



**Environmental
Planning
Commission**

**Agenda Number: 06
Project Number: 1008952
Case #: 16EPC- 40034, 35
September 8, 2016**

Staff Report

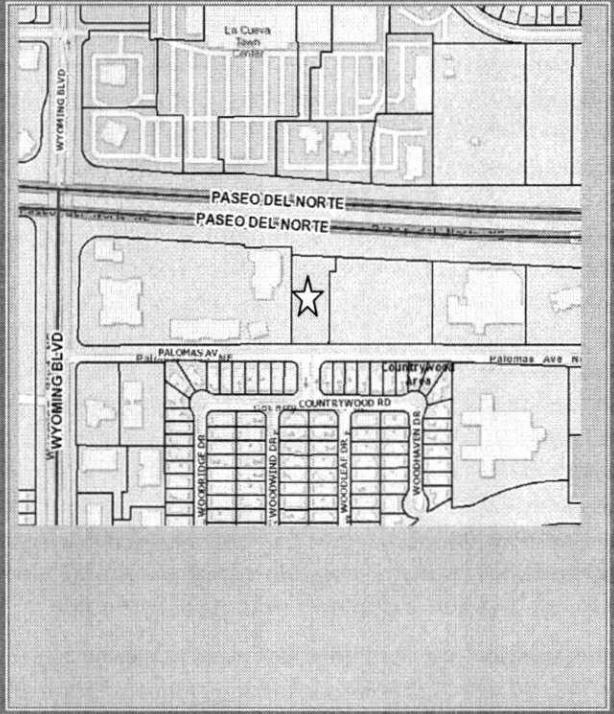
Agent	Consensus Planning
Applicant	US Eagle Federal Credit Union
Request	Sector Development Plan Amendment (Zone Change) , Site Development Plan for Building Permit
Legal Description	Tract A Morningstar at Palomas
Location	Palomas Ave, between Barstow Street and Wyoming Boulevard
Size	.9 acres
Existing Zoning	SU- 2 O-1
Proposed Zoning	SU-2 C-1

Staff Recommendation
APPROVAL of Case 16 EPC 40034, Sector Development Plan Amendment (Zone Change) based on the Findings beginning on and subject to the Conditions of Approval beginning on Page 14.

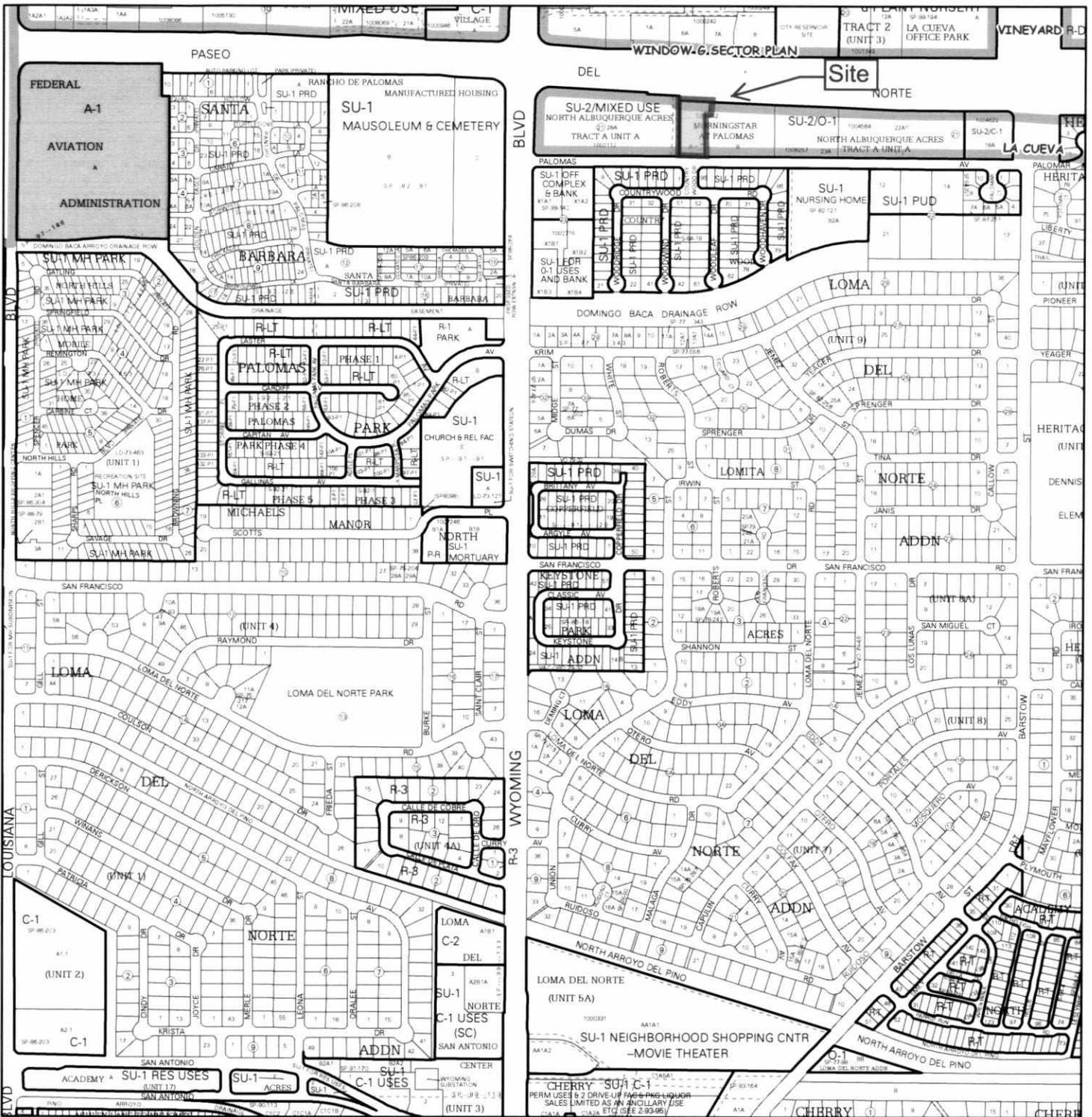
APPROVAL of Case 16 EPC 40035, Site Development Plan for Subdivision based on the Findings beginning on Page 19, and subject to the Conditions of Approval beginning on Page 22.

**Staff Planner
Maggie Gould, Planner**

Summary of Analysis
 This is a request for a zone map amendment and accompanying Site Development Plan for Building Permit (SPBP) on a .9 acre site located on Palomas Avenue, just east of Paseo del Norte and Wyoming. The applicant proposes a change from SU-2 O-1 to SU-2 C-1 in order to develop a 3,000 square foot credit union with 2 drive up service lanes.. The bank use is allowed under the existing zone, but the zone change will allow the proposed drive up service windows.
 The request allows the development of a use that will add to the employment and service options in the area. Countrywood Area NA, North Wyoming NA, Nor Este NA and District 4 Coalition of Neighborhood Associations were notified. A facilitated meeting occurred on August 30 some participants expressed opposition the request because of concerns about traffic and possible uses. Staff received a letter of opposition from the Countrywood NA.
 Staff recommends approval subject to the findings for both cases and the conditions for the SPBP..



City Departments and other interested agencies reviewed this application from 08/01/2016 to 08/01/2016
 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: 1/28/2016

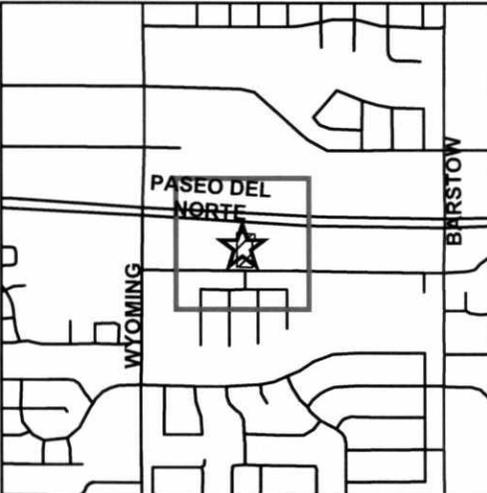
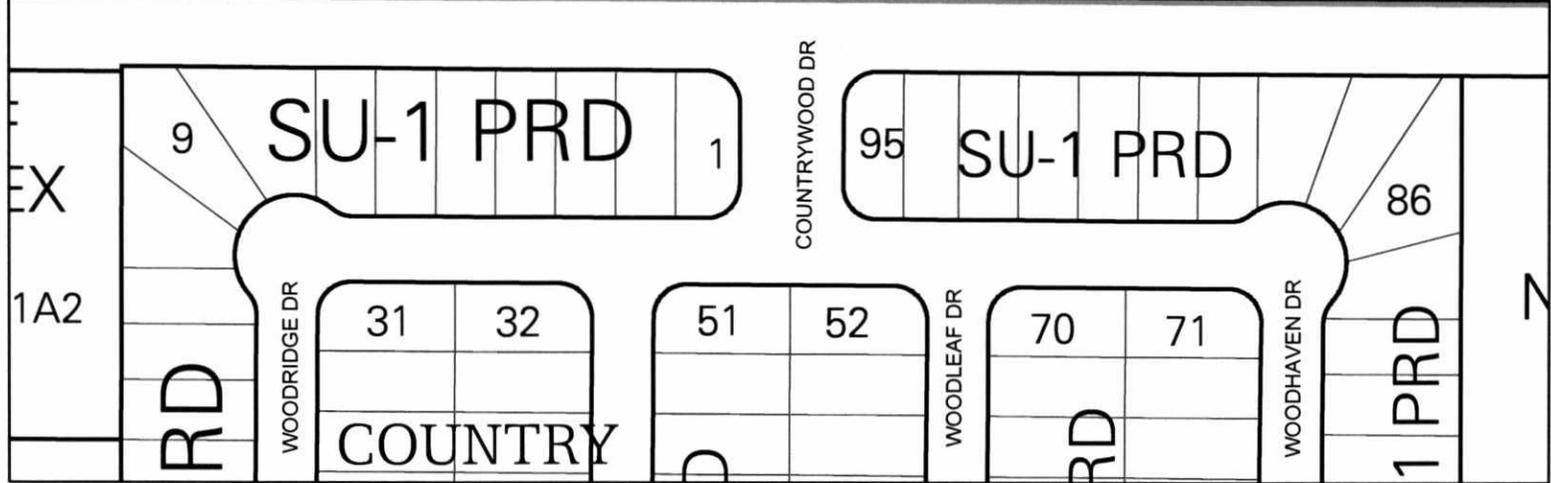
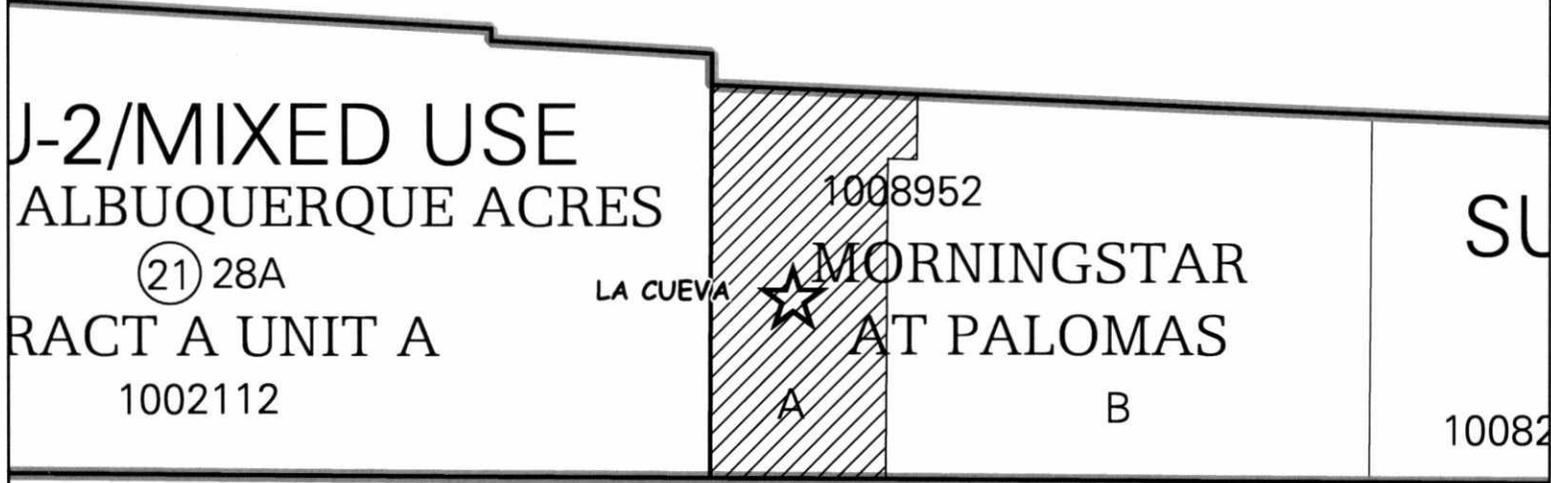
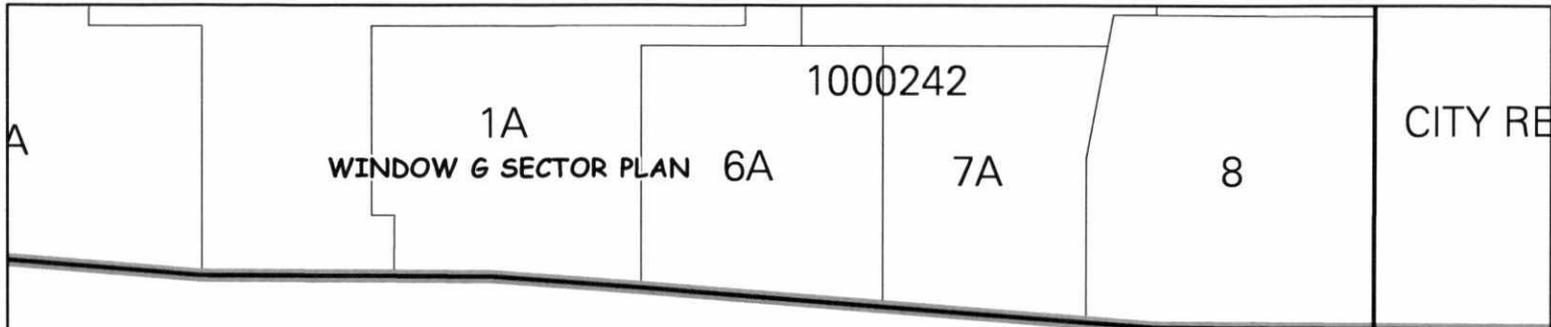
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-19-Z

Selected Symbols

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

0 750 1,500 Feet



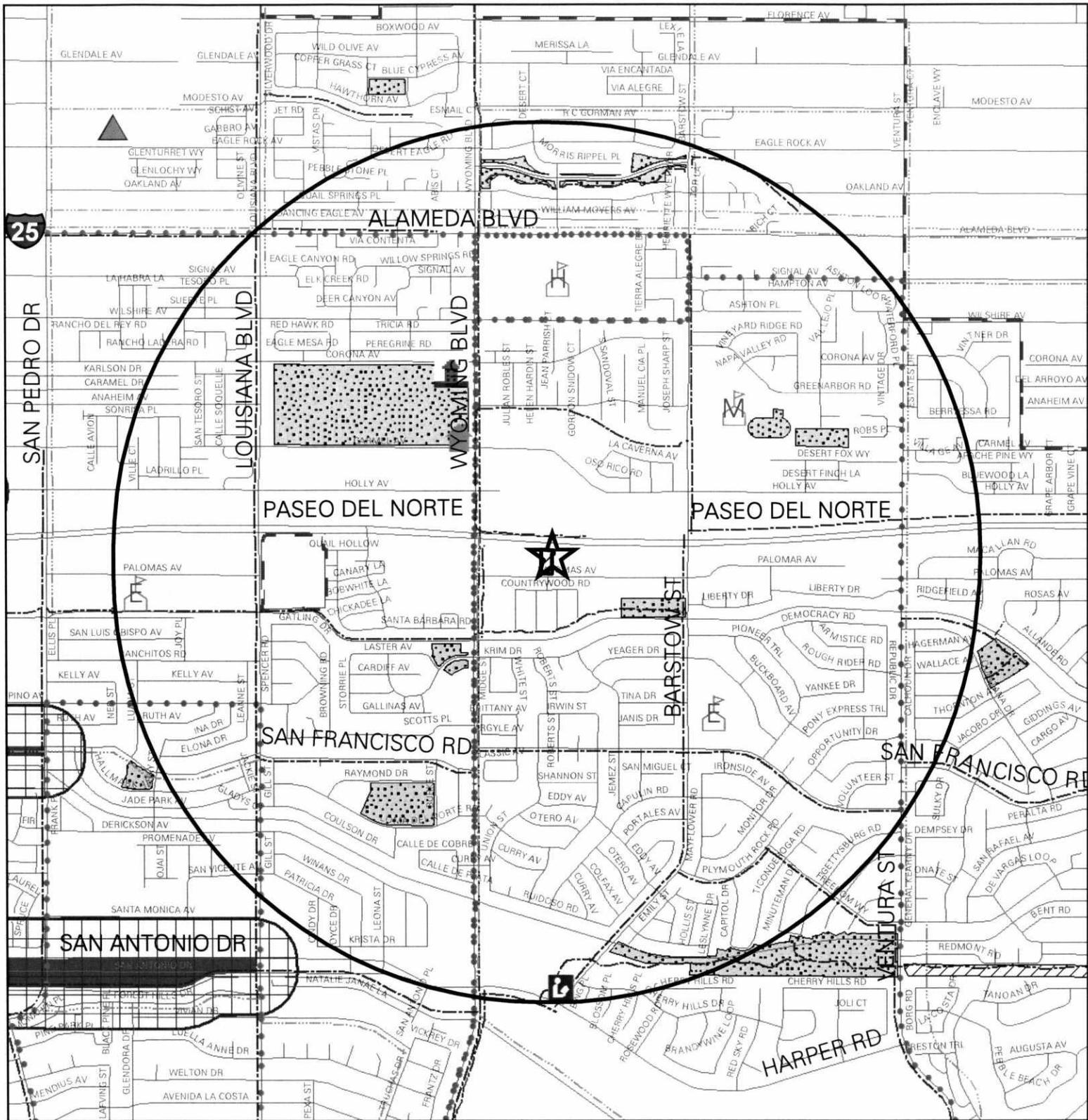
ZONING MAP

Note: Grey shading indicates County.



