



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1003478
Case #: 15EPC-40040
September, 10, 2015**

Staff Report

Agent	Dekker/Perich/Sabatini
Applicant	Curb, INC
Request	Site Development Plan for Building Permit
Legal Description	Tract 8 (previously Tract A) Unit 5 (previously unit 4)
Location	90 th Street NW, between Bluewater Road NW and Los Volcanes Road NW
Size	9.98 acres
Existing Zoning	SU-1 for R-2 Uses
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 15EPC 40040 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 14.

**Staff Planner
Maggie Gould, Planner**

Summary of Analysis

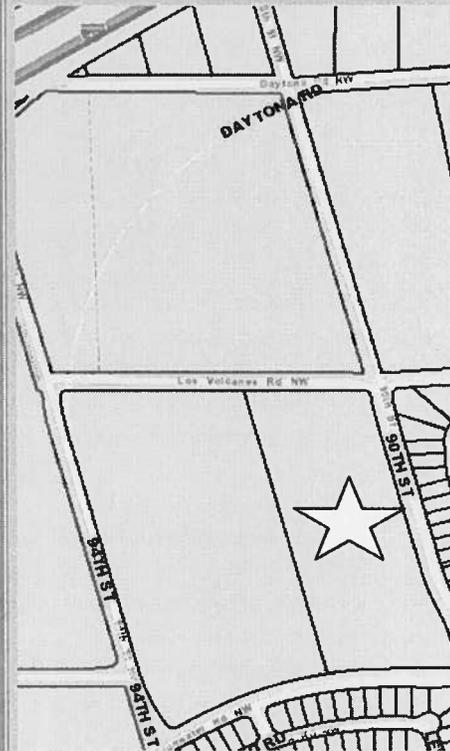
This is a request for a Site Development Plan for Building Permit for a 240 unit apartment complex on a vacant 10 acre site located on Bluewater Road and 90th Street in northwest Albuquerque. The applicant has coordinated with the adjacent neighborhood to ensure that the style of the proposed buildings is similar to the style of the existing residential development.

The request is consistent with the applicable goals and policies of the governing plans, including the Comprehensive Plan and West Side Strategic Plan. The Site Development Plan for Building Permit is in compliance with the approved Site Development for Subdivision.

A facilitated meeting was recommended, but was declined by the neighborhood.

Staff has not received any public comment or inquires as of this writing of this report and does not know of any opposition to the request.

Staff recommends approval with conditions.

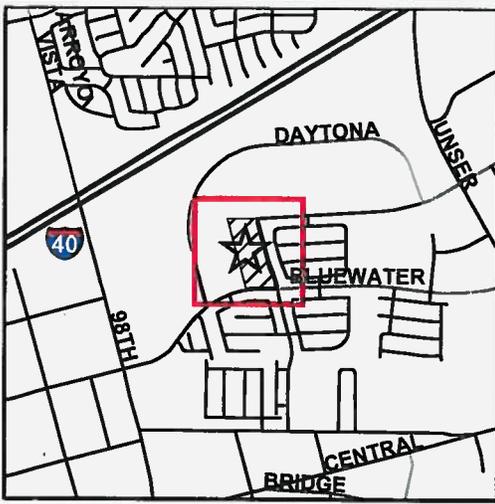
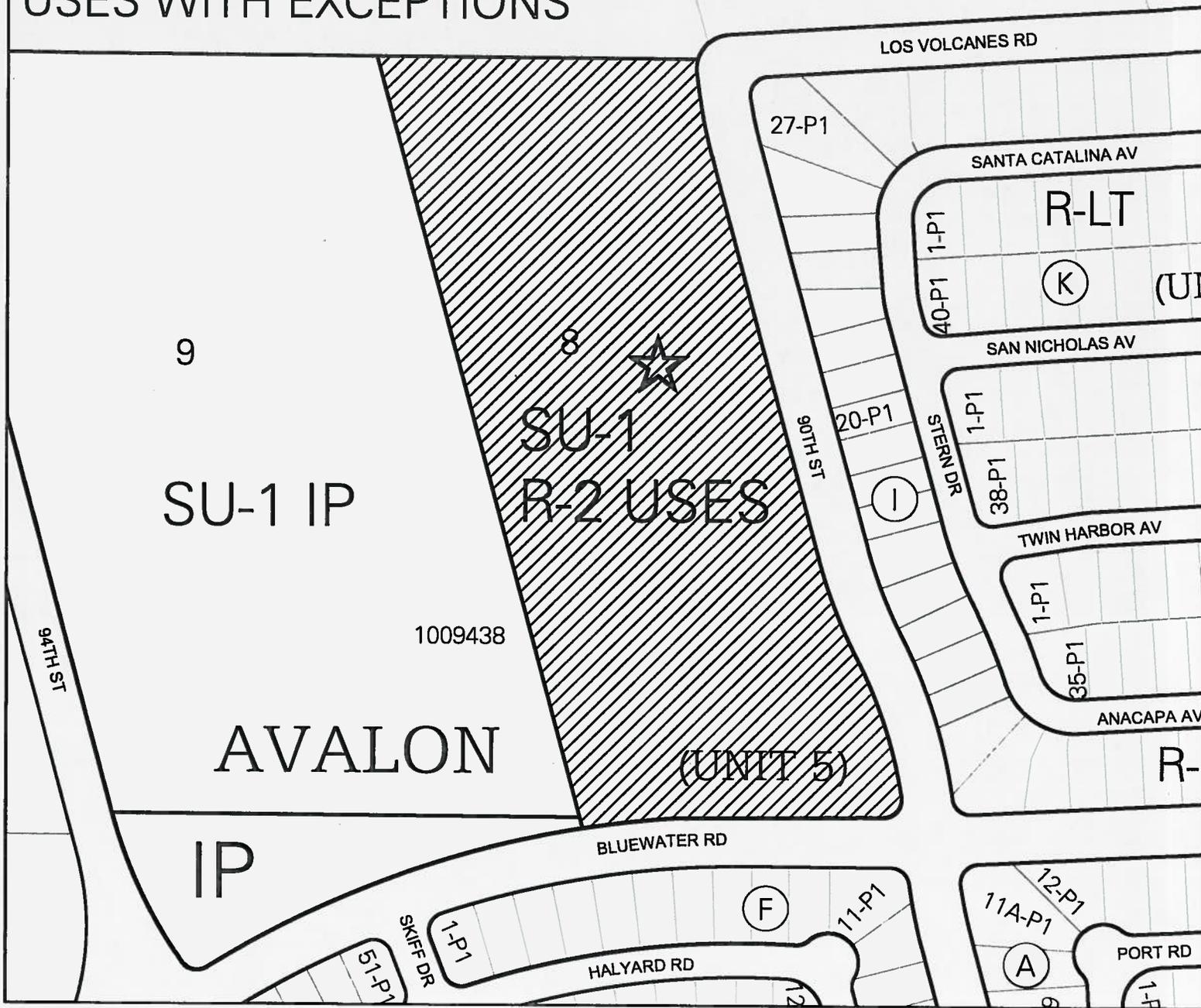


