



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1006864  
Case #: 15 EPC-40049  
October, 8, 2015**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Pulte Homes of New Mexico
<b>Request</b>	<b>Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract M and Tract N-2-A-1 of the Watershed Subdivision
<b>Location</b>	Tierra Pintada Boulevard NW, between Mirehaven Parkway and West Creek Place
<b>Size</b>	72.9 acres
<b>Existing Zoning</b>	SU-2 for PDA
<b>Proposed Zoning</b>	Same

**Staff Recommendation**  
**APPROVAL of Case 15 EPC-40049 based on the Findings beginning on Page 18, and subject to the Conditions of Approval beginning on Page 22.**

**Staff Planner  
Maggie Gould, Planner**

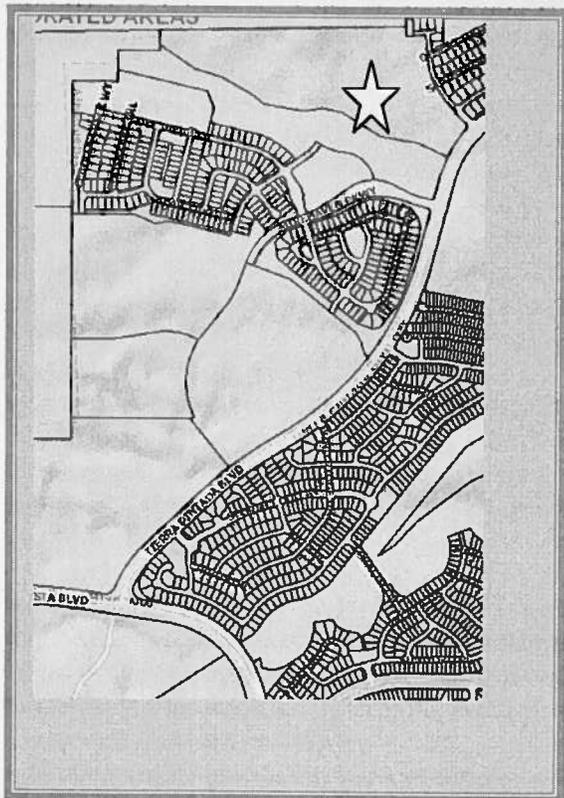
This is a request for a Site Development Plan for Subdivision for a 72.9 acre site consisting of Tract M, containing 183 residential lots and Tract N-2-A-1, the Mirehaven Arroyo, which will provide private open space for the larger development.

The request is consistent with the goals and polices of the applicable plans, The Comp Plan, West Side Strategic Plan, Facility Plan for Arroyos, Bikeways and Trails Facility Plan, NWMEP and the Westland Sector Development and Master Plan.

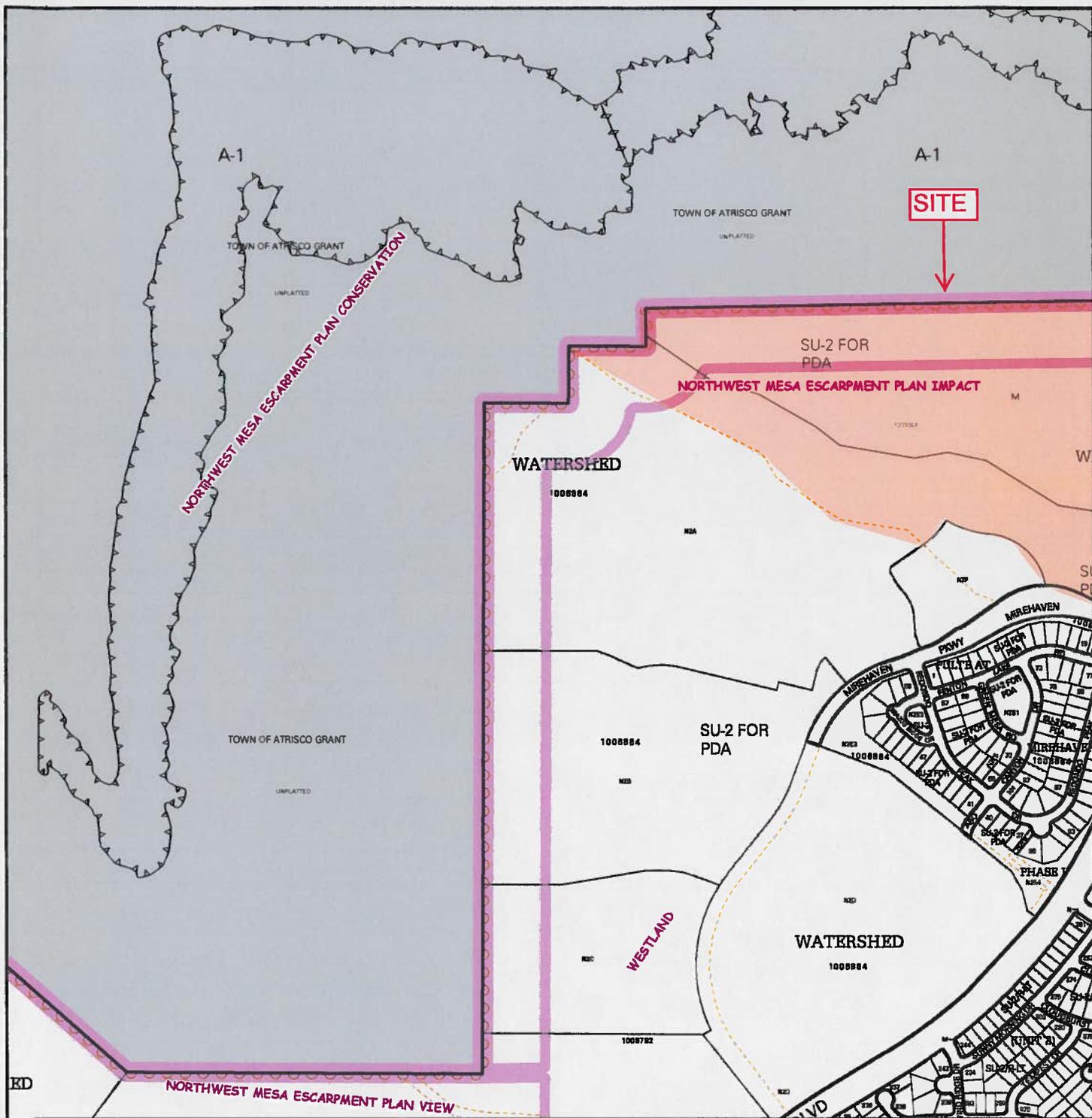
The applicant requests an exception to the 15 foot limit in the NWMEP so that a structure of up 19 feet in height is allowed, and has provided justification for this request. Height cannot exceed 19 feet above the natural grade of the site (policy 12.2, NWMEP).

The Tres Volcanes NA and Westside Coalition of Neighborhoods, and property owners within 100 feet of the site were notified of this request. Staff has not received any public comment as of this writing. A facilitated meeting was not recommended or requested.

Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 08/31/15 to 09/11/15. Agency comments used in the preparation of this report begin on Page 24.



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 9/2/2014

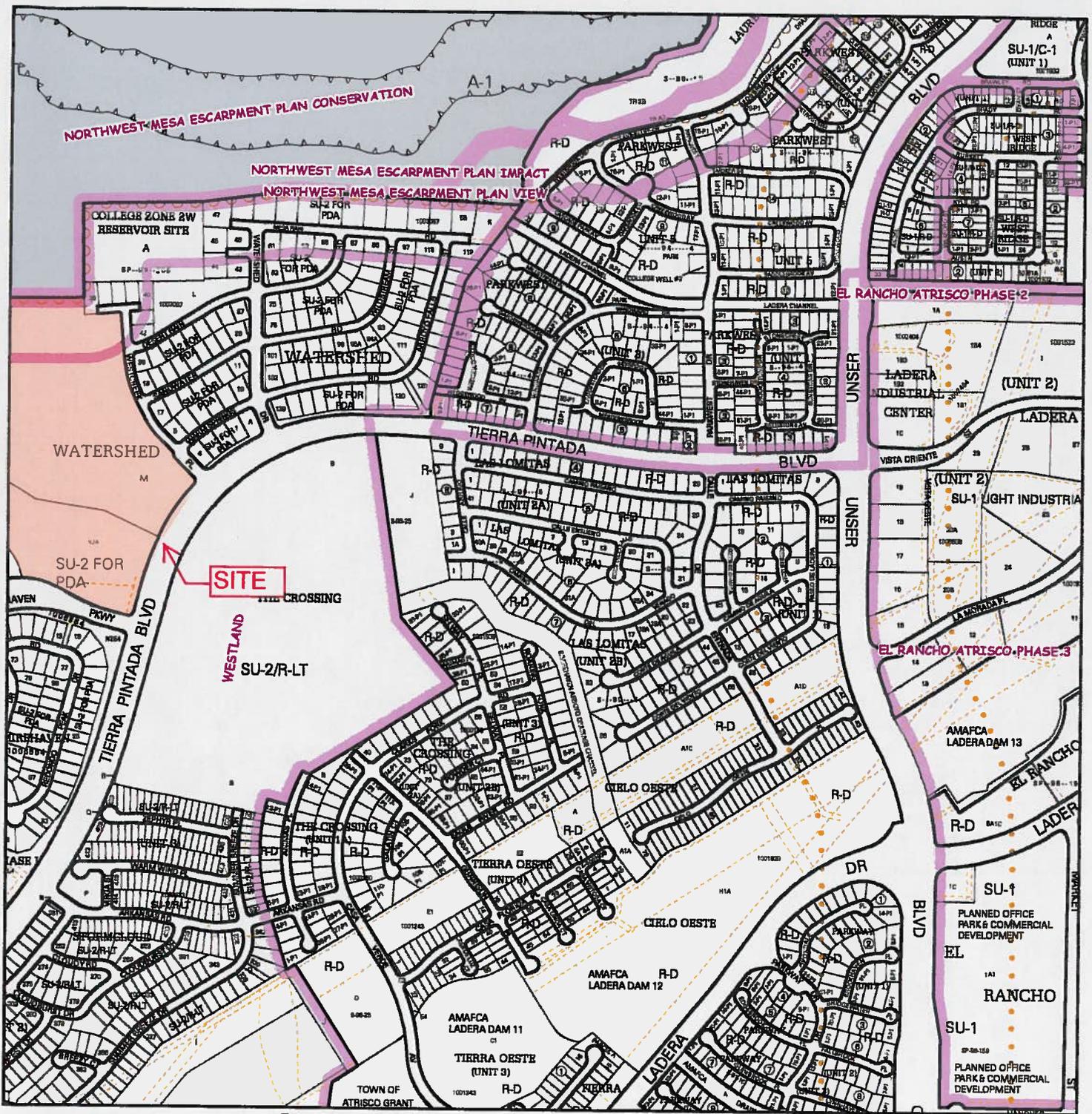
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-08-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014

