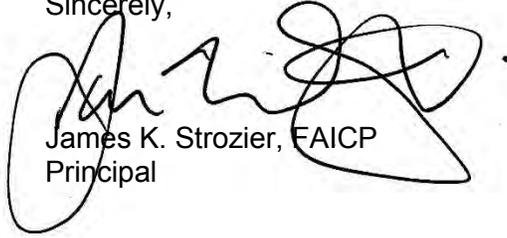
properties. The site plan also provides for a street connection to the west to accommodate future development in the unincorporated portion of Bernalillo County.

IV. CONCLUSION

On behalf of PV Trails Albuquerque, LLC, we respectfully request that the Environmental Planning Commission approves this request for a Site Plan – EPC and necessary Variances for the subject site.

Thank you for your consideration of this request.

Sincerely,



James K. Strozier, FAICP
Principal

Somerfeldt, Cheryl

From: Jim Strozier <cp@consensusplanning.com>
Sent: Thursday, June 27, 2019 11:05 AM
To: Somerfeldt, Cheryl; Brito, Russell D.
Cc: Michael Vos
Subject: RE: Project # 2018-001198 - Catalonia

Cheryl and Russell,

I hope that you have had a chance to review the updated justification letter. We agreed and convinced our client that the request would likely be better received with the elimination of the façade variances and focused exclusively on the massing and garage setback variances. We are working on and anticipate getting community support for the requests and will forward those as soon as we get them.

Let us know if we need to make any changes or if it would be helpful to discuss any of the issues or criteria further.

We appreciate your assistance.

[Jim Strozier, FAICP](#)
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Somerfeldt, Cheryl <csomerfeldt@cabq.gov>
Sent: Tuesday, June 25, 2019 4:44 PM
To: Michael Vos <Vos@consensusplanning.com>
Cc: Jim Strozier <cp@consensusplanning.com>; Brito, Russell D. <RBrito@cabq.gov>
Subject: Project # 2018-001198 - Catalonia

Hello Michael,
Thank you for your telephone call. I am looking forward to the updated project letter.

Please see the attached Agency Comments and let me know if you have any questions.

Take Care,



CHERYL SOMERFELDT
current planner
o 505.924.3357
e csomerfeldt@cabq.gov



PLANNING

CONSENSUS

May 28, 2019 Original

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: The Trails Tract 2 - Site Plan and Variances – EPC

Landscape Architecture
Urban Design
Planning Services

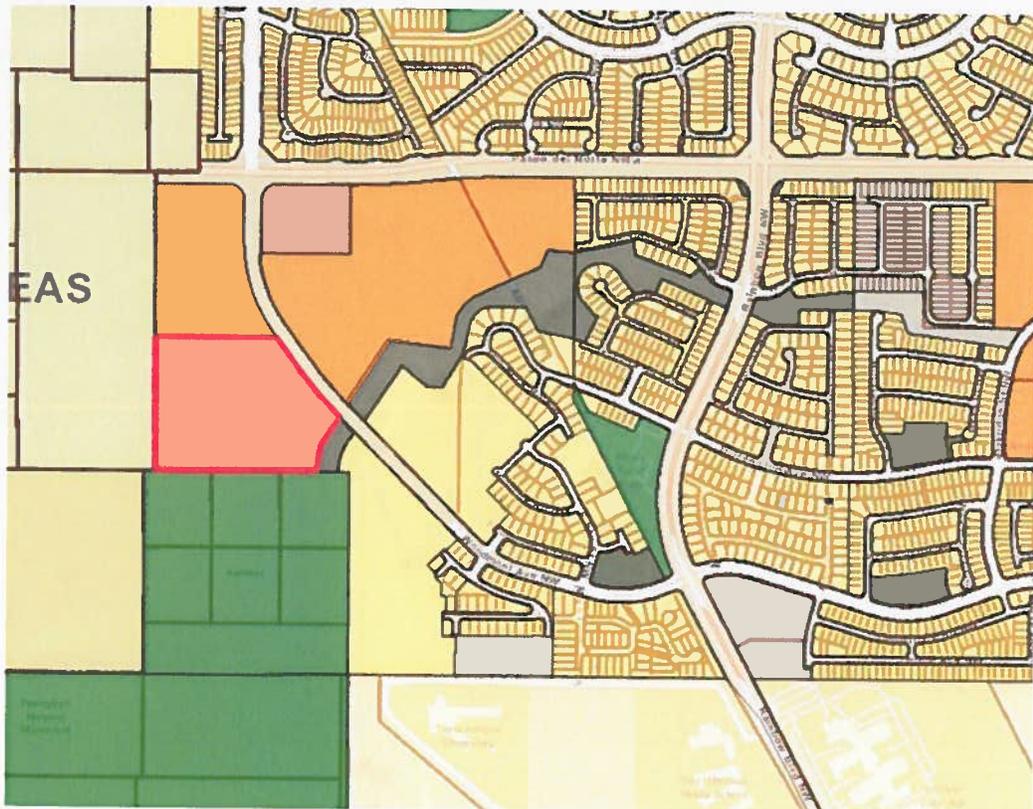
Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to request approval of a Site Plan – EPC and related Variances on behalf of PV Trails Albuquerque, LLC. The subject site is located west of Woodmont Avenue NW and north of the Major Public Open Space (MPOS) - see location exhibit below. The EPC approved a Zone Map Amendment and Site Plan – EPC for this property, with conditions, on February 14, 2019. Once a replat is complete, based on the conditionally approved Zone Map Amendment, the subject site will be zoned R-1B and R-1D within 200 feet of the MPOS. The project is comprised of a small portion of Tract 1 (.45 acres) and most of Tract 2 (approximately 20 acres) within The Trails subdivision. The property is legally described as “A portion of Tracts 1 and 2 Bulk Land Plat of The Trails Unit 3A.” The site is currently undeveloped and falls within the Northwest Mesa Community Planning Area. It is designated as an “Area of Consistency” in the Albuquerque/Bernalillo County Comprehensive Plan.

Figure 1. Subject site (in red) and area context



PRINCIPALS

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



The property is also within Section 14-16-3-4(M) the Volcano Mesa Character Preservation Overlay (CPO) 12 and Section 14-16-3-6(E) the Northwest Mesa View Preservation Overlay (VPO) 2 (not included in the Height Restriction Sub-Area). The purpose of this new application is for an updated Site Plan – EPC and to request variances to standards within the Volcano Mesa CPO-12 that make it particularly difficult to develop small lots such as those found throughout The Trails subdivisions.

Since the property is located adjacent to MPOS, special provisions also apply including a requirement that all Site Plans be reviewed by the Environmental Planning Commission. These requirements are found in Section 14-16-5-2(H) Major Public Open Space Edges. The requirements were addressed with the Site Plan in February and the only changes proposed to the Site Plan with this application are to add notes reflecting the Variances requested to the CPO-12 standards should they be approved.

The following is a summary of the two-part request:

Variance – EPC: The applicant is requesting approval of three variances to the Volcano Mesa CPO-12. These standards are building height, façade design, and garage setbacks.

1. To increase the percentage of building footprint where the building height can be 26 feet from 50% to 75%.
2. To simplify the options required for homes to address the street, to include a porch, courtyard, or window on the front façade.
3. To decrease the garage setback from the front façade from 5 feet to 2 feet.

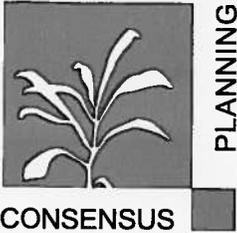
The first variance to building height is only proposed for the R-1B lots and not the R-1D lots that are located within 200 feet of Petroglyph National Monument. The remaining two variances to building facades and garage setbacks are for the entire site.

Site Plan – EPC: The request is for approval of a Site Plan for a 78-lot single-family residential subdivision including the requested variances. The subdivision includes a portion of R1-D and R1-B zoned land. As detailed below, this request is consistent with the Site Plan criteria in section 14-16-6-6(H)(3) of the Integrated Development Ordinance (IDO).

SITE CONDITIONS

Land Use

The subject site was a part of a pre-IDO Sector Plan called The Trails and subsequently the Volcano Trails Sector Plan. The property had custom zoning designations. Some of these special considerations have been carried over in the Volcano Mesa CPO. At the time of the IDO conversion, many of the undeveloped single family zoned tracts were incorrectly converted to R1-D. A zone map amendment was recommended for approval by the EPC and approved by the City Council more closely reflecting the previous Sector Plan zones. This process resulted in the southernmost 200 feet of Tract 2 being designated R1-D and the balance zoned R1-B. The EPC then approved a minor change to the zoning when this Site Plan was first heard to align the zoning along the northern property line of Tract 2 with a future east-west roadway alignment. The attached Site Plan is consistent with these zone changes.



The following table summarizes the surrounding land use and zoning.

| TABLE 1. Surrounding Zoning & Land Use | | |
|--|---------------------|--|
| NORTH | R-ML | Vacant – Same Property Owner |
| EAST | NR-PO-C, R-ML, R1-B | Private Open Space and Units 4 and 5 Valle Prado Subdivision (currently in development review) |
| SOUTH | NR-PO-B | Major Public Open Space |
| WEST | County A-1 | Vacant |

Access & Public Transit

The property has excellent access with the primary access being from Woodmont Avenue NW, which will continue north to a signalized intersection with Paseo del Norte, a limited access principal arterial. The subdivision will also provide a new east-west street, Girona Avenue, which will have several additional access points into the neighborhood. Girona will provide future access to currently undeveloped land to the west in the unincorporated portion of Bernalillo County.