City Departments and other interested agencies reviewed this application from 08/03/2015 to 08/14/2015
Agency comments used in the preparation of this report begin on Page 16

SU-1

IP USES & C-2 PERMISSIVE
USES WITH EXCEPTIONS

AVALON



ZONING MAP

Note: Grey shading
indicates County.

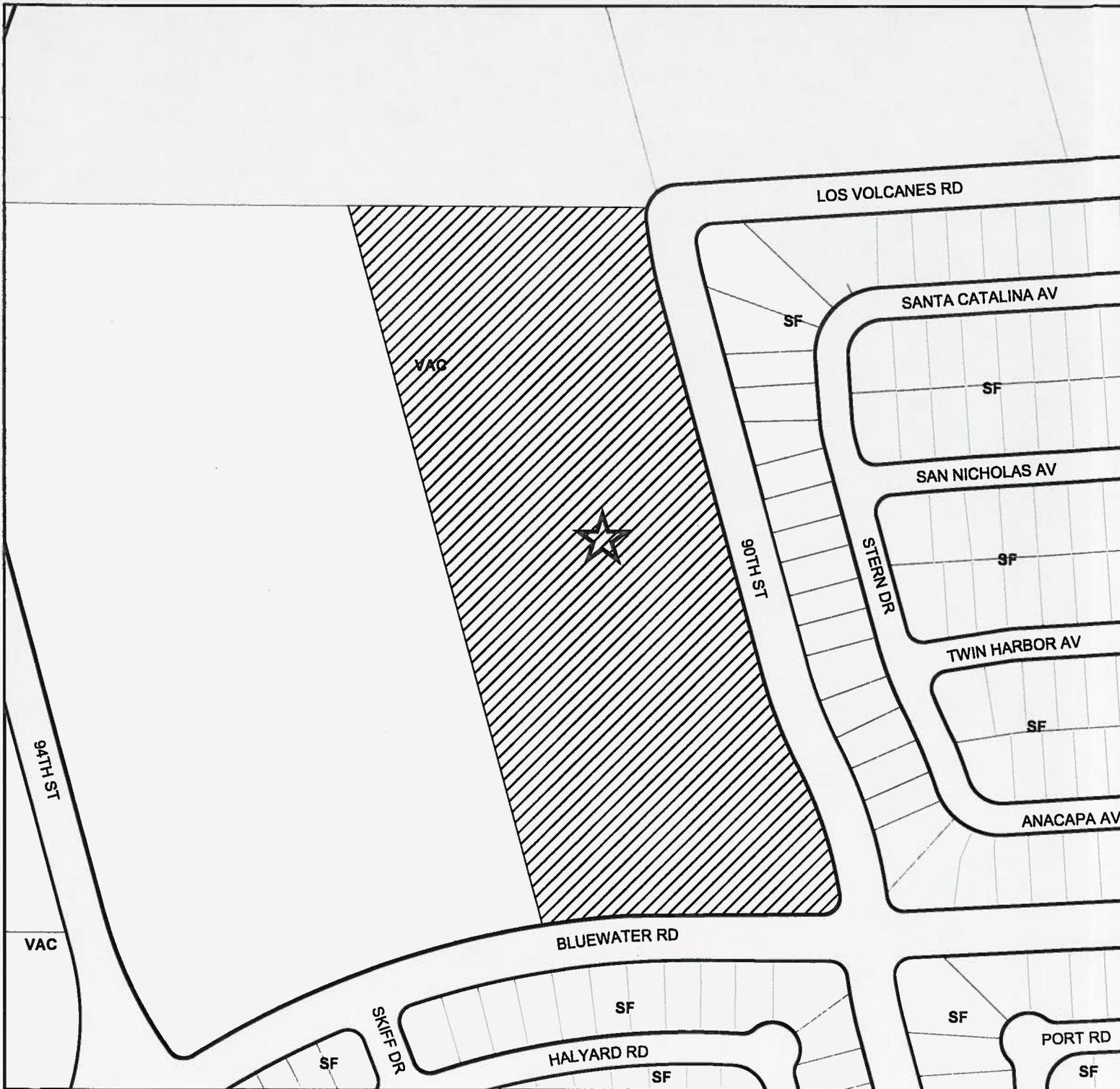


1 inch = 200 feet

Project Number:
1003478

Hearing Date:
9/10/2015

Zone Map Page: K-09
Additional Case Numbers:
15-40040



LAND USE MAP

Note: Grey shading indicates County.

