

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

June 9, 2017

Paseo 2010, LLC
527 Live Oak Place NE
ABQ, NM 87122

Project #1006602
17EPC-40012 Site Development Plan for Building Permit
Amendment
17EPC-40013 Site Development for Subdivision Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Parcels A, B and C Ventura Plaza, zoned SU-2 /C-1, located on Ventura St. NE between Paseo Del Norte Blvd., NE and Palomas Ave. NE, containing approximately 6 acres. (D-20)
Staff Planner: Maggie Gould

PO Box 1293

On June 8, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1006602/16EPC-40012, a Site Development Plan for Building Permit Amendment and 17EPC-40013, a Site Development for Subdivision Amendment, based on the following findings:

FINDINGS: 17 EPC-40012- Site Development Plan for Subdivision Amendment

- NM 87103
1. This is a request for an amendment to the Site Development Plan for Subdivision for Parcel A, B and C Ventura Plaza located on the southwest corner of Paseo del Norte and Ventura Avenue NE and containing approximately 6 acres.
 2. The applicant proposes to divide parcel A in to two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres. Future development on parcel A-2 would also be reviewed by the EPC. The proposed changes only apply to parcel A, the parcel controlled by the applicant.
 3. The EPC approved the existing Site Development Plan for Subdivision in 2007 (07 EPC-40024).
 4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
- www.cabq.gov

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5. The subject site is within an Area of Consistency as designated by the Comprehensive Plan. The following Comprehensive Plan policies are relevant to this request:

A. Goal 4.1 Character:

Enhance, protect, and preserve distinct communities.

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

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development. The request furthers the goal and Policy 4.1.2 Identity and Design.

B. Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed auto repair business will be located along the Paseo del Norte Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.

C. Goal 5.2 Complete Communities

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

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

The request furthers the goal and policy Policy 5.2.1 Land Uses by adding a neighborhood service in close proximity to the existing residential development.

D. Goal 5.6 City Development Areas

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

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

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed building maintains views to the Sandia Mountains for the neighborhoods to the west and south and adds a neighborhood scale use to the area. The proposed is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

6. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following policies are applicable to this request:

A. OVERARCHING GUIDING PRINCIPLES (P. 4):

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Bullet 4: Land uses that are compatible with existing development.

The scale of development and the allowed uses are compatible with the existing development because proposed development will provide neighborhood services that may benefit the area. The adjacent parcels contain a credit union and pharmacy/ retail use. The areas to the west and south of the site are developed with -single family residential use. The request generally furthers Bullet 4.

B. GUIDING LAND USE PRINCIPLES (P. 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds a service use that will serve the area and add to the mix of urban uses in the area. The request furthers Principle 2.

C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The view analysis shows that the Sandia Mountains will still be visible from the neighborhood to the west. The proposed building allows views into and out of the site as required by the LCSDP. The building is sited to maximize the views by placing the building towards the center of the site and away from the western boundary.

D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such the clay roof tiles and the stone veneer that many nearby buildings use. The request furthers Principle 9.

E. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

7. The Heritage Hills and Vineyard Estates Neighborhood Associations, Heritage East Association of residents and the District 4 Coalition of Neighborhoods and property owners within 100 feet of the site were notified. A facilitated meeting was not recommended or requested.

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8. Staff received one phone call asking for information about the request; no support for opposition to the request was expressed. Staff has not received any other comments as of this writing.

CONDITIONS: 17 EPC-40012- Site Development Plan for Subdivision Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS - 17 EPC-40013- Site Development Plan for Building Permit Amendment

1. This is a request for a Site Development Plan for Building Permit for Parcel A, B and C Ventura Plaza located on located on the southwest corner of Paseo del Norte and Ventura Avenue NE and containing approximately 6 acres
2. The applicant proposes to divide parcel A in to two parcels, A-1 containing .86 acres and A-2 containing 2.42 acres. The applicant proposes a new, approximately 4,900 square foot building to house an automotive repair facility on proposed parcel A-1;_ this would replace the previously approved 7,400 square foot retail building. Proposed parcel A-2 is not included in this request but any future development on parcel A-2 will also be reviewed by the EPC. The proposed changes only apply to parcel A, the parcel controlled by the applicant.
3. The EPC approved the existing Site Development Plan for Building Permit in 2007 (07 EPC-40025).
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan/, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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5. The subject site is within an Area of Consistency as designated by the Comprehensive Plan. The following Comprehensive Plan policies are relevant to this request:

A. Goal 4.1 Character:

Enhance, protect, and preserve distinct communities.