Public Amenities & Schools

The project is well located with community services and schools in the surrounding area. Just to the south of The Trails are Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School. The area contains numerous parks, trails, and open space.

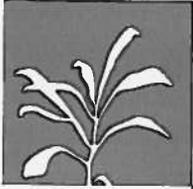
REQUEST JUSTIFICATION

Variations

6-6(M)(3)(a) Except as indicated in Subsections (b) and (c) below, an application for a Variance – EPC shall be approved if it meets all of the following criteria:

1. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

Applicant Response: There are special circumstances applicable to the subject property. The subject site is one of the last undeveloped parcels with R-1 zoning within the former Volcano Trails Sector Development Plan area. Prior to adoption of the Integrated Development Ordinance (IDO), the site was subject to the Sector Plan’s rules and regulations. When the IDO was adopted, all three Volcano Mesa Sector Plans (Cliffs, Heights, and Trails) were combined into a single Character Protection Overlay Zone (CPO-12). The CPO-12 merged rules for all three plans, and in doing so applied rules that were only found in the Volcano Cliffs plan to the entire area without accommodation for the different lot sizes and development types happening



in each area even though the Volcano Cliffs plan had previously been amended to allow such accommodation.

In 2014, in response to the development of the Montecito West and Montecito Vistas subdivisions where numerous variances were required, the Volcano Cliffs plan was amended to allow among other things, a greater percentage of the building footprint to be 26 feet tall and a reduction of the garage setback from the front façade from 5 feet to 2 feet for lots that were part of a Private Commons Development or PCD (known as a Cluster Development in the IDO).

While the former Volcano Cliffs area consists of larger lots than the Trails as evidenced by the R-1D and R-A zone designations established upon adoption of the IDO, The Trails has smaller lot sizes utilizing R-1A and R-1B zoning. These smaller lots are like those lots found in the Montecito West and Montecito Vistas PCD (Cluster) subdivisions that the earlier Volcano Cliffs plan was modified for.

The CPO-12 regulations limit building height to 18 feet with an allowance of up to 26 feet for 50% of the building footprint. This rule was originally established for lots in the Volcano Cliffs area and is reasonable to comply with on larger lots such as those. When developing smaller lots as is the case in the Trails, the limitation to 50% of the building footprint is unreasonable and creates practical difficulties to the construction of two-story homes. It also creates an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property because the rule makes it difficult to develop and sell lots without the ability to build two-story homes within the subdivision. The first variance requested is to increase the maximum height allowance of 26 feet from 50% to 75% of the building footprint within the R-1B portion of the subdivision, which is the same as was previously in the Volcano Cliffs Sector Plan for Private Commons Developments.

The CPO-12 regulations also prescribe specific treatment options for the front façade and how it addresses the street. The options include a porch, walled courtyard, or windows facing the street along with very specific details regarding the size or amounts required. The applicant is requesting a variance to simplify the language to allow more flexible design and inclusion of these features consistent with the previously approved and constructed subdivisions within The Trails.

Finally, the third variance requested is to decrease the required front-loaded garage setback from the front façade from 5 feet to 2 feet. Just like with the building height, this rule creates practical difficulties in designing a home with a livable floor plan that fits within the setbacks of these small lots and meets structural and livability needs. The decrease of 3 feet will allow homebuilders to meet their needs while still meeting the intent of having the garage behind the primary façade of the home.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response: These three variances will not be materially contrary to the public safety, health, or welfare. The subject property will still be developed with single-family homes with a maximum height of 26 feet, as allowed by the R-1 zoning and CPO-12. The variances requested will allow



greater flexibility for the homebuilder, while maintaining the overall intent of the rules to have smaller second floors than ground floors, having the front façade address the street, and setting the garage behind the front façade. The homes will be similar to those already built within The Trails, as those homes were built under the previous zoning requirements where the height, façade, and garage setback limitations of the CPO-12 did not apply to this area in the same way they do now.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

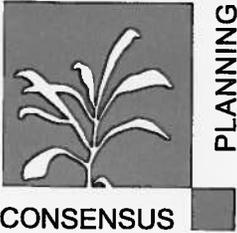
Applicant Response: The three variances will not cause any material adverse impacts to surrounding properties or infrastructure improvements. The results of these variances will not result in any more homes being built within the subdivision than previously approved. These variances are not requested to the MPOS standards and the subdivision still meets the requirements for adjacency to MPOS, so there will be no significant impact to the MPOS property to the south. With the same number of homes to be built as previously reviewed and approved, the request will not create any adverse impacts to the adjacent road network or utility infrastructure in the vicinity.

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The requested variances do not materially undermine the intent and purpose of the IDO or the R-1 zone district. The purpose of the R-1 zone is “to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions.” The requested variances do not allow more than one home to be built per lot and will better allow for homes to be built with a variety of lot sizes and dimensions. The request does not undermine the CPO-12 either because the overall intent of the requirements remain while granting the flexibility necessary for developing smaller lots as allowed by the underlying zoning. These requests are consistent with the Volcano Trails Sector Plan that previously regulated land use in this area. They are also consistent with prior amendments to the Volcano Cliffs Sector Plan, but inadvertently not carried forward into the IDO, which allowed an increase to 75% of the building footprint for a second story and a decrease to 2 feet for the garage setback from the front façade within Private Commons (now Cluster) Developments. Similar amendments are being considered for inclusion in the first annual update to the IDO to ensure consistency between the IDO and prior planning efforts for the Volcano Mesa area.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response: The requested variances are the minimum necessary to avoid extraordinary hardship or practical difficulties. The request to increase the percentage of the building footprint from 50% to 75% for the second story provides the necessary relief required on the R-1B lots to create a livable second floor necessary to develop the lots and offer two-story options for prospective homeowners. This request is also consistent with amendments that were made to the Volcano Cliffs Sector Plan, but not carried forward into the IDO, that recognized the need for a different standard



when developing smaller lots such as those found within The Trails underlying R-1A and R-1B zoning.

The requested variance for the front façade to address the street does not eliminate the requirement. Rather, the variance will allow for more creative design solutions to add the necessary elements and meet the intent of the CPO-12 requirements in a way that is consistent with the existing developed neighborhoods within the Trails area.

Finally, the requested variance to the garage setback from the front façade is the minimum necessary to avoid the practical difficulties created by the existing rule on small lots. It does not eliminate the requirement for the garage to be setback behind the front façade, but rather only reduces it to a workable distance. Like the building height request, it is also consistent with amendments that were previously made to the Volcano Cliffs Sector Development Plan, but not carried forward into the IDO, and are being considered for inclusion in the first annual update of the IDO.

6-6(M)(3)(b) and 6-6(M)(3)(c) do not apply because the subject site is not located within the Coors Boulevard – VPO-1 or the Height Restriction Sub-area of the Northwest Mesa Escarpment – VPO-2.

Site Plan

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

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

Applicant's Response: The Site Plan is consistent with the Albuquerque and Bernalillo County Comprehensive Plan, adopted March 2017. Section 9.1.2.3 speaks to Future Housing Needs and encourages that "Proactive housing planning takes into account existing housing gaps as well as the needs of people who might live in the region in the future".

The proposed Site Plan for a mixed lot size single family development is designed to meet future housing needs based on demand. The proposed development takes into consideration future residents' anticipated age, income, and housing preferences.

Section 9.1.2.3 of the Comprehensive Plan also includes a future housing profile that identifies future units based on need forecasts and population projections. Local and national trends indicate a growing demand for more diverse housing options. Owner-occupied housing is expected to continue to be the housing type desired by most households and therefore needing the highest proportion of housing units. This area has excellent access to parks, trails, schools, and open space. Continuing the zoning's desire for lower density homes along a buffered single loaded street adjacent to the MPOS is consistent with the IDO's provisions for MPOS edges.

Applicant's Response: The proposed Site Plan also meets the following Comprehensive Plan Housing Chapter Goals:



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

Applicant's Response: The proposed site plan provides for different lot sizes, which will result in a variety of product types and prices.

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

Applicant's Response: The proposed site plan provides for a single loaded street, an additional open space buffer, protection of an existing rock outcropping and a well-connected layout with the adjacent street network.

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

Applicant's Response: The Site Plan and associated property is zoned a combination of R1-D and R1-B. The reason that this project is being reviewed by the EPC is due to its location adjacent to MPOS, not because of the zoning district designation.

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.

Applicant's Response: The site plan is designed to follow these plans with the previous three variance requests as explained and justified.

14-16-5-2(C) Avoidance of Sensitive Lands, Section 5-2(C)(1)(h) Rock Outcropping is the only listed sensitive land that applies to this request.

Applicant's Response: The only item in the list of sensitive lands applicable to this property is an existing rock outcropping located near the main entry to the subdivision and is included in a small private open space to be owned and maintained by the Homeowner's Association. This open space is distinct from that required in response to 5-2(H)(2) regarding properties adjacent to MPOS.

14-16-5-2(H) Major Public Open Space Edges

Applicants Response: The Site Plan has been designed to comply with all the requirements for lands located adjacent to MPOS. The Site Plan includes specific standards that respond to these requirements, includes a single-loaded street, and an additional (not required) open space buffer along the boundary with MPOS. The Site Plan is being reviewed by the EPC as required by this section of the IDO.

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.

Applicant's Response: The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development.

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

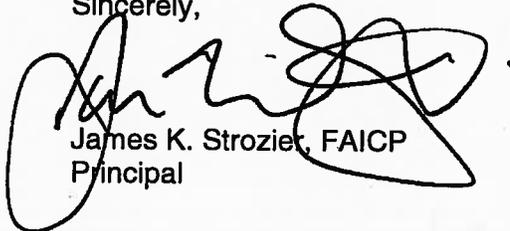
Applicant's Response: The Site Plan mitigates any adverse impacts on the surrounding area using an open space buffer and single loaded street adjacent to the MPOS. The site plan does not create any negative impacts to the surrounding properties. The site plan also provides for a street connection to the west to accommodate future development in the unincorporated portion of Bernalillo County.