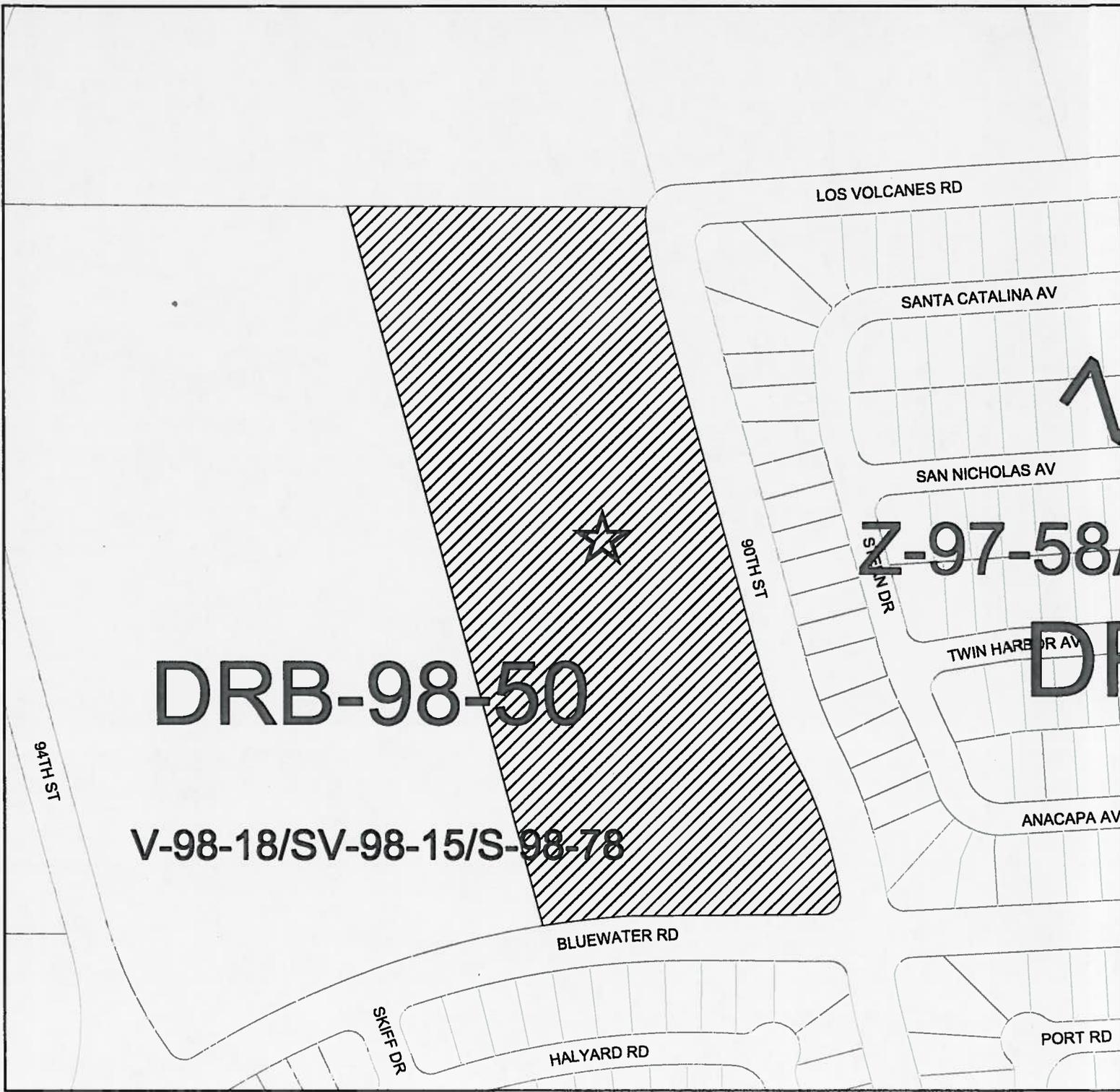
KEY to Land Use Abbreviations

- 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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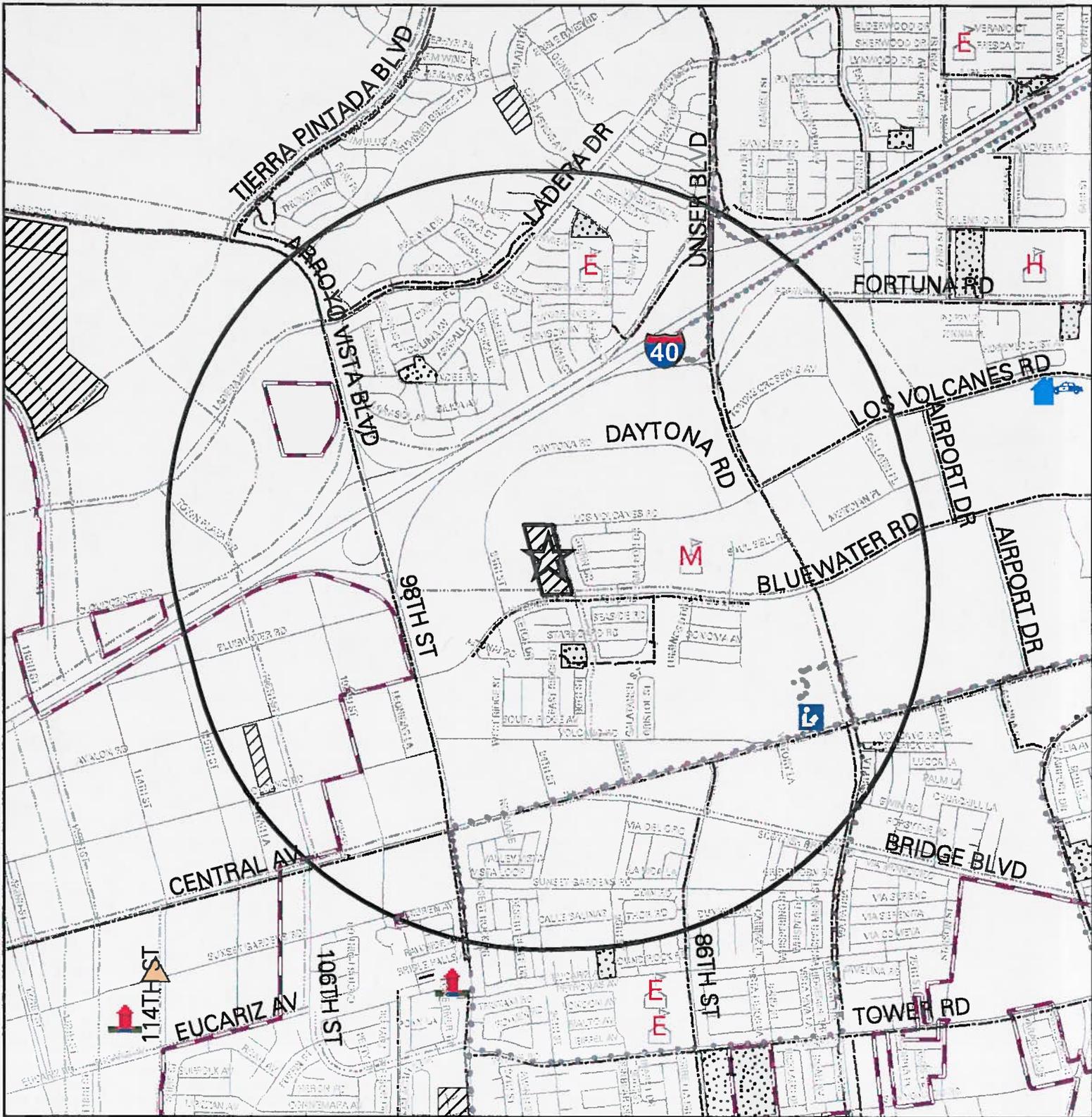
HISTORY MAP

Note: Grey shading indicates County.



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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 |  Undeveloped County Park |
|  LIBRARY |  SOLID WASTE |  Proposed Bike Facilities |  Developed City Park |
|  MUSEUM | |  Albuquerque City Limits |  Undeveloped City Park |

Project Number: 1013478



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for R-2 Uses	Developing Urban, Westside Strategic Plan	Vacant
North	SU-1 for IP uses and C-2 permissive uses with exceptions	Developing Urban, Westside Strategic Plan	Vacant, industrial
South	R-LT	Developing Urban, Westside Strategic Plan	Single Family residential
East	R-LT	Developing Urban, Westside Strategic Plan	Single Family residential
West	SU-1 for IP uses	Developing Urban, Westside Strategic Plan	Vacant

II. INTRODUCTION

Proposal

The applicant seeks review and approval of Site Development Plan for Building Permit to construct a 240 unit apartment complex on a vacant 10 acre parcel in northwest Albuquerque.

EPC Role

The EPC is hearing this case because the site is zoned SU-1 and the EPC hears cases with SU-1 zoning unless delegated to other body for approval. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The case is a quasi-judicial matter.

History/Background

The subject site was annexed into the City in 2001 as part of a larger 54 acre parcel. The SU-1 for I-P uses zone was established at that time. In 2011 the parcels to the north and west of the site were annexed into the City and zoned SU-1 for IP uses and C-2 permissive uses