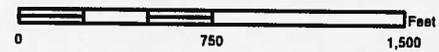


Note: Gray Shading Represents Area Outside of the City Limits

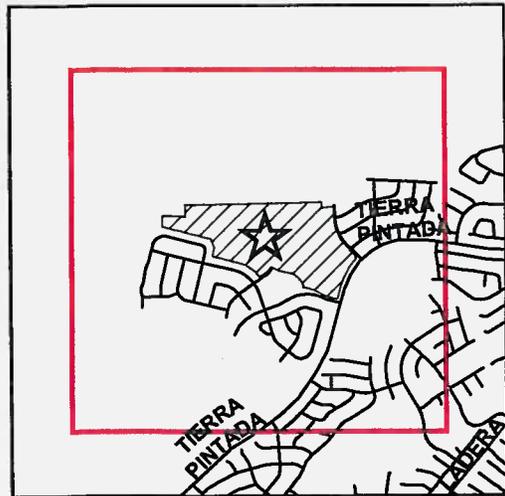
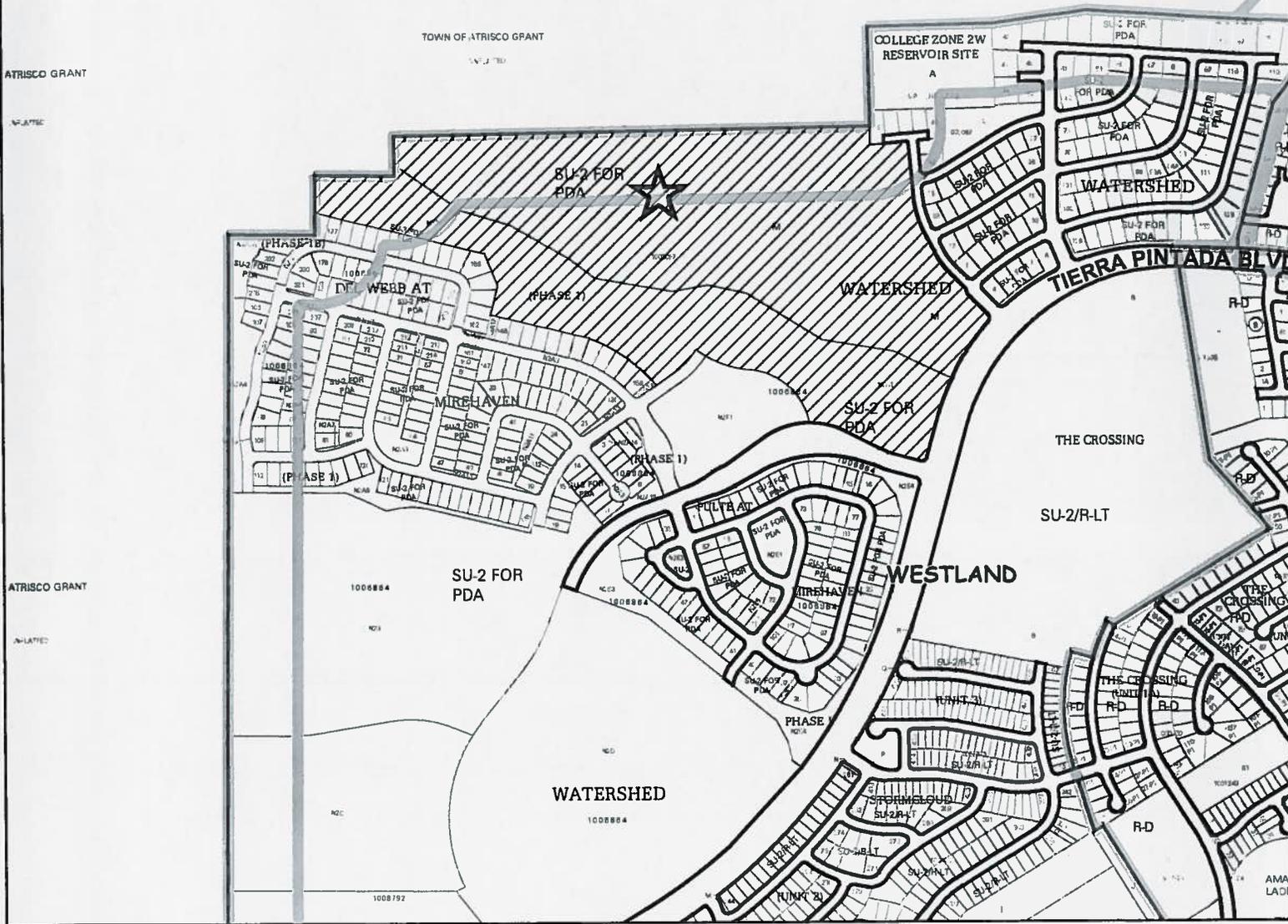
Zone Atlas Page:  
**H-09-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	



# NORTHWEST MESA ESCARPMENT PLAN CONSERVATION



## ZONING MAP

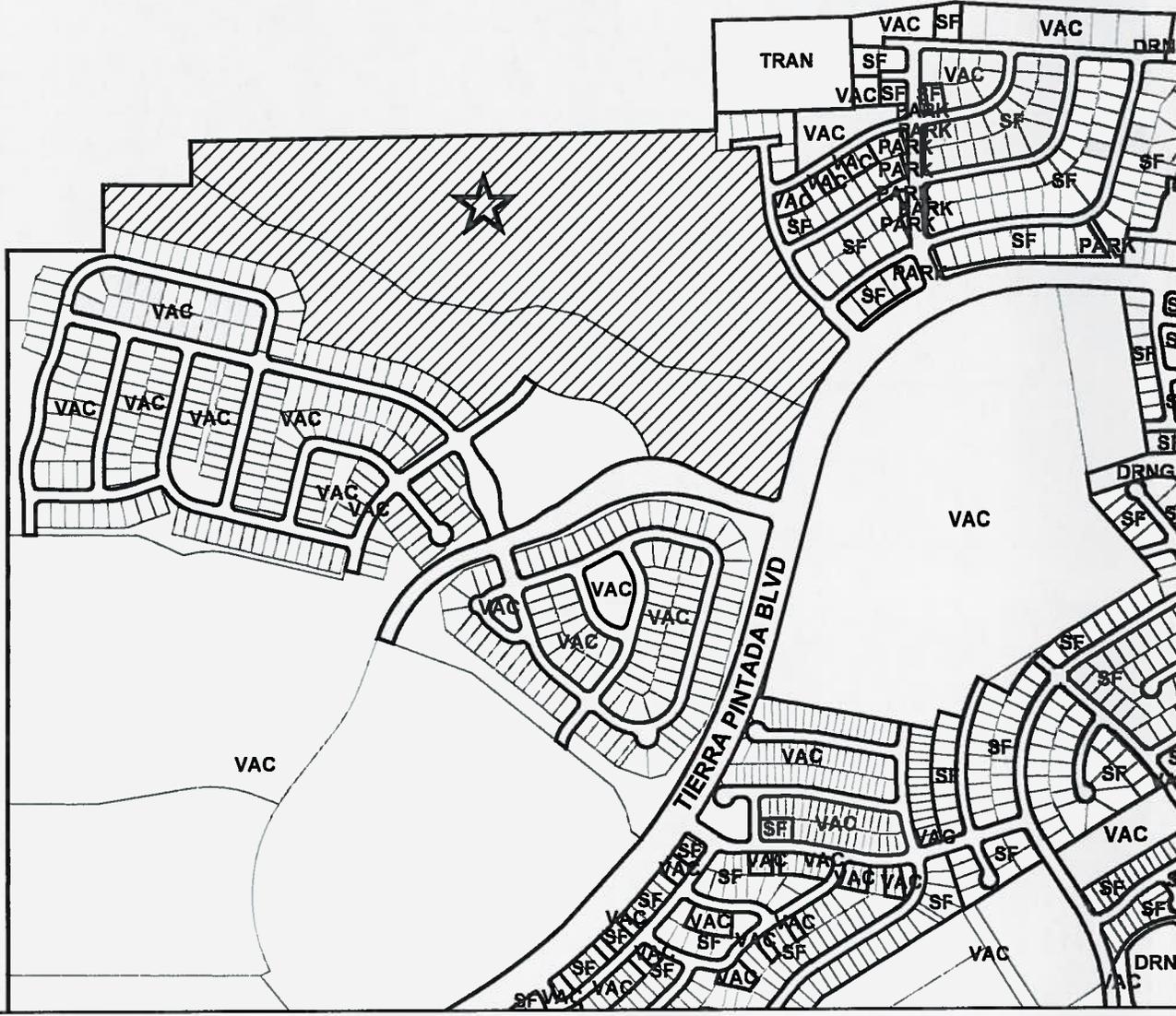
Note: Grey shading indicates County.