1 inch = 143 feet

Project Number:
1008952
Hearing Date:
09/08/2016
Zone Map Page: D-19
Additional Case Numbers:
16EPC-40034 & 40035

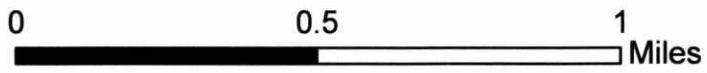


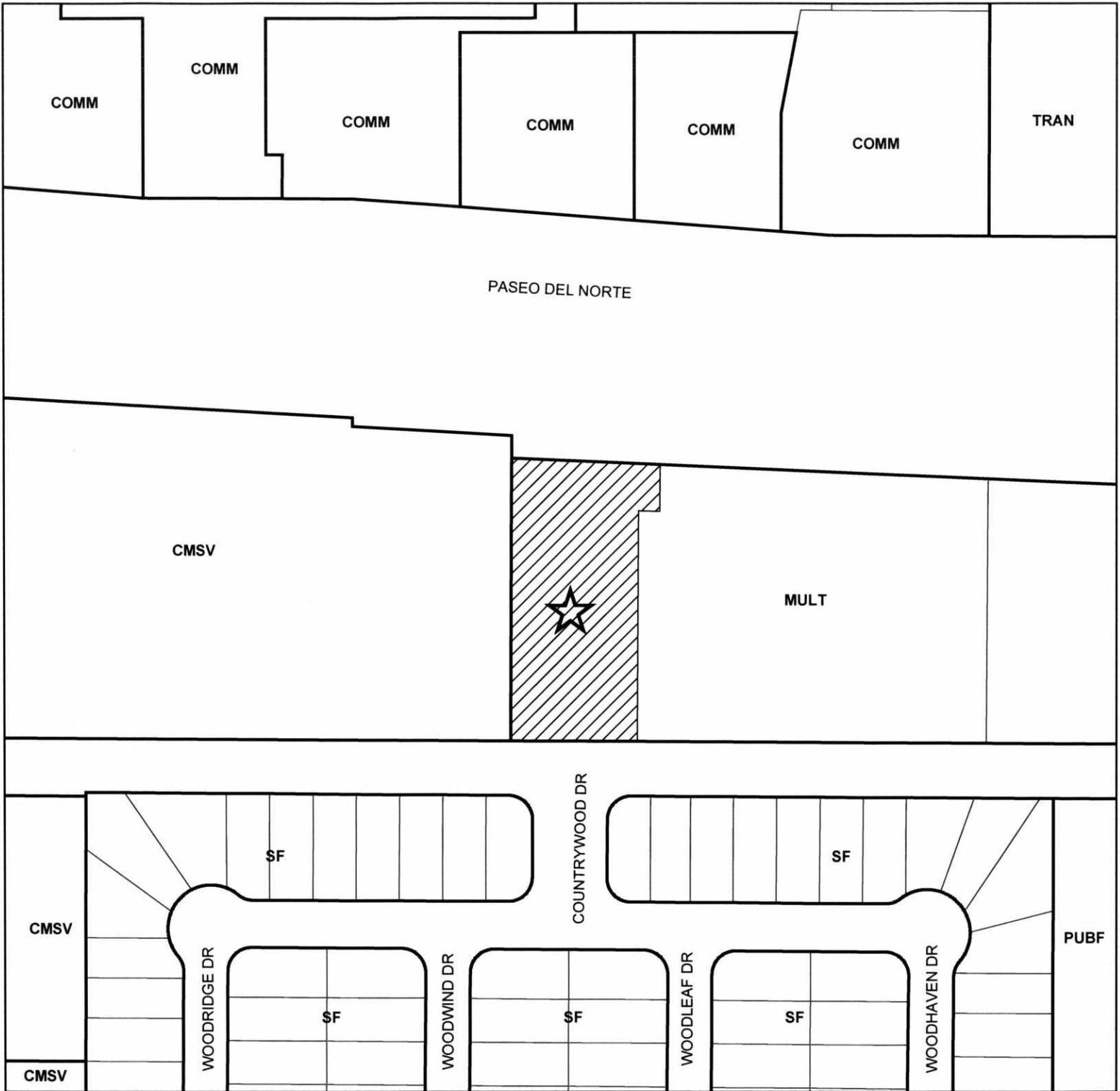
Public Facilities Map with One-Mile Buffer

- | | | | | | | | |
|--|----------------------|---|-------------------------|---|--------------------------|---|-----------------------------|
|  | 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 |  | Developed City Park |
|  | MUSEUM |  | Albuquerque City Limits | | |  | Undeveloped City Park |



Project Number: 1008952





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

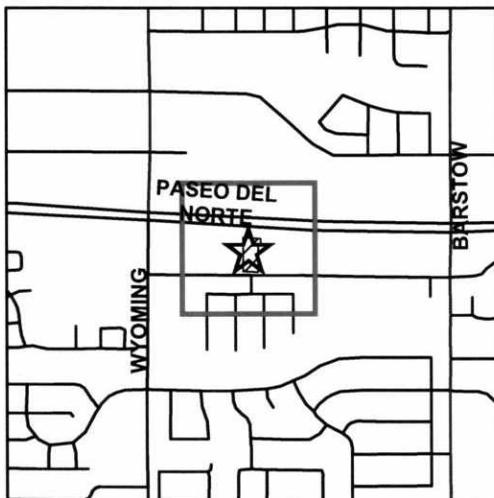


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Zone Map Page: D-19
Additional Case Numbers:
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8-98

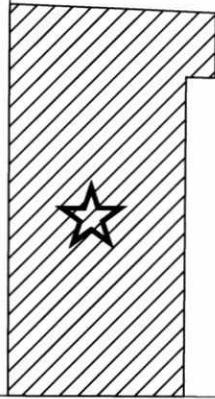
9-30

6

2

PASEO DEL NORTE

41/AX-98-16



ZA-87-365

ZA-92-303

AX-81-5

Z-81-21

WOODBRIDGE DR

COUNTRYWOOD DR

ZA-86-296

WOODWIND DR

WOODLEAF DR

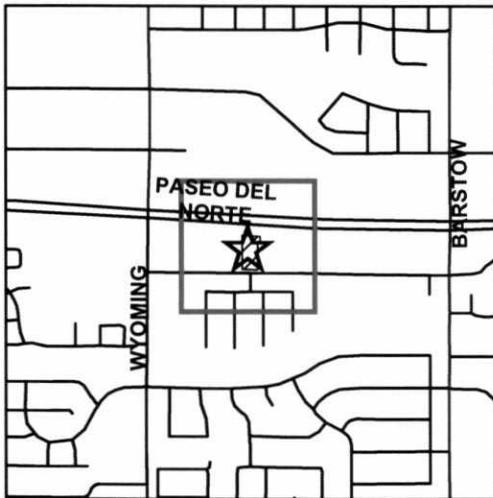
WOODHAVEN

AX-81-5

7

HISTORY MAP

Note: Grey shading indicates County.



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Zone Map Page: D-19
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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-2 O-1	Established Urban, La Cueva Sector Development Plan	Vacant
North	C-2, O-1	same	Commercial/service/retail
South	SU-1 PRD	same	Single family housing
East	SU-2 O-1	same	Institutional
West	SU -2 mixed use	same	Commercial/service/retail

II. INTRODUCTION

Proposal

This is a two part request for a Sector Development Plan Amendment (Zone Change) and accompanying Site Development Plan for Building Permit (SPBP) on a .9 acre site located on Palomas Avenue, just east of the intersection of Paseo del Norte and Wyoming. The applicant proposes to amend the zoning from SU-2 O-1 to SU-2 C-1 in order to develop a credit union. The SPBP shows a 3,000 square foot building with 2 drive up service lanes and an ATM lane. The bank use is allowed under the existing zone, but the zone change is needed in order to allow the proposed drive up service windows.

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all Zone Map and Sector Development Plan Amendments within the City of Albuquerque. Because the zoning was imposed by the La Cueva Sector Development Plan (LCSDP), the Sector Development Plan Amendment (Zone Change) constitutes an amendment to that plan. The LCSDP requires EPC review for Site Development Plans within the SU-2 zoned areas of the plan.

The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

In 2014 the EPC approved a Site Development Plan for Subdivision (SPS) (14EPC-40009) for the subject site and lot to the east. This plan consolidated three lots into the two that are the existing configuration. The SPS shows access, lists the zoning and gives basic development standards, but does not include design standards.

The EPC also approved a Site Development Plan for Building Permit for the lot to the east to allow the development of an assisted living facility.

Development on the site is subject to the requirements of the SPS, La Cueva Sector Development Plan and the Zoning Code.

Context

The area is developed with a mix of commercial, office, service, institutional and residential uses. The parcel to the west of the site is small shopping center, The Shops at Paseo Crossing.

The proposed use will be compatible with the surrounding development because it will be similar in intensity to the existing development.

The La Cueva Center Community Activity is directly across Paseo del Norte from the site.

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 LRRS designates Paseo Del Norte and Wyoming Boulevard as Regional Principal Arterials.

The LRRS designates Palomas Avenue as a Local street.

Comprehensive Plan Corridor Designation

Paseo del Norte is an Express Corridor, Wyoming is an Enhanced Transit Corridor.

Trails/Bikeways

Wyoming contains a bike lane from Osuna Road to Florence Avenue and a paved, multiple use trail from Carmel Avenue to the North Domingo Baca arroyo.

Transit

The 98 Wyoming Commuter Route stops north of the site on Wyoming Boulevard, between Paseo del Norte and Holly Avenue. The 31 Wyoming regular service route stops along Wyoming Boulevard, north and south of Palomas Avenue.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-2 O-1 in the La Cueva Sector Development Plan, this zone allows the permissive and conditional uses in the O-1 zone (14-16- , with an allowed height of 36 feet and requirements to layout sites so that the buildings are along the street edge of the site.

The proposed zone is SU-2 C-1, this zone allows the permissive and conditional uses of the C-1 zone (§14-16-2-16), except that sales of alcohol for off premise consumption (package sales) is allowed in conjunction with a grocery store. Off premises sales would not be allowed in other circumstances because this is neither a permissive or conditional use in the C-1 zone.

The C-1 zone would allow development of a restaurant with beer and wine served on premises, a variety of retail, office and services uses and limited residential use. A drive up service window would be allowed on the site.

The C-1 zone allows the development gas stations on streets that are collectors or higher, the site takes access from Palomas Avenue, a local street, so the gas station use would not be allowed(§14-16-2-16(A)(8)(k).

The existing zone allows the bank use, but does not allow the drive up service window. The proposed zone will allow a wider variety of retail and commercial uses and will allow a drive up service window.

The design regulations of the La Cueva Sector Development Plan are applicable to this proposal and future development on the site.

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 Established 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:

Land Use

Policy II.B.5.d: 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.

Policy II.B.5.d is furthered because the proposed zone will allow uses that are similar to the uses on the adjacent properties and in the general area. The Site Development Plan for Building Permit shows a building that complies with the design regulations of the LCSDP and

so respects neighborhood values. Additional, the location of the site on a local street limits the development of some use that may not be compatible with the area.

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 where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the site has access to existing roads, electrical grip, water service and full range of urban infrastructure. The site is not directly adjacent to single family development and the design of site does not direct traffic into the neighborhood to the south.

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.

Policy II.B.5i is furthered because the proposed zoning will add to the variety of employment uses in the area, the proposed building is sited so that it will not negatively impact the neighborhood to the south, and may provide an additional neighborhood service and employment opportunity. The applicant submitted a trip generation study showing that the development of the assisted living facilities to the east of the site generate approximately 52 % fewer trip that had the properties been developed with an office use. The proposed zone change will not substantially increase the area traffic.

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The goal is furthered because the request will add to the allowed uses on the site and this will allow the development of a new employment and service use. The site is subject to design standards and public review process that make future development compatible with the area.

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6b and the Economic Development goal because the request will allow the expansion of the US Eagle, a local, New Mexico Credit Union, established in 1935 and serving several cities in statewide.

La Cueva Sector Plan (Rank 3)

The LCSDP was adopted in June 2000, revised in October 2003 to expand Plan boundaries and add clarifying language and in 2007 to address density and easements/public right of way. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north. Exhibit 12 shows specific boundaries and densities (see plan).

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The LCSDP contains general Guiding Principles (p. 4) and Guiding Principles (p. 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p. 31).

5.1 Guiding Principles

1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

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

The request furthers overarching Guiding Principle 4 because the resulting commercial, retail and service development would be compatible with the existing commercial, service, retail and institutional uses nearby and, pursuant to the LCSDP, would be subject to the Design Regulations. Future development on the site would return to the EPC for review if the proposed building were not developed or if significant changes were requested.

5.1 GUIDING PRINCIPLES (P. 25-26):

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

The request adds retail, commercial and services uses that are similar to the existing nearby uses in the area furthering the goals of making the plan area more urban. The request is consistent with Principle 2(existing).

Principle 5 (existing): Paseo del Norte is the main east-west corridor through the plan area and provides the best opportunity for high density, urban uses.

The proposed zone will add additional uses to the site, located along Paseo del Norte, that contribute the mix of urban uses in the area. The request is consistent with Principle 5(existing).

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

The request generally furthers Guiding Principle 9 because the proposed credit union building is subject to the design regulations of the LCSDP and the development will be similar to what has already been developed in the area. Therefore, the building will contribute to the identity for the Plan area and be compatible new development.

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

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

Principle 6 (zoning): Site Plan review of higher density uses is recommended to assure positive relationship between land uses.

The proposed SU-2 C-1 zone requires a site plan; the applicant has provided this site plan and the proposed building is consistent with the design requirements of the LCS DP. If the proposed credit union project does not occur, future development on the site would also return to the EPC for review.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in **bold italics**

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The applicant states that the proposed zoning is not contrary to the health, safety, morals and general welfare of the City because it will allow the development of a vacant lot with uses that are similar to and compatible with the surrounding development. The property will serve as a transition between the shopping center to the west and the assisted living facility to the east.

The allowed uses are similar to the adjacent uses and will not have a negative impact on the area or the City in general. Development on the site is subject to review through a public

process and required to meet design standards to ensure compatibility with surrounding development.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The site is near other properties that are zoned to allow a variety of commercial and residential uses. The proposed use will unify the existing development by providing a transition between the developments to the east and west and be a use that is consistent with the existing development patterns.

The adjacent property is zoned SU-2 for mixed use, this zone allows a mix of commercial, service and residential uses, including drive up facilities on larger sites. The proposed SU-2 C-1 zone allows similar uses.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant states that there are changed conditions in the form of zone changes and new infrastructure. Additionally, the policy analysis demonstrates that the proposed zoning is more advantageous to the community because it will allow the development of a service use near residential

Staff's Response (refer to policy analysis for additional policy discussion).