with exceptions. In early 2014 a bulk land plat reconfigured the SU-1 for I-P uses and C-2 permissive uses parcels and realigned Daytona road. In December of 2014 the EPC approved a change from SU-1 for IP uses to SU-1 for R-2 uses. The Avalon Neighborhood Association appealed this decision. The LUHO heard the case on February 10th, 2015. The LUHO recommended denial of the appeal, but the City Council voted to hear the case at a full City Council Hearing. The City Council initially granted the appeal on March 16th, 2015, but it was discovered that while the EPC and Planning Staff had the most current wording of Policy 2.5 of the WSSP, the LUHO and City council had

referenced an old version of the policy in their decisions. Based on this information, case was remanded to the LUHO. A second LUHO hearing occurred on April 27th, 2015 and the LUHO again recommended denial, this time including the correct wording of WSSP policy 2.5. The City Council voted to deny the appeal on June 1st, 2015, in light of the information regarding the correct policy wording.

Context

The site and the property to the west are vacant. The areas to the east and south contain single family housing; developed under the R-LT zone at a slightly higher density than R-1 zoned single family development. To the north of the site a FED EX distribution facility (project 1009982, approved April 2014) was recently completed.

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 Central Avenue and Unser Boulevard as Principal Arterials.

The Long Range Roadway System designates Bluewater and Daytona as Collector streets.

The Long Range Roadway System designates 90th as a Local street.

Comprehensive Plan Corridor Designation

Unser Boulevard is an Express Corridor. Central Avenue is a Major Transit Corridor.