IV. CONCLUSION

On behalf of PV Trails Albuquerque, LLC, we respectfully request that the Environmental Planning Commission approves this request for a Site Plan – EPC and necessary Variances for the subject site.

Thank you for your consideration of this request.

Sincerely,



James K. Strozier, FAICP
Principal

SITE PLAN CHECKLIST

Project #: PR-2018-001198 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 12.27.2018
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (Identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities *No loading facilities*
- H. Site lighting (Indicate height & fixture type)
- I. Indicate structures within 20 feet of site *None exist*
- J. Elevation drawing of refuse container and enclosure, if applicable. *No refuse enclosure*
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled. *No parking lots*
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities *No bicycle parking facilities*
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO) *No parking lots*
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation *No ped. circulation other than public sidewalks.*
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

NA E. Off-Street Loading *No off-street loading.*

- 1. Location and dimensions of all off-street loading areas

NA F. Vehicle Stacking and Drive-Through or Drive-Up Facilities *No drive thru's.*

- 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

A. Locate and identify adjacent public and private streets and alleys.

- 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 3. Location of traffic signs and signals related to the functioning of the proposal
- 4. Identify existing and proposed medians and median cuts *No medians/cuts*
- 5. Sidewalk widths and locations, existing and proposed
- 6. Location of street lights
- 7. Show and dimension clear sight triangle at each site access point
- 8. Show location of all existing driveways fronting and near the subject site. *None exist*

B. Identify Alternate transportation facilities within site or adjacent to site

- 1. Bikeways and bike-related facilities *No bikeway facilities*
- 2. Pedestrian trails and linkages *No ped. trails beyond public sidewalks.*
- 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed. *Site mostly denuded.*
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering. *No buffering required.*
- 8. Describe irrigation system – Phase I & II ...
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. *No turf proposed.*
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan) *No buffers required.*
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements *No parking lot.*
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material *No buffering required.*

SHEET #3 – GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints *Footprints per future building permits.*
- 7. Location of Retaining walls *No retaining walls required.*

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections *No grade changes in excess of 4 feet.*
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS *N/A*

Home elevations not provided

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

CURRENT PLANNING SECTION

**ENVIRONMENTAL PLANNING COMMISSION
Project #: 2018-001198, SI-2019-00149,
VA-2019-00188, VA-2019-00189, VA-2019-00190
Hearing Date: July 11, 2019**

PUBLIC NOTIFICATION & COMMENT

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

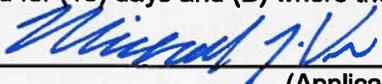
4. TIME

Signs must be posted from June 26, 2019 to July 11, 2019

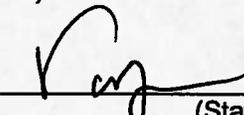
5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

5/30/19
(Date)

I issued 1 signs for this application, 5-30-19, 
(Date) (Staff Member)

PROJECT NUMBER: PR-2018-001198

From: [D.A. Williams](#)
To: [Michael](#)
Subject: Neighborhood Meeting Inquiry_2018 Woodmont Ave NW_EPC Submission
Date: Thursday, April 19, 2018 3:25:00 PM
Attachments: [land@tma.org](#)
[5515 Palomino Drive NW](#)
[Albuquerque](#)
[NM](#)
[87120](#)

Michael:

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.

| | | | | | | | | | | |
|---|-------|------------|-------------------|--------------|------------------------|-------------|----|-------|------------|------------|
| Westside Coalition of Neighborhood Associations | Harry | Hendriksen | hhhen@comcast.net | | 10592 Rio Del Sol NW | Albuquerque | NM | 87114 | 5052214003 | 5058903481 |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard10@juno.com | land@tma.org | 5515 Palomino Drive NW | Albuquerque | NM | 87120 | | 5058982114 |

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>

Vanessa Becs
Neighborhood Communication Liaison, Office of Neighborhood Coordination (ONC)
City Council Department
(505) 768-3331 Office
Website: www.cabq.gov/neighborhoods



From: webmastercabq.gov@mailgun.org [mailto:webmastercabq.gov@mailgun.org] On Behalf Of ISO WebMaster
Sent: Thursday, April 19, 2018 8:29 AM
To: Office of Neighborhood Coordination ovnc@consensusplanning.com
Cc: Office of Neighborhood Coordination ovnc@cabq.gov
Subject: Neighborhood Meeting Inquiry Street Submission

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name
Michael Vos
Telephone Number
5057849801
Email Address
land@tma.org
Company Name
Consensus Planning, Inc.
Company Address
502 8th Street NW
City
Albuquerque
State
NM
ZIP
87102

Legal description of the subject site for this project:
Tract 2 and portion of Tract 1, Bulk Land Plat of the Trails, Unit 2A.
Physical address of subject site:
99999 WOODMONT AV NW
Subject site cross streets:
Woodmont Ave and Paseo del Norte
Other subject site identifiers:
South of the referenced intersection
This site is located on the following zone atlas page:
C-3

This message has been analyzed by Deep Discovery Email Inspector.

From: [Jim Strozier](mailto:Jim.Strozier)
To: hlhen@comcast.net; aboard10@iuno.com; land@tma.org
Cc: [Scott Steffen](mailto:Scott.Steffen); [Michael Vos](mailto:Michael.Vos)
Subject: IDO Pre-Application Notification for Catalonia
Date: Friday, April 19, 2019 11:51:00 AM
Attachments: [Zone Atlas-Tract 2.pdf](#)

April 19, 2019

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

This email is notification that Consensus Planning is preparing an application for a Variance – EPC and amendment to the Site Plan – EPC for the Catalonia at the Trails development on the west side of Woodmont Avenue NW and south of Paseo del Norte. The application will be submitted to the Environmental Planning Commission (EPC) on behalf of the property owner, PV Trails Albuquerque, LLC.

The subject site consists of Tract 2 and a portion of Tract 1, Bulk Land Plat of the Trails Unit 3A totaling 20.3 acres. There is Major Public Open Space (MPOS) located on the south side of the subject site. The property is zoned R-1D within 200 feet of the MPOS and R-1B for most of the site's remainder with a small portion of R-ML at the northern boundary.

The EPC heard and approved a Site Plan for a 78-home subdivision and a Zoning Map Amendment to align the R-1B and R-ML zones with a proposed street on February 14, 2019.

The applicant is now requesting a Variance – EPC to certain IDO standard in the Volcano Mesa CPO-12. Specifically, the applicant is requesting that the allowable 26-foot building height specified in IDO Section 3-4(M)(4)(b) be allowed up to a maximum of 75% of the building footprint instead of 50%. In addition, the applicant is requesting a variance to decrease the required front garage setback from front façade in Table 3-4-1 from 5 feet down to 2 feet. These requests are consistent with other smaller lot subdivisions previously approved and built within the Trails area and larger Volcano Mesa.

If these variances are approved, the only changes to the Site Plan will be adding notes referencing the approved variances allowed for this subdivision.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at cp@consensusplanning.com or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until May 6, 2019 to request a meeting. If you do not want to schedule a meeting, please also let us know as soon as possible so we can proceed with our application.

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW

From: [Microsoft Outlook](#)
To: hlhen@comcast.net
Subject: Relayed: IDO Pre-Application Notification for Catalonia
Date: Friday, April 19, 2019 11:52:05 AM
Attachments: [IDO Pre-Application Notification for Catalonia.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
hlhen@comcast.net (hlhen@comcast.net) <<mailto:hlhen@comcast.net>>
Subject: IDO Pre-Application Notification for Catalonia

From: [Microsoft Outlook](#)
To: aboard10@juno.com
Subject: Relayed: IDO Pre-Application Notification for Catalonia
Date: Friday, April 19, 2019 11:52:00 AM
Attachments: [IDO Pre-Application Notification for Catalonia.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
aboard10@juno.com (aboard10@juno.com) <<mailto:aboard10@juno.com>>
Subject: IDO Pre-Application Notification for Catalonia

From: [Microsoft Outlook](#)
To: land@trna.org
Subject: Relayed: IDO Pre-Application Notification for Catalonia
Date: Friday, April 19, 2019 11:52:00 AM
Attachments: [IDO Pre-Application Notification for Catalonia.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server.
land@trna.org (land@trna.org) <<mailto:land@trna.org>>
Subject: IDO Pre-Application Notification for Catalonia

Facilitated Land Use Meeting Sign In Sheet

Project The Trails Vision Facilitators Principal KATH LEAS OWEN Date: 29 May 2019
 ☆ Please PRINT CLEARLY ☆ can't read your writing = can't send a report

| Name | Affiliation (Neighborhood Ass'n, etc) | Street Address + ZIP | E-Mail Address <small>(Print clearly)</small> | Want Report? <small>circle</small> |
|--------------------|---------------------------------------|----------------------------------|---|--|
| 1 Mike Voorhees | Petroglyph Estates | | mika@cyonic.com | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 2 José M. Mendez | Valle Prado | 7328 Redblom Rd NW ABQ 87114 | Jose.mendez@gsa.gov | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 3 MARIAN RENDLETON | TRNA | 5608 Spuntina Ave. | MARIANR21@gmail.com | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 4 JUSTIN BEURER | Valle Prado | 7316 Two Rose Rd NW ABQ 87114 | Print clearly JWBREUR@XNETS.COM | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 5 René Hotvath | WSCONA | TRNA | Print clearly rhotvath@juno.com | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 6 Tim Fuller | Valle Prado | 8905 S. Sky SE NW | Print clearly tfuller@cox.net | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 7 Michael Vos | Consensus Planning | 302 8th St. NW | Print clearly vos@consensusplanning.com | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 8 SCOTT STEFFEN | PRDG | 303 ROMA NW STE 110 | Print clearly SSTEFFEN@PRICELO.COM | <input checked="" type="radio"/> Y <input type="radio"/> N |
| 9 | | | Print clearly | <input type="radio"/> Y <input type="radio"/> N |
| 10 | | | Print clearly | <input type="radio"/> Y <input type="radio"/> N |
| 11 | | | Print clearly | <input type="radio"/> Y <input type="radio"/> N |
| 12 | | | Print clearly | <input type="radio"/> Y <input type="radio"/> N |