The request will add additional employment and service uses in the area, which is advantageous. The La Cueva Sector Development Plan requires that all SU-2 zoned develop in accordance with a plan approved by the EPC, this ensures that development in the area is consistent. The applicant cites two zone changes in the area for similar uses as part of changed conditions; staff generally agrees that these changes could constitute conditions. The additional infrastructure, in the form of the access from Paseo del Norte for the shopping center site to the west relieves some of the burden on Palomas from Wyoming. The site also access to Palomas Avenue from Barstow Street.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed uses are not harmful to the adjacent property, neighborhoods or the community because they are similar to what already exists in the area. The proposed development may act as a transition between the shopping center to the west and the assisted living facility to the east.

Staff agrees that the proposed uses are a similar to what already existing in the area, including the SU-2 mixed use site to the west. The lot at the corner of Paseo del Norte and Barstow is zoned SU-2 C-1 and developed with a similar use. The location of the lot on a local street precludes the development of some higher intensity uses, such as gas stations.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The site has access to existing adequate infrastructure, including roadways, water, sewer, and storm water facilities. Extension of any service will be the responsibility of the developer.

Staff agrees that the site has access to existing adequate infrastructure and will be developed using private funding.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Justification The request will allow the development of the site at the expense of the owner. The development will benefit the community.

The applicant has not cited economics as part of the justification, but has demonstrated compliance with the applicable goals and policies of the governing plans and cited changed conditions as part of the justification.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The request is not based primarily on the site location on a collector or major roadway. The primary justification is property development of a new service use.

Staff agrees that the location on a major street is not the sole basis for the justification. The site located on a local street.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special

adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The proposed zone is not a spot zone, there is SU-2 C-1 zoning on the same block, furthermore the bank use will act as transition from the shopping center to the assisted living facility .

The request will create a zone that is not adjacent to a site with same zone category; however the request facilitates the goals of the comprehensive plan and the La Cueva Sector Plan by providing a wider variety of employment and service uses that are still subject to the SU-2 requirements of the La Cueva Sector Development Plan. Additionally, the intent of the prohibition on spot zone is to ensure that adjacent land uses are compatible, the proposed uses will be similar to the adjacent uses.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request will not create a strip zone , the zoning along Paseo del Norte was not considered a strip zone at the time of adoption.

As discussed above the request facilitates the goals and policies of the applicable plans and does not add land uses that are incompatible with the surrounding area.

Other Analysis

A Traffic Impact Analysis was not required for this project because the proposed use and associated building do not meet the threshold for a traffic study.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes a 3,000 square foot building with 2 drive up service lanes and an ATM lane to house a credit union. The La Cueva Sector Development Plan (LCSDP) contains design regulation that apply to the SU-2 zoned properties in the plan area. These regulations are noted in the plan with a section number and regulation number, for example 11R1 would be section 11, Views, regulation 1.

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, La Cueva Sector Development Plan and the previously approved Site Development Plan for Subdivision.

Site Plan Layout / Configuration

The proposed building is of a similar style to what is developed in the area, including features such as stone veneer and stucco finish. The main entrance faces Palomas Avenue and is set back approximately 130 feet. Parking is located at the front of the building and is broken up by landscaped areas and pedestrian walkways.

The dumpster is located in the northeast corner of the site, away from the entrances and out of the main traffic area.

The building ranges in height from 26 feet at the top of the entryway shade structure to 17 feet for portions of the main building.

Public Outdoor Space

The LCSDP requires a 400 square foot plaza area (8R2 and 3), the site plan shows a covered entry area that is 750 square feet and would meet this requirement and the requirement for 15 foot wide entry sidewalk (3R-4).

Vehicular Access, Circulation and Parking

The site takes access from Palomas Avenue via 24 foot wide entry drive. The drive-up service windows are located on the east side of the building, traffic will circulate around the building heading north , then back south to exit the site.

The zoning code § 14-16-3-1(A)(21), Off Street Parking requirements, requires one parking space for each 200 square feet of net leasable space for office use. The 3,000 square feet building would require 15 spaces. The LCSDP caps the maximum parking at the minimum required parking plus 10 percent.

A total of 17 spaces are allowed on the site; the applicant has provided 20 spaces. The applicant will need to remove 3 spaces in order to comply with the LCSDP.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site plan shows pedestrian connections into the site from Palomas via a 6 foot wide striped crosswalk and from Paseo del Norte via a 6 foot wide concrete sidewalk, in order to meet the requirements of the zoning code (14-16-3-1(H)(1), the markings must be of a permanent nature. The striping material will be verified prior to DRB.

A bicycle rack with two spaces will be located near the front entrance. This meets the requirements of §14-16-3-1(B)(3).

The route 31 bus stops approximately 900 feet from the site on Wyoming. The route 98 bus stops approximately 1,500 feet from the site on Wyoming Boulevard, north of Paseo del Norte.

Walls/Fences

There is an existing CMU block wall on the eastern boundary of the site and CMU wall with metal rails on the western boundary. No new walls are proposed.

Lighting and Security

Standard parking lot light fixtures are proposed throughout the site, the fixtures will meet the requirements of 14-16-3-9(B) regarding luminance and light pollution and the requirements of the LCSDP (14R-7) for cut off features. The site plan contains a note stating that all fixtures shall comply with the standards of 14-16-3-9, Area Lighting Regulations.

No building mounted lighting is shown.

Landscaping

The landscaping plan shows a palette of low and medium water use plants that are generally successful in the Albuquerque area. The landscaping complies with § 14-16-3-10, Landscaping regulations. Pursuant to these regulations, 75 % live plant coverage is required on 15% of the net lot area. The applicant is providing coverage on 24% of the net lot area and is providing the appropriate mix of species.

The landscaped area not within 10 feet of structure will be depressed in order to accommodate storm water.

Grading, Drainage, Utility Plans

The site relatively flat with a change in grade of about 4 feet from north to south. Storm water will be accommodated in ponding areas in the southeast corner of the site, and the northeast corner of the site and in the storm drains in Paseo del Norte and Palomas Avenue. Also, the landscaping beds will be depressed in order to accommodate some of the storm water.

Architecture

The building is well articulated on the all sides with changes in color material and plane. The SPS does not require a specific style, nor does the LCSDP. The LCSDP does require clearly defined entrances (5R-7), breaking up of building mass (5R-3) and coordination of details, colors and materials (5 R-2). The proposed building meets these standards.

The LCSDP also requires that primary building materials consist of tinted /textured masonry or stucco(9R-1), colors be non-reflective earth tones(9R2 and 3) and that building canopies be of the same materials as the main building(9R5). The proposed building meets these standards.

Signage

Section 13 of LCSDP addresses signage and requires that signage be with consistent with the building design, (13R-1), wall mounted signs cannot extend above the roof line(13R-2), signage must be a monument sign and not exceed 50 square feet in size and 8 feet in height (13R-4) and logos cannot exceed 2 feet in height or width(13R9).

The applicant proposes a monument sign that is 8 feet in height with a sign face of approximately 49 square feet. The credit union's logo is approximately 2 feet by 2 feet in height and width. The sign complies with the LCSDP.

Views

The LCSDP requires an analysis of views into and out of the site and how development on the will protect the views to the Sandia Mountains to the east and the mesa to the west. The applicant submitted analysis that shows the view into and out of the site. This demonstrates that the Sandia mountains will be visible to the east and that there will be views to the south and west.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The comments from transportation can be addressed prior to DRB because that is minor. The Department of Municipal Development and the City Engineer/ Transportation Planning will continue to work on how best to address the median along Palomas Avenue. A public meeting was held on August 23 to discuss this issue. Based on the discussion, staff will not make to removal of the median a condition of approval because the appropriate departments are working to address the issue.

The applicant included a study done by the Parametrix Company that looked at road safety in the Wyoming and Palomas area (the Wyoming Boulevard/Palomas Study). The study recommended a combination of signage, lengthening northbound left turn lanes and prohibiting southbound u turns south of Palomas and allowing south bound left turns from the shopping center east access rod onto Palomas. However, as stated above these decisions are outside the scope of this project.

Neighborhood/Public

Countrywood Area Neighborhood Association, North Wyoming Neighborhood Association, Nor Este Neighborhood Association and District 4 Coalition of Neighborhood Associations were notified.

A facilitated meeting was recommended and was held on August 30. Participants expressed opposition to the removal of the traffic diverter, concerns about an increase in traffic and concerns about the allowed uses in the SU-2 C-1 zone.

The Countrywood Neighborhood sent a letter opposing the requests because of the traffic issues and some of the possible uses allowed in the proposed zone. They are also opposed to the removal of the traffic diverter/median .However some uses listed as causing concern, package liquor and gas stations would not be allowed under the proposed zone.

V. CONCLUSION

This is a two part request for a zone map amendment and accompanying Site Development Plan for Building Permit (SPBP) on a .9 acre site located on Palomas Avenue, just east of the intersection of Paseo del Norte and Wyoming. The applicant proposes to amend the zoning from SU-2 O-1 to SU-2 C-1 in order to develop a credit union. The SPBP shows a 3,000 square foot building with 2 drive up service lanes and an ATM lane. The bank use is allowed under the

existing zone, but the zone change is needed in order to allow the proposed drive up service windows.

The request allows the development of a low intensity use that will add to the employment and service options in the area. The LCSDP points to the Paseo del Norte as the appropriate area for commercial development.

FINDINGS – 16 EPC-40034-September 8, 2016- Sector Development Plan Amendment (Zone Change)

1. This is a request for a Sector Development Plan Amendment (Zone Change) for Tract A of the Morningstar at Palomas located Palomas Avenue, between Barstow Street and Wyoming Boulevard and containing approximately .9 acres.
2. This an amendment from SU-2 O-1 to SU-2 C-1 as detailed in the La Cueva Sector Plan. Because the zoning was imposed by the La Cueva Sector Plan, the request constitutes an amendment to that plan.
3. A Site Development Plan for Building Permit is heard concurrently with this request (16 EPC 40035).
4. The EPC approved a Site Development Plan for Subdivision for the subject and the lot to the east in 2014.
5. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
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:

Land Use

- A. Policy II.B.5.d: 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.

Policy II.B.5.d is furthered because the proposed zone will allow uses that are similar to the uses on the adjacent properties and in the general area. The Site Development Plan for Building Permit shows a building that complies with the design regulations of the LCSDP and so respects neighborhood values. Additional, the location of the site on a local street limits the development of some use that may not be compatible with the area.

- B. 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 where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the site has access to existing roads, electrical grip, water service and full range of urban infrastructure. The site is not directly adjacent to single family development and the design of site does not direct traffic into the neighborhood to the south.

- C. 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.

Policy II.B.5i is furthered because the proposed zoning will add to the variety of employment uses in the area, the proposed building is sited so that it will not negatively impact the neighborhood to the south, and may provide an additional neighborhood service and employment opportunity. The applicant submitted a trip generation study showing that the development of the assisted living facilities to the east of the site generate approximately 52 % fewer trip that had the properties been developed with an office use. The proposed zone change will not substantially increase the area traffic.

Economic Development

- D. The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The goal is furthered because the request will add to the allowed uses on the site and this will allow the development of a new employment and service use. The site is subject to design standards and public review process that make future development compatible with the area.

- E. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6b and the Economic Development goal because the request will allow the expansion of the US Eagle, a local, New Mexico Credit Union, established in 1935 and serving several cities in statewide.

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

A. 1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

A. Principle 4: Land uses that are compatible with existing development.

The request furthers overarching Guiding Principle 4 because the resulting commercial, retail and service development would be compatible with the existing commercial, service, retail and institutional uses nearby and, pursuant to the LCSDP, would be subject to the Design Regulations. Future development on the site would return to the EPC for review if the proposed building were not developed or if significant changes were requested.

5.1 GUIDING PRINCIPLES (P. 25-26):

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

The request adds retail, commercial and services uses that are similar to the existing nearby uses in the area furthering the goals of making the plan area more urban. The request is consistent with Principle 2 (existing).

C. Principle 5 (existing): Paseo del Norte is the main east-west corridor through the plan area and provides the best opportunity for high density, urban uses.

The proposed zone will add additional uses to the site, located along Paseo del Norte, that contribute the mix of urban uses in the area. The request is consistent with Principle 5 (existing).

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

The request generally furthers Guiding Principle 9 because the proposed credit union building is subject to the design regulations of the LCSDP and the development will be similar to what has already been developed in the area. Therefore, the building will contribute to the identity for the Plan area and be compatible new development.

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

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

- F. Principle 6 (zoning): Site Plan review of higher density uses is recommended to assure positive relationship between land uses.

The proposed SU-2 C-1 zone requires a site plan; the applicant has provided this site plan and the proposed building is consistent with the design requirements of the LCSDP. If the proposed credit union project does not occur, future development on the site would also return to the EPC for review. The request is further Principle 6 (zoning).

8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The allowed uses are similar to the adjacent uses and will not have a negative impact on the area or the City in general. Development on the site is subject to review through a public process and required to meet design standards to ensure compatibility with surrounding development.
 - B. The site is near other properties that are zoned to allow a variety of commercial and residential uses. The proposed use will unify the existing development by providing a transition between the developments to the east and west and be a use that is consistent with the existing development patterns.

The adjacent property is zoned SU-2 for mixed use, this zone allows a mix of commercial, service and residential uses, including drive up facilities on larger sites. The proposed SU-2 C-1 zone allows similar uses.
 - C. Summarize Policy Analysis, see findings 5 and 6.
 - D. The request will add additional employment and service uses in the area, which is advantageous. The La Cueva Sector Development Plan requires that all SU-2 zoned develop in accordance with a plan approved by the EPC, this ensures that development in the area is consistent. The applicant cites two zone changes in the area for similar uses as part of changed conditions; staff generally agrees that these changes could constitute conditions. The additional infrastructure, in the form of the access from Paseo del Norte for the shopping center site to the west relieves some of the burden on Palomas from Wyoming. The site also access to Palomas Avenue from Barstow Street.
 - E. The proposed uses are not harmful to the adjacent property , neighborhoods or the community because they are similar to what already exists in the area, including the SU-2 mixed use site to the west. The proposed development may act as a transition between the shopping center to the west and the assisted living facility to the east. The lot at the corner of Paseo del Norte and Barstow is zoned SU-2 C-1 and developed with a similar use. The location of the lot on a local street precludes the development of some higher intensity uses, such a gas stations.
 - F. The site has access to existing adequate infrastructure and will be developed using private funding.

- G. The applicant has not cited economics as part of the justification, but has demonstrated compliance with the applicable goals and policies of the governing plans and cited changed conditions as part of the justification.
- H. The location on a major street is not the sole basis for the justification. The site located on a local street.
- I. The request will create a zone that is not adjacent to a site with same zone category; however the request facilitates the goals of the comprehensive plan and the La Cueva Sector Plan by providing a wider variety of employment and service uses that are still subject to the SU-2 requirements of the La Cueva Sector Development Plan. Additionally, the intent of the prohibition on spot zone is to ensure that adjacent land uses are compatible; the proposed uses will be similar to the adjacent uses.
- J. As discussed above the request facilitates the goals and policies of the applicable plans and does not add land uses that are incompatible with the surrounding area.
9. Countrywood Area Neighborhood Association, North Wyoming Neighborhood Association, Nor Este Neighborhood Association and District 4 Coalition of Neighborhood Associations were notified.
10. A facilitated meeting was recommended and was held on August 30. Participants expressed opposition to the removal of the traffic diverter, concerns about an increase in traffic and concerns about the allowed uses in the SU-2 C-1 zone.
11. Staff received an letter of opposition from the Countrywood NA opposing the request based on concerns about traffic issues and possible uses in the proposed zone.
12. Property owners within 100 feet were notified of the request.

RECOMMENDATION - (16EPC-40034 September 8,2016

APPROVAL of (16 EPC 40034 a request for Sector Development Plan Amendment (Zone Change) for Tract A of the Morningstar at Palomas located Palomas Avenue, between Barstow Street and Wyoming Boulevard and containing approximately .9 acres. based on the preceding Findings

FINDINGS – 16 EPC-40035-September 8, 2016 - Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit Tract A of the Morningstar at Palomas located Palomas Avenue, between Barstow Street and Wyoming Boulevard and containing approximately .9 acres.
2. A Sector Development Plan Amendment (zone change) is heard concurrently with this request (16 EPC 40034).
3. The EPC approved a Site Development Plan for Subdivision for the subject and the lot to the east in 2014.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. 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:

Land Use

- A. Policy II.B.5.d: 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.