Trails/Bikeways

Bluewater Road contains a bike lane.

Transit

The 198, 98th street route and 54, Westgate route run along Central, west of Unser and have stops about .6 miles from the site. The 66, Central Avenue route, and the 766, Rapid Ride, run along Central Avenue east of Unser Blvd. The Unser commuter route runs from The Central and Unser Transit Center is located on the northwest corner of Central and Unser and includes a park and ride lot with access to the above route and the Rio Metro 366 route which serves the Route 66 Casino.

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 site is zoned SU-1 for R-2 uses, which allows the development of apartments, townhomes or houses at a density of up to 30 dwelling units per acre. The proposed apartment complex is a permissive use in the underlying zone.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal 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 policies include:

Policy II.B.5.e: 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 existing services and infrastructure. The proposed project creates development that can act as buffer between the existing residential development and the allowed industrial development; thus preserving the integrity of the area. The applicant has consulted with the neighborhood regarding the design of the project so the style is complimentary to the existing residential development and the buildings are sited in a less intrusive manner. Policy II.B.5.e is furthered.

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.
- 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 proposed project will allow development of higher density housing, up to 30 dwelling units per acre, in an area with excellent access to the major street network and will provide a buffer between the existing single family development to the south and east and the industrial and commercial development that is allowed to the north and west. Policy II.B.5.h is furthered.

Transportation and Transit

Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is .6 miles from Central Avenue, the City's most heavily used transit corridor. There is an existing park and ride lot at the northwest corner of Unser Boulevard and Central Avenue that has access to 5 separate bus routes. Policy II.D.4c is furthered.

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

The Site Development Plan for Building Permit shows sidewalks along 90th Street and Bluewater Road, the area adjacent to the road is landscaped and will make the pedestrian experience more pleasant. This infrastructure may encourage non-motorized travel. Policy II.D.4g is furthered.

Housing

Policy II.D.5a The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposed development will be multi-family housing, this housing product is often more affordable than a single family house. The proposed development will help fill a need in the Albuquerque market for quality rental housing. Policy II.D.5.a is furthered.

Developed Landscape

Policy II.B.8.d: Landscaping shall be encouraged within public and private rights-of-away to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The landscaping plan shows a mixture of native and low to medium water use plants. The landscaped areas on the site and in the public right of way will help to control dust and erosion and will provide a pleasant visual environment along the public streets. The request furthers Policy II.B.8.d.

Westside Strategic Plan- Rank II

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood

clusters. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west of Coors Boulevard. Relevant goals/policies include the following:

WSSP 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.

The Planning Department is considering school capacity. The request will result in 240 new households. The apartments would be open to people with children and those without children. There is capacity at West Mesa High School, the Jimmy Carter Middle School is slightly over capacity and Painted Sky Elementary is well over capacity. The proposed use could contribute the overcrowding. APS plans to build a new west side K-8(kindergarten through 8th grade) school in 2017 to reduce overcrowding, pending bond approval. Staff researched the approval of bond funding and found that over the past ten years, since the adoption of the Capital Master System, voters have approved the school bonds.

Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed development will add new residential use to the area. The Policy 3.33 is furthered.

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. Three access points that will allow pedestrian and bicycle access into and out of the site will be provided to allow the pedestrian and bicycle access called for in this policy. The access along Bluewater road is approximately 320 feet from the corner of the site; the two access points along 90th street are approximately 450 feet from the corners of the site.

The request partially furthers policy 4.6.c.

Policy 4.18: Housing within the price range of citizens with low-to-moderate incomes is desirable on the West Side, and in other parts of the metropolitan area. Additional means to achieve value housing (in addition to those above) shall be studied by the City and County. Such a study shall also consider steps that can be taken to increase the availability of privately built value housing by reducing overly restrictive or costly housing standards where Appropriate.

The proposed development will be multi-family housing, this housing product is often more affordable than a single family house. The proposed development will fill a need in the

Albuquerque market for quality rental housing and may provide an affordable option for some residents. The request furthers Policy 4.18.

Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

Bluewater Road contains a bike lane that connects to the transit routes and paved multi use trail along Unser Boulevard. The proposed development contains a pedestrian gate onto Bluewater Road. The request is consistent with Policy 6.25.

Additional Plan intent discussion

Page 50. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors.

The proposed project will allow the development of higher density housing near transit facilities (bus lines and a park and ride lot) and jobs. The underlying zone allows a density of up to 30 dwelling units per acre; the proposed project shows 24 DU/acre.

Resource use

The per capita water use rate for multi-family development is generally lower than the use rate for single family development. Much of this difference is due to the lack of outdoor watering. According to the Albuquerque Bernalillo County Water Authority, single family residents used about 108 gallons of water per person per day and multi-family residents used about 54 gallons per person per day in 2012. Additional multi-family residential development could help the city meet water conservation goals.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (SPBP)

Request

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, West Side Strategic Plan and the approved Site Development Plan for Subdivision (SPS).

Site Plan Layout / Configuration

The site consists of 12 apartment buildings designed in pairs and there is a combination clubhouse and office building at the main entrance to the site on 90th Street. The main entrance and exit is from 90th via two 24 wide gated access points.

The building units facing 90th and Bluewater are set back from the street 30 feet to provide additional buffering for the neighborhood in compliance with the SPS. Buildings range in height from 39 feet to 52 feet (3 and 4 stories). The Community Center (Office and Clubhouse) will be 19 feet in height. The R-2 zone allows buildings up to 26 feet in height at any location and requires buildings that exceed that height to fall within 45 and 60 degree angle planes to preserve solar access for adjacent properties. The applicant provided an exhibit showing that the proposed buildings comply with the angle planes, (SDP.1.2).