1 inch = 800 feet

Project Number:  
 1006864  
 Hearing Date:  
 10-8-2015  
 Zone Map Page: H-08 & H-0  
 Additional Case Numbers:  
 15EPC40049 & 40050

PARK



### LAND USE MAP

Note: Grey shading indicates County.

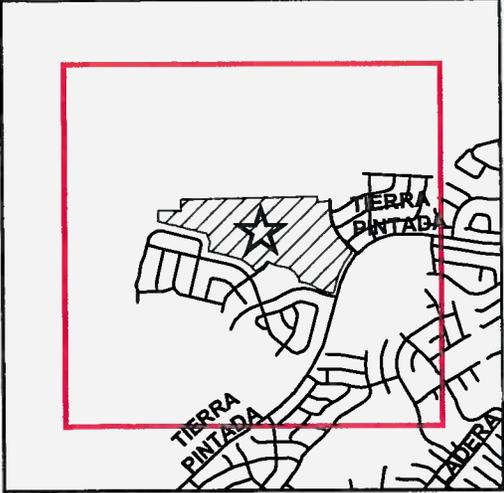
#### KEY to Land Use Abbreviations

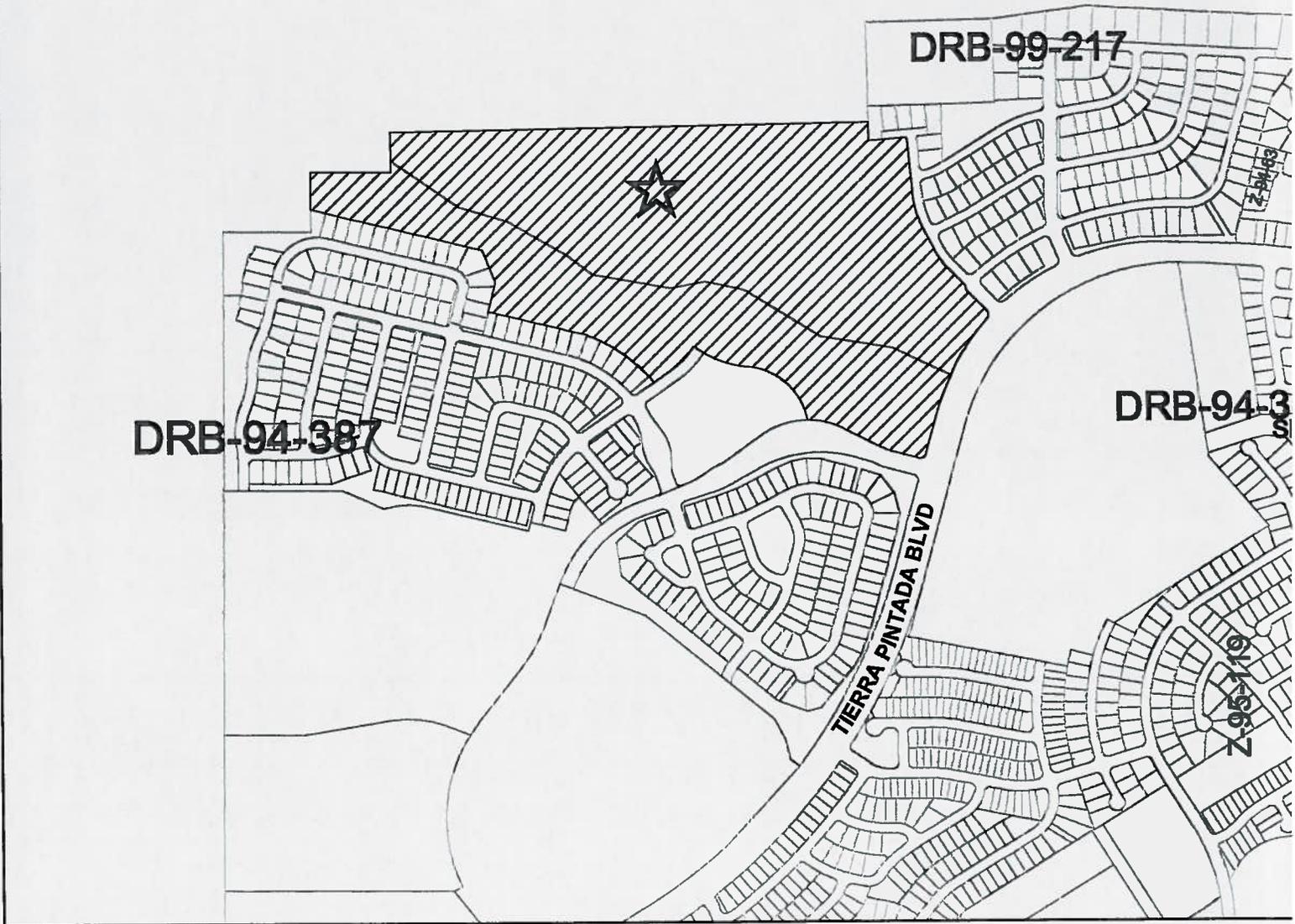
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned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



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### HISTORY MAP

Note: Grey shading indicates County.



1 inch = 800 feet

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1006864

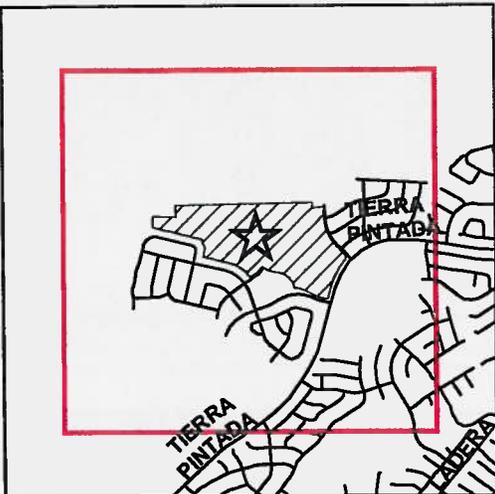
Hearing Date:

10-8-2015

Zone Map Page: H-08 & H-09

Additional Case Numbers:

15EPC40049 & 40050



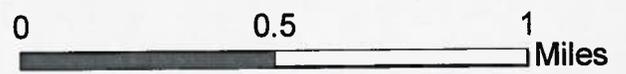


**Public Facilities Map with One-Mile Buffer**



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

**Project Number: 1006864**



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

**Surrounding zoning, plan designations, and land uses:**

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-2 for PDA	Developing Urban, WSSP, Westland, Northwest Mesa Escarpment Impact zone, Westland Master Plan/Sector Plan, Facility Plan for Arroyos, Bikeways and Trail Facility Plan	Vacant
<b>North</b>	County A-1	Developing Urban, WSSP, Northwest Mesa Escarpment Plan Conservation, Westland Master Plan/Sector Plan	Vacant/ Open Space
<b>South</b>	SU-2 for PDA	Developing Urban, WSSP, Westland Master Plan/Sector Plan, Facility Plan for Arroyos, Bikeways and Trail Facility Plan	Open Space/ Residential
<b>East</b>	SU-2 for RLT	Developing Urban, WSSP, Westland Master Plan/Sector Plan	Residential
<b>West</b>	County A-1	Developing Urban, WSSP, Northwest Mesa Escarpment, Westland Master Plan/Sector Plan	Vacant / Open Space

**II. INTRODUCTION**

**Proposal**

This is a request for a Site Development Plan for Subdivision (SPS) for an approximately 72.9 acre site consisting of Tract M, which will contain 183 residential lots as part of the third phase of a gated community for persons over the age of 55 and Tract N-2-A1, the Mirehaven Arroyo, which will provide private open space for the larger development. The SPS shows lot configuration, roadway layout and trail access for this site. The applicant requests an exception to the 15 foot limit in the NWMEP so that a structure of up to 19 feet in height is allowed and has provided justification for this request, no structure can exceed 19 feet above the natural grade in the Impact Area of the NWMEP (see policy 12.2).

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### ***EPC Role***

The existing overall SPS (13EPC-40115) for the entire Watershed development required that the first tract adjacent to the Petroglyph National Monument be reviewed by the EPC and at that time the EPC would decide if future development adjacent to the monument would be reviewed by the EPC or delegated to the DRB. The approval of the first case ( 13 EPC- 40143) contains a condition, "All future Tracts of the Watershed subdivision bordering on the boundary of Petroglyph National Monument shall be submitted to EPC for review and approval if site plans for development within the Impact Area request exceptions to the 15' height limit, and EPC approval would be required." Because the applicant is asking for an exception to the height limit, the EPC must review the request.

Because the applicant is not asking for a change in zoning, this request is not required to be forwarded to the City Council, unless the EPC decision is appealed. If the EPC decision is appealed, it will go to the Land Use Hearing Officer (LUHO) then to City Council. This is a quasi-judicial matter.