Policy II.B.5.d is furthered because the proposed zone will allow uses that are similar to the uses on the adjacent properties and in the general area. The Site Development Plan for Building Permit shows a building that complies with the design regulations of the LCSDP and so respects neighborhood values. Additional, the location of the site on a local street limits the development of some use that may not be compatible with the area.

- B. 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 where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the site has access to existing roads, electrical grip, water service and full range of urban infrastructure. The site is not directly adjacent to single family development and the design of site does not direct traffic into the neighborhood to the south.

- C. 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.

Policy II.B.5i is furthered because the proposed zoning will add to the variety of employment uses in the area, the proposed building is sited so that it will not negatively impact the neighborhood to the south, and may provide an additional neighborhood service and employment opportunity. The applicant submitted a trip generation study showing that the development of the assisted living facilities to the east of the site generate approximately 52 % fewer trip that had the properties been developed with an office use. The proposed zone change will not substantially increase the area traffic.

Economic Development

- D. The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The goal is furthered because the request will add to the allowed uses on the site and this will allow the development of a new employment and service use. The site is subject to design standards and public review process that make future development compatible with the area.

- E. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6b and the Economic Development goal because the request will allow the expansion of the US Eagle, a local, New Mexico Credit Union, established in 1935 and serving several cities in statewide.

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

- G. 1.3 OVERARCHING GUIDING PRINCIPLES (P. 4):

- B. Principle 4: Land uses that are compatible with existing development.

The request furthers overarching Guiding Principle 4 because the resulting commercial, retail and service development would be compatible with the existing commercial, service, retail and institutional uses nearby and, pursuant to the LCSDP, would be subject to the Design Regulations. Future development on the site would return to the EPC for review if the proposed building were not developed or if significant changes were requested.

5.1 GUIDING PRINCIPLES (p. 25-26):

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

The request adds retail, commercial and services uses that are similar to the existing nearby uses in the area furthering the goals of making the plan area more urban. The request is consistent with Principle 2(existing).

- I. Principle 5 (existing): Paseo del Norte is the main east-west corridor through the plan area and provides the best opportunity for high density, urban uses.

The proposed zone will add additional uses to the site, located along Paseo del Norte, that contribute the mix of urban uses in the area. The request is consistent with Principle 5(existing).

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

The request generally furthers Guiding Principle 9 because the proposed credit union building is subject to the design regulations of the LCSDP and the development will be similar to what has already been developed in the area. Therefore, the building will contribute to the identity for the Plan area and be compatible new development.

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

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

- L. Principle 6 (zoning): Site Plan review of higher density uses is recommended to assure positive relationship between land uses.

The proposed SU-2 C-1 zone requires a site plan; the applicant has provided this site plan and the proposed building is consistent with the design requirements of the LCSDP. If the proposed credit union project does not occur, future development on the site would also return to the EPC for review. The request is furtheres Principle 6 (zoning).

prohibition on spot zone is to ensure that adjacent land uses are compatible; the proposed uses will be similar to the adjacent uses.

J. As discussed above the request facilitates the goals and policies of the applicable plans and does not add land uses that are incompatible with the surrounding area.

7. Countrywood Area Neighborhood Association, North Wyoming Neighborhood Association, Nor Este Neighborhood Association and District 4 Coalition of Neighborhood Associations were notified.
8. A facilitated meeting was recommended and was held on August 30. Participants expressed opposition to the removal of the traffic diverter, concerns about an increase in traffic and concerns about the allowed uses in the SU-2 C-1 zone.
9. Staff received an letter of opposition from the Countrywood NA opposing the request based on concerns about traffic issues and possible uses in the proposed zone.
10. Property owners within 100 feet were notified of the request.

RECOMMENDATION - 16EPC-40035 September 8, 2016

APPROVAL of 16EPC-40035, a request for a Site Development Plan for Building Permit), for Tract A of Morningstar at Palomas, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16EPC-40035 September 8,2016Site Development Plan for Building Permit

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 parking shall be reduced by 3 spaces in order to comply with LCSDP.
 4. The pedestrian path marking shall be of a permanent nature and shall be verified prior to DRB.
 5. Any outstanding condition from transportation shall be addressed prior to DRB.
 6. 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.
-

***Maggie Gould
Planner***

Notice of Decision cc list:

Consensus Planning 302 8th street NW 87102
US Eagle Credit Union

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Countrywood Area NA (R)

North Wyoming NA (R)

Nor Este NA (R)

District 4 Coalition of NA's

Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/6/16
– siw

Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/28/16
- dlc

8/15/16 – Recommended for Facilitation – dlc

Long Range Planning

- Is SU-2 for C-1 permissive and conditional uses the correct zone category, or would SU-2 for C-1 be adequate?

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

16EPC-40034 Zone Map Amendment (Zone Change)

No Objection

16EPC-40035 Site Development Plan for Building Permit

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Adjust queuing throat lengths. The queuing lengths for banks should be 6 vehicles per window (120 ft.).

The following comments need to be addressed prior to DRB:

1. The truncated dome located on the north end of the building needs to be moved to the beginning of the slope to the ramp.

2. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
3. Please specify the City Standard Drawing Number when applicable.
4. Please add a note on the plan stating "All improvements located in the Right of Way must be included on a work order."
5. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

NM DOT

Proposed sidewalk and pedestrian curb ramp must meet current ADA standards.

Please be aware that no business advertisement is allowed within the NMDOT owned right of way.

Hydrology Development

Applicant made submittal for DRB, comments will be provided through that review, but no adverse comments at this time.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's 2040 Long Range Bikeway System Map, Palomas Ave. is a designated Bicycle Route. The applicant shall remove the concrete median on Palomas just west of the existing driveway for the subject site.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

Previous availability statement #140909 was issued which provided requirements of service for for a larger site which includes the subject site. This statement did not include the required fire flows from the fire marshal. Prior to approval, a fire one plan is required with the fire marshal requirements to update the availability statement. A new availability statement is required. An availability request form can be filled out by following the link:
http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed, No comments

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No comment

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing underground electric distribution line is located along the southern boundary of the subject site. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

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

Contact: Mike Moyer
PNM Service Center
4201 Edith Boulevard NE Albuquerque, NM 87107
Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers

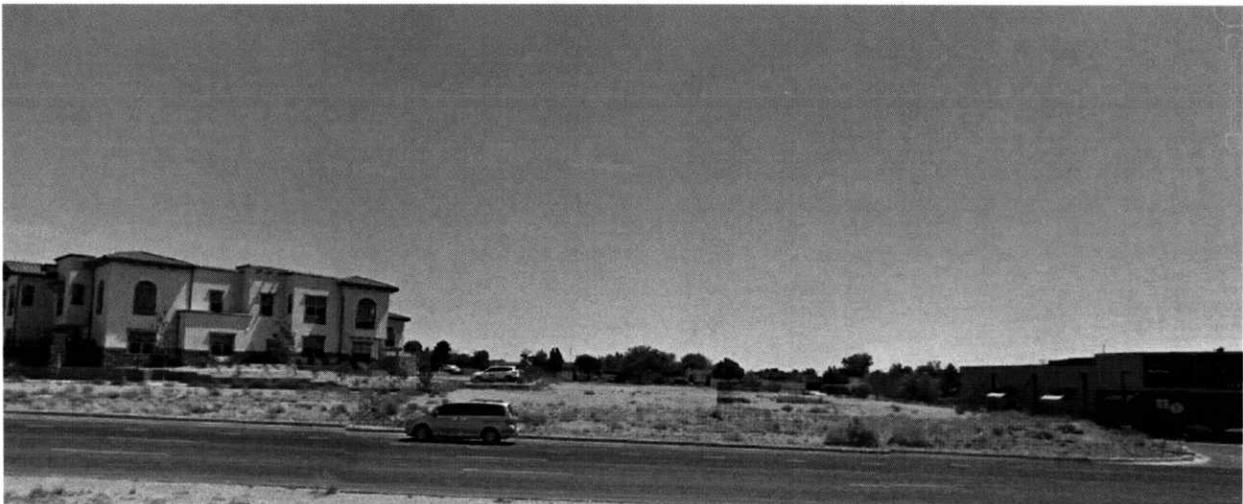
and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-

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.



Aerial photo for site context take prior to development the assisted living facility to the east

Street view showing site after construction of the assisted living facility



HISTORY

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

April 10, 2014

MVG Development
1509 New York Street, 3rd Floor
Denver, CO 80206

Project# 1008952

14EPC-40009 Site Development Plan for
Subdivision

14EPC-40010 Site Development Plan for Building
Permit

LEGAL DESCRIPTION:

For a portion of lots 6, 7, 8, 25, 26, & 27, of Tract
A, Unit A, Block 21, North Albuquerque Acres,
located on Palomas Avenue NE between Wyoming
Blvd NE and Paseo Del Norte NE, containing
approximately 3.5 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On April 10, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1008952, 14EPC-40009, a request for a Site Development Plan for Subdivision and 14EPC-40010, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

FINDINGS – 14EPC-40009 – Site Development Plan for Subdivision:

1. This is a request for a Site Development Plan for Subdivision for Portion of Lots 6, 7 and 8 and Lots 25, 26, and 27 North Albuquerque Acres Tract A Unit A, containing approximately 3.29 acres of land located on the north side of Palomas Ave. NW at the Countrywood Dr. intersection.
2. The subject site is in the Established Urban Areas of the Comprehensive Plan and within the area of the La Cueva Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

Project #1008952

April 10, 2014

Page 2 of 9

4. The Site Development Plan for Subdivision request furthers the following Comprehensive Plan policies:

Policy II.B.5a: The Developing Urban and Established Urban Areas allow a full range of urban land uses. The SPS and SPBP would allow infill development with multi-family residential/institutional use for specific segments of the population, within a developing area of the City.

Policy II.B.5.d: New development respects neighborhood values, environmental conditions, scenic resources. The development would provide a buffer between the existing residential neighborhoods and commercial uses along Paseo del Norte. The building and landscape design would complement adjacent residential and commercial developments.

Policy II.B.5e: New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The subject site is adjacent to existing institutional-residential and commercial uses, and urban facilities exist around the site.

Policy II.B.5h: Higher density most appropriate with excellent access; where a mixed density pattern is already established; where a transition is needed between single-family homes and more intensive development. The development would provide an appropriate transition between the commercial and institutional development along Paseo del Norte and the existing single family residential neighborhoods to the south.

Policy II.B.5.k: Land and transportation planned to minimize harmful effects of traffic. The requests would result in adequate off-street parking, would not adversely impact traffic on Paseo del Norte or Wyoming Blvd. and did not trigger the requirement for a Traffic Impact Study.

Policy II.B.5.m: Urban and site design which improves the quality of the visual environment encouraged. The proposed SPS regulates building architecture, lighting, and landscaping through the Zoning Code and La Cueva Sector Plan. The SPBP elevations would improve the quality of the visual environment with façade articulation through wall plane projections, varied rooflines, and changes in materials.

5. The Site Development Plan for Subdivision request partially furthers the following Comprehensive Plan policy:

Policy II.B.5.l: Quality and innovation in design encouraged which is appropriate to the Plan area. The SPS does not provide standards for architecture or landscaping, referring to the Zoning Code and the La Cueva Sector Plan. Design details through the SPBP, while suitable for the site, are not innovative.

6. The Site Development Plan for Subdivision request is consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-2: Structures and on-site circulation systems minimize pedestrian/vehicle conflicts. Transportation Planning review did not note any areas of concern with the proposed on-site

OFFICIAL NOTICE OF DECISION

Project #1008952

April 10, 2014

Page 3 of 9

circulation.

Regulation 6R-2: Exterior design coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity. The proposed elevations show consistent architecture in terms of façade articulation, fenestration, varied materials and rooflines.

Regulation 6R-3: Residential building masses broken up into smaller scale components to reduce perceived height and bulk, with façade recessions or projections. Exterior elevations show design measures to provide façade interest including roofline variation, fenestration, alternation of finish materials, wall projections, canopies and trellis structures.

Regulation 9R-1: Predominant exterior building materials must be of high quality.

Regulation 9R-2: Façade colors must be of low reflecting, subtle, neutral or earth-tone colors.

Regulation 9R-3: Dark-colored roofs should be prohibited. Pueblo-style flat roofs or pitched roofs with roof tiles are preferred.

Regulation 9R-4: Trim materials and colors must blend with the predominant building materials.

Exterior elevations show façade materials including tinted stucco, stacked stone accents, and tile roof. The stucco colors would be an off-white base.

Regulation 12R-2: Parking spaces distributed on the site to minimize visual impact and must be broken up into modules separated by landscaping and other features. Parking would not be located along either of the two street frontages, at Palomas Ave. or at Paseo del Norte. Parking would be a single row of spaces on each side of the building.

Regulation 12R-3: Parking areas designed to minimize local temperature gain including light colored materials in surfaces and trees or other shading devices. The site plan does not identify materials for surface parking. The landscape plan meets the number of trees within parking lots required by the Zoning Code.

Regulation 14R-4: All outdoor lighting fixtures designed and operated as cutoff or semi-cutoff fixtures and equipped with light and motion sensors and/or automatic timing devices.

Regulation 14R-6: All outdoor lighting fixtures mounted on buildings or structures at a height no more than 16 feet above finished grade.

The proposed SPBP shows exterior lighting standards would be 16 feet in height within the parking lots, and each mounted fixture would be a 'shoe-box' design with down-directed light.

Regulation 15R-1: Loading docks, trash receptacles, and utility structures incorporated into the overall design of the building and landscaping. Screening materials the same as principal materials. The trash dumpster area would be fully enclosed by solid walls utilizing materials similar to building façade materials. Solid screen gates and a pergola roof would screen interior views.

OFFICIAL NOTICE OF DECISION

Project #1008952

April 10, 2014

Page 4 of 9

7. The Site Development Plan for Subdivision request is partially consistent with the following La Cueva Sector Development Plan policies:

Regulation 3R-1: Sidewalks connect street sidewalks, the main entrances, transit stops, and other buildings. The proposal shows sidewalk connection to Palomas Ave. but does not show a sidewalk connection to the existing sidewalk along Paseo del Norte.

Regulation 3R-3: Internal pedestrian walkways use special materials to enhance pedestrian safety and the attractiveness. In parking lots, raised pathways must be provided. The plan shows two locations where a pedestrian sidewalk would cross parking and circulation, but does not specify raised crosswalk.

Regulation 3R-4: A 15-foot sidewalk along the entire entry façade and shading provided. A 19-ft. wide sidewalk is shown at the main building entrance. Elsewhere, all of the sidewalks are depicted at 6 feet in width including around the building entry facades.

Guideline 16G-1: Street Tree Ordinance and City Zoning Code apply except that Trees along the primary pedestrian walkway must be no more than 25 feet apart. The landscape plan shows tree spacing meeting the 25-foot on-center standard along Paseo del Norte; the tree spacing along Palomas Ave. would exceed the spacing maximum.

CONDITIONS OF APPROVAL – 14EPC-40009 – 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.
 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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
 4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan.
 5. The SPS shall be revised to reflect an FAR of 0.65, with a proposed building of 65,465 sq. ft. on a 2.32-acre site.
 6. The Replat and Access Agreements shall be reviewed and approved by the DRB in conjunction with the Site Development Plan for Subdivision.
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OFFICIAL NOTICE OF DECISION

Project #1008952

April 10, 2014

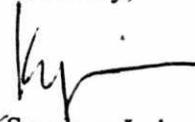
Page 9 of 9

Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CG/mc

cc: Malak Hakim, Consensus Planning, Inc., 302 8th St. NW, Albuquerque NM 87102
Rita Stafford, c/o HOAMCO, P.O. Box 67590, Albuquerque NM 87193-7590
Celina Stoyanof, 8111 Oso Feliz Dr. NE, Albuquerque NM 87122
Joe Yardumian, 7801 R.C. Gorman Ave. NE, Albuquerque NM 87122-2748
Nancy Cariveau, 8309 Krim Dr. NE, Albuquerque NM 87109
Erica Vasquez, P.O. Box 92315, Albuquerque NM 87199
Michael Shaw, 7900 Woodleaf NE, Albuquerque NM 87109
Dianne Martin, 8004 La Caverna NE, Albuquerque NM 87122
Jeff Peterson, 7800 Eagle Rock Ave. NE, Albuquerque NM 87122-2723
Tracy Guidry, 8330 Krim Dr. NE, Albuquerque NM 87109
Wim Kramer, 10220 Jarash Pl. NE, Albuquerque NM 87109

ZONING

Please refer to La Cueva Sector Development Plan for specifics of
The SU-2 O-1 and SU-2-C-1 zones and to the Zoning Code for the C-1 and O-1 zones

§ 14-16-2-16 C-1 NEIGHBORHOOD COMMERCIAL ZONE.

This zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

(A) Permissive Uses. Permissive uses, provided there is no outdoor storage or activity except parking and as specifically allowed below:

- (1) Antenna, up to 65 feet in height.
- (2) Institution:
 - (a) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.
 - (b) Club, provided there is no liquor license.
 - (c) Library.
 - (d) Museum.
 - (e) Schools, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12, and excluding all other private schools.
- (3) Office.
- (4) Office machines and equipment sales and repair.
- (5) Park-and-ride temporary facilities.
- (6) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (7) Residential uses permissive in the R-3 Zone with the following requirements and exceptions:
 - (a) Relationship to Sector Development Plans.
 1. Where SU-2 zones refer to the C-1 zone and specify regulations for residential uses that impose different restrictions and/or development standards than those contained in this section, the provisions of the SU-2 zones shall prevail.
 2. Where SU-2 zones refer to the C-1 zone but do not specify provisions for the regulation of residential uses, residential development shall be regulated by section (B)(6) below.
 - (b) Site, or any portion thereof, shall be located within 660 feet from the right-of-way line of a Major or Enhanced Transit Corridor or within a Community or Major Activity Center as designated by the Comprehensive Plan, or be located within a designated Metropolitan Redevelopment Area (MRA).

- (c) Houses are not allowed.
- (d) Residential uses may be part of a vertical mix of uses (e.g., residential over commercial or residential over office).
- (e) Where residential uses are proposed, the following regulations shall apply:
 - 1. Area: minimum of 0.5 acres.
 - 2. Height: Pursuant to the R-3 Zone, including mixed use buildings with a residential component, may use the R-3 height limits and are not capped by § 14-16-2-16(C).
 - 3. Number of dwelling units: Maximum 30 dwelling units per acre; however, residential structures constructed in applicable sites located within 660 feet of the centerline of San Mateo Blvd., Central Ave. and Montgomery Blvd. may have up to 50 dwelling units per acre.
 - 4. Density: The total square footage of all buildings shall achieve a minimum floor area ratio of 0.3.
 - 5. Usable open space: Pursuant to the R-3 Zone. At least 50% of the required open space shall be provided in the form of shared or aggregate open space.
 - 6. Parking requirements and allowances:
 - a. One space/unit;
 - b. Shared Parking: As provided in § 14-16-3-1(E)(6)(b) except that parking for residential uses is eligible for a shared parking exception.
 - c. On-street parking credit: one space per available, adjacent on-street parking space.
 - 7. Approval process: Site Development Plan for Building Permit approval by the Environmental Planning Commission for sites five acres in size and larger. Site development plan approval by the Planning Director or his/her designee for sites under five acres in size.
 - 8. For new residential development, in addition to the applicable General Regulations in the City Zoning Code, the following regulations must also be met:
 - a. Building Frontage and Articulation. The following regulations shall apply to all facades fronting a street:
 - i. The design standards of § 14-16-3-18(C)(2)(a), (b), (c), (d) and (e) shall apply.
 - ii. The design standards of § 14-16-3-18 (D)(2), except section (h), shall apply.
 - iii. A minimum of 30% of the ground floor shall have windows. For facades with doors, the percentage of windows may be reduced to 20%.

- iv. Upper floors shall have a minimum of 20% glazing.
 - v. The primary entry to the building shall be oriented toward the street or within 50 feet of a central courtyard.
 - b. Alleys: Existing alleys should remain in place to provide access to a site.
 - c. Building Placement:
 - i. Buildings shall be set back 0 to 15 feet from property lines adjacent to a street.
 - ii. Side and rear setbacks shall be pursuant to the underlying zone.
 - d. Pedestrian Access: Residential uses shall provide direct pedestrian connections from the residential building(s) to all street sidewalks and to other building(s) on the premise or project site. See § 14-16-3-1(H).
 - e. Landscaping:
 - i. Building setbacks not used for pedestrian activity shall have a minimum landscape area of 50%. Asphalt is not a permitted material within the setback area.
 - ii. Landscaping on roof decks may be counted toward the required area landscaping as regulated by § 14-16-3-10.
 - f. Parking Placement: Parking shall be located to the rear or to the side of a building, in a common parking area located interior to the block, or in a combination of the above. Parking is not permitted between a building and the street on which it fronts. Parking areas between a building and a side street are limited to 64 feet in width and shall have landscaped buffers facing the streets with a minimum depth of four feet and a screen wall with a minimum height of 36 inches. Wall material shall be as regulated by § 14-16-3-19(C).
 - g. Signage: Signage shall be as regulated by the O-1 zone, with the following exceptions:
 - i. Building-mounted signs shall be limited to 25 square feet.
 - ii. No more than one wall-mounted sign per building façade.
 - iii. Freestanding signs are not permitted on premises of under five acres.
 - iv. The maximum height of freestanding signs is eight feet.
9. Redevelopment of existing structures that results in a net 25% increase in square footage shall comply with the preceding regulations as determined by the Planning Director or his or her designee.
- (8) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:

- (a) Arts and crafts objects, supplies, plus their incidental creation provided there is little or no reproduction of substantially identical objects.
- (b) Auto parts and supply.
- (c) Books, magazines, newspapers, stationery, provided that no such material is advertised to be forbidden to be sold to minors.
- (d) Christmas trees, including outside sales, provided the use is limited to 45 days in one calendar year.
- (e) Clothing, shoes, dry goods.
- (f) Cosmetics, notions, hobby supplies.
- (g) Drugs, medical supplies.
- (h) Flowers and plants, including minor and incidental outdoor sales.
- (i) Food and drink for consumption on premises, provided:
 - 1. There shall be no drive-in restaurant, and
 - 2. Alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by Section 60-6A-4 NMSA 1978. The sale of beer and wine under a restaurant license, however, is prohibited within 500 feet of a community residential program or hospital for treatment of substance abusers pursuant to § 14-16-3-12(A)(11) ROA 1994.
- (j) Furniture, household furnishings, and appliances.
- (k) Gasoline, oil, liquefied petroleum gas, including outside sales, provided:
 - 1. Location: the site shall be located on a collector or higher-ranking street.
 - 2. Site design.
 - a. Number of fueling positions. The permissive number of above-ground fuel dispenser units shall be limited to four, with up to eight vehicle fueling positions (one per side), provided the on-site vehicle stacking requirements of § 14-16-2-16 (A)(8)(k)(2)(d) are met.
 - b. Vehicle access points. Vehicle access points shall accommodate all vehicle types expected to enter the site. Each street that provides access to the site shall have either (a) two travel lanes in each direction, or (b) a center turn lane with access to the site. To maintain pedestrian and traffic circulation, no more than one vehicle access point shall be located along any one street for sites at the intersection of any two streets. Sites located mid-block and accessed by a single street shall have no more than two access points. Access points shall be located as far from public street intersections as possible, but no closer than 20 feet from adjacent properties unless shared with an adjacent property owner.

- c. Public alleys. Site access points may open to a public alley, provided that the alley subsequently intersects with a street as described in § 14-16-2-16(A)(8)(k)(2)(a) above, and site adjacency requirements for alley access as described in § 14-16-2-16(A)(8)(k)(2)(f) below are met. Access points from the site to the alley shall be a minimum of 25 feet from the intersection of the alley and the street, and shall be a maximum of 25 feet wide. Unimproved alleys shall be paved to meet city standards if used to access site.
 - d. Vehicle stacking. Sites shall be designed so that for every fueling position there is an on-site vehicle stacking space for one vehicle in addition to the vehicle parked at the fueling position. Vehicle stacking spaces shall be a minimum of 10 feet in width by 20 feet in length and shall be distinct from on-site vehicle drive aisles and parking spaces. Multiple required vehicle stacking spaces may be located behind the first fueling position in a row of fueling positions.
 - e. Fuel delivery. Sites shall be designed so that wholesale fuel delivery occurs away from on-site vehicle drive aisles and site access points.
 - f. Adjacency. Where a site is contiguous to a residential zone, the additional buffer landscape and opaque wall regulations in § 14-16-3-10(E)(4) of the Zoning Code shall apply. Where a site is separated from a residential zone by an alley which is to be used to service a vehicle access point as described in § 14-16-2-16(A)(8)(k)(2)(b), additional buffer landscaping regulations outlined in § 14-16-3-10(E)(4), subsections (a), (b) and (d) shall apply on the site side of the alley. Additionally, bollards or a wall a minimum of three feet in height shall be erected along the side of the landscape buffer which abuts the alley to protect the landscaping from vehicles turning into the site from the alley.
3. Redevelopment of existing sites. Redevelopment of existing sites is exempt from § 14-16-2-16(A)(8)(k)(1) and (2) of this section, provided that the site was used for sale of gasoline, oil or liquefied petroleum gas within the 12 months preceding the application for building permit.
- (l) Hardware, building materials, provided it is in a completely enclosed building.
 - (m) Jewelry.
 - (n) Musical instruments and supplies.
 - (o) Pets, provided there is no outside pen. One outside exercise run is permitted, provided it is enclosed with a solid wall or fence at least six feet high, and no more than one animal is permitted in the run at any one time.
 - (p) Photograph equipment.
 - (q) Sporting goods.
- (9) Radio and television station.
- (10) Services:

- (a) Automobile, bicycle and motorized bicycle (moped) repairing, but no body work. Repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.
- (b) Banking, loaning money, including pawn. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.
- (c) Barber, beauty.
- (d) Car washing.
- (e) Day care center.
- (f) Dry cleaning, laundry, clothes pressing, provided:
 - 1. Only nonflammable or noncombustible materials are used in the cleaning process.
 - 2. The number of persons employed in the establishment is limited to three, excluding pressers, office, clerical, or delivery personnel.
 - 3. That portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
- (g) Games, electronic and pinball, provided:
 - 1. They are within a completely enclosed building; and
 - 2. If the games are within 100 feet of a residential zone there shall be no more than four game machines per business.
- (h) Health Gymnasiums.
- (i) Instruction in music, dance, fine arts, crafts, modeling; training of dogs which are not boarded on the premises.
- (j) Interior decorating.
- (k) Medical or dental laboratory.
- (l) Parking lot, as regulated in the O-1 zone.
- (m) Pet grooming.
- (n) Photography, photocopy, except adult photo studio.
- (o) Repair of shoes, household equipment.
- (p) Small animal clinic.
- (q) Tailoring, dressmaking.
- (r) Taxidermy.

- (11) Sign, off-premise, as in § 14-16-3-5 of this Zoning Code, and further provided:
- (a) Location.
 - 1. Only wall signs and free-standing signs are permitted in the Established or Redeveloping Areas.
 - 2. Only wall signs are permitted in the Developing or Semi-Urban Areas.
 - 3. No sign shall be nearer than 300 feet to any other off-premise sign.
 - 4. No free-standing sign erected after January 1, 1976, shall be nearer than 100 feet to any preexisting on-premise sign.
 - 5. No sign shall be nearer than 12 feet to any public street right-of-way.
 - 6. No sign shall be nearer than 150 feet to any conforming residential property.
 - (b) Size. Sign area of any sign shall not exceed 72 square feet. An additional add-on sign area of six square feet is permitted.
 - (c) Height. Sign height shall not exceed 15 feet, except the height of an add-on sign may be up to but shall not exceed 18 feet.
 - (d) Illumination. No sign shall be illuminated.
 - (e) Motion. Signs or sign parts shall not move.
- (12) Sign, on-premise, as provided in § 14-16-3-5 of this Zoning Code, and further provided:
- (a) Location.
 - 1. A sign shall not overhang into the public right-of-way, except wall signs may protrude up to one foot into the public right-of-way.
 - 2. Building-mounted signs extending above the roof shall be permitted only if they are a continuation of the plane of a facade or of a projecting sign.
 - 3. Projecting signs shall not project horizontally more than four feet.
 - (b) Number.
 - 1. No limit on number of wall signs.
 - 2. In the Established or Redeveloped Areas, one free-standing sign or projecting sign shall be permitted for each street frontage of each premises, or joint sign premises, provided the street frontage is at least 100 feet wide. A portable sign may also be permitted pursuant to the General Signage Regulations.
 - 3. In the Developing Semi-Urban, or Rural and Open Areas:
 - a. Projecting signs as in division 2. above.

- b. No free-standing signs on premises of under five acres, except a portable sign may also be permitted pursuant to the General Signage Regulations.
 - c. One free-standing sign shall be permitted on premises of five acres or more, provided the street frontage is at least 100 feet wide.
 4. One canopy sign per entrance or exit shall be permitted.
 - (c) Size.
 1. Size of Free-Standing or Projecting Signs. Sign area for a free-standing or projecting sign shall not exceed the following area:
 - a. 75 square feet if the most important street abutting the lot is a local street.
 - b. 100 square feet if the most important street abutting the lot is a collector street, arterial street, or freeway.
 2. Size, Building-Mounted Signs, Except Projecting Signs:
 - a. A building-mounted sign on premises or joint sign premises where there is no free-standing on- or off-premise sign shall not exceed the following:
 - i. Twenty percent of the area of the facade to which it is applied, if the sign is not wholly visible from an abutting arterial or collector street or freeway; or
 - ii. Twenty-five percent of the area of the facade to which it is applied, if the sign is wholly visible from an abutting arterial or collector street or freeway.
 - b. A building-mounted sign, on a premises or joint sign premises where there is a free-standing or projecting on-premise sign or any off-premise sign, shall not exceed one-half the percentage of facade area listed in division a. above.
- (d) Height.
 1. Height of a free-standing sign shall not exceed 26 feet, except a sign that is within 200 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, may be up to but shall not exceed 26 feet above the freeway at its closest point.
 2. Height of a building-mounted sign shall not exceed five feet above the height of the building, or it shall not exceed 30 feet, whichever is lower.
- (e) Illumination, Motion, Lettering. No regulations, apart from the general sign regulations.
- (f) Exceptions.
 1. Permitted building-mounted sign area from the front and sides of the principal building of the business may be transferred from the building to a customer service area of the same business on the same premises, provided the height of

such signs shall not exceed 15 feet and setback shall be at least ten feet; such signing shall not be considered free-standing.

2. Any exceptions allowed for shopping centers, in order to provide adequate signing in special situations, shall be as provided under § 14-16-3-2 of this Zoning Code. Such a sign exception must be specifically defined in the Planning Commission resolution. Shopping centers approved prior to the effective date of this Zoning Code shall comply with sign regulations in this article, unless an exception is specifically defined in a Planning Commission resolution.
- (13) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director.
 - (14) Uses or activities in a tent, if the uses or activities are listed elsewhere in this subsection, provided:
 - (a) The tent may not be erected for more than seven days at a time and may not be erected more than two times a year on a given premises; and
 - (b) There is sufficient paved off-street parking available on the premises to meet the parking requirements for all uses on the premises, including the activity in the tent. The Zoning Enforcement Officer shall approve the site plan for the tent, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the tent; and
 - (c) There are toilet facilities on the premises available to the users of the tent; and
 - (d) The City Fire Marshal or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
 - (15) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:
 - (a) A concealed wireless telecommunications facility, up to 65 feet in height.
 - (b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
 - (c) A face-mounted wireless telecommunications facility.
 - (d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.
 - (e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

(B) Conditional Uses.

- (1) Antenna, over 65 feet in height.
- (2) Apartment, as permitted in division (A)(7) above, if there are more than 30 dwelling units per acre but not more than 50 dwelling units per acre. Conditional use applications shall be considered on the basis of a site plan.