The four story buildings are internal to the site and are oriented so that the narrow portion of the building faces the residential area and the bulk of the building is internal to the site. The applicant consulted with the Avalon Neighborhood regarding colors and materials so that the apartments will be of a similar style and color to the surrounding residential development.

Public Outdoor Space

Outdoors space is provided throughout the site in the form of landscape areas, walkways, a playground and two picnic areas with barbeque grills. Individual residences will have patios or balconies.

The chart on SDP 1.3 shows the requirements for Open Space as determined by the R-2 zone. The project complies with the open space requirements of the R-2 zone, §14-16-2-1.

Vehicular Access, Circulation and Parking

The site has access from Bluewater via a gated 24 foot access point and access on 90th street via two 24 foot drives.

The design standards in the approved Site Development Plan for Subdivision allow a 10% parking reduction in exchange for providing additional landscaping along 90th street. The applicant proposes an additional 10, 541 square feet of landscaping and will reduce the parking by 42 spaces. The parking table on sheet SDP.1.1 shows the required and provided parking calculations; the site would require 424 spaces based on the zoning code requirements of spaces per bathroom (14-16-3-1-24) and there are 382 spaces provided. The resident parking is located to the rear of the site away from the existing residential development. Fifteen spaces are shown in front of the Community Center (Office/Clubhouse).

Pedestrian and Bicycle Access and Circulation, Transit Access

The subject site has standard 6 foot wide public sidewalks along 90th Street and Bluewater Road. The internal layout of the apartment complex shows walkways surrounding each building and connecting to the adjacent buildings.

The proposed project contains 240 units the site plan shows 11 bicycle racks with an 8-10 bike capacity. The Site Development Plan for Subdivision allows bicycle parking to be provided based on the number of parking spaces provided. The commercial requirement would be 1 space for each 20 parking spaces required, the site will contain 382 required spaces, so 20 would be required. The applicant is providing 80 to 110 spaces.

A pedestrian gate will be provided on Bluewater Road, adjacent to the vehicle access gate. Bikes and pedestrians can also enter and exit the site from 90th street via pedestrian gates near the clubhouse.

Walls/Fences

The site will be surrounded by a 6 foot tall fence, metal on the west and north side and masonry on the south and east sides. The masonry wall is design to match the existing walls in the residential neighborhoods to the south and east.

Lighting and Security

Standard 16 foot tall shoebox style cut off light poles are proposed. These meet the design standards of the Site Development Plan for Subdivision and the Zoning Code, § 14-16-3-9(F), Area lighting Regulations, which allows a maximum height of 16 feet for light poles within 100 feet of residential area.

Landscaping

The landscape plan shows a mixture of low and medium water plants that are generally successful in the Albuquerque. The total square footage of landscaping required exceeds the requirement of the Zoning Code, § 14-16-3-10, General Landscape Regulations. The applicant is coordinating with PNM regarding the placement of trees so that mature trees do not interfere with the function of the overhead power lines. An updated landscaping plan is included and shows trees that will be taller at maturity moved back from the street. Ten additional street trees will be provided to address neighborhood concerns. The SPS states that the trees should be evergreen; the landscape plan shows Afghan Pine trees, which are evergreen, along both 90th Street and Bluewater Road.

Grading, Drainage, Utility Plans

The site slopes from north to south and has a change in grade from a finished floor height of 5221 feet above sea level at the northern end to a finished floor height of 5200 feet above sea level at the southern end of the site. Drainage will be accommodated through the existing infrastructure along Bluewater Road and 90th, the on-site landscaping and ponding areas to the north and west.

Architecture

There is no specific style required by the Site Development Plan for Subdivision (SPS), but the SPS refers to Contemporary Southwest Vernacular for the exterior style and roof and requires articulation of building mass at a minimum of 32 feet. The proposed buildings are well articulated on all sides with changes in material, color and planes. The balconies facing 90th Street and Bluewater Road are solid to give the residents of the existing neighborhoods more privacy. The color and southwestern style stucco finish on the buildings will similar to the style of the surrounding residential areas. These homes are predominately earth toned stucco finished with pilasters on the garage and front porch. The vertical style

Signage

The Site development Plan for Building Permit shows a 24 square foot monument sign at 6 feet in height mounted to the masonry perimeter wall on the south east corner of the site, the corner of Bluewater Road and 90th Street.. The design standards of the Site Development Plan for Subdivision refer to § 14-16-3-5, General Signage regulations. §14-16-3-5-(D)(7)(b) refers specifically to apartments and allows a sign of up 24 square feet in size and 26 feet in height. The proposed sign complies with the Zoning Code requirements.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant worked PNM to revise the landscaping plan so that the mature trees do not interfere with the existing overhead power lines. An updated landscaping is included.

A final grading and drainage plan will be approved by the DRB; the current grading plan address the first flush and shows depressed landscape areas.

The applicant met with the neighbors on September 1st to finalize colors and discuss the project. The approved color palette is included with this report and the colors are referenced as a condition of approval.

Neighborhood/Public

The Avalon Neighborhood Association, South Valley Coalition of Neighborhood Associations and South West Alliance of Neighbors (SWAN) and the Westside Coalition of Neighborhood Associations were notified and offered a facilitated meeting. As of this writing a meeting has not been scheduled nor has the facilitator had any indication from any the affected neighborhood associations that a meeting is desirable.

Property owners with 100 feet of the site were also notified. Staff has not received any public comment as of this writing.