Facilitated Land Use Meeting Sign In Sheet

Project _____

Facilitators

★ Please PRINT CLEARLY ★

Date: _____

can't read your writing = can't send a report

| Name | Affiliation (Neighborhood Ass'n, etc) | Street Address + ZIP | E-Mail Address <small>(Print clearly!)</small> | Want Report? <small>circle</small> |
|----------------------|---------------------------------------|---|--|------------------------------------|
| 1 ANNETTE Schumacher | | 8939 South Sky St NW 87123 | Steven.Annette.414@gmail.com | Y N |
| 2 Fabian Lopez | | 589 Apache Loop SW Rio Rancho, 87124 | Fabian.Lopez@ofc.org | Y N |
| 3 | | | <small>Print clearly</small> | Y N |
| 4 | | | <small>Print clearly</small> | Y N |
| 5 | | | <small>Print clearly</small> | Y N |
| 6 | | | <small>Print clearly</small> | Y N |
| 7 | | | <small>Print clearly</small> | Y N |
| 8 | | | <small>Print clearly</small> | Y N |
| 9 | | | <small>Print clearly</small> | Y N |
| 10 | | | <small>Print clearly</small> | Y N |
| 11 | | | <small>Print clearly</small> | Y N |
| 12 | | | <small>Print clearly</small> | Y N |



MEETING MINUTES

Project Catalonia Site Plan – EPC and Related Variances

Subject Neighborhood Association Pre-Application Meeting

Date/Time Wednesday, May 29, 2019

Attendance Jim Strozier, Consensus Planning
Michael Vos, Consensus Planning
Scott Steffen, Price Land Development Group
Rene Horvath, Westside Coalition and Taylor Ranch NA
Joshua Beutler, Valle Prado
Tim Fuller, Valle Prado
Jose Mendez, Valle Prado
Mike Voorhees, Petroglyph Estates
Marian Pendleton, Taylor Ranch NA
Annette Schumacher, Valle Prado
Fabian Lopez

NOTE: This meeting was facilitated and meeting notes from the facilitator are forthcoming. Those notes will be provided to City staff to be included in the application prior to the public hearing on any applications.

Discussion Items

- There are three subdivisions remaining in this portion of The Trails – Catalonia, Durango, and Valle Prado. The applicant will be requesting variances to the Volcano Mesa Character Protection Overlay Zone CPO-12 for three items for all three subdivisions:
 - Building height to increase the percentage of the building footprint allowed for a second story from 50% to 75%.
 - Façade design to simplify the options allowed for homes to address the street including a porch, walled courtyard, or window facing a public street.
 - Garage setback from the front façade to decrease the required additional setback from 5 feet to 2 feet.
- Neighbors were interested in what data was available to show how many existing homes are 2-story and what percentage of those are above 50% of the building footprint up to 75% as is being requested. The Applicant team will investigate that.
- The applicant clarified that they are not proposing the height variance for the R-1D lots adjacent to the Petroglyph National Monument boundary. The R-1D lots adjacent to the Monument in both Catalonia and Durango are restricted to single-story houses.
- A question was raised as to why these variances were not applied for when previous site plans were approved. The issue was missed when the Catalonia site plan was originally applied for and

heard in February. The other two subdivisions were approved prior to the IDO when these restrictions did not apply within The Trails.

- A neighbor asked why there was not more park space within these developments and how the rock outcroppings were being protected. The rock outcropping in Catalonia is included within a private open space tract. The overall development included parks and larger open space tracts that include the significant rock outcroppings along with trails and other amenities for the neighborhoods.
- One neighbor commented that the IDO restriction of 50% of the building footprint for second floors was a compromise and people want more single-story homes.
- A neighbor identified that more tech jobs are being hired in Albuquerque that offer higher salaries, so there may be a market for larger houses on larger lots.
- Neighbors desire wider lots and bigger setbacks. Bigger lots would be easier to handle 2-story homes.
- There was discussion about the existing site plans for Durango and Valle Prado, their validity, and what might be changed. See Next Steps below for proposed amendments.

Concerns

- The proposed residences will put more strain on the schools and traffic in the area.
- Developers need to finish the subdivisions that get started, including grading and installation of utilities.

Areas of Agreement

- Several homes within Valle Prado and other parts of The Trails are two-story and the second floor is likely around 70% of the building footprint in those homes.

Areas of Disagreement

- There was disagreement on whether the height and setback issues created a livability issue with floor plans of homes on the smaller lots as allowed and proposed within The Trails.
- Some attendees believed there is an erosion of character occurring in the area.

Next Steps

- Consensus Planning is planning to apply for the variances and site plan for Catalonia to the Environmental Planning Commission (EPC) on May 30, 2019.
- Consensus Planning will be preparing applications for variances for individual future lots within Durango and Valle Prado that will be heard by the Zoning Hearing Examiner (ZHE).
- Some amendments to the Durango and Valle Prado site plans are expected. Changes in Durango are minor and involve eliminating the previously shown access to the National Monument, which is no longer desired by the Monument or City Open Space. Changes to Valle Prado include layout changes and smaller lots consistent with the R-1B IDO zoning.

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: Public Notice Inquiry_99999 Woodmont Ave NW_EPC
Date: Tuesday, May 28, 2019 1:37:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Zone 8-8a-1 Tract 2.pdf](#)
[Public Notice Inquiry_99999 Woodmont Ave NW_EPC.docx](#)

Michael,

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

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|------------|-------------------|------------------------|-------------|-------|-------|--------------|------------|
| Westside Coalition of Neighborhood Associations | Harry | Hendriksen | hhhen@comcast.net | 10592 Rio Del Sol NW | Albuquerque | NM | 87114 | 5052214003 | 5058903481 |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard10@juno.com | 5515 Palomino Drive NW | Albuquerque | NM | 87120 | | 5058982114 |

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



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Tuesday, May 28, 2019 10:54 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Portion of Tract 1 and Tract 2, The Trails Unit 3A

Physical address of subject site:

99999 Woodmont Ave NW

Subject site cross streets:

Woodmont and Paseo del Norte

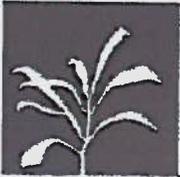
Other subject site identifiers:

South of the identified intersection

This site is located on the following zone atlas page:

C-8

This message has been analyzed by Deep Discovery Email Inspector.



PLANNING

CONSENSUS

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

May 29, 2019

Harry Hendriksen
10592 Rio Del Sol NW
Albuquerque, NM 87114

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

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

This letter is notification that Consensus Planning has applied for a Site Plan – EPC and three (3) Variances to the Environmental Planning Commission (EPC) on behalf of PV Trails Albuquerque, LLC. The subject site consists of a portion of Tract 1 along with Tract 2 of the Trails Unit 3A located on the west side of Woodmont Avenue NW south of Paseo del Norte and north of the Petroglyph National Monument. The approximately 20.4-acre site is zoned R-1B and R-1D within 200 feet of the monument. The applicant is requesting approval of a site plan for a 78-lot single-family subdivision with three variances to the Volcano Mesa Character Protection Overlay Zone (CPO-12) standards as follows:

1. Increase the allowable building height of 26 feet from 50% of the building footprint to 75% of the footprint.
2. Simplify the three options for how homes address the street to include a porch 5 feet in depth, a walled courtyard with entry feature, or a clear, transparent window facing a public street.
3. Reduce the garage setback from the front façade from 5 feet to 2 feet.

The EPC Public Hearing for this application will be held on July 11, 2019 starting at 8:30am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3337.

Sincerely,

Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map C-8

PRINCIPALS

James K. Strozier, I
Christopher J. Gree
ASLA, LEED AI
Jacqueline Fishman

Michael Vos

From: Michael Vos
Sent: Thursday, May 30, 2019 10:22 AM
To: Harry; 'aboard10@juno.com'
Cc: Jim Strozier; 'Scott Steffen'; Garret Price
Subject: Emailed Notice for Catalonia EPC Application

Dear Neighbors:

This email is notification that Consensus Planning has applied for a Site Plan – EPC and three (3) Variances to the Environmental Planning Commission (EPC) on behalf of PV Trails Albuquerque, LLC. The subject site consists of a portion of Tract 1 along with Tract 2 of the Trails Unit 3A located on the west side of Woodmont Avenue NW south of Paseo del Norte and north of the Petroglyph National Monument. The approximately 20.4-acre site is zoned R-1B and R-1D within 200 feet of the monument. The applicant is requesting approval of a site plan for a 78-lot single-family subdivision with three variances to the Volcano Mesa Character Protection Overlay Zone (CPO-12) standards as follows:

1. Increase the allowable building height of 26 feet from 50% of the building footprint to 75% of the footprint for the R-1B portion of the development.
2. Simplify the three options for how homes address the street to include a porch 5 feet in depth, a walled courtyard with entry feature, or a clear, transparent window facing a public street.
3. Reduce the garage setback from the front façade from 5 feet to 2 feet.