### ***History/Background***

On July 11, 2013, the EPC approved the Site Development Plan for Subdivision for approximately 285 acres comprising the Watershed Subdivision (Project No. 1006864, 13EPC-40115) zoned SU-2 for PDA (Planned Development Area) and located north of 98th St./Arroyo Vista Blvd. NW, west of Tierra Pintada Blvd., and south and east of the Petroglyph National Monument.

The approved SPS subdivides the property into six tracts (Tracts N-2-A - E and Tract M) designated for single-family residential lots. Tract N-2- F is the site of an "amenity center" for the development and Tract N-2-G (shown as tract N-2-A-1) was designated as private open space. Tracts N-2-A - C, N-2-G and M were designated for residential development abutting the Petroglyph National Monument.

The approved SPS provided design standards for the entire subdivision including restrictions on height, color and design within 350 feet of the Petroglyph National Monument (the Impact Area as designated by NWMEP), as well as standards for lighting, signage, roadways , trail and special treatment for development adjacent to the Mirehaven Arroyo and the Petroglyph National Monument.

The EPC approved a Site Development Plan for Subdivision for Tract N-2-A in November of 2013 (13 EPC-40143); the DRB approved a Site Development Plan for Subdivision for Tract N-2-E in 2013 and the Site Development Plan for Building Permit in 2015. The DRB approved a Site Development Plan for Building Permit for the Amenity center on tract N-2-F. The Planning Department administratively approved an amendment to the 2013 overall SPS (13EPC-40115) to change the entry sign types for Tract M and show the bridge design for the crossing of the Mirehaven Arroyo.

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***Context***

The subject site is part of a larger residential development that includes two previous phases of south of the Mirehaven Arroyo, also developed as housing for persons over 55 years of age. The area to the east of the subject site is developed with single family residential use. The Petroglyph National Monument is to the north and west of the site, public access is allowed on portions of the monument, but is limited.

***Transportation System***

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

The Long Range Roadway System designates Tierra Pintada as a Collector street.

The Long Range Roadway System designates West Creek as a Local street.

***Comprehensive Plan Corridor Designation***

The subject site is not adjacent to a designated Comprehensive Plan corridor.

***Trails/Bikeways***

Tierra Pintada Boulevard contains a designated bike lane; Arroyo Vista Boulevard and Tierra Pintada Boulevard both contain portions of the Arroyo Vista multi use trail to the south west of the subject site.

***Transit***

There are no existing bus stops or routes near the subject site; the Transit Department indicates that routes are part of the future plans for the area and would like a bus shelter added at the corner of Tierra Pintada Boulevard and Mirehaven Parkway to support future transit use.

***Public Facilities/Community Services***

Refer to the Public Facilities Map in the packet.

**III. ANALYSIS**

**APPLICABLE ORDINANCES, PLANS AND POLICIES**

***Albuquerque Comprehensive Zoning Code***

The subject site is zoned SU-2 for Planned Development Area (PDA), a zone established by the Westland Master Plan in 2000.

This zone "provides suitable sites for a mix of residential uses which are special because of the relationship of this property to the Petroglyph National Monument. This zone, as applied by this Plan, provides suitable sites for a wide range of residential densities, schools, active and passive recreational uses (parks, trails, community centers, etc.)" (WMP, p. 44). Permissive uses for "PDA" are those uses allowed permissively in the RT Zone. The RT Zone permissive uses are

uses permissive in the R-1 Zone, with a few exceptions including more than one house per lot is allowed. The approved SPS (13 EPC-40115) identified the 'casita' as an option available to homebuyers, and the 'casita' will therefore be allowed as accessory living quarters within the proposed development..

Building height up to 40 feet is allowed, except within the View and Impact areas of the NWMEP. The minimum lot size is 3,200 square feet per dwelling unit, and the minimum lot width is 32 feet. Setbacks are defined by an approved site plan. Off-street parking is regulated by the City Zoning Code.

The proposed uses, single family housing, single family housing with an accessory living quarters and open space are allowed uses in the underlying zone.

Development on the site is also subject to the requirements of the approved SPS for the entire subdivision (13 EPC-40115).

### ***Albuquerque / Bernalillo County Comprehensive Plan***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Developing Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Applicable goals and policies include the following, and the Staff analysis is in italics.

#### **Land Use**

Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

*The request furthers the Open Space Goal. The site plan includes perimeter open space abutting the Petroglyph National Monument boundary, open space area within the Mirehaven Arroyo and open space within the residential portion of the development. A trail system will connect these areas. Landscaping will be largely native plant species including many from the WMP Design Guidelines Plant List.*

Policy II.B.1f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link to other areas within the Open Space network.

*Multi-use trails are proposed along the Mirehaven Arroyo. Treatment of the arroyo will preserve natural features where grading is not required, and will preserve views into the Monument from the trails within the Arroyo and to the east. Trail connections are shown from the public street, West Creek Pl, through the northeast corner of the development to the Petroglyph National Monument. The request furthers Policy II.B.1f.*

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

*The proposed development will be similar in scale, layout and use to the existing nearby development. The SPS shows that the Mirehaven arroyo remains open, preserving views and providing a natural area within the development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. Public access to the Monument will be maintained through an access point in the northeast corner of the development. The request furthers Policy II.B.5d.*

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

*Urban infrastructure and services exist in the area, including roads and utilities. A water serviceability statement was issued by ABCWUA in 2012 and a development agreement exists for all development within the Albuquerque Land Holdings Sector Plan. A water availability statement for this site will be required before construction begins. The request furthers Policy II.B.5e.*

#### **WEST SIDE STRATEGIC PLAN (WSSP) (Rank II)**

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended several times since then, in 2002, 2005, 2008, 2009 and 2011. The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the WSSP.

The Southwest Albuquerque Strategic Action Plan (SWASAP) became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side. The subject site is located in the Westland North community, one of the largest in the Plan area.

#### **Community Concept Policies**

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

Relevant goals/policies include the following:

*The subject site is located within the Westland North Community but is not within a designated activity center. Density for the proposed residential project would be 2.8 du/acre, which is*

*moderately low and therefore appropriate outside of designated activity centers. The request furthers WSSP Policy 1.1.*

**Policy 3.81:** The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

*The EPC, acting for the City, will make land use and design decisions that will affect the National Monument. The proposed SPS shows special landscaping and fencing along the National Monument boundary and the building heights are restricted to preserve views to the monument. The request furthers policy 3.81*

**Policy 4.6.c:** Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

*The proposed development will be gated, contrary to the intent of this policy. The SPS shows pedestrian access to the Petroglyph National Monument and West Creek Pl in the northeast corner of Tract M and a full access point along West Creek Pl between Tierra Pintada Blvd. and the northern boundary of the site. There will be additional full access from Roadway A, south of the Arroyo. The subject site is surrounded on two sides by the Petroglyph National Monument making it impossible to have a road grid to the north or east. The request partially furthers Policy 4.6.c.*

### **TRAILS & BIKEWAYS FACILITY PLAN (Rank II)**

The Trails & Bikeways Facility Plan (TBFP) was adopted in July 1993, and completely updated in 2015. The TBFP contains goals and principles, existing conditions and issues, recommended networks and implementation strategies.

**Goal 1.** Improve and enhance cycling and pedestrian opportunities.

**Goal 1, Principle a.** Develop a legible and predictable trail and bikeway system through planning, design and implementation of physical improvements.

*The SPS shows a trail network throughout the subdivision connecting to the public sidewalk and the Petroglyph National Monument. These connections may encourage residents to bike or walk beyond the boundaries of the subdivision. The request is consistent with the Goal 1.and Goal 1,Principle a.*

**Goal 2.** Develop a continuous, interconnected, and comprehensive system of bikeways and trails.

**Goal 2, Principle c.** Provide access to destinations, such as activity centers, schools, parks, Major Public Open Space, shopping areas, and employment areas, for pedestrians and cyclists as part of a multi-modal approach.

**Goal 2, Principle d.** Consider connections between transit and bicycle and pedestrian facilities and reduce barriers where possible.

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*The SPS shows a series of trails throughout the development that will connect to the open space and local roads. There is not an existing transit route adjacent to the site, but transit is planned in the future and the Transit Department is requesting a bus stop to serve the site. The request furthers Goal 2, Principles c and d.*

### ***FACILITY PLAN FOR ARROYOS (Rank II)***

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos (p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. An arroyo is defined as a "small, steep-sided watercourse or gulch with a nearly flat floor" (p.75).

The Mirehaven Arroyo runs west-east across the northern portion of the subject site. The FPA classifies the Mirehaven Arroyo as an Urban Recreational Arroyo. Such arroyos are located in urbanized or developing areas. The FPA contains general policies for all arroyos and specific policies for Urban Recreational Arroyos.

#### **Urban Recreational Arroyos Policies**

**Policy 1:** The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas.

*The area around the channel of the Mirehaven Arroyo will be developed with recreational amenities provided for residents of the Del Webb development. The landscape treatment within the arroyo 'zone' will leave the arroyo banks with generally native plantings. The request furthers Policy 1.*

**Policy 2:** A minimum fifteen foot easement on one side of the drainage channel is recommended to allow for trail development.

*A proposed trail is shown along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 30 feet in width between residential lot boundaries and the arroyo channel improvements zone. The request furthers Policy 2.*

**Policy 4:** The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics, the distance between the access points crossing the channel, and the identification of potential pedestrian desire-lines during the park design process.