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

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale as surrounding development. The request furthers the goal Policy 4.1.2 Identity and Design.

- B. Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The proposed auto repair business will be located along the Paseo del Norte Commuter Corridor, an appropriate location for auto oriented development. The request furthers Policy 5.1.12 Commuter Corridors.

C. Goal 5.2 Complete Communities

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

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The request furthers the goal and policy Policy 5.2.1 Land Uses by adding a neighborhood service in close proximity to the existing residential development.

D. Goal 5.6 City Development Areas

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

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

The proposed building is consistent with the design requirements of the LCSDP and will be of the same scale and intensity as the surrounding development. The proposed is allowed under the existing zoning. The request furthers the goal and Policy 5.6.3 Areas of Consistency.

6. The subject site is within the boundaries of the La Cueva Sector Development Plan. The following policies are applicable to this request:

F. OVERARCHING GUIDING PRINCIPLES (P. 4):

Bullet 4: Land uses that are compatible with existing development.

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The scale of development and the allowed uses are compatible with the existing development because proposed development will provide neighborhood services that may benefit the area. The adjacent parcels contain a credit union and pharmacy/ retail use. The areas to the west and south of the site are developed with -single family residential use. The request generally furthers Bullet 4.

G. GUIDING LAND USE PRINCIPLES (P. 25):

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal adds a service use that will serve the area and add to the mix of urban uses in the area. The request furthers Principle 2.

H. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers Principle 8. A view analysis is required by the LCSDP for the site. The view analysis shows that the Sandia Mountains will still be visible from the neighborhood to the west. The proposed building allows views into and out of the site as required by the LCSDP. The building is sited to maximize the views by placing the building towards the center of the site and away from the western boundary.

I. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed building meets the requirements of the LCSDP for style, landscaping and specific design requirements. The building will also contribute to the community identity by having similar architectural features, such the clay roof tiles and the stone veneer that many nearby buildings use.. The request furthers Principle 9.

J. Principle 5 (zoning): New development should contribute to the identity of this part of Albuquerque, reinforcing its relationship to the Sandia Mountains, Rio Grande Valley and the natural environment of the east mesa. A variety of design standards are prescribed to reinforce the community identity and to improve land use compatibility, street and neighborhood character, and overall community design.

The proposed zone is subject to the Design Regulations in the LCSDP. The proposed building conforms to these regulations and will be similar in style to the existing development. These design regulations serve to reinforce community identity and improve land use compatibility. The request furthers Zoning Principle 5.

7. The Heritage Hills and Vineyard Estates Neighborhood Associations, Heritage East Association of residents and the District 4 Coalition of Neighborhoods and property owners within 100 feet of the site were notified. A facilitated meeting was not recommended or requested.

8. Staff received one phone call asking for information about the request; no support for opposition to the request was expressed. Staff has not has not received any other comments as of this writing.

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CONDITIONS OF APPROVAL – 17 EPC 40013- Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall address conditions from the Traffic Engineer prior to final sign off by DRB. If a sidewalk along Paseo del Norte is required, the applicant will construct this sidewalk and provide a required connection to sidewalk from the subject site.
4. The applicant shall address any outstanding conditions from the ABCWUA prior to final sign off by DRB.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
6. The applicant shall address the NMDOT study prior to DRB submittal.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 23, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced applications.

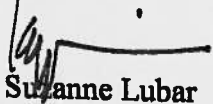
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Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: Paseo 2010, LLC, 527 Live Oak Place NE, ABQ, NM 87122
Jeffrey T. Wooten, Wootel Engineering, 1005 21st St. SE, Suite 13, Rio Rancho, NM 87124
Donna L. Nicholls, Heritage Hills NA, 8519 Palomar Ave NE, ABQ, NM 87109
Christy Burton, Heritage Hills NA, 8709 Palomar Ave NE, ABQ, NM 87109
Karl Benedict, Heritage East Assoc. of Residents, 9415 DeVargas Loope NE, ABQ, NM 87109
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