The EPC Public Hearing for this application will be held on July 11, 2019 starting at 8:30am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3337.

Best,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

| UPC | Owner | Owner Address | Owner Address 2 | Legal Description | Acres |
|--------------------|--|------------------------------------|---------------------------|---|--------|
| 100806443346510201 | PV TRAILS ALBUQUERQUE LLC | 4950 LA JOLLA VILLAGE DR SUITE 110 | SAN DIEGO CA 92122-1244 | TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLATOF TRACT | 13.903 |
| 100906407742422302 | TRAILS COMMUNITY ASSOCIATION INC (THE) | PO BOX 67590 | ALBUQUERQUE NM 87199-7590 | TR OS-2 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLATOF TR | 8.8106 |
| 100806435543010114 | TP PASEO DEL NORTE LLC C/O THOMAS PROPERTIES | 340 E BERGER ST | SANTA FE NM 87505-2669 | PORTION OF TR 5 IN THE W/2 NE/4 NW/4 SEC 17 T11N R2E EXC NLY 20 F | 39.59 |
| 100806451634510203 | TRAILS COMMUNITY ASSOCIATION INC (THE) | 2219 CHATSWORTH CT | HENDERSON NV 89074-5310 | TR OS-1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLATOF TR | 1.0744 |
| 100806432826640111 | NGUYEN TRINH T T & DUC H L E | 2828 PALO ALTO DR NE | ALBUQUERQUE NM 87112 | POR TRS NONT 40AC IN SE NW 11N 2E SEC17 | 40 |
| 100806450530440127 | CITY OF ALBUQUERQUE | PO BOX 1293 | ALBUQUERQUE NM 87103 | TR OF LAND WITHIN THE TOWN OF ALAMEDA GRANT SEC 17 T11NR2E (A | 5.1542 |

May 29, 2019

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, July 11, 2019 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

EPC RULES OF CONDUCT OF BUSINESS

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

Staff reports and supplemental materials will be posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, June 6, 2019.

REQUEST

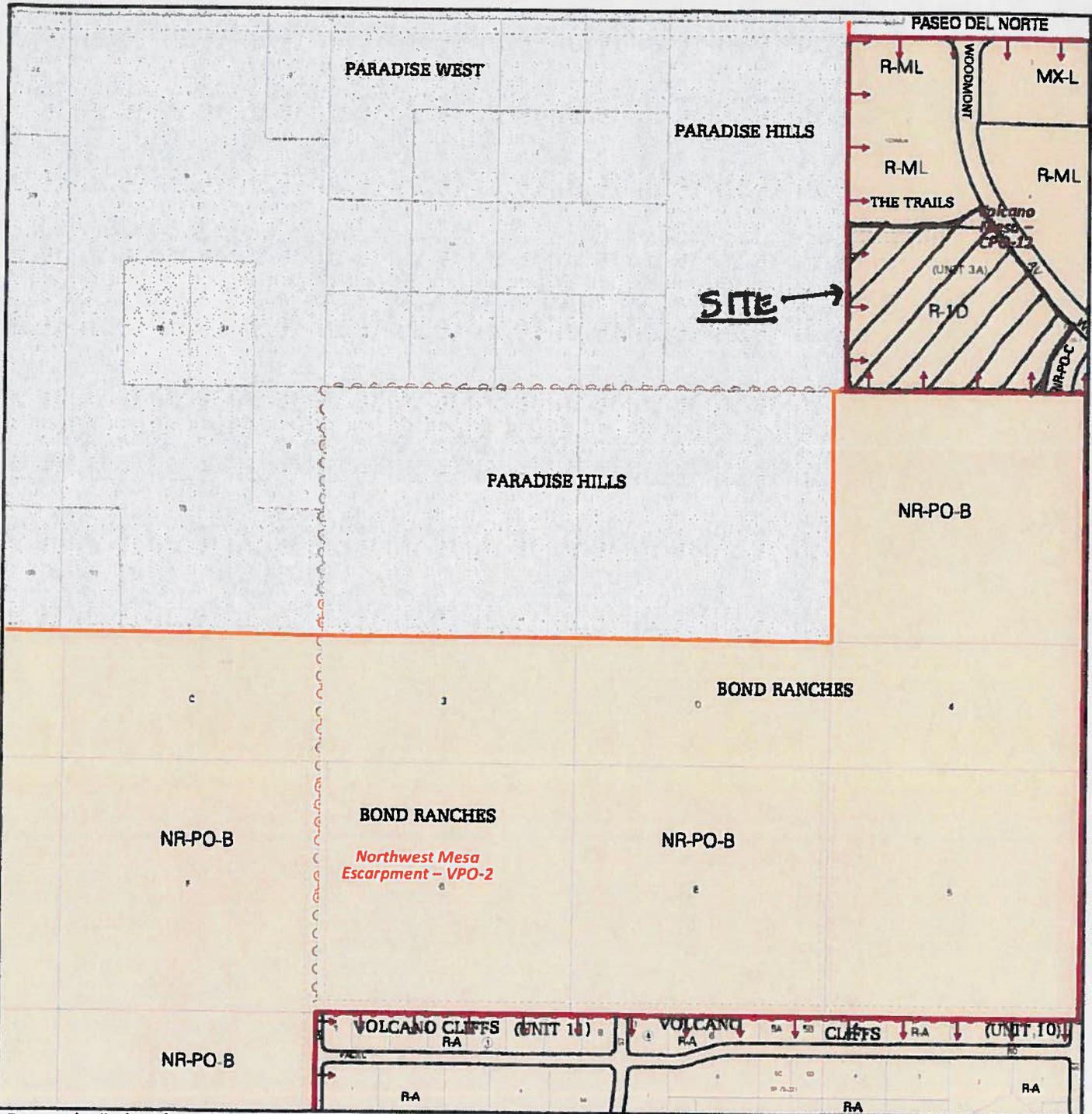
Consensus Planning, agent for PV Trails Albuquerque, LLC, requests a Site Plan – EPC and three (3) Variances to the Volcano Mesa Character Protection Overlay Zone (CPO-12) standards for a portion of Tract 1 and Tract 2, The Trails Unit 3A, zoned R-1B and R-1D (Residential – Single-Family). The subject property is located on the west side of Woodmont Avenue NW south of Paseo del Norte and north of Petroglyph National Monument containing approximately 20.4 acres. The request is for a site plan for a 78-lot single-family subdivision with three variances as follows:

1. Increase the allowable building height of 26 feet from 50% of the building footprint to 75% of the footprint.
2. Simplify the three options for how homes address the street to include a porch 5 feet in depth, a walled courtyard with entry feature, or a clear, transparent window facing a public street.
3. Reduce the garage setback from the front façade from 5 feet to 2 feet.

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

Sincerely,

Consensus Planning, Inc.

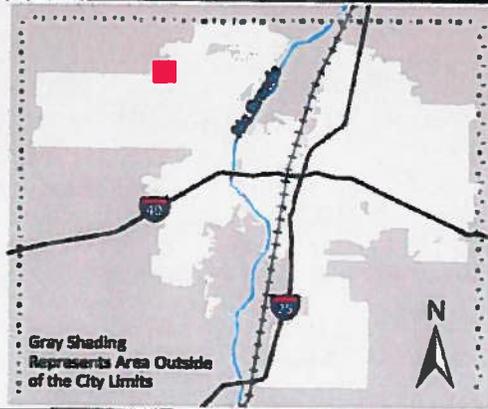


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





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From: **CONSENSUS PLANNING**
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102



To: **Harry Hendriksen**
10592 Rio Del Sol NW
Albuquerque, NM 87114

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PS Form 3817, April 2007 PSN 7530-02-000-8065



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ALBUQUERQUE, NM 87102



To: **Rene Horvath**
5515 Palomino Drive NW
Albuquerque, NM 87120

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102



To: **PV TRAILS ALBUQUERQUE LLC**
4350 LA JOLLA VILLAGE DR SUITE 110
SAN DIEGO CA 92122-1244

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

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To: **NGUYEN TRINH TT & DUC H LE**
2828 PALO ALTO DR NE
ALBUQUERQUE NM 87112

PS Form 3817, April 2007 PSN 7530-02-000-8065

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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102



To: TRAILS COMMUNITY ASSOCIATION INC
(THE)
PO BOX 67590
ALBUQUERQUE NM 87193-7590

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

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



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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102



To: TP PASEO DEL NORTE LLC C/O THOMAS
PROPERTIES
340 E BERGER ST
SANTA FE NM 87505-2669

Postmark Here

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



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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To:

TRAILS COMMUNITY ASSOCIATION INC
(THE)
2219 CHATSWORTH CT
HENDERSON NV 89074-5310

Postmark Here



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

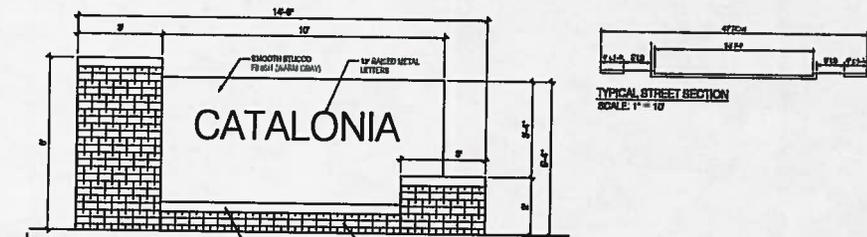
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**ENVIRONMENTAL PLANNING COMMISSION
Project #: 2018-001198, SI-2019-00149,
VA-2019-00188, VA-2019-00189, VA-2019-00190
Hearing Date: July 11, 2019**

CURRENT PLANNING SECTION

SITE PLANS

UNINCORPORATED BERNALILLO COUNTY



MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

TYPICAL STREET SECTION
SCALE: 1" = 10'

CATALONIA SITE PLAN - PER REQUIRED DESCRIPTION

THE SITE: THE SITE IS OCCUPIED BY 20.3 ACRES, WHICH WILL INCLUDE 19 800 SQ. FT. FAMILY RESIDENTIAL LOTS.