*One street crossing of the Mirehaven Arroyo is proposed. The crossing will allow residents to access the existing development on the south side of the arroyo, including the amenity center and trails connecting to the public streets. The crossing will contain pedestrian and bike facilities, as well as auto access. Access to the arroyo will be restricted to Del Webb residents. The request furthers Policy 4.*

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***NORTHWEST MESA ESCARPMENT PLAN (Rank III)***

The Northwest Mesa Escarpment Plan (NWMEP) was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north-south along the northwest mesa of Albuquerque. The NWMEP was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define urban form and satisfy other open space needs.

The NWMEP contains a design overlay zone and is utilized as a tool to help preserve the Escarpment area. There are four areas within the design overlay zone:

- The Escarpment Face
- The Impact Area
- The Conservation Area
- The View Area

The subject site contains lands in the Impact Area and in the View Area. Policies in the NWMEP include general regulations that apply in multiple areas, and specific View Area regulations and Impact Area regulations.

Policy 7: For property within the City of Albuquerque and Bernalillo County, a design overlay zone is established which covers the Conservation Area, the Impact Area and the View Area as shown on Map 10. All development within the Design Overlay Zone shall comply with the design regulations of this chapter. Variances other than those specifically allowed constitute plan amendments and must follow the standard plan amendment procedure. A request for amendment to the Plan may be processed simultaneously with a request for site plan approval. Site plan approval by either the City or County Planning Commission shall be conditional on Plan amendment approval by the City Council.

*The request complies with Policy 7. The SPS request includes a request for four feet additional above the 15 foot height to a 19 foot allowable height for 61 of 67 lots, and a height between 15 feet and 19 feet for six lots, within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases.*

*A portion of the lots, 67 out of 183 fall completely or partially within the 350-foot Impact Zone of the Northwest Mesa Escarpment Plan (NWMEP). Per the NWMEP, the Design Overlay Zone development standards include restrictions on development to reduce impacts to the Monument from development, as follows.*

9-1 On-site open (space) areas to be designed to connect with adjacent open space and be visually integrated into the open space system.

*The landscaping and drainage improvements adjacent to the Petroglyph National Monument (sheet 4 of 9) are designed to meet this requirement. The proposed SPS shows a palette of native plant species that will integrate visually into the Monument open space when the installed plants*

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*have matured. The northern and western edges of the site adjacent to the monument will be landscaped using this palette, as will the area adjacent to the Mirehaven Arroyo.*

9-2 Where the adjacent land use requires visual privacy, non-continuous, non-perimeter walls may be constructed. Varied setbacks and landscaping are required. Platting of lots adjacent to the Conservation Area shall configure the perimeter facing the open space to avoid a strictly linear corridor appearance.

*The development standard is intended is to avoid abrupt changes at the edge of the open space, and the proposed perimeter open space and view fencing as well as single-loaded street design for most of the closest lots within the site appear to meet the intent of the standard.*

9-3 Height of walls and fences shall not exceed 6'0". Color of finish materials shall match the Approved Color List (Appendix E).

9-4 Access to open space trails shall be provided with guidance from the Conceptual Trails Map 11 (page 87), and subsequent arroyo corridor plans, upon review by the City Planner.

9-5 Native or naturalized vegetation adjacent to the open space is required. Plant species shall be selected from the Plant Species List (Appendix D).

*These standards were addressed with the approved SPS, and the future development on the site will need to be consistent with these standards.*

12-1 Structure height (as defined in the Zoning Code) shall not exceed 15 feet. Up to four feet additional height for non-residential structures may be allowed by seeking a variance.

12-2 Applications to allow exceptions to the 15' height limit will be reviewed as site plan submittals on a case-by-case basis by the EPC. No exception will be allowed unless the applicant demonstrates that the impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15 foot height limit were met.

*Residential structures are proposed for this site, so the variance process in 12-1 does not apply and the applicant must present a site plan to the EPC that demonstrates that impact on the views to and from the Escarpment will be the same or less than the impact of a development at the 15 foot height.*

*The applicant is requesting four additional feet in height for structures on 61 out of 67 lots within the NWMEP Impact Area A lot-specific height increase exception is requested for six additional lots where maximum building height is proposed to fall between 15 feet and 19 feet above natural grade. The SPS (sheets 7, 8 and 9 of 9) offers the following justification for the request:*

1. *The escarpment face is significant distance from the property line and is approximately 30 feet in elevation higher than the property. There is a ridge within the Petroglyph*

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*National Monument to the north, between the Escarpment face and the property line, which is generally 10 to 20 feet higher than the property line and impedes the view of the Escarpment from the south. The ridge is 40 to 70 feet higher than the bottom of the Escarpment face, so the ridge blocks a significant portion of the view to the Escarpment.*

- 2. The property slopes down from north to south at slopes ranging from 6 to 7 percent.*
- 3. The majority of the development adjacent to the Monument boundary is a single loaded street to provide for views into the Monument and to the escarpment face.*
- 4. A majority of the lots are behind the first row of lots nearest to the Monument boundary and will not have any impact on views to the Monument.*

*The chart on page 7 of 9 shows the natural elevation plus 19 feet (the maximum height for a structure in the Impact Area), the pad elevation (elevation at which the structure will be built) and the "umbrella" (the height between the pad site elevation and the maximum allowable height).*

*If there is at least 19 feet between the pad elevation and the natural grade plus 19 feet, then a structure of 19 feet in height could be allowed on that pad site because the height would not exceed maximum allowable height. The lots that exceed this height would be limited to less than 19 feet. No structure can exceed 19 feet above the natural grade.*

*The majority of the lots are well below this maximum height and so would have the same or less impact on the views to the Escarpment that the 15 foot height limit would have. Sheet 8 of 9 shows the height umbrellas and location of the ridge on the Petroglyph National Monument.*

**Policy 9:** Development at the edge of public or private open space shall be designed to complement and enhance the open space.

*The SPS shows special designs for treatment of the edge of the National Monument and Mirehaven Arroyo open space through grading, landscaping and building design. The proposed designs of perimeter fencing and monument edge treatments use native or naturalized plants and are terraced to address drainage and grading; the treatment will provide a visual and physical transition from the open space to the development that compliments both spaces. The request complies with Policy 9.*

**Policy 9.1:** On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required. In mixed-use developments, lower densities and less intense uses shall border the open space and higher densities and more intense uses shall be placed away from the open space. Site plans shall allow for shifting excessive density to a part of the premises outside of the Conservation Area boundary, whenever flexible.

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*The site contains a small pocket park, open areas adjacent to the Petroglyph National Monument and the Mirehaven Arroyo, the arroyo connects to the large open space of the Petroglyph National Monument, the pocket park is adjacent to the arroyo and open space along the edge of the monument provides a transition from the development to the Monument. Request further policy 9.1*

**Policy 13:** Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

*The heights of buildings area limited to 19 feet or lower within the Impact Area of NWMEP and the Mirehaven Arroyo will be designated as private open space. The request further policy 13.*

**Policy 13.2.a:** Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document.

*The SPS landscape plan, for perimeter common areas and individual front yards, specifies that plants shall be chosen from the WMP Design Guidelines, or from the Water Utility Authority Xeriscaping Plant List. These plantings will appear to be natural to the location. The request complies with Policy 13.2.a.*

**Policy 15.7:** Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

*Although there will be grading (cut and fill) throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining walls will be utilized in some locations, with wall heights a maximum of eight feet, the walls will be required to meet the design standards in the approved overall SPS(13 EPC 40115). Graded slopes will be less 5%. The request complies with Policy 15.7.*

**Policy 15.8:** Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment.

*The approved 2013 SPS shows street designs and landscaping treatments that will provide stabilization for the areas around the proposed streets. The Monument edge treatments shown in this submittal also show landscaping adjacent to the roadways that will stabilize these areas. The request complies with Policy 15.8.*

**NWMEP Conclusion**

The NWMEP seeks to protect views to the escarpment and protect the Petroglyph National Monument by capping the height of structures and also discouraging mass grading of the area, but allows that grading if it improves the site plan. In this case the lower heights of the proposed structures can only be achieved through a grading plan that alters the natural topography of the site. The grading plan does show varied elevation in the pad site elevations, which, while not the same as the natural topography mimics the variation in topography and provides visual relief in the development. The pertinent design regulations of the NWMEP were incorporated into the approved 2013 SPS and will be requirements for future development on the entire site.

**WESTLAND SECTOR PLAN (RANK III)**

The Westland Sector Plan (WSP) was adopted in 1999 (Enactment No. 63-1999) and was amended in 2008 in conjunction with amendments to the Westland Master Plan (WMP), and also amended in 2012. With the 2012 amendments, the WSP became known as the Western Albuquerque Land Holdings (WAHL) Sector Plan and became Appendix A of the WMP.

The WSP establishes City zoning categories for approximately 1,700 acres and refers to the Westland Master Plan (WMP) for design guidelines and allowed uses. The WSP does not contain any goals or policies. However, the land use and process portions of the WSP are relevant to the current request.

The WSP land use map specifies the subject site's future land use as "Residential- 4 DU/ac average". The Mirehaven Arroyo is designated as "Open space/trails/drainage corridors". The proposed SPS N2A complies with these specifications. The WSP includes a statement that the SU-2 PDA zone, including the subject site, requires an overall site development plan for subdivision and that future site development plans for building permit are delegated to the DRB. The sector plan states that phasing shall adhere to the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan. The proposed SPS also complies with these requirements.

