

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
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OFFICIAL NOTIFICATION OF DECISION

October 14, 2016

Jr. Malouff, Vientecillo, LLC
5995 Alameda Blvd NE
ABQ, NM 87113

Project# 1010895
16EPC-40046 Sector Development Plan Map Amendment
(Zone Change)
16EPC-40048 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above actions for all or a portion of Lots A, B, and C, Cibola Loop Subdivision, zoned as follows: SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-2 for C-1 Permissive Uses with No Drive up Service Windows, and SU-1 for R-2 Uses to the following: R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off-premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant, located on Ellison Dr. NW, between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. (A-13)
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

NM 87103

On October 13, 2016 the Environmental Planning Commission (EPC) voted to send a recommendation of www.cabq.gov APPROVAL of Project #1010895/16EPC-40046 Sector Development Plan Map Amendment (Zone Change) and a recommendation of APPROVAL of 16EPC-40048 Site Development Plan for Subdivision, to City Council based on the following findings and subject to the following conditions:

FINDINGS 16 EPC 40046:

1. This is a request for a Sector Development Plan Map Amendment for Tracts A, B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The site is currently zoned as follows, Tract A, 11 acres, SU-1 for Housing for Older Persons with Limited Medical Facilities, Tract B, 2.9 acres, SU-1 for C-1 Permissive Uses with no Drive Up Services and Tract C, 12.4 acres, SU-1 for R-2 uses. The applicant proposes a Site Development Plan for Subdivision (16 EC 40048) to divide the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of

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retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant . The Site Development Plan for Subdivision is heard concurrently with this request.

3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones (1003570, 08 EPC 40037).
4. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15) (c)).
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan 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 Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Open Space Network

The Goal is to 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 allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

B. Land Use

1. 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, or recreational concern.
The proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.
2. 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.
The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.
3. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.

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- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block, face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request will allow the development of limited multifamily uses in a regional activity center. The request furthers Policy II.B.5h.

4. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

5. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site and adds commercial uses, but the site is within a regional activity center with excellent access to roads and transit and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

6. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

C. Developed Landscape

1. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to

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control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

D. Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request furtheres the service provision goal.

E. Transportation and Transit

1. Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

2. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

F. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furtheres Policy II.D.6.a.

G. Education

The Education Goal “is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups.”

1. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and bike access will provide both neighborhood and community access. The request furtheres Policy II.D7c.

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2. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request further Policy II.D7e.

7. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request further Plan Objective 8.

- B. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request further Policy 1.7

- C. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning (R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

- D. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- E. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

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The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- F. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- G. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will be collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- H. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

8. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning are consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.

9. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

A. The proposed commercial, public facility and residential uses are consistent with health, safety and general welfare of the City. The proposed public facilities will add much needed services to the west side.

B. The proposed zoning to allow city facilities on the site will not have a destabilizing impact on the area. The allowed uses under the proposed SU-1 zone will serve the surrounding neighborhoods and will be compatible with existing services that have developed on the site to the north.

The request leaves five acres of multifamily zoning on the site, this reduces the burden on schools that the 12 acres of currently zoned land would have, while preserving some multifamily in an appropriate location (near transit and employment and services).

The added uses may contribute to the viability of the site by expanding the allowed uses. The added commercial uses are controlled by SU-1 zoning, the Site Development Plan for Subdivision and, for the alcohol uses, regulations at the state level. These protections ensure compatibility and stability with the surrounding area.

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C. See findings 5, 6 and 7.

D. The existing zoning is inappropriate because of changed conditions in the form of the removal of the deed restrictions on tract A, which only allowed senior housing. Also, the decision by City Council to amend the Capital Implementation Program to change the scope of the existing funding to allow for the planning, design, acquisition, construction and furnishing and equipment for a Northwest Mesa Library and Parks and Recreation Facilities. Also, the site has not developed under the existing zoning.

The applicant conducted a feasibility study that shows need for these facilities in the area.

The existing zoning is also inappropriate because the requested zoning is more advantageous to the community as articulated in the applicable plans and policies by adding needed services in an underserved area. There is one City library west of the river and north of I-40. There are no City pools or spray parks in the area; the West Mesa Aquatic Center is located near Coors Boulevard and I-40. The County has a community center with a pool near Paradise Blvd and Unser Blvd.

The requested zoning is more advantageous because it decreases the amount of multifamily zoning on the site and replaces it with commercial and public facility use; this is consistent with the intent to have more employment and service opportunity on the west side. The five remaining acres of multifamily are in close proximity to employment, services and transit.