LEGAL DESCRIPTION: A PORTION OF TRACTS 1 AND 2 AT THE TRAILS AT ALBUQUERQUE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRAIL LAND PLAT OF THE TRAILS AT ALBUQUERQUE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 21, 2007, IN PLAT BOOK 3007, PAGE 252, AS DOCUMENT NO. 2007171107.

ZONING: R-1B/R-1D (WITHIN 200 FEET OF PETROLYPH NATIONAL MONUMENT BOUNDARY)

LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREA.

PEDESTRIAN AND VEHICULAR BUREAU AND EGRESS:

- PRIMARY VEHICULAR ACCESS IS FROM ONE LOCATION ON WOODCROFT AVENUE, A NEIGHBOR ARTERIAL, AND THREE LOCATIONS ON CORDOVA AVENUE.
- INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED VIA THE NEIGHBORLY PARKED ALONG THE PROPOSED LOCAL ROADWAYS.
- PEDESTRIAN CONNECTIVITY IS PROVIDED TO WOODCROFT VIA CATALONIA AND CORDOVA.
- BIKE LANE IS PROVIDED ON EACH SIDE OF WOODCROFT AVENUE.
- TRAVEL ACCESS TRAVEL SERVICE IS CURRENTLY NOT AVAILABLE IF TRAVEL SERVICE IS EXERCISED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBVENEOR RESIDENTS.

BUILDING HEIGHTS:

- MAXIMUM HEIGHT IS 20 FEET AND AS RESTRICTED BY CPD-12 AND AS RESTRICTED FOR THE R-1B LOTS. (SEE GENERAL NOTE #4)

LOT SIZE - R-1B:

- MINIMUM LOT AREA SHALL BE 8,000 SQUARE FEET.
- MINIMUM LOT WIDTH SHALL BE 37.0 FEET.

LOT SIZE - R-1D:

- MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET.
- MINIMUM LOT WIDTH SHALL BE TO FEET.

BACKS - R-1B:

- ALL LOTS FRONT YARD BACKS: 15 FEET, EXCEPT 20 FEET FOR CHARGES FRONT STREET.
- ALL LOTS REAR YARD BACKS: 15 FEET
- ALL LOTS SIDE YARD BACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

BACKS - R-1D:

- ALL LOTS FRONT YARD BACKS: 20 FEET
- ALL LOTS REAR YARD BACKS: 15 FEET
- ALL LOTS SIDE YARD BACKS: 10 FEET
- ALL R-1D LOTS ARE SUBJECT TO 100 SECTION 3-400 VOLCANO MESA CPD-12
- LOTS 7 AND 18 BACKS SHALL BE CONSISTENT WITH 100 SECTION 3-400

FRONT

- FRONT SIDE REAR
- 20 FEET
- 15 FEET
- 15 FEET

DEBRIS:

- ALL EXCELLED UNITS PER ACRE.

ARCHITECTURE:

- BUILDINGS SHALL OCCUPY WITH 100 SECTION 14-18-3-003 NORTHWEST MESA EIGHTH FLOOR, VPO-3 REWARDING COLOR, REFLECTIVITY AND ROOF-MOUNTED EQUIPMENT.
- ACCENT COLORS ON EXTERIOR WALLS SHALL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FACADE.
- SEE GENERAL NOTES FOR CPD-12 DESIGN STANDARDS.

LANDSCAPE PLAN:

- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

616 LIGHTS:

- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.

GENERAL NOTES:

1. ALL LOTS SHALL OCCUPY WITH 100 SECTION 14-18-3-003 MAJOR PUBLIC OPEN SPACE EDGES.
2. PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATES.
3. PERICED SHALL BE IF SPLIT-FACE CHALK, CONSISTENT WITH THE TRAILS STANDARD PERIMETER WALL DETAIL.
4. BUILDINGS SHALL OCCUPY WITH 100 SECTION 14-18-3-003 VOLCANO MESA CPD-12 DEVELOPMENT STANDARDS EXCEPT WITHIN THE R-1B ZONING AS FOLLOWS:

- VARIANCE TO SECTION 14-18-3-003: MAXIMUM HEIGHT
- MAXIMUM HEIGHT MAY BE INCREASED TO 20 FEET ON A MAXIMUM OF 75 PERCENT OF THE BUILDING FOOTPRINT.

- VARIANCE TO SECTION 14-18-3-003: EXTERIOR DESIGN
- EACH SINGLE DETACHED DWELLING SHALL ADDRESS THE STREET WITH 1' OF THE OPTICS BELOW:

- a. A COVERED PORCH OR STOOP AT LEAST 8 FEET IN DEPTH.
- b. A SMALLER COVERED PORCH OR STOOP FROM THE PUBLIC RIGHT-OF-WAY TO MAXIMUM WALL HEIGHT, ALL WALL OR ENTRY FEATURES PROVIDED TO MEET THE STANDARD SHALL NOT REDUCE A VARIANCE - 20%.

- c. THE FRONT FACADE SHALL INCLUDE A WINDOW.

- VARIANCE TO SECTION 14-18-3-003: TABLE 3-4-1: ALLOWABLE RESIDENTIAL CHARGE ACCESS
- LOT WIDTH AND FT. FRONT GARAGE BACKSET FROM FRONT FACADE FRONT YARDAGE: MINIMUM 10 FT.

SITE VICINITY



TRACTS SHALL BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION(S)

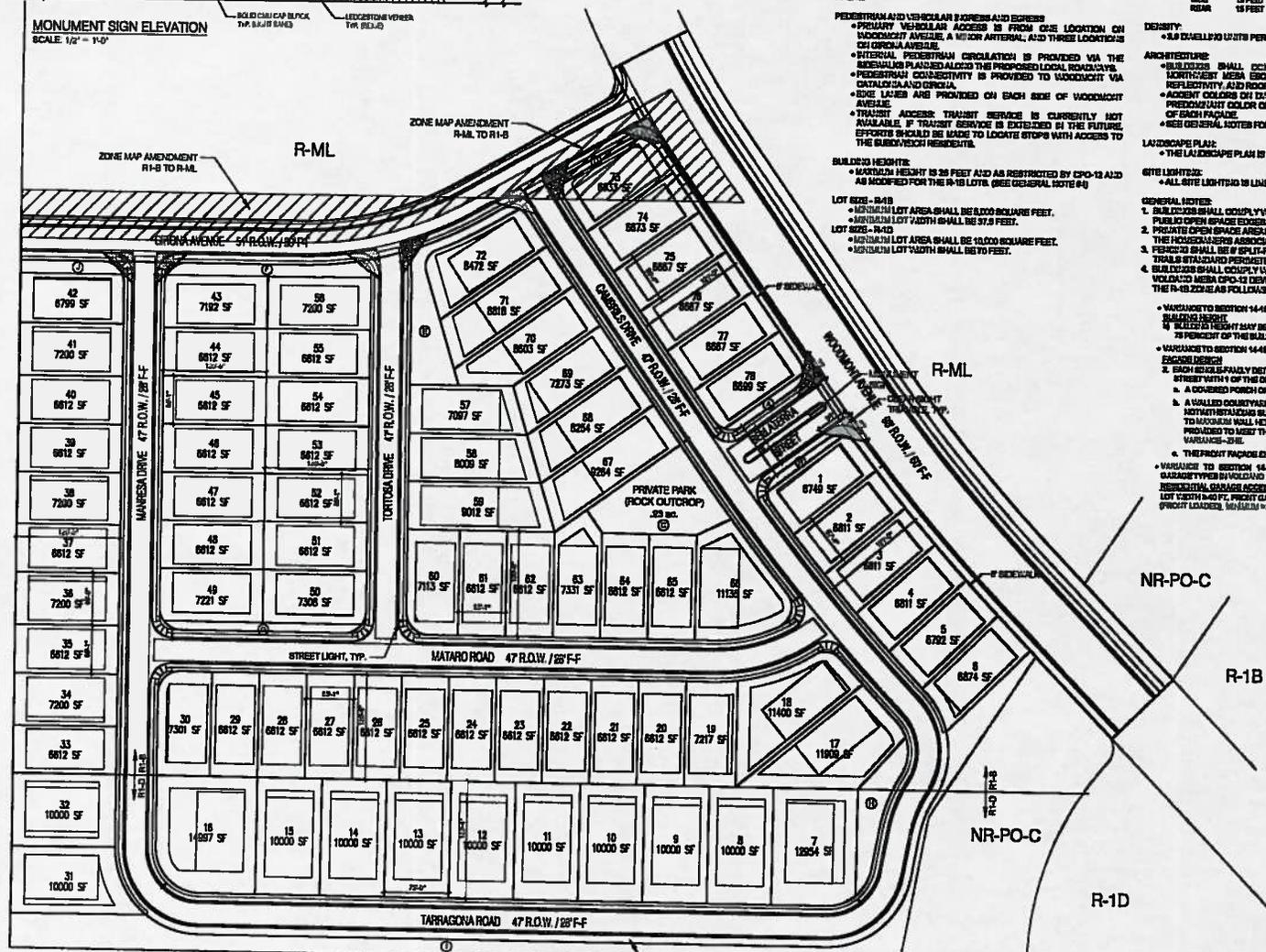
| Area | Area | Area |
|-------------|----------------|-----------------------------|
| A 887 SF | LANDSCAPE AREA | |
| B 10,071 SF | LANDSCAPE AREA | PRIVATE PARK (ROCK OUTCROP) |
| C 628 SF | LANDSCAPE AREA | |
| E 4,844 SF | LANDSCAPE AREA | |
| F 2,508 SF | LANDSCAPE AREA | |
| G 2,143 SF | LANDSCAPE AREA | |
| H 4,942 SF | LANDSCAPE AREA | |
| I 80,768 SF | LANDSCAPE AREA | |
| J 1,091 SF | LANDSCAPE AREA | |

PROJECT NUMBER:
Application Number: _____
The plan is consistent with the specific Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conclusions in the Official Declaration as submitted.