- (3) Auto, trailer, and truck rental, service, storage, provided at least the following is complied with:
- (a) The lot is graded and surfaced as follows:
 - 1. Blacktop or equal. Two inches of asphaltic concrete on a prime coat and a four inch compacted subgrade, or a surface of equal or superior performance characteristics.
 - 2. Such paving shall be maintained level and serviceable.
 - (b)
 - 1. A fence or wall which prevents vehicles from extending beyond the property line shall be erected. However, if the wall or fence plus retaining wall would have an effective height of over eight feet on the residential side, the Zoning Hearing Examiner shall decide the required height; such decision shall be made by the same process and criteria required for a conditional use.
 - 2. In a parking structure there shall be a six foot high solid wall on every parking level, where the structure is within 19 feet of privately owned land in a residential zone.
 - (c) Trucks and trailers parked outdoors for rental or storage, provided:
 - 1. Such vehicles shall not exceed 35 feet in length, 12 feet in height, or a registered gross vehicle weight capacity of 26,000 lbs. The body of trailers shall not be over 14 feet long unless it is a recreational vehicle.
 - 2. No such vehicles shall be truck tractors or road tractors.
 - 3. Parked or stored vehicles shall not cover more than 25% of the premises.
 - 4. Special restrictions on types and number of such vehicles as well as screening and location of parking shall be imposed if appropriate and necessary to protect the neighborhood.
 - (d) Vehicle repairing, done within a completely enclosed building and at least 20 feet from any residential zone.
- (4) Bicycle and motorized bicycle (moped) sales and rental, provided that outdoor display is permitted only 50 feet or more from any residential zone.
- (5) Community Residential Program except not either Community Residential corrections program or Community residential program for substance abusers: up to 18 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (6) Drive-up service window, except where listed as permissive in this zone, provided that the vehicle movement plan is approved by the Traffic Engineer, and further provided that the service window and any associated order board are located at least 75 feet from any residential zone. Drive-up service windows in existence upon the effective date of this Zoning Code shall be considered as approved conditional uses.
- (7) Dwelling unit (house, townhouse, apartment), for properties that do not meet the criteria of divisions (A)(7)(b) and (A)(7)(e)1 above or with SU-2 zoning that refers to the C-1 zone but does not specify provisions for the regulation of residential uses, provided:

- (a) There are not over 30 dwelling units per net acre.
 - (b) Usable open space is provided on site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom unit, and 600 square feet for each dwelling unit containing three or more bedrooms. If located in an area designated by the master plan as "Developing" or "Semi-Urban," the total open space requirements of the R-D or RA-1 zone, respectively, shall be met.
 - (c) Development shall comply with the regulations specified in division (A)(7)(e)8 above.
- (8) Fireworks sales, provided the use is limited to 45 days in one calendar year.
- (9) Games within a completely enclosed building, operated for profit, and not permissive in this zone.
- (10) Kennel, provided:
- (a) It is in a completely enclosed building.
 - (b) It is no closer than 30 feet from any residential zone.
 - (c) The noise from the kennel does not exceed the ambient noise level as defined in § 9-9-2, Noise Control, when measured 30 feet from any exterior wall of the kennel.
- (11) One mobile home for a watchman or caretaker on the same premises developed with a commercial building or use provided that the mobile home shall not be within 100 feet of a lot in a residential zone or a dwelling unit in any zone.
- (12) Mortuary.
- (13) Outdoor storage or activity except as specifically listed as a permissive or conditional use in this section and as further provided below:
- (a) The outdoor storage or activity is part of a use on the same premises, which use is a permissive only within a building in this zone.
 - (b) Outdoor uses which would impact their environs with appearance, light, noise, odor, or similar environmental problems likely to be unpleasant to neighboring premises and uses shall not be approved.
 - (c) Outdoor conditional uses may justify special buffering to prevent the activity from negatively impacting adjacent land.
 - (d) Outdoor restaurant seating located within 75 feet of a residential zone.
- (14) Park-and-ride joint-use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-site parking for the activities on the site; in such situations, no parking variance is required.
- (15) Photo direct off-set printing, perforating, scoring, cutting, and other light duty printing services provided:
- (a) The number of persons engaged in the business is limited to five excluding secretarial, clerical, and delivery personnel; and

- (b) Activities or products are not objectionable due to noise, vibration or other cause.
 - (16) Public utility structure which is not permissive.
 - (17) Recycling bin as an accessory use on the site, as provided in § 14-16-3-15 of this Zoning Code.
 - (18) Restaurant serving liquor, provided that the restaurant is located within a shopping center site for which a site development plan has been approved.
 - (19) Retail sales of gasoline, oil, liquefied petroleum gas, including outside sales, where there are more than eight vehicle fueling positions or four two-sided fuel dispenser units.
 - (20) Schools, other than public.
 - (21) Storage of household goods, office records, equipment or material reasonable to neighborhood function provided:
 - (a) All activities are conducted within a completely enclosed building, the scale and style of which fits its location;
 - (b) Individual storage cubicles, units, or facilities are not each directly accessible from outside the enclosed building; and
 - (c) Direct access to the premises from an arterial or collector street is available.
 - (22) Uses or activities in a tent. If the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the City Fire Marshal [i.e., the Chief of the Fire Prevention Bureau] or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
 - (23) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is located, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.
- (C) Height.** Structures shall not exceed 26 feet except as provided in § 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section.
- (D) Lot Size.** No requirements.
- (E) Setback.** Setback shall be as provided in the O-1 zone.
- (F) Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.
- (G) Shopping Center Regulations.** Any site in this zone classified as a Shopping Center site, as defined in § 14-16-1-5 of this Zoning Code, is subject to special site development regulations. The Shopping Center Regulations are provided in § 14-16-3-2 of this Zoning Code.

('74 Code, § 7-14-21) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 87-1976; Am. Ord. 88-1976; Am. Ord. 1-1977; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 30-1978; Am. Ord. 31-

1978; Am. Ord. 38-1978; Am. Ord. 61-1980; Am. Ord. 74-1980; Am. Ord. 66-1981; Am. Ord. 94-1981; Am. Ord. 39-1983; Am. Ord. 40-1983; Am. Ord. 54-1983; Am. Ord. 101-1983; Am. Ord. 102-1983; Am. Ord. 74-1985; Am. Ord. 63-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 30-1990; Am. Ord. 47-1990; Am. Ord. 63-1990; Am. Ord. 69-1990; Am. Ord. 26-1991; Am. Ord. 43-1991; Am. Ord. 2-1994; Am. Ord. 58-1995; Am. Ord. 9-1999; Am. Ord. 10-2004; Am. Ord. 4-2005; Am. Ord. 43-2005; Am. Ord. 7-2006; Am. Ord. 23-2007; Am. Ord. 5-2008; Am. Ord. 6-2009; Am. Ord. 19-2010; Am. Ord. 27-2011; Am. Ord. 2012-004; Am. Ord. 2012-021)

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APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 302 Eighth Street NW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: hakim@consensusplanning.com
 APPLICANT: U.S. Eagle Federal Credit Union PHONE: (505) 342-8833
 ADDRESS: P.O. Box 129 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: avarela@USEAGLEFCU.ORG
 Proprietary interest in site: Contract Purchaser List all owners: Paseo 2010 LLC

DESCRIPTION OF REQUEST: Zone Map Amendment, Sector Plan Map Amendment, and Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Morning Star at Palomas
 Existing Zoning: SU-2 for O-1 Proposed zoning: SU-2 for C-1 Permissive and Conditional Uses MRGCD Map No. _____
 Zone Atlas page(s): D-19-Z UPC Code: 101906335548810506

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project # 1008952, 14EPC-40009&40010 (MorningStar, SPSD/SPBP).

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .9 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Avenue NE
 Between: Wyoming Boulevard NE and Barstow Street NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: June 7, 2016

SIGNATURE Jacqueline Fishman DATE 7/28/16
 (Print Name) Jacqueline Fishman, AICP Principal Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>16EPC - 40034</u>	<u>AZM</u>	_____	<u>\$ 240.00</u>
<u>16EPC - 40035</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 50.00</u>
_____	_____	_____	\$ _____
Total			<u>\$ 790.00</u>

Hearing date September 8, 2016

[Signature]
 Staff signature & Date 7-28-16

Project # 1008952

Revised: 11/2014

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE PISHMAN
Applicant name (print)

[Signature] 7/28/16
Applicant signature & Date



Revised: June 2011

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16EPC - 40034

[Signature] 7-28-16
Staff signature & Date
Project # 1008952

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

 - NA Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - NA Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - NA Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - NA Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - NA Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - NA Registered engineer or architect's stamp on the Site Development Plans
 - NA Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

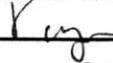
JACQUELINE FISHMAN
 Applicant name (print)

 Applicant signature / date 7/28/16


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
16EPC - 40035

Form revised November 2010

 7-28-16
 Planner signature / date
 Project #: 1008952

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: US New Mexico Federal Credit Union DATE OF REQUEST: 7 / 20 16 ZONE ATLAS PAGE(S): D-19-Z

CURRENT:

ZONING SU-1 for O-1
PARCEL SIZE (AC/SQ. FT.) .9 acres

LEGAL DESCRIPTION:

LOT OR TRACT # A BLOCK # _____
SUBDIVISION NAME MorningStar at Palomas

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From SU-1 for O-1 To SU-1 for C-1
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1
BUILDING SIZE: 3,000 (sq. ft.) 2 WINDOWS
+ ATM

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

APPLICANT OR REPRESENTATIVE *malaff* DATE 7-22-16

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

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

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

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

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

Tony Led
TRAFFIC ENGINEER

7-22-16
DATE

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

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER



July 7, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chair Hudson,

I hereby authorize Consensus Planning to act as agent for all matters related to the Zone Map Amendment and Site Plan for Building Permit application, processing, and representation before the EPC and DRB. Paseo 2010 LLC is the owner of the property; U.S. New Mexico Federal Credit Union is the contract purchaser of the property known by legal description as Tract A, Morning Star at Palomas.

Sincerely,

A handwritten signature in black ink, appearing to be 'AJL', is written over a horizontal line. The signature is stylized and somewhat abstract.

Paseo 2010 LLC



P.O. Box 129
Albuquerque, NM 87103
505.342.8888
1.888.342.8766
useaglefcu.org

July 7, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chair Hudson,

I hereby authorize Consensus Planning to act as agent for all matters related to the Zone Map Amendment and Site Plan for Building Permit application, processing, and representation before the EPC and DRB. U.S. Eagle Federal Credit Union is the contract purchaser of the property; Paseo 2010 LLC is the owner of the property known by legal description as Tract A, Morning Star at Palomas.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Varela", with a long horizontal flourish extending to the right.

Alan Varela
Vice-President of Strategic Development
U.S. Eagle Federal Credit Union
(505) 342-8833

August 26, 2016

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Zone Map/Sector Plan Amendment and Site Plan for Building Permit

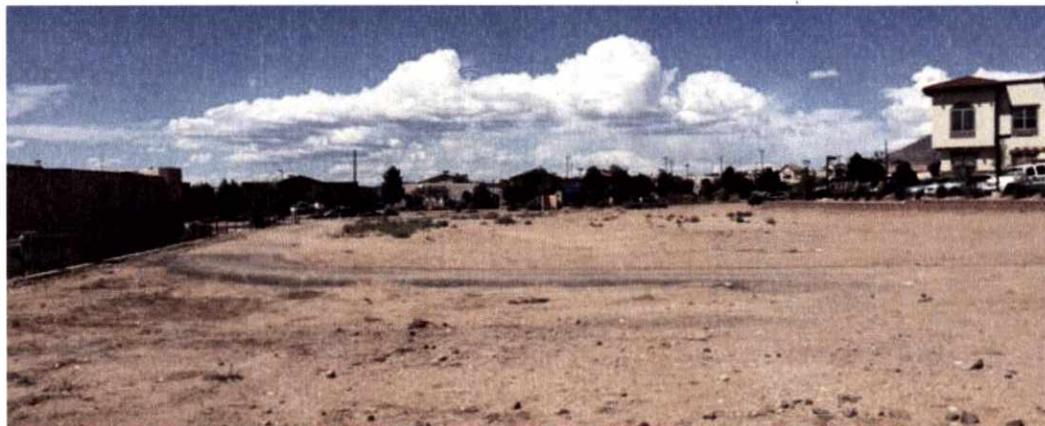
Dear Madam Chair and Commissioners:

This is a request for a Zone Map Amendment, Sector Plan Map Amendment, and Site Development Plan for Building Permit for property located on Palomas Avenue NE, west of the existing MorningStar Assisted Living and Memory Care Facility. The applicant is U.S. Eagle Federal Credit Union (USEFCU).

The subject property is a .9 acre lot currently zoned SU-2 for O-1. The owner of the property is Paseo 2010, LLC and USEFCU is the contract purchaser. The subdivision of this lot occurred in 2014 as part of the MorningStar project to the east. The plat that created the two lots dedicated a shared access easement for the subject site and the MorningStar facility.



MorningStar Facility and shared access easement, looking east



Subject property, looking north

The subject parcel is legally described as Tract A, Morning Star at Palomas. It is located within the Established Urban Area of the City of Albuquerque/Bernalillo County Comprehensive Plan as well as the La Cueva Sector Development Plan.

The applicant is proposing a three part request, including:

Zone Map Amendment – The proposal is to change the zoning from SU-2 for O-1 to SU-2 for C-1 Permissive and Conditional Uses to allow drive-up service window associated with the U.S. Eagle Federal Credit Union.

Sector Plan Map Amendment – In conjunction with the applicant's zone change request, this proposal requires a Sector Plan Map Amendment. The subject site lies within the boundaries of the La Cueva Sector Development Plan. The applicant is proposing an amendment to Exhibit 12 of the Sector Plan to reflect the requested SU-2 for C-1 zoning.

Site Plan for Building Permit – This request includes Site Plan for Building Permit for the proposed Credit Union development. The Site Plan shows a 3,000 square foot building with two drive-up teller lanes, one ATM lane, and one bypass lane on a .9 acre site.

AERIAL VIEW OF SITE (parcel shown in blue):



As noted, the subject property is adjacent to the MorningStar Memory Care and Assisted Living Facility which is also zoned SU-2 for O-1.



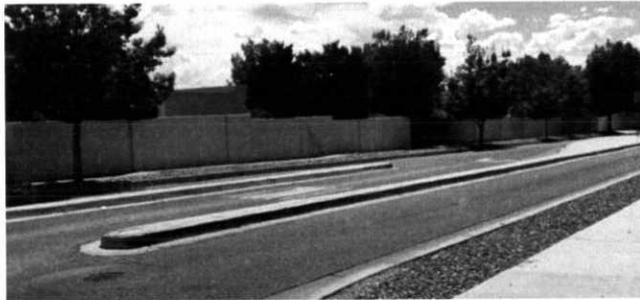
MorningStar Facility, looking east

The proposed Zone Map Amendment to SU-1 for C-1 Permissive and Conditional Uses will help facilitate the development of a U.S. Eagle Federal Credit Union on the site. The rezone provides an opportunity for infill development in an area that is complimentary to the proposed use, provides economic development, and growth in an area heavily populated by complimentary O-1 and C-2 uses to the north.

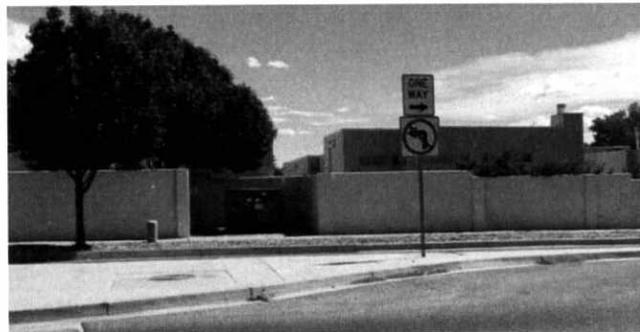
Site History and Context – The subject site is part of a larger, approximately 630 acre annexation that occurred in 1995. The City Council established RD and RL-T zoning for this area in June 1996. In 2000, the City Council adopted the La Cueva Sector Development Plan which established SU-2 for O-1 zoning for the site. Since that time, the subject site has remained vacant.

The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a sector development plan”. The O-1 Office and Institutional Zone “provides suitable uses for office, service, institutional, and dwelling uses”. While banking is allowed under the O-1 zone, the drive-up service window feature of the proposed use is not allowed under the Office and Institutional zone, per the Zoning Code. Therefore, the applicant is proposing SU-2 for C-1 permissive and conditional uses zoning. The C-1 zone “provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.” Banking with drive-up service windows is a permissive service use per the C-1 zone: “banking, loaning money, including pawn. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer”.

Wyoming Boulevard/Palomas Avenue Traffic Study - As part of the preparation for this application, we reviewed the Wyoming Boulevard/Palomas Avenue Traffic Study dated June 15, 2016 that was conducted by Parametrix on behalf of the Department of Municipal Development (DMD). The traffic study was conducted for the intersection of Wyoming Boulevard and Palomas Avenue to identify the reason for the high number of crashes at this intersection between 2009 and 2013. Methodology for this study included field observations, crash data, and turning movement counts. The Study provided a discussion of alternatives to improve existing conditions. Five options were provided with a final recommendation that combined desirable features of several alternatives to recommend a hybrid approach. As part of the hybrid approach, Parametrix has suggested the removal of the existing traffic diverter along Palomas to “allow southbound left turns from the shopping center’s east access road onto Palomas.” The applicant supports Parametrix’ final recommendation and the removal of the traffic diverter along Palomas.