V. CONCLUSION

This is a request for a Site Development Plan for Building Permit for a 240 unit apartment complex on a 10 acre site located on Bluewater Road and 90th Street in northwest Albuquerque. The applicant has coordinated with the adjacent neighborhood to ensure that the style of the proposed buildings is similar to the style of the existing residential development. The request is consistent with the applicable goals and policies of the governing plans and meets the requirements of the approved Site Development Plan for Building Permit.

FINDINGS – 15 EPC-40040, September 10, 2015-Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract 8 (previously Tract A) Unit 5 (previously unit 4), located 90th Street NW, between Bluewater Road NW and Los Volcanes Road NW and containing approximately 9.8 acres.
2. The Site Development Plan for Building Permit will allow the development of 240 unit apartment complex.
3. The subject was annexed into the City in 2001, SU-1 for I-P Uses zoning was established as part of the annexation process. The site was rezoned in 2014 from SU-1 for I-P Uses to SU-1 for R-2 Uses (1003478, 14 EPC 40068). This case was appealed by the Avalon Neighborhood Association and the appeal was ultimately denied.
4. The site is governed by a Site Development Plan for Subdivision with design standards, approved by the EPC in 2014 (1003478, 14 EPC 40067). The request is consistent with the Site Development Plan for Subdivision.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic 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 located in the area designated Developing Urban by the Comprehensive Plan with a Goal 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 policies include:
 - A. Policy II.B.5.e: 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 existing services and infrastructure. The proposed project creates development that can act as buffer between the existing residential development and the allowed industrial development; thus preserving the integrity of the area. The applicant has consulted with the neighborhood regarding the design of the project so the style is complimentary to the existing residential development and the buildings are sited in a less intrusive manner. Policy II.B.5.e is furthered.

B. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- 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.
- 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.
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The proposed project will allow development of higher density housing, up to 30 dwelling units per acre, in an area with excellent access to the major street network and will provide a buffer between the existing single family development to the south and east and the industrial and commercial development that is allowed to the north and west. Policy II.B.5.h is furthered.

Transportation and Transit

A. Policy II.D.4c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The subject site is .6 miles from Central Avenue, the City's most heavily used transit corridor. There is an existing park and ride lot at the northwest corner of Unser Boulevard and Central Avenue that has access to 5 separate bus routes. Policy II.D.4c is furthered.

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

The Site Development Plan for Building shows sidewalks along 90th street and Bluewater road, the area adjacent to the road is landscaped and will make the pedestrian experience more pleasant. This infrastructure may encourage non-motorized travel. Policy II.D.4g is furthered.

Housing

A. Policy II.D.5a The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposed development will be multi-family housing, this housing product is often more affordable than a single family house. The proposed development will fill a need in the Albuquerque market for quality rental housing. Policy II.D.5.a is furthered.

Developed Landscape

- A. Policy II.B.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The landscaping plan shows a mixture of native and low to medium water use plants. The landscaped areas on the site and in the public right of way will help to control dust and erosion and will provide a pleasant visual environment along the public streets. The request furthers Policy II.B.8.d.

7. The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west of Coors Boulevard. Relevant goals/policies include the following:

- A. WSSP 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.

The Planning Department is considering school capacity. The request will result in 240 new households. The apartments would be open to people with children and those without children. There is capacity at West Mesa High School, the Jimmy Carter middle school is slightly over capacity and Painted Sky Elementary is well over capacity. The proposed use could contribute the overcrowding. APS plans to build a new west side K-8 (kindergarten through 8th grade) school in 2017 to reduce overcrowding, pending bond approval. Staff researched the approval of bond funding and found that over the past ten years, since the adoption of the Capital Master System, voters have approved the school bonds.

- B. Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed development will add new residential use to the area. Policy 3.33 is furthered.

- 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. Three access points that will allow pedestrian and bicycle access into and out of the site will be provided to allow the pedestrian and bicycle access called for in this policy. The access along Bluewater road is approximately 320 feet from the corner of the site; the two access points along 90th street are approximately 450 feet from the corners of the site. The request partially furthers policy 4.6.c.

- D. Policy 4.18: Housing within the price range of citizens with low-to-moderate incomes is desirable on the West Side, and in other parts of the metropolitan area. Additional means to achieve value housing (in addition to those above) shall be studied by the City and County. Such a study shall also consider steps that can be taken to increase the availability of privately built value housing by reducing overly restrictive or costly housing standards where appropriate.

The proposed development will be multi-family housing, this housing product is often more affordable than a single family house. The proposed development will fill a need in the Albuquerque market for quality rental housing and may provide an affordable option for some residents. The request furthers Policy 4.18.

- E. Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

Bluewater Road contains a bike lane that connects to the transit routes and paved multi use trail along Unser Boulevard. The proposed development contains a pedestrian gate onto Bluewater Road. The request is consistent with Policy 6.25.

- F. Additional Plan intent discussion

Page 50. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors.

The proposed project will allow the development of higher density housing near transit facilities (bus lines and a park and ride lot) and jobs. The underlying zone allows a density of up to 30 dwelling units per acre; the proposed project shows 24 DU/acre.

- G. Resource use

The per capita water use rate for multi-family development is generally lower than the use rate for single family development. Much of this difference is due to the lack of outdoor watering. According to the Albuquerque Bernalillo County Water Authority, single family residents used about 108 gallons of water per person per day and multi-family residents used about 54 gallons per person per day in 2012.

Additional multi-family residential development could help the city meet water conservation goals.