Is an individual responsible for the project? () Yes () No. If you, then a set of required drawings shall also be submitted for review and approval by the Commission.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| Name | Title | Date |
|--|-------|------|
| Travis Engineering, Inc./Municipal Clerk | DRB | |
| ARCA/UA | DRB | |
| City Engineer/Utility | DRB | |
| Costa Enforcement | DRB | |
| Real Estate Management | DRB | |
| DRB Chairperson, Planning Department | DRB | |



6-STRAND SMOOTH WIRE FENCE AT BOUNDARY WITH OPEN SPACE, TYP.

NR-PO-B

NOTE: NO SIDEWALK PROVIDED ALONG OPEN SPACE BUFFER TO PETROLYPH NATIONAL MONUMENT.

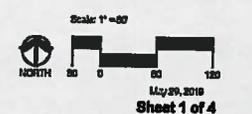
CATALONIA
AT THE TRAILS

SITE PLAN

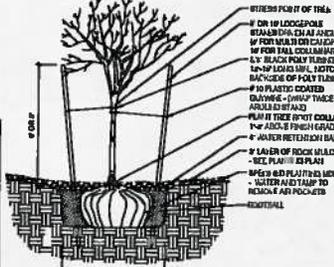
Prepared For: **PV Trails Albuquerque, LLC**
Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

CONSENSUS PLANNING, INC.
Planning & Landscape Architecture
303 East 9th Street NW
Albuquerque, NM 87102
(505) 784-5201 Fax 843-0468
e-mail: cp@consensusplanning.com

Bohannon & Huston
www.bhinc.com 800.677.5332



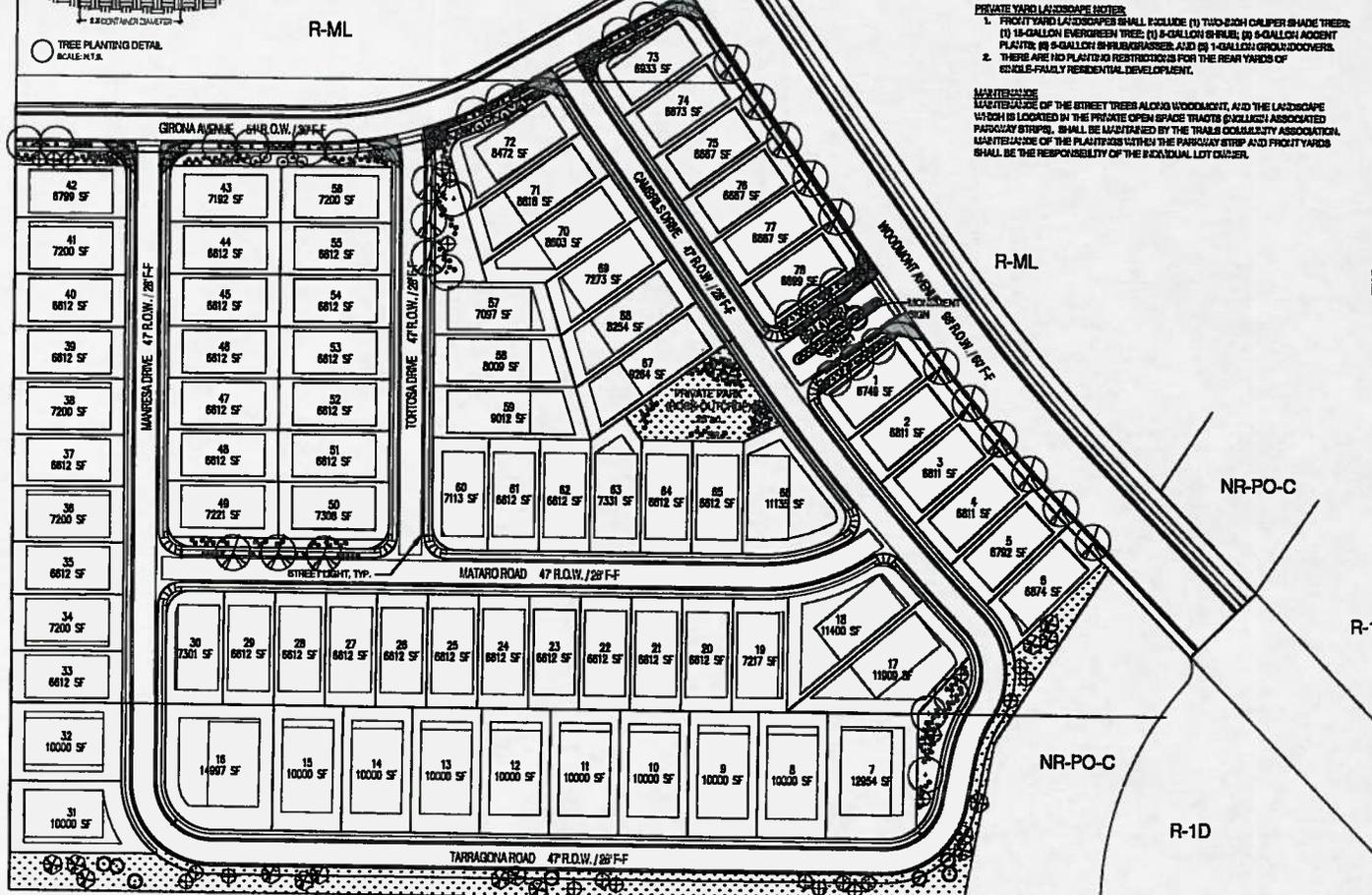
- NOTES:
- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIMENSIONS.
 - THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FINISHED WITH AN AESTHETIC EDGE.
 - REMOVE SOPE AND RISE UP AFTER PLANTING.



R-ML

○ TREE PLANTING DETAIL
SCALE: 1/4\"/>

UNINCORPORATED BERNALILLO COUNTY



8-STRAND SMOOTH WIRE FENCE AT BOUNDARY WITH OPEN SPACE, TYP.

NR-PO-B

LANDSCAPE CONCEPT

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

STREET TREE ORDINANCE REQUIREMENTS
WOODMONT AVENUE IS AN URBAN LOCAL STREET, AND AS SUCH, FALLS UNDER THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE. STREETS WITHIN CATALONIA ARE CLASSIFIED AS LOCAL STREETS AND DO NOT FALL UNDER THE REQUIREMENTS OF THE STREET TREE ORDINANCE.

- LANDSCAPE PLANTING NOTES**
- LANDSCAPE PLANTING SIZES AT TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - TREES 8 INCH CALIPER MEASURED 6 FEET ABOVE GRADE, OR 10 TO 12 FEET IN HEIGHT
 - SHRUBS AND LOW EVERGREENS: 1 GALLON
 - GRASS/DOCKERS AND TURF GRASS: SHALL PROVIDE GENERAL COVERAGE WITHIN 1 GROWING SEASON AFTER INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE CHOSEN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY XERISCAPE PLANT LIST.

- PRIVATE YARD LANDSCAPE NOTES**
- FRONT YARD LANDSCAPE SHALL INCLUDE (1) TWO-TO-FOUR CALIPER SHADE TREES (1) 18-GALLON EVERGREEN TREE; (1) 5-GALLON SHRUB; (5) 5-GALLON AGENT PLANTS; (8) 5-GALLON SHRUB/GRASSES; (4) 5-GALLON GRASS/DOCKERS.
 - THERE ARE NO PLANTING RESTRICTIONS FOR THE REAR YARDS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

LANDSCAPE MAINTENANCE
MAINTENANCE OF THE STREET TREES ALONG WOODMONT, AND THE LANDSCAPE WHICH IS LOCATED IN THE PRIVATE OPEN SPACE TRACTS (EXCEPT ASSOCIATED PARKWAY STRIPS), SHALL BE MAINTAINED BY THE TRAILS OCCUPANCY ASSOCIATION. MAINTENANCE OF THE PLANTINGS WITHIN THE PARKWAY STRIP AND FRONT YARDS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