Palomas Traffic Diverter, looking west



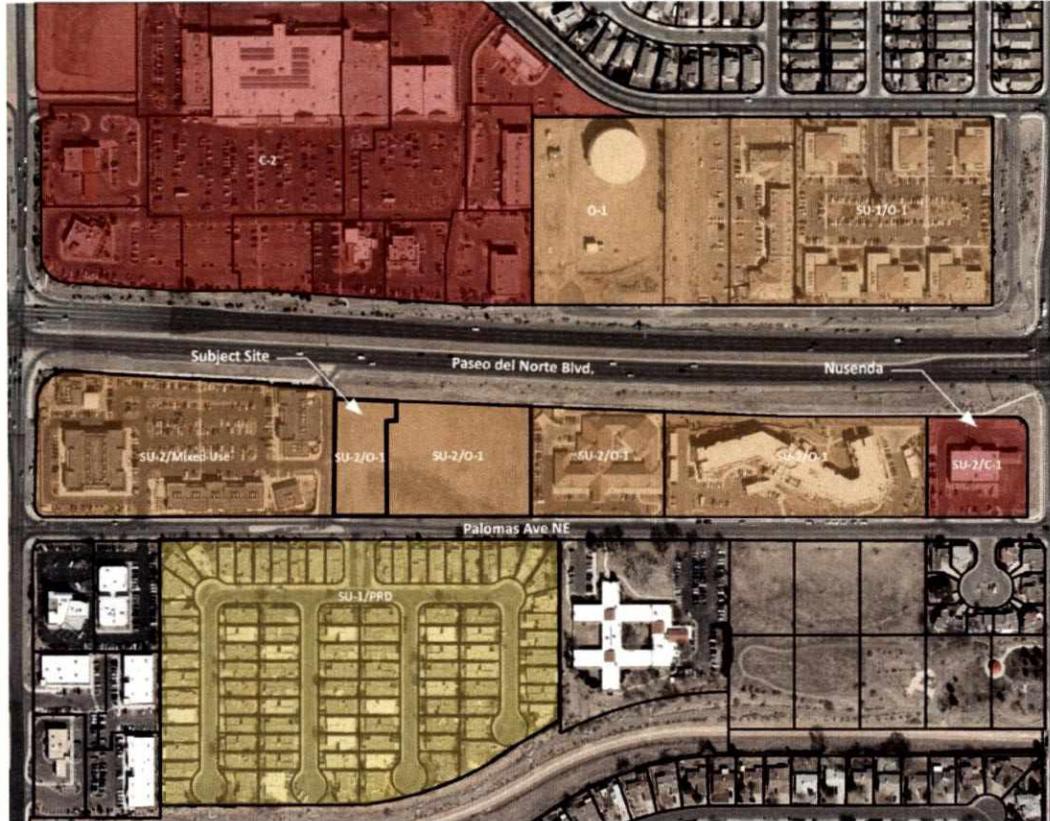
Palomas Traffic Diverter, looking south



June 15, 2016 Parametrix Wyoming Boulevard/Palomas Avenue Traffic Study Memorandum

ADJACENT ZONING AND LAND USE

DIRECTION	ZONING	LAND USE
North	C-2	La Cueva Town Center Shopping Center
South	SU-2 for PRD	Countrywood Neighborhood
East	SU-2 for O-1	MorningStar Memory Care and Assisted Living Facility
West	SU-2 for Mixed Use	The Shops at Paseo Crossing



Existing Zoning

Nusenda Credit Union (formerly New Mexico Educators Federal Credit Union)

The Nusenda property located at the northwest corner of Barstow Street and Palomas Avenue, as indicated on the map above, is relevant to the current application as this site went through a comparable entitlement process. In 2006, New Mexico Educators Federal Credit Union made an application to the EPC for a Zone Map Amendment (SU-2/O-1 to SU-2/C-1), Sector Development Plan Map Amendment, and Site Plan for Building Permit for a .89 acre parcel legally described as Lot 18 (Project #1004622). This initial request proposed to change the subject site's zoning from SU-2 for O-1 to SU-2 for C-1, amend the zone map of the La Cueva Sector Development Plan to reflect this change, and construct an approximately 5,000 square foot building consisting of a credit union and a small adjacent leasable space. This request was approved by the EPC in February of 2006. In June of 2007, NM Educators Federal Credit Union made another application for a Sector Development Plan Map Amendment and a Site Development Plan for Building Permit. This application included Lot-18 as well as

Parcels K, M, and N that were excess right-of-way for Paseo del Norte. At the time, these parcels were not included on any City maps. The applicant provided a survey showing the parcels and their relationship to Lot 18. Since they became available for development, NM Educators Federal Credit Union (now referred to as Nusenda Credit Union) proposed to construct a larger building (9,553 square feet in total, with a 4,069 square foot credit union and approximately 5,483 square feet of leasable space) to occupy the four lots (Lot 18, K, M, and N). The 2007 proposal included two leasable spaces, compared to the single leasable space approved in the 2006 proposal. Drive-thru teller lanes were relocated from the north side of the building to the east. The EPC granted approval of this request in June 2007.

The nature of the current application for U.S. Eagle Federal Credit Union is similar to that of the NM Educators Federal Credit Union proposals that were approved in 2006 and 2007. This justification letter notes applicable Findings and Staff analysis from the Official 2006 and 2007 Notices of Decision and Staff Reports for the Barstow and Palomas property listed under policy C of Resolution 270-1980.

POLICY ANALYSIS

The following section justifies the Zone Map Amendment request. *Policy language is italicized*; applicant's responses are in normal text.

RESPONSE TO THE CITY OF ALBUQUERQUE RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

- A. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

Applicant's Response: The proposed zone change from SU-1 for O-1 to SU-1 for C-1 Permissive and Conditional Uses will not jeopardize the health, safety, morals, and general welfare of the City. The proposed zoning will facilitate development of an infill property. The proposed project will allow a proposed Credit Union use in an area of similar and compatible uses. The proposed zone change will foster the growth of an existing business by allowing that business to open a new branch on the subject property. The development of the subject site will improve the general welfare of this region and the City. The requested zone change will allow a small-scale service use. The property will also serve as an appropriate transition between the more intense shopping center to the west and the MorningStar Assisted Living Facility to the east.

As noted in the NM Educators Federal Credit Union Staff Report dated February 16, 2016, Staff's analysis of Resolution 270-1980 (A) notes that Staff appreciates:

"...proximity to residents, businesses, and members, use is very close to a permissive O-1 use, and walkability for nearby neighbors".

This analysis is relevant to and supports the current request. As previously discussed in this letter, the proposed use is allowed by the O-1 zone with the exception of the drive-up window service lanes.

- B. *Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant*

to show why the change should be made, not on the City to show why the change should not be made.

Applicant's Response: The subject site is near other O-1, C-2, and PRD zoned properties encompassing residential and commercial uses. O-1 property is predominant along the south side of Paseo del Norte, while C-2 development can be found on the north side of Paseo del Norte. Countrywood Neighborhood is located to the south of the subject property.



Countrywood Neighborhood, looking east.

The proposed Zone Change will maintain stability of land use by unifying the adjacent, developed properties to the east and west with an appropriate, transitional use. Furthermore, the proposed use is compatible with the existing residential use to the south as it provides a small-scale service use that is less intense than the current zoning allows. The proposed zone change and Site Development Plan for Building Permit provide for a new use that is consistent with existing development patterns.

- C. *A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.*

Applicant's Response: The proposed change is not in conflict with adopted elements of the Comprehensive Plan rather it furthers several goals and policies related to the Established Urban area, as discussed below. The proposed development also furthers La Cueva Sector Plan policies.

Albuquerque/Bernalillo County Comprehensive Plan

This property is within the Established Urban Area as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. Applicable policies from the Comprehensive Plan are provided below:

II.B.5. Established Urban Area

The Goal 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.

Applicant's Response: The subject property is located in an area that is in transition and has been developing with mix of quality development, especially along Paseo del Norte. Over the last decade or so, the area has experienced new investment and revitalization with commercial, residential, and institutional uses. This project will provide an extension of the existing neighborhood centers through the addition of a new service use. The property is adjacent to and nearby many other existing neighborhood commercial and service uses, as well as other uses that complement this proposed land use. Neighborhood commercial related uses are the primary economic driver in the area. The proposed zone and use would allow a small-scale service use that is less intense than what is allowed under the current SU-2 for O-1 zoning. The proposed use is nearby and adjacent to existing shopping centers and residential uses. The site is just south of Paseo del Norte and appropriately located east of a public access easement established as part of the Shops at Paseo Crossing development allowing right-in/right-out access at Paseo del Norte and left turn access onto Palomas.



Adjacent Public Access Road, looking north out to Paseo del Norte

The access road is appropriate for and beneficial to the proposed SU-2 for C-1 Permissive and Conditional Uses use. The proposed Credit Union will expand the existing neighborhood commercial and service uses along the north and south sides of Paseo del Norte at the Wyoming Boulevard intersection.

As previously noted, there is an existing Nusenda Federal Credit Union located on Palomas Avenue and Barstow Street NE, just east of the subject site. This property was rezoned to SU-2 for C-1 in 2006 to accommodate the existing use. This use fits well with the existing area and serves as a good catalyst for the current request. As noted in the 2006 Notice of Decision for the Barstow property:

"This proposal furthers...a full range of urban land uses, because the proposed development would be located in an area characterized by land use variety".

The current request proposes a service use that add to the land use variability of the area and one that can be appropriately integrated into the existing neighborhood.

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

Applicant's Response: The subject site abuts existing SU-1 for Mixed Use and O-1 zoned parcels to the west and east and is across the street from existing C-2 community commercial zoned development (La Cueva Town Center) on the north side of Paseo del Norte. While a bank use is allowed under the existing zoning, the addition of drive-up service lanes requires the proposed zone change. The proposed use is much less intense than the uses allowable under the current O-1 zoning and will generate less traffic than the neighboring Mixed Use zoned shopping center to the west. The proposed use also provides a complementary buffer between the existing shopping center to the west and the MorningStar Assisted Living and Memory Care Facility, North Ridge Alzheimer's Special Care Center, and Paloma Landing Retirement Residence to the east, all low intensity uses as compared to what could have been developed under the O-1 zone. Some of the uses allowed under the current O-1 zone include office, institutions such as libraries or museums, church, community residential program, and radio, television, and photography studios. These uses generate significantly more traffic and activity than the existing senior living facilities. Therefore, the rezone request is directly compatible with the existing development and proposes an appropriate intensity, per the existing uses. In addition, the existing uses surrounding the subject site have been developed at the lower spectrum of intensity with respect to allowable uses as listed under the O-1 zone.

Policy 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.*

Applicant's Response: The subject property is nestled between developed properties. The property is adjacent to existing City infrastructure and services, and is adjacent to other existing non-residential and residential development. The plat that created this parcel dedicated a common access drive for both properties off Palomas and an on-site drainage area.

Policy i: *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 development.*

Applicant's Response: The proposed use will complement existing O-1 and C-2 uses without imposing deleterious impacts on existing residential neighbors who are already surrounded by similar neighborhood commercial and services uses. Notably, the proposed use will provide an appropriate buffer and transition for the MorningStar Facility from the existing shopping center west of the property. The proposed zone change will allow for the development of a small-scale bank use that will provide a new service to the existing residents of the area. Such development is entirely compatible with surrounding residential areas. Furthermore, the proposed

development is primarily a day-time use and will generate less noise and traffic than the various uses allowed under the existing zoning. Changed societal conditions have also contributed to the decrease in vehicular traffic associated with bank uses due to recent advancements in online banking.

Issacson & Arfman conducted a Trip Generation Study as a supplement to this Zone Map Amendment Application and the Site Plan for Building Permit. The Trip Generation Study compared the difference in the Average Weekday Vehicular Trips between the two care facilities (Morning Star and North Ridge) and the vehicular trips that would have been expected to be generated if the sites had been developed as offices per the underlying zoning. The office gross square footages were calculated using the site area in square feet times a FAR of .25. The Study concluded that the weekday vehicular trips on Palomas Ave. are decreased by 269 daily trips (52%) with respect to the two easterly properties developing as care facilities rather than the Office Zoning.

The subject property is located adjacent to the public access easement from Paseo del Norte, which is beneficial to the proposed bank use. As mentioned in the introduction of this letter, the applicant supports the removal of the existing traffic diverter along Palomas Avenue. Traffic currently generated by the existing uses along Palomas and new traffic associated with the proposed use would substantially benefit from the removal of this traffic diverter, which has been demonstrated by the Parametrix study to be a hindrance to traffic flow in the immediate area. The proposed zone change will not substantially increase existing commercial traffic related to the existing neighborhood shopping and service uses. The removal of the Palomas Avenue traffic diverter will significantly improve vehicle circulation in this area and to the subject property by making traffic entry, exit, and circulation for vehicle service much easier on future customers and existing residents.

As noted in the June 21, 2007 Staff Report for the existing Nusenda Credit Union at the corner of Barstow and Palomas, Staff's response to Policy (i) is as follows:

"This proposed commercial zoning allows employment and service uses convenient to residential areas and furthers this policy."

The current request proposes two drive-thru teller lanes with circulation going around the building to the north so that vehicle headlights face away from the existing Countrywood Neighborhood, thereby minimizing any adverse effects of noise or headlights.

Policy k: *Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.*

Applicant's Response: Please also see Response to Policy i above. The subject property itself fronts a principal arterial street, Paseo del Norte, with an access road providing ingress and egress from Paseo del Norte to Palomas Avenue. The future development of this site will improve traffic circulation as well as ensure minimal harmful effects on traffic in general, livability, and safety (safety will be improved due to reduced congestion with the removal of the Palomas Avenue traffic diverter).

This will be accomplished by the existing east and westbound access to the future Credit Union off of Palomas Avenue and access from Paseo del Norte, south to Palomas Avenue. As discussed in the response to Policy i above, traffic to and from

the future Credit Union and the subject property can be directed towards the Paseo del Norte access easement, which can be encouraged through the City's removal of the existing Palomas Avenue traffic diverter. The removal of the diverter will minimize any impact on the nearby neighborhood and improve traffic circulation in the area. The applicant is proposing a three-way stop at the entry to the property, entry to Countrywood, and along Palomas. However, future customers of the Credit Union will also have the option of Barstow and Wyoming for access to the Credit Union.

Policy I: *Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

Applicant's Response: The proposed use will provide a new service to the community in a very attractive manner, including modern building design. The operations will be situated so that they will be enclosed, self-contained, and well circulated on the site. The proposed use will complement adjacent non-residential and residential uses and "complete" the appearance of the area by allowing for appropriate, infill development. The nearby neighboring residential uses are already sited within an area that is predominantly O-1 zoned with compatible uses to the proposed USEFCU. Additionally, the proposed use will provide an appropriate transition from the existing shopping center to the west and the assisted living and memory care facility to the east.

II.D.6 Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicant's Response: New employment opportunities will be provided on the subject site as the proposed zone change will allow the development of a new Credit Union with eight new jobs. These new jobs achieve the Economic Development goal. The Credit Union is a member owned business which has demonstrated itself to be an important part of the state and local community for decades.

Policy b: *Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.*

Applicant's Response: USEFCU is the state's oldest credit union, founded in 1935. The proposed project encourages the development of a member owned business to be appropriately sited in an area of similar and compatible uses.

La Cueva Sector Development Plan

The subject property is located within the La Cueva Sector Development Plan boundaries.

5.1 Guiding Principles:

-The City of Albuquerque annexed the plan area in 1995 with the intent that the area be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

-The SU-2 zoning established along Paseo del Norte where more intense land uses

are desired.

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

Applicant's Response: The proposed use meets the intent and guiding principles of the La Cueva Sector Development Plan and the SU-2 zone by proposing an infill, service business use. As part of this request, the applicant has submitted a Site Development Plan for Building Permit that has been developed in compliance with the the Sector Plan's Design Standards. The Site Plan also demonstrates a positive relationship between existing land uses and on-site activity through the proposed vehicular and pedestrian site circulation and connectivity.

As indicated by the Nusenda Credit Union EPC Notice of Decision, dated June 2007 (Project #1004622), that request furthered:

"Zoning Principle of the La Cueva Sector Development Plan: a. The proposed zoning will increase the variety of retail and service businesses located to serve the needs of the growing population. b. The proposed zoning will increase the number of urban uses located along Paseo del Norte".