8. The Avalon Neighborhood Association, South Valley Coalition of Neighborhood Associations and South West Alliance of Neighbors (SWAN) and the Westside Coalition of Neighborhood Associations were notified and offered a facilitated meeting. As of this writing a meeting has not been scheduled nor has the facilitator had any indication from any the affected neighborhood associations that a meeting is desirable.
9. Property owners with 100 feet of the site were also notified. Staff has not received any public comment as of this writing.

RECOMMENDATION - 15 EPC-40040, September 10, 2015

APPROVAL of 15EPC-40040, a request for Site Development Plan for Building Permit, for Tract 8 (previously Tract A) Unit 5 (previously unit 4), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 15EPC-40040, Site Development Plan for Building Permit, for Tract 8 (previously Tract A) Unit 5 (previously unit 4),

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

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5. The applicant shall address the comments from transportation prior to the DRB hearing.
 6. Clarify height on SDP-5.3 , A3.
 7. Colors shall be as shown the sheet marked "Colors Approved by Neighborhood Association 9/1/2015".
-


**Maggie Gould
Planner**

Notice of Decision cc list:

Dekker Perich Sabatini	7601 Jefferson NE Suite 100	ABQ, NM	87109
Curb INC	5160 San Francisco NE	ABQ, NM	87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Avalon NA (R)

South Valley Coalition of NA's

South West Alliance of Neighbors (SWAN)

Westside Coalition of NA's

8/3/15 – Recommended for Facilitation – siw

8/12/15 Assigned to Phillip Crump

Long Range Planning

The layout and design of the R-2 uses should provide for convenient bicycle and pedestrian access to nearby transit routes and stops articulated by the previous zone map amendment approval.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

- The handicap accessible spaces must be a minimum of 8.5 ft. in width by 20 ft. in length, please show typical.
- The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) Please show as typical.
- Include ADA van accessible signs for each of the handicapped spaces adjacent to this aisle. These signs shall also include the new required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."

Hydrology Development

DRC project # 1003478; Will require a full G&D plan review meeting the following criteria and other criteria stated in the Development Process Manual Chapter 22 and the design guidelines given in Standard Specifications.

GENERAL HYDROLOGY CRITERIA:

- Beyond 10' of a structure, all landscape beds to 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 90th 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 90th 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.
 - State how the first flush will be managed and supporting calculations
 - 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.
 - 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.**
 - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site
 - 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.
 - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
 - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street
 - 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

Per MRCOG's 2040 Long Range Roadway System Map, Bluewater Road is a Major Collector and 90th St. is a proposed Minor Collector. Per MRCOG's 2040 Long Range Bikeway System Map, Bluewater Road contains bicycle lanes, which presently exist across the frontage of this property.

Traffic Engineering Operations

NMDOT

NMDOT has no comments.

WATER UTILITY AUTHORITY

Utility Services

1. An availability statement is required. Requests can be made at the following link:
http://www.abcwua.org/Availability_Statements.aspx
2. The property is located within the Adopted Service Area.
3. Utility Plan calls out 98th St. instead of 90th St.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

The redesign addresses all of Parks & Recreation's previous comments.

Open Space Division

OSD has reviewed and has no adverse comments.

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Current enclosure locations inadequate for city refuse truck to service. Clarify how enclosures/compactor will be serviced.

FIRE DEPARTMENT/Planning

Reviewed with an Unofficial Approval. 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.

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

Avalon Subdivision Unit 5, Tract A, is located on 90th between Bluewater and Los Volcanes. The owner of the above property requests a Site Development Plan for Building Permit to allow for the development of 240 multi-family units. Any residential development in this area will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School.

Loc No	School	2013-14 40th Day	2014- 15 40th Day	Capacity	Space Available
275	Painted Sky ES	1,099	1,167	660	-507
445	Jimmy Carter MS	1,225	1,242	1,200	-42
570	West Mesa HS	1,487	1,559	1,800	241

1. Painted Sky ES is severely overcrowded due to growth occurring in the community under existing land uses and zoning.
 - a. At the start of 2014, APS added 4 portable classrooms to the existing 31 classrooms at Painted Sky in order to address overcrowding at Painted Sky under the existing land uses;
 - b. Now, 35 out of the total 67 classrooms at Painted Sky are in portables. There are more educational programs in portables than in the permanent structure at Painted Sky ES;
 - c. In spite of the recent provision of additional portable structures, current enrollment, which continues to grow, as shown in the table above, is severely above the facility and site capacity of the school;
 - d. Increases to enrollment without additional mitigating factors may have adverse impacts to the health and safety of students and their educational experience.
2. Jimmy Carter MS current enrollment is also significantly above capacity.
 - a. APS is currently providing 2 additional classrooms at Jimmy Carter to mitigate existing

growth under current land uses and zoning;

- b. Currently, Jimmy Carter MS has educational programs in 32 portable classrooms;
- c. Jimmy Carter MS has a significant Special Education population with Ancillary Support Program facility needs;
- d. Current enrollment and demand for facilities from Special Education programs are above the current capacity of the school.

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. For informational purposes, our previous comments on this case are attached.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

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

2. Existing overhead electric distribution lines are located along the eastern and southern boundaries of the site and it is the applicant's obligation to abide by any conditions or terms of those easements.
3. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities. Street trees indicated on the Landscape Plan, Sheet SDP 2.1, are not a compatible height with the existing overhead electric distribution lines on the eastern and southern boundaries of the property. A shorter tree selection at mature height is recommended at these locations. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Planted trees that interfere with the operation of the electric lines will be pruned.
4. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



**Looking north across the site
Looking east towards the residential development**





Looking south across the site
Looking west across the site from Bluewater Road