The added commercial uses on the site will improve the employment and service opportunities in the area. The SU-1 zoning adds design standards for lots 1, 2 and 4 and site plan review for lot 4 to the process ensuring that future development is compatible with the existing area and the developed residential neighborhoods.

E. The sales of alcohol on the site will be fairly restrictive and are not likely to have a negative impact on the area. The sale of alcohol would not be allowed within 300 feet of Cibola High School. The State generally measures this distance from the point of sale of the alcohol to the property line of the school or church. The drive up service window associated a bank or credit union is a permissive use in the C-1 zone. The development of a drive up service window associated with a bank or credit union will require a vehicle movement plan approved by the Traffic Engineer. The C-1 zone is mapped adjacent to single family neighborhoods and in neighborhood commercial corridors through the city.

F. While the proposed development on a portion of the site will require capital expenditures on the part of the City; these will not be unprogramed expenditures. The City will be able to plan for and phase the development over time.

G. The applicant has not listed economics as the main justification for the request. The request furthers many goals and policies of the applicable plans.

H. The location is appropriate for the proposed uses, but the applicant has provided justification in the form of policy analysis showing that the request is consistent with the applicable goals and policies.

I. The Seven Bar Sector Development Plan zoned the area SU-1 for a variety of uses. The proposed zoning is compatible with the existing development and zoning in the area. The five acres of R-2 zoning will be located across Cibola Loop from property zoned SU-1 for R-2 uses.

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- J. The proposed zoning will not create a strip of land with zoning that is different from the surrounding zoning. The request will maintain the SU-1 zoning on the bulk of the property and will zone the five acres in the north east corner the same zoning as the property just across Cibola loop.
10. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
 11. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
 12. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

CONDITIONS 16 EPC 40046:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of City Council approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS 16 EPC 40048:

1. This is a request for a Site Development Plan for Subdivision (SPS) for Tracts A,B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The SPS divides the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant .
3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones. The SPS approved with the 2008 zone change (1003570 , 08EPC -40036) has been terminated pursuant to § 14-16-3-11 because no development occurred on the site within the seven time frame allowed for SPS approvals.
4. A Sector Development Plan Amendment (Zone Change) 16 EPC 40046 is heard concurrently with this request.
5. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). Because the SPS is a requirement for the Sector Development Plan Amendment (zone change), the SPS will also be reviewed by City Council.

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6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Open Space Network

The Goal is to 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 allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

B. Land Use

1. 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, or recreational concern.

The proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

2. 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.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

3. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request will allow the development of limited multifamily uses in a regional activity center. The request furthers Policy II.B.5h.

4. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

5. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site and adds commercial uses, but the site is within a regional activity center with excellent access to roads and transit and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

6. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

C. Developed Landscape

1. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to

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control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

D. Service Provision

The Service Provision Goal "is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies."

The request will allow the development of new public facilities in an area where they are needed. The request furtheres the service provision goal.

E. Transportation and Transit

1. Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

2. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

F. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furtheres Policy II.D.6.a.

G. Education

The Education Goal "is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups."

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3. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and bike access will provide both neighborhood and community access. The request furtheres Policy II.D7c.

4. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request furtheres Policy II.D7e.

8. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furtheres Plan Objective 8.

- B. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furtheres Policy 1.7

- C. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

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- D. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use within a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- E. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- F. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- G. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-*defining* features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will be collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- H. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are

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particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request further Policy 8.12 and Policy 8.13.

9. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning are consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
10. The applicant would like Site Development Plan for Building Permit approval delegated to the DRB for future city facilities (proposed lots 1 and 2). The commercial development (proposed lot 4) will be reviewed by the EPC.
11. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
12. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
13. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

CONDITIONS 16 EPC 40046:

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 clarify the term monument sign because this term is not defined in the zoning code.
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.

OFFICIAL NOTICE OF DECISION

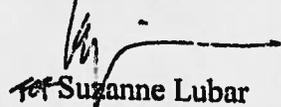
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PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by **OCTOBER 28, 2016.**

Sincerely,



Suzanne Lubar
Planning Director

SL/MG

cc: JR Malouff, Vientecillo LLC, 5995 Alameda Blvd. NE, ABQ, NM 87113
Consensus Planning Inc., 302 8th St NW, ABQ, NM 87102
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701
Rene Horvath, Westside Coalition of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120