**WESTLAND MASTER PLAN (RANK III)**

The City adopted the Westland Master Plan (WMP) in 1998 to provide guidance for more detailed planning, zoning and platting actions within the designated plan boundaries. The WMP was amended in 2008 in conjunction with amendments to the Westland Sector Plan, and also amended in 2012. The Plan encompasses approximately the area between the Petroglyph National Monument and Interstate 40, and between Unser Boulevard and a boundary line to the west of Paseo del Volcan. The WMP contains information regarding the area's physical characteristics and addresses land use, zoning, transportation and the development vision for the area. There are no specific goals or policies in the WMP, but the plan

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**Westland Master Plan Design Guidelines (p. 75 – 99)**

The WMP recognizes the importance of design guidelines that promote and foster a sense of cohesiveness within the community (while remaining consistent with affordable housing efforts City-wide). The desired design features common to the community such as grading, landscape, signage, lighting, walls and architecture are expressed.

Staff has reviewed the WMP Design Guidelines to determine how they are addressed or do not apply to the current request. Below, Staff discusses the standards that are addressed by the proposed project.

**A. Site Design (p. 75):** A primary focus in site design is creation of a pedestrian-oriented community.

**3. Residential (p. 78):** Pedestrian connections between neighborhoods should be planned for efficient pedestrian movement.

*The proposed SPS provides a fairly complete system of pedestrian trails and sidewalks within the development. Connections are provided to the public street network at the main entrance and along West Creek Place.*

**B. Views (p. 79):** The Westland properties offer spectacular views of the Sandias, the Rio Grande Bosque, and the Volcanic Escarpment. Significant visual features should be retained and enhanced through the methods described. Buildings with flat roofs are encouraged.

*The SPS proposes maximum height limits of 19 feet on 61 lots, and maximum height of between 15 feet and 19 feet on six lots within the Impact Zone, which is a 350-foot-wide zone around Petroglyph National Monument boundaries. In no case can a structure exceed 19 feet above the natural grade in the Impact Area. The residential models to be built were identified by illustrative drawings in the approved SPS, more than half with flat roofs. However, flat roofs will not be a requirement.*

**E. Landscape and Streetscape (pp. 82-83):** The key to creating a truly livable and high quality environment will be the development of an overall landscape master plan. Major arterials shall be landscaped with native species. Special attention shall be given to landscaping the major entries to the Westland Community.

**1.B.** One street tree per lot is required in all residential subdivisions. Street trees shall be planed within 12 feet of the curb.

*The proposed SPS meets these design guidelines as demonstrated by the landscape plan, which shows street trees along all of the internal roads.*

**F. Architectural Styles:** The goal is to provide a framework for high-quality design. Exterior building materials shall be contextual in nature.

**4. Walls (p. 87-88):** Walls shall be an integrated part of site and building design. A wall's style, materials and color shall be consistent with building architecture and address landscaping between the sidewalk and walls as a standard. Masonry and stucco are the recommended primary building materials for walls in residential areas.

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*The approved SPS design guidelines (13 EPC 40115) meets these design goals; future development on the site will be consistent these standards (see note on sheet 2 of 9).*

H. Grading (p. 89): Grading for new roads shall run with existing contours wherever feasible. Natural drainage patterns should be maintained to prevent soil erosion.

*As shown in the SPS Conceptual Grading and Drainage Plan, the streets slope from north to south following the general grade of the site and the natural flow toward the Mirehaven Arroyo. The pad sites are terraced down the slope, reflecting the natural grade of the site.*

I. Drainage (p. 89). Arroyos in this area present an opportunity for their designated use as scenic corridors. Arroyos and other natural drainageways should be preserved in their natural state, whenever possible.

*As presented in the landscape plan the proposed SPS meets these design guidelines. The proposed Arroyo treatment maximizes existing conditions while making improvements to slow the velocity of stormwater runoff and thereby reduce erosion.*

## **SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT**

### ***Request***

The applicant proposes a Site Development Plan for Subdivision for a 72.9 acre area to contain 183 homes and the Mirehaven Arroyo. The arroyo will serve as private open space for the development.

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

### ***Site Plan Layout / Configuration***

The proposed subdivision will contain 183 homes. Structures within the Impact Area, 350 feet from the edge of the monument, are restricted to between 15 and 19 feet in height graded pad elevation and no structure can exceed 19 feet above the natural grade; structures outside of that area can be up to 26 feet in height from graded pad elevation. Minimum front yard setbacks are 15 feet, with 20 feet for front facing garages. Minimum rear yard setbacks are 15 feet. The side yard setback is between 0 and 10 feet depending on the lot layout. The subdivision layout is similar to the subdivision to the east.

### ***Public Outdoor Space***

The proposed site layout shows a private pocket park north of the Mirehaven Arroyo and east of the bridge crossing the arroyo. The Mirehaven Arroyo provides approximately 25 acres of open space for the development. Multi-purpose trails will be developed on the north and south sides of the Arroyo. A perimeter open space area will essentially parallel the boundaries between this site and the National Monument; internal trails will be developed throughout the site.

Zoning Code §14-16-3-8, Detached Open Space regulations, provides open space requirements for residential development in the "Developing" or "Semi-Urban" areas designated by the

Comprehensive Plan. Within the R-T Zone, referred to under the SU-2 for PDA Zone governing the site, the open space requirement is a minimum of 750 sq. ft. per house, provided on-site. The proposed development will meet the requirements by providing private yard area for each house.

***Vehicular Access, Circulation and Parking***

The development will be accessed via a gated entry along West Creek Place or via the main entrance to the subdivision from Tierra Pintada Blvd. The streets are generally interconnected, providing access throughout this phase of the subdivision. A bridge across the arroyo will connect this phase to the existing and future phases to the south and to the newly approved amenity center.

Off- street parking will be provided per the approved SPS section 3A,

2 spaces per 2 bedroom dwelling unit 4 Spaces per 5 bedroom dwelling unit

3 spaces per 3 to 4 bedroom unit

3 spaces per rear loaded 3-4 bedroom unit, 1 space can be on street

***Pedestrian and Bicycle Access and Circulation, Transit Access***

A system of multi-purpose trails internal to the development is proposed throughout the development. All of the trails will be at least eight feet in width and surfaced with stabilized crusher fines. As additional development phases occur, the perimeter area trail and the Mirehaven Arroyo trails will connect to the later developments. The trails will connect outside the development areas through gates at Week Creek Place and where Mirehaven Parkway connects to the Tierra Pintada Blvd. Transit service does not yet extend to this area, although it will in the future. Transit is requesting a bus shelter at the northwest corner of Tierra Pintada Blvd. and Mirehaven Parkway for future a Transit Route.

***Walls/Fences***

The proposed perimeter walls will meet one of the two perimeter wall design standards from the approved 2013 SPS; either a six-foot view fence of iron materials or a combination 6-foot fence with three feet of view fencing atop a three-foot high masonry wall. Interior walls and perimeter walls not abutting either the Monument or the Arroyo will be six-foot high solid masonry. Retaining walls varying in height are shown along the northern edge of tract M. These wall standards were approved with the 2013 SPS.

***Lighting and Security***

The approved SPS contains design standards for lighting including a requirement for shielded fixtures, maximum height of 20 feet for street lights and a maximum height of 15 feet for pedestrian level lighting. All development with the subdivision is subject to these requirements.

***Landscaping***

The approved SPS ( 13 EPC -40115) contains a list of approved plants for the open space and natural areas; these species will be used for planting adjacent to the Petroglyph National

Monument, Mirehaven Arroyo and in the open spaces in the Impact Area. The frontage along Tierra Pintada Blvd. is subject to the street tree ordinance and will be landscaped with trees at a minimum of 30 feet on center; the landscape plan also shows ground level shrubs along Tierra Pintada Blvd.

#### ***Grading, Drainage, Utility Plans***

The site slopes from north to south and west to east; the drainage will be accommodated through an underground storm drain system and through flows along the street into the Mirehaven arroyo.

#### ***Architecture***

The approved SPS (13 EPC -40115) shows several home options. All homes must comply with the design standards in the SPS which includes a color palette from the NWMEP requiring earth tones and low reflectivity. The home designs are well articulated and show one and two story designs. Homes in the Impact Area are subject to the height restrictions detailed on sheet 7 of the plan which restricts structures to a maximum of 19 feet.

#### ***Signage***

The approved 2013 SPS contains a signage plan. The applicant proposes two entry signs; one at the corner of Tierra Pintada Blvd. approximately 50 square feet of total structure with an 18 square foot sign face and a sign at the entry gate on West Creek PL, 99 square feet total structure and 35 square foot sign face.

These are consistent with the changes approved in September 2015 to the approved SPS (13-EPC-40115).

### ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

#### ***Reviewing Agencies***

The Parks and Recreation Department and Open Space Division would like the trail, originally shown on the SPS(13 EPC-40115) along the northern boundary of the site to remain; the applicant proposes removing the trail because access into the Petroglyph National Monument was not approved by the National Park Service and so the trail is not needed. The trail was the subject of a feasibility study as a condition of the approval of the overall 2013 SPS; the applicant was not required to build to the trail if it was not feasible as determined by the Planning Director. The study was completed in June of 2015 and showed that trail could be built, however the National Park Service declined access into the Petroglyph National Monument near the northwest corner of the site because of concerns about protecting the monument. Without that access the trail would dead end into the Monument which is not a desirable condition so the applicant has removed the trail from the proposed SPS.

Future access to the Monument may be provided near the southwest corner of the site, subject to coordination with Albuquerque Public Schools and National Park Service.

The applicant met with the Transportation Department to discuss the block length issues and will address this at the DRB through a waiver process allowed by the DPM.

***Neighborhood/Public***

The Tres Volcanes Neighborhood and Westside Coalition of Neighborhoods were notified of this request, as were property owners within 100 feet of the site. Staff has not received any public comment as of this writing.

A facilitated meeting was not recommended or requested.