PLANT PALETTE

- TREES (WATER USE)**
- ACER NEROLINDA VARIATION / SENSATION BOX ELDER (0)
 - DELTO RETICULATA / NET-LEAF HACKBERRY (0)
 - CHALMERS LINDERS SHRUB / DEBERT WILLOW (0)
 - FORESTIERA NEOLANDICANA / NEW MEXICO OLIVE (0)
 - QUAESTRIA TRICANTHOS / HONEYLOCUST (0+)
 - PRUNUS ASTRALIS / PRUNE (0)
 - PISTACHIA CHINENSIS / CHINESE PISTACHE (0+)
 - VITEX AGRIUS GASTRUS / CHASTE TREE (0+)
- SHRUBS (WATER USE)**
- ACHILLEA MOOCHUS (0) / MOONSHINE YARROW (0)
 - ARTEMISIA FLUCCUATA / SAND SAGE (0)
 - CHERALPHIA MEXICANA / RED BIRD OF PARADISE (0)
 - CARYOPTERIS OLIVOIDES / DARK LIGHT BLUE BIST (0)
 - CHRYSOCHANUS HAUSEGROSSI BUSH / BLUE CHAMISA (0+)
 - DASYLIRION VIRENS / DEBERT BROTOL (0)
 - ERIOGONIA LARIPICOLA VAGNERI / DWARF TURPENTINE BUSH (0+)
 - FALLOPIA PARDOXA / APACHE PLUME (0)
 - HESPERALOE PARVIFLORA / RED YUCCA (0)
 - PHULUS MEXICANUS / MEXICO PINE (0)
 - PHULUS TRILOBATA / THREE-LEAF BUNARD (0)
 - SALVIA DORSI / DEBERT PURPLE SAGE (0)
- GRASSES (WATER USE)**
- CALAMAGROSTIS ADULTICOLA / HORL POEBSTER REED GRASS (0)
 - MAHLENBERGIA CAPILLARIS / PINK MAJALY GRASS (0)
 - MOLINA MICROCARPA / BEAR GRASS (0)
- GRASS/DOCKERS (WATER USE)**
- JUNPERUS HORIZONTALIS / BAR HARBOR DROOPING JUNPER (0)
 - PHULUS TRILOBATA / AUTUMN AMBER THREE LEAF BUNARD (0)

○ MOSS ROCK BOLDERS # X-9 MIL
 NATURAL AREA TO BE REMAIN UNDISTURBED DURING CONSTRUCTION TO THE EXTENT POSSIBLE. DISTURBED AREAS SHALL BE REVEGETATED CONSISTENT WITH THE EXISTING CONDITIONS.

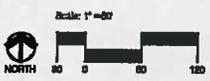
CATALONIA
AT THE TRAILS

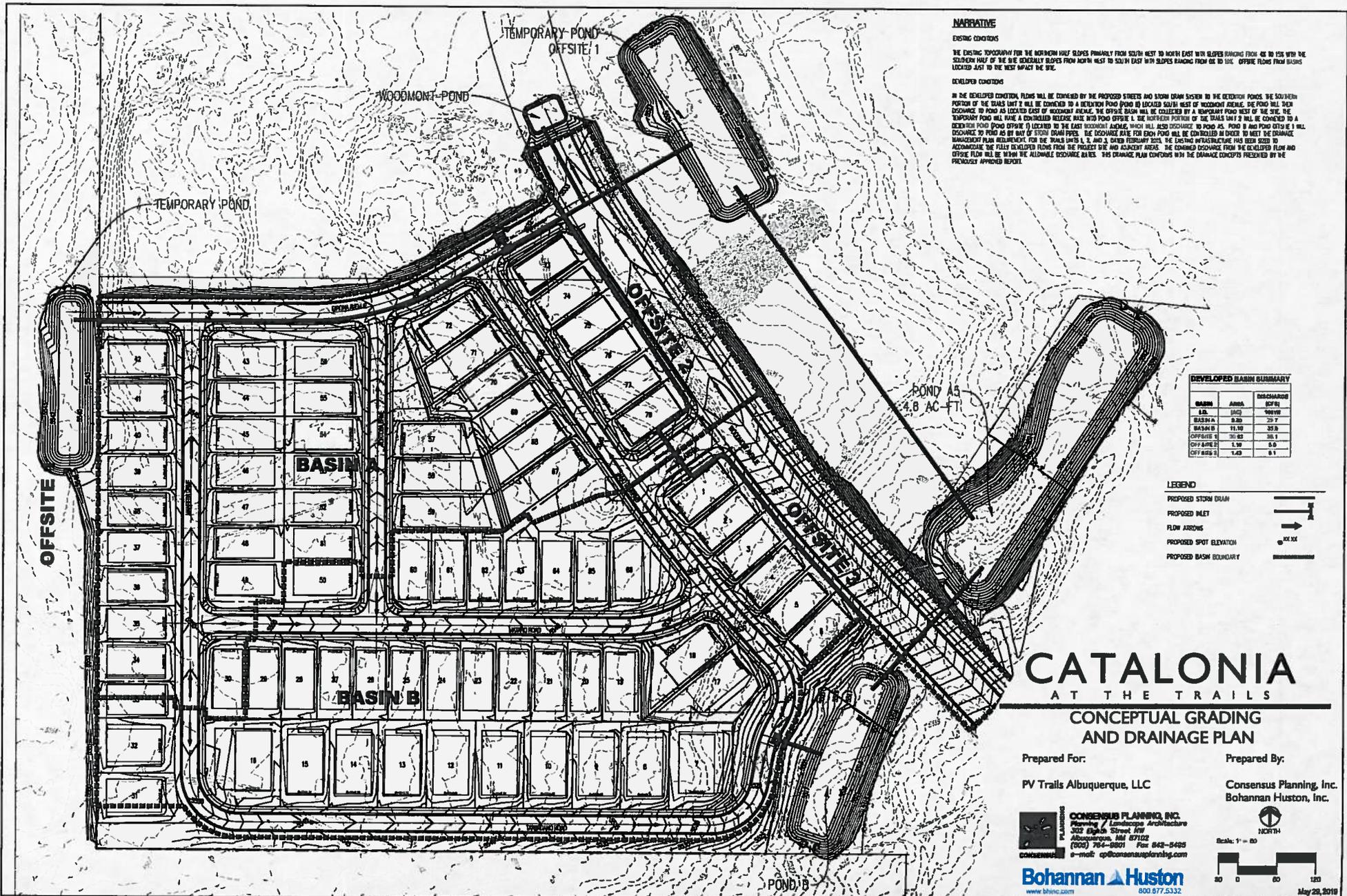
LANDSCAPE PLAN

Prepared For: PV Trails Albuquerque, LLC
 Prepared By: Consensus Planning, Inc. Bohannon Huston, Inc.

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NARRATIVE

EXISTING CONDITIONS

THE EXISTING TOPOGRAPHY FOR THE NORTHERN HALF SLOPES PRIMARILY FROM SOUTH WEST TO NORTH EAST WITH SLOPES RANGING FROM 4% TO 15% WITH THE SOUTHERN HALF OF THE SITE GENERALLY SLOPES FROM NORTH WEST TO SOUTH EAST WITH SLOPES RANGING FROM 6% TO 10%. OFFSITE FLOOD FROM BASINS LOCATED JUST TO THE WEST IMPACT THE SITE.

DEVELOPED CONDITIONS

IN THE DEVELOPED CONDITION, FLOWS WILL BE CONTROLLED BY THE PROPOSED STREETS AND STORM DRAIN SYSTEM TO THE RETENTION PONDS. THE SOUTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONNECTED TO A RETENTION POND (POND B) LOCATED SOUTH WEST OF WOODMONT AVENUE. THE POND WILL THEN DISCHARGE TO POND AS LOCATED EAST OF WOODMONT AVENUE. THE OFFSITE BASIN WILL BE COLLECTED BY A RETENTION POND WEST OF THE SITE. THE TEMPORARY POND WILL HAVE A CONTROLLED RELEASE RATE INTO POND OFFSITE 1. THE NORTHERN PORTION OF THE TRAILS UNIT 2 WILL BE CONNECTED TO A RETENTION POND (POND OFFSITE 1) LOCATED TO THE EAST WOODMONT AVENUE, WHICH WILL ALSO DISCHARGE TO POND AS. POND B AND POND OFFSITE 1 WILL DISCHARGE TO POND AS BY WAY OF STORM DRAIN PIPES. THE DISCHARGE RATE FOR EACH POND WILL BE CONTROLLED IN ORDER TO MEET THE DRAINAGE MANAGEMENT PLAN REQUIREMENTS FOR THE TRAILS UNITS 1, 2, AND 3. DATED FEBRUARY 2018. THE EXISTING INFRASTRUCTURE HAS BEEN REVIEWED TO ACCOMMODATE THE FULLY DEVELOPED FLOWS FROM THE PROJECT SITE AND ADJACENT AREAS. THE CONTROLLED DISCHARGE FROM THE DEVELOPED FLOW AND OFFSITE FLOW WILL BE WITHIN THE ALLOWABLE DISCHARGE RATES. THIS DRAINAGE PLAN CONFORMS WITH THE DRAINAGE CONCEPTS PRESENTED BY THE PREVIOUSLY APPROVED REPORT.

DEVELOPED BASIN SUMMARY

| BASIN | AREA (AC) | DISCHARGE (CFD) |
|-----------|-----------|-----------------|
| BASIN A | 0.80 | 29.7 |
| BASIN B | 11.10 | 39.8 |
| OFFSITE 1 | 10.52 | 35.1 |
| OFFSITE 2 | 1.50 | 5.0 |
| OFFSITE 3 | 1.43 | 5.1 |

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED INLET
- FLOW ARROWS
- PROPOSED SPOT ELEVATION
- PROPOSED BASIN BOUNDARY

CATALONIA

AT THE TRAILS

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For:

PV Trails Albuquerque, LLC

Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
3002 Eighth Street, NW
Albuquerque, NM 87102
(505) 764-8901 Fax 505-5495
e-mail: cp@consensusplanning.com

Bohannon & Huston
www.bhinc.com 800.877.5332

Scale: 1" = 80'
NORTH
80 0 80 160
May 29, 2018

Wed, 29-May-2018 - 2:28 pm, Plotted by AJ/EZ
P:\201804\1237\Plan\EPIC\201804_EPIC_Drainage_Drains.dwg