**V. CONCLUSION**

This is a request for a Site Development Plan for Subdivision for an approximately 72.9 acre site consisting of Tract M, which will contain 183 residential lots and Tract N-2-A-1, the Mirehaven Arroyo, which will provide private open space for the larger development.

The request is generally consistent with the goals and policies of the applicable plans, The Developing Urban Area of the Comprehensive Plan, West Side Strategic Plan, Facility Plan for Arroyos, Bikeways and Trails Facility Plan, Northwest Mesa Escarpment Plan and the Westland Sector Development and Master Plan.

The applicant is asking for an exception to the 15 foot limit in the Northwest Mesa Escarpment Plan so that a structure of up to 19 feet in height is allowed and has submitted material to show that the additional height will have that same or less visual impact than the 15 foot buildings because of the finish grade of these structures; no structure will exceed 19 feet above the natural grade of the site.

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***FINDINGS – 15 EPC- 40049 -October 8, 2015-Site Development Plan for Subdivision***

1. This request is for a site development plan for subdivision for Tracts M and N-2-A-1 Watershed at Estrella subdivision, an approximately 72.9 acre area located north and west of Tierra Pintada Boulevard NW, and south and east of the Petroglyph National Monument (the “subject site”) to contain 183 residential lots and the Mirehaven Arroyo private open space.
2. The subject site is zoned SU-2 for PDA (Planned Development Area) pursuant to the Westland Sector Development Plan and Westland Master Plan. The SU-2 for PDA zone is intended to provide for “a mix of residential uses” that are “special because of the relationship of this property to Petroglyph National Monument.” The proposed residential and open space uses are allowed under the existing zoning.
3. The subject is part of a larger Site Development Plan for Subdivision (SPS) approved by the EPC in 2013 (13EPC-40115). This SPS contains design standards, street and trail sections and illustrative renderings of home types. Future development on the subject tracts is subject to the requirements of the SPS (13EPC-40115).
4. The subject site lies within the boundaries of the Developing Urban area of the Comprehensive Plan. Additional applicable plans include the Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Development Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP). Part of the site is also within the boundaries of the Impact Area of the NWMEP Design Overlay Zone and is subject to applicable design regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, the Facilities Plan for Arroyos, the Trails & Bikeways Facilities Plan, the Westland Sector Plan, the Westland Master Plan and the Northwest Mesa Escarpment Plan (NWMEP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the comprehensive Plan; the following polices are applicable to this request:

Land Use

- A. Open Space Goal: Provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request furthers the Open Space Goal. The site plan includes perimeter open space abutting the Petroglyph National Monument boundary, open space area within the Mirehaven Arroyo and open space within the residential portion of the development. A trail system will connect these areas. Landscaping will be largely native plant species including many from the WMP Design Guidelines Plant List.

- B. Policy II.B.1f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or

appropriately managed to protect natural features, views, drainage and other functions or to link to other areas within the Open Space network.

Multi-use trails are proposed along the Mirehaven Arroyo. Treatment of the arroyo will preserve natural features where grading is not required, and will preserve views into the Monument from the trails within the Arroyo and to the east. Trail connections are shown from the public street, West Creek Pl, through the northeast corner of the development to the Petroglyph National Monument. The request furthers Policy II.B.1f.

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

The proposed development will be similar in scale, layout and use to the existing nearby development. The SPS shows that the Mirehaven arroyo remains open, preserving views and providing a natural area within the development. The streets adjacent to the Petroglyph National Monument are primarily single loaded so that housing is only developed on the side opposite the Monument; this adds a buffer for both the residents and the monument. Public access to the Monument will be maintained through an access point in the the northeast corner of the development.

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

Urban infrastructure and services exist in the area, including roads and utilities. A water serviceability statement was issued by ABCWUA in 2012 and a development agreement exists for all development within the Albuquerque Land Holdings Sector Plan. A water availability statement for this site will be required before construction begins. The request furthers Policy II.B.5e.

7. The site is within the boundaries of the Westside Strategic Plan, the following policies are applicable to the request:

- A. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is located within the Westland North Community but is not within a designated activity center. Density for the proposed residential project would be 2.8 du/acre, which is moderately low and therefore appropriate outside of designated activity centers. The request furthers WSSP Policy 1.1.

- B. Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

The EPC, acting for the City, will make land use and design decisions that will affect the National Monument. The proposed SPS shows special landscaping and fencing along the National Monument boundary and the building heights are restricted to preserve views to the monument. The request furthers policy 3.81

- C. Policy 4.6.c: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

The proposed development will be gated, contrary to the intent of this policy. The SPS shows pedestrian access to the Petroglyph National Monument and West Creek Pl in the northeast corner of tract M and a full access point along West Creek Pl between Tierra Pintada Blvd. and the northern boundary of the site. There will be additional full access from Roadway A, south of the Arroyo. The subject site is surrounded on two sides by the Petroglyph National Monument making it impossible to have a road grid to the north or east. The request partially furthers Policy 4.6.c.

8. The Facility Plan for Arroyos is applicable to the site:

Urban Recreational Arroyos Policies:

- A. Policy 1: The City shall encourage the development of parks adjacent to the drainage channels of designated Urban Recreational Arroyos, and along segments of arroyos connecting significant activity areas.

The area around the channel of the Mirehaven Arroyo will be developed with recreational amenities provided for residents of the Del Webb development. The landscape treatment within the arroyo 'zone' will leave the arroyo banks with generally native plantings. The request furthers Policy 1.

- B. Policy 2: A minimum fifteen foot easement on one side of the drainage channel is recommended to allow for trail development.

A proposed trail is shown along both the north and south sides of the Mirehaven Arroyo, within landscaped areas of at least 30 feet in width between residential lot boundaries and the arroyo channel improvements zone. The request furthers Policy 2.

- C. Policy 4: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics, the distance between the access points crossing the channel, and the identification of potential pedestrian desire-lines during the park design process.

One street crossing of the Mirehaven Arroyo is proposed. The crossing would allow residents to access the existing development on the south side of the arroyo, including the

amenity center and trails connecting to the public streets. The crossing will contain pedestrian and bike facilities, as well as auto access. Access to the arroyo will be restricted to Del Webb residents. The request furthers Policy 4

9. The site is subject to provisions of the Bike and Trails Plan :

- A. Goal 1. Improve and enhance cycling and pedestrian opportunities.

Goal 1, Principle a. Develop a legible and predictable trail and bikeway system through planning, design and implementation of physical improvements.

The SPS shows a trail network throughout the subdivision connecting to the public sidewalk and the Petroglyph National Monument. These connections may encourage residents to bike or walk beyond the boundaries of the subdivision. The request is consistent with the Goal 1, and Goal 1, principle a.

- B. Goal 2. Develop a continuous, interconnected, and comprehensive system of bikeways and trails.

Goal 2, Principle c. Provide access to destinations, such as activity centers, schools, parks, Major Public Open Space, shopping areas, and employment areas, for pedestrians and cyclists as part of a multi-modal approach.

Goal 2, Principle d. Consider connections between transit and bicycle and pedestrian facilities and reduce barriers where possible.

The SPS shows a series of trails throughout the development that will connect to the open space and local roads. There is not an existing transit route adjacent to the site, but transit is planned in the future and the Transit Department is requesting a bus stop to serve the site. The request furthers Goal 2, principles c and d.

10. Northwest Mesa Escarpment Plan:

- A. Policy 9: Development at the edge of public or private open space shall be designed to complement and enhance the open space.

The SPS shows special designs for treatment of the edge of the National Monument and Arroyo open space through grading, landscaping and building design. The proposed designs of perimeter fencing and monument edge treatments use native or naturalized plants and are terraced to address drainage, the treatment will provide a visual and physical transition from the open space to the development that compliments both spaces. The request complies with Policy 9.

- B. Policy 9.1: On-site open areas shall be designed to connect with adjacent public or private open space and to be visually integrated with the open space system. Orientation of the on-site open areas to the larger open space system is required. In mixed-use developments, lower densities and less intense uses shall border the open space and higher densities and more intense uses shall be placed away from the open space. Site plans shall allow for shifting excessive density to a part of the premises outside of the Conservation Area boundary, whenever flexible.

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The site contains a small pocket park, open areas adjacent to the Petroglyph National Monument and the Mirehaven Arroyo, the arroyo connects to the large open space of the Petroglyph National Monument, the pocket park is adjacent to the arroyo and open space along the edge of the monument provides a transition from the development to the Monument. Request furthers policy 9.1

- C. Policy 13: Sites which cannot be set aside as open space, including recreational facilities, and sites adjacent to open space, shall have minimum visual impact.

The heights of buildings area limited to 19 feet or lower within the Impact Area and the Mirehaven Arroyo will be designated as private open space. The request furthers policy 13.

- D. Policy 13.2.a: Plants selected for landscaping on privately or publicly owned land shall be selected from the Plant Species List (Appendix D). Landscaping plans shall indicate a pattern that does not obscure major public views of the escarpment as defined in this document.

The request complies with Policy 13.2.a. The SPS landscape plan, for perimeter common areas and individual front yards, specifies that plants shall be chosen from the WMP Design Guidelines, or from the Water Utility Authority Xeriscaping Plant List. These plantings will appear to be natural to the location.

- E. Policy 15.7: Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum. It is recognized that retaining walls will be necessary in some cases, but facility designs shall minimize their height and insure that they blend visually with their surroundings. The maximum height allowed for a retaining wall designed to limit the width of a road corridor is 8'. Retaining walls must meet all other requirements in the design overlay zone with regard to color and materials.

Although there will be grading and filling throughout the site; the result will be to lessen the visible profile of the new buildings in views of the Escarpment. Retaining walls will be utilized in some locations, with wall heights a maximum of eight feet. Graded slopes will be less 5%. The request complies with Policy 15.7.

- F. Policy 15.8: Where the road surface cannot be at grade with the prevailing adjacent contours, the exposed embankment must be stabilized. The covering of that stabilization shall be with a combination of basalt, earth, and vegetation that is in similar proportion to the surrounding portions of the escarpment.

The approved 2013 SPS shows street designs and landscaping treatments that will provide stabilization for the areas around the proposed streets. The Monument edge treatments shown in this submittal also show landscaping adjacent to the roadways that will stabilize these areas. The request complies with Policy 15.8.

- G. The request is generally consistent with the applicable design requirements of the NWMEP.  
11. The request is consistent with the design guidelines and zoning of the Westland Master Plan.

12. The request is consistent with the process and land use identified in the Westland Sector Plan.
13. This SPS approval includes a maximum building height of nineteen feet above natural grade for Lots 35-38, 64-66, 68-72, 88-97, 11-116, 128-134 and 142 – 167; a maximum building height above natural grade of 18.61 feet for Lot 63; a maximum building height above natural grade of 15.58 feet for Lot 67; a maximum building height above natural grade of 16.93 feet for Lot 109; a maximum building height above natural grade of 18.30 feet for Lot 110; a maximum building height above natural grade of 18.51 feet for Lot 117 and a maximum building height above natural grade of 18.96 for lot 135 .
14. The approved SPS (13 EPC-40115) identified the 'casita' as an option available to homebuyers, and the 'casita' will therefore be allowed as accessory living quarters within the proposed development.
15. The trail proposed along the northern boundary of the site in the 2013 SPS ( 13-EPC 400-115) will be removed because the National Park Service has not granted access to the Petroglyph National Monument at the proposed location.
16. The Tres Volcanes Neighborhood and Westside Coalition of Neighborhoods were notified of this request, as were property owners within 100 feet of the site. Staff has not received any public comment as of this writing. A facilitated meeting was not recommended or requested.
17. The Parks and Recreation Department and the Open Space Division have requested that the trail along the northern boundary of the site remain.

**RECOMMENDATION - 15 EPC- 40049 -October 8, 2015-Site Development Plan for Subdivision  
APPROVAL of 15 EPC-40049, a request for Site Development Plan for Subdivision, for Tract  
M and Tract N-2-A-1 of the Watershed Subdivision, based on the preceding Findings and  
subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL – 15 EPC-40049 - October 8, 2015-Site Development Plan for  
Subdivision**

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.

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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 subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
  4. 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.
  5. The overall Site Development Plan for Subdivision (13-EPC-40015) will be amended to show the changes to the trail along the northern boundary of the site.

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**Maggie Gould  
Planner**

***Notice of Decision cc list:***

Consensus Planning	302 Eighth Street NW	ABQ, NM	87102
Pulte Homes	9601 Jefferson Blvd. NE suite 180	ABQ, NM	87109

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# **CITY OF ALBUQUERQUE AGENCY COMMENTS**

## ***PLANNING DEPARTMENT***

### ***Zoning Enforcement***

#### ***Office of Neighborhood Coordination***

Tres Volcanes NA (R)

Westside Coalition of NA's

### ***Long Range Planning***

#### ***Metropolitan Redevelopment Agency***

## ***CITY ENGINEER***

### ***Transportation Development***

- Block length should be no longer than 600 Ft. in length per Ch. 23 of the DPM.
- Revise notes showing 10 Ft. sidewalk at bridge crossing.

### ***Hydrology Development***

Project number 1006864, no comments at this time; submit plans to hydrology for a comprehensive plan review.

## **GENERAL HYDROLOGY CRITERIA:**

- Beyond 10' of a structure, all landscape beds shall be depressed below grade. Within 10' runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90<sup>th</sup> Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90<sup>th</sup> Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on  $0.44'' - 0.1'' = 0.34''$  and only consider the impervious areas.
  1. State how the first flush will be managed and supporting calculations
  2. State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (in

**large bold letters at the top**) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.

1. The engineer should research the Master Drainage Plan and/or adjacent sites essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. **The applicant should provide excerpts from the supporting documents and/or grading plans.**
  2. Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site
    1. If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
    2. If discharging to the street, determine if the street has capacity; also determine if the storm drain has capacity.
    3. If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street
    4. When determining inlet capacity using the orifice equation, the area for a single grate should be 3.84 sq. ft.

**DEPARTMENT of MUNICIPAL DEVELOPMENT  
Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. A request for availability statement shall be made at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
2. The development is within the Adopted Service Area so a Water Authority Board approved development agreement is not required.
3. A 10" (3WR) waterline was installed with Del Webb @ Mirehaven Phase 1 which crossed the Mirehaven Arroyo to service Del Webb Phase 2 which is located within Pressure Zone 3WR of the Corrales Trunk.
4. Conceptual Grading and Drainage Plan indicate all pad elevations fall within the Pressure Zone 3WR limits.

5. The fire hydrant and associated piping built with Mini Work Order Project #650262 shall be removed with Phase 2. This is located near the southwest corner of Tierra Pintada Blvd. and Westcreek Pl. This hydrant was solely constructed for construction water and it was agreed to that this would be removed once the development took place.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***PARKS AND RECREATION***

***Planning and Design***

**15EPC-40049 - Site Development Plan – Subdivision**

The Parks and Recreation Department and Open Space Division will continue to work with the National Park Service and applicant to collectively determine appropriate trail connection(s) to provide public access to the Petroglyph National Monument as required by the previously granted EPC Condition of Approval. The public access shall be from the trail shown on the Site Development Plan for Subdivision that runs east to west close to the south boundary line of the Monument and north of the Mirehaven Arroyo, north of Granite Mountain Loop..

**15EPC-40050 - Amend Sector Development Plan Map**

Parks and Recreation Department has reviewed and has no adverse comments for this request.

***Open Space Division***

OSD has reviewed and has the following comments.

Trail feasibility study: We will collectively continue to work with the NPS and the applicant to determine appropriate trail connections to provide public access to the Petroglyph National Monument as per the previously granted EPC conditions of approval. The OSD has no adverse comments for amending the sector development plan map.

Height exception requests: The Site Plan states that “the impact on the proposed development on views to and from the escarpment will be as, or less than, the impact if the 15 foot height limit (from existing or natural grade) were met” (Sheet 7). The OSD requests more information regarding the grading plan and whether or not the existing grade has already been cut 4 feet or more below the original ground surface. We recommend not allowing the height exception for the sixteen lots closest to the Monument boundary including the following: Lots 150-156, 163, 164, 177, 178, 116, 115, 95, 94, and 71.

**Northern perimeter public trail comment:**

The EPC condition said that “A trail feasibility study shall be required prior to development of Tract A for the northern perimeter trail for public access to the Petroglyph National Monument and submitted to the Planning Director, City Parks and Recreation Department/Open Space Division, and Petroglyph National Monument for review.” The trail along the north side of Tract M should not be eliminated until all options have been explored and exhausted with the National Park Service. The trail would still be a great amenity and public asset even if it meant people

could only go up to the Monument boundary and have to turn around due to the Park Service's determination that the northwestern access point would not be feasible.

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Reviewed, No comment

**FIRE DEPARTMENT/Planning**

This project was reviewed and more information is needed. Hydrant locations shall be provided and street dimensions shall be provided. Construction Type and Square Footage shall also be provided. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

**TRANSIT DEPARTMENT**

Adjacent and nearby routes	None
Adjacent bus stops	Future Transit Route.
Site plan requirements	Transit requests the applicant to install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the northwest corner of Tierra Pintada Blvd. and Mirehaven Parkway for future Transit Route.
Large site TDM suggestions	None.
Other information	None

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

**ALBUQUERQUE PUBLIC SCHOOLS**

Watershed (to be known as Dell Webb Phase II), Tracts M and N-2-A-1, is located on Tierra Pintada between Mirehaven Parkway and West Creek Place. The owner of the above property requests approval of a Site Development Plan for Subdivision, and an Amendment to a Site Development for Subdivision. At full build out this development will consist of 186 residential units. Although this community is designed for active adults 55 or older, APS is required to review potential student impacts to nearby schools. Should this community ever be open to families with children, there will be impacts to Painted

Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, Painted Sky Elementary and Jimmy Carter Middle School are exceeding capacity, while West Mesa has excess capacity.

Loc No	School	2014-15 40th Day	Capacity	Space Available
274	Painted Sky ES	1167	660	-507
445	Jimmy Carter MS	1242	1000	-242
570	West Mesa HS	1559	2082	523

**Residential Units: 159**

**Est. Elementary School Students: 41**

**Est. Middle School Students: 17**

**Est. High School Students: 18**

**Est. Total # of Students from Project: 76**

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

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.**

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

Conditions for Approval for Project #1006864 Site Development Plan for  
Subdivision and Amendment to Site Development Plan for Subdivision (Pulte  
Homes – Watershed Subdivision) 15EPC-40049 and 15EPC-40050

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

PNM Service Center

4201 Edith Boulevard NE Albuquerque, NM 87107

Phone: (505) 241-3425



**Looking west along the northern boundary of the site  
Looking south from the NE corner of the site**





**Looking north across the Mirehaven Arroyo toward Tract M from Mirehaven Parkway  
Looking west across the site from West Creek Blvd,**



**\*The western edge of the site is not easily accessible; the view from west to east is not included.**