As demonstrated by the Nusenda project, the current request and proposed zoning will further the La Cueva Sector Development Plan guiding principles. In relation to the second Sector Plan guiding principal noted above, the Staff Report for the Nusenda Credit Union project, dated June 2007 under Finding 7 notes:

"This zoning request furthers this principle because the subject site is located on Paseo del Norte. Due to access restrictions, however, the subject site will not have access to Paseo del Norte. A credit union and office spaces are urban uses. High intensity commercial or office uses would not be appropriate for this particular site due to its proximity to single-family homes."

The current request proposes a low intensity, urban use. As noted in Staff's analysis, higher intensity commercial and office uses are not appropriate due to existing residential uses. This analysis is applicable to the current request as the project site sits across from existing residential uses to the south.

- D. *The applicant must demonstrate that the existing zoning is inappropriate because:*
1. *There was an error when the existing zone map pattern was created, or*
 2. *Changed neighborhood or community conditions justify the change, or*
 3. *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D1) or (D2) do not apply.*

Applicant's Response: For this property, it is clear that changed neighborhood conditions exist and a different use category is more advantageous to the community.

The development of the Shops at Palomas Crossing created the public access easement off of Paseo del Norte, south towards Palomas. This new

access is a significant changed community condition that supports this request. The creation of this road is beneficial to the proposed bank use as it provides an alternative route for site access and exit. The encouraged removal of the existing traffic diverter by the City will facilitate this alternate route and decrease through traffic traveling east and west along Palomas Avenue.

Originally zoned as SU-2 for O-1, all of the property that fronts Paseo del Norte, between Wyoming Boulevard and Barstow Street NE has developed with uses less intense and at a smaller scale than those allowed by the O-1 zone, with the exception of the Shops at Paseo Crossing. This is especially true of the property to the east of the subject property that has developed as three separate assisted and senior living facilities. Provided in the February 16, 2016 Staff Report for the Nusenda Credit Union on Barstow and Palomas, Staff's analysis of 270-1980 (D) notes:

"The applicant's main argument is that changed community conditions justify the zone change. He points out that many area properties are developing as a mix of office and commercial uses, cites examples of recent nearby developments approved by the EPC and provides the example of the existing credit union at Paseo del Norte/Wyoming. Staff is satisfied with the applicant's explanation".

The current request echoes the argument provided by the applicant in 2006 and Staff's analysis by identifying the changed community conditions of the area, as explained above.

The proposed use is also more advantageous to the community as the proposed Credit Union provides a service use to the adjacent neighborhood and overall community. The proposed zone change and use will allow for infill development that is compatible with the existing built environment and has minimal impact. The proposal will also provide the opportunity to continue to foster the economic health of this area and allow an existing regional business to expand. As previously noted in this letter, a bank use is allowed by the current zoning. The addition of drive-up lanes requires the zone change request. The drive-up component of the proposed development is necessary to the function of this use. Drive-up service provides a convenience factor for future customers of the Credit Union, which is more advantageous to the community.

- E. *A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.*

Applicant's Response: The proposed zone change will not include any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Furthermore, the surrounding residential neighbors are already surrounded by similar uses allowed by the O-1 zone. As noted above, a bank use is allowed by the O-1 zone. The applicant is requesting the zone change to SU-2 for C-1 Permissive and Conditional Uses to allow for the drive-up component of the proposed use. The proposed zone and use would allow infill development and an appropriate transition of adjacent property to the west and east. The proposed drive-up

service window, to be located on the west side of the proposed building, is 85 feet from the property the Morning Star building to the east and 220 feet from the Countrywood Neighborhood property line to the south. There is adequate distance and separation between the adjacent uses and additional buffers are provided through landscaping and parking.

Single family uses exist south of the subject property along Palomas Avenue. The proposed use is compatible with the Countrywood Neighborhood to the south. Development of this vacant site will allow a neighborhood service use that will foster economic viability and improve the health, safety, and wellbeing of the surrounding residential community. The proposed SU-2 for C-1 zoning and revitalization of this property be advantageous to the existing residents by providing services that they can walk to while also serving as an appropriate buffer between existing uses.

- F. *A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditure by the city may be:*
1. *Denied due to lack of capital funds; or*
 2. *Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The proposed zone change will not require any major un-programmed capital expenditures by the City. This is an infill property with adequate existing infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Extension of any services required will be the responsibility of the developer.

- G. *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant's Response: The cost of land or other economic considerations are not the determining factor for this zone change request. The request will allow the subject site to be developed under current development standards for the proposed zone at the sole expense of the owner. The productive use of this property will benefit the community.

- H. *Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.*

Applicant's Response: The justification for this zone change request is not based primarily on its location on a collector or major roadway. While the subject property is located along Paseo del Norte, the subject property also shares frontage and has access from Palomas Avenue. The primary justification for this zone change request is property development of a new service use and infill economic development.

- I. *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*



1. *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*
2. *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The zone change request to SU-2 for C-1 is not a spot zone. Nusenda Credit Union, on the same block as the subject lot, is zoned SU-1 for C-1. Changing the subject property to an SU-2 for C-1 zone would the property to develop with a use that is less intense than those allowed by the current O-1 zoning. Furthermore, the proposed bank use would allow for an appropriate transition from the more intense shopping center use to the west and the MorningStar facility to the east. The proposed zone change would unify the adjacent properties with appropriate infill. USEFCU would also provide complimentary service to the surrounding residential uses.

- J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:*
1. *The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
 2. *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

Applicant's Response: The present zone change request is not considered "strip zoning". As the frontage along Paseo del Norte was zoned SU-2/O-1 at the time the La Cueva Sector Development Plan was adopted.

CONCLUSION

This project represents a unique opportunity to develop a site with a quality, small-scale, and locally owned commercial service use. This request will facilitate the U.S. Eagle Federal Credit Union to grow and expand its operations into an adjacent infill property. The use will be beneficial to the community, as evidenced by the above points which address the goals and policies furthered by this project.

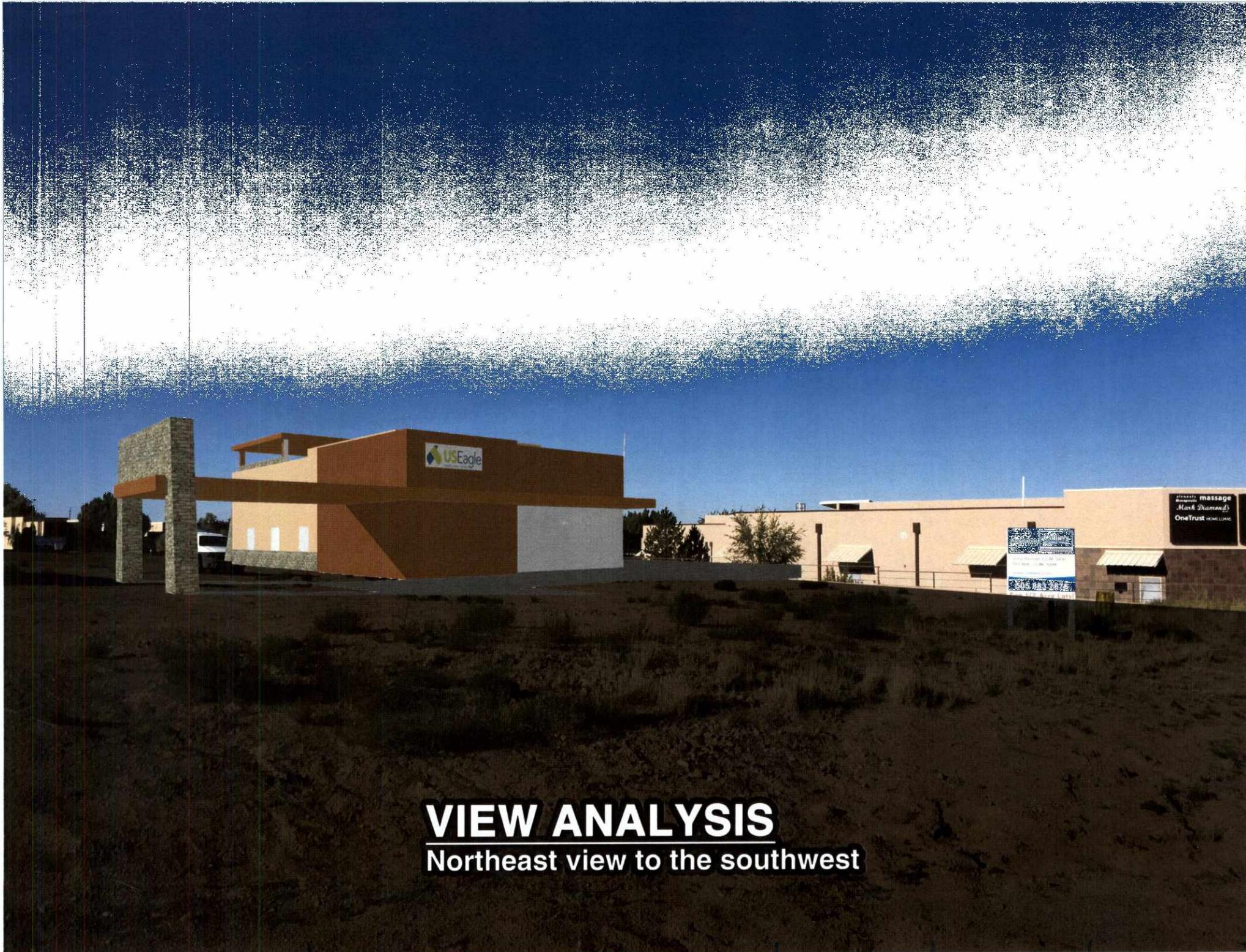
We respectfully request that the Environmental Planning Commission approve this request for this Zone Map Amendment, Sector Plan Map Amendment, and Site Plan for Building Permit. Thank you for your consideration.

Sincerely,

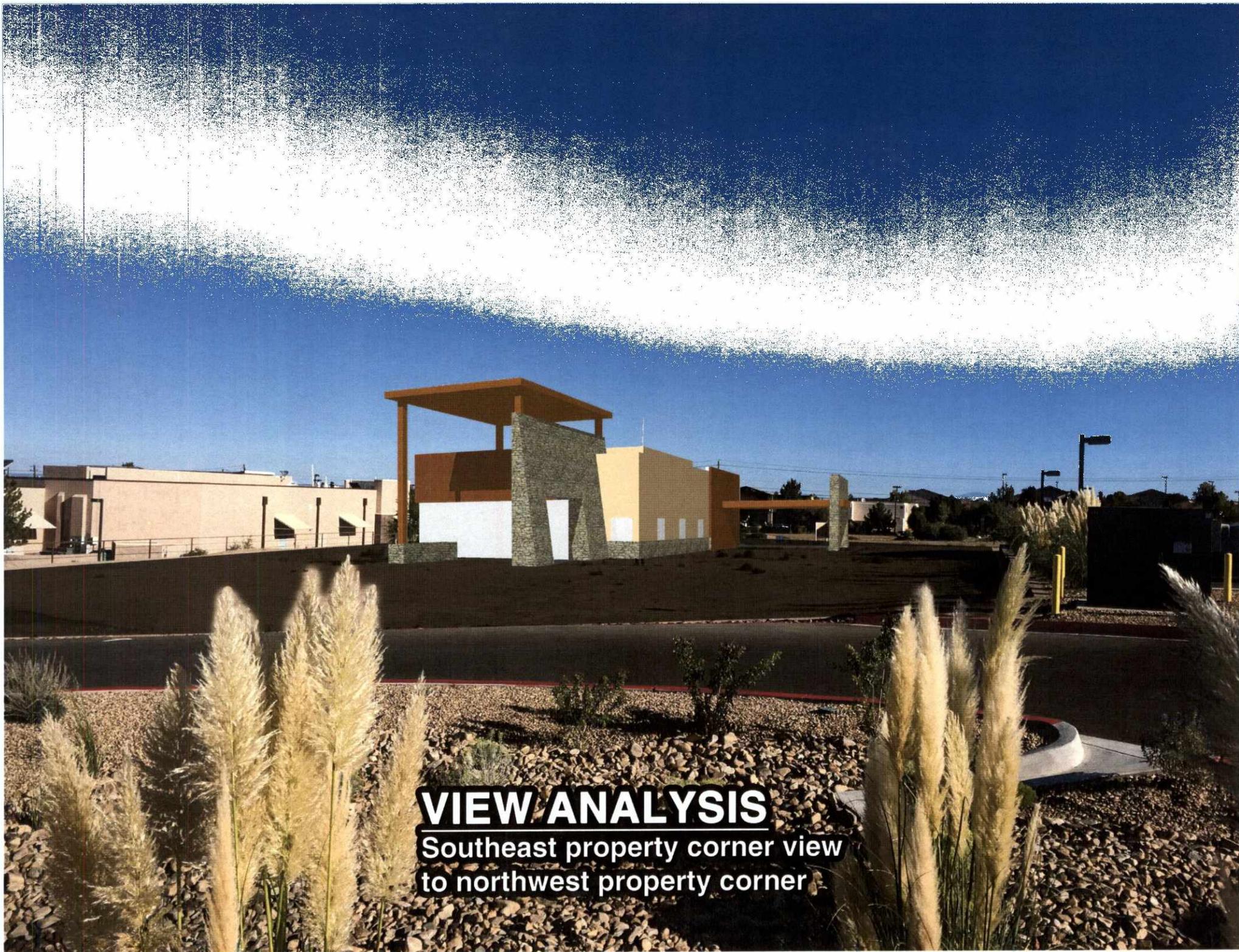
Jacqueline Fishman, AICP
Principal



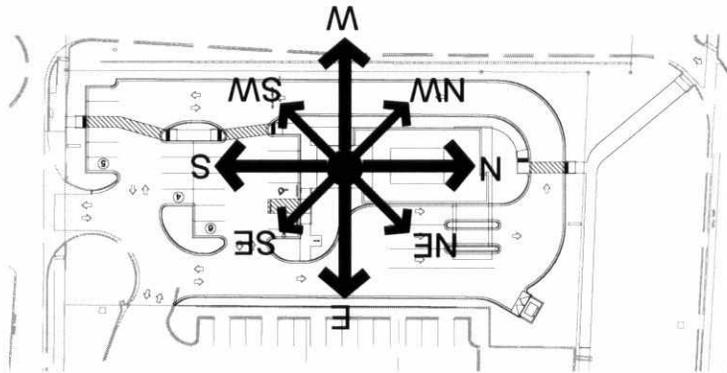
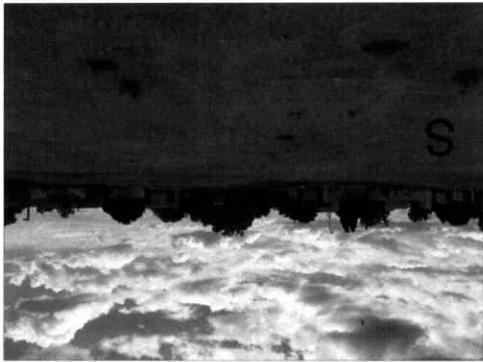
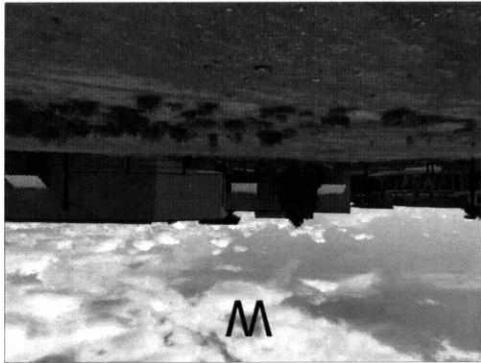
VIEW ANALYSIS
Southwest property corner view
to northeast property corner



VIEW ANALYSIS
Northeast view to the southwest



VIEW ANALYSIS
Southeast property corner view
to northwest property corner



AUGUST 2106

VEHICULAR TRIP GENERATION STUDY

FOR

US EAGLE FEDERAL CREDIT UNION PALOMAS AVE. BRANCH

By: Fred C. Arfman, PE
Isaacson & Arfman P.A.



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

*Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE
Åsa Nilsson-Weber, PE*

I&A Project No. 2181

M. PROJECT DOCUMENTS 1800-1899 1992 REPORTS & EXHIBITS

Trip Generation Study

Project: US Eagle Federal Credit Union

Address: 8000 Palomas Ave. NE, Albuquerque, NM

Purpose: A Trip Generation Study (TGS) required by the City of Albuquerque Planning Department as part of the supplemental information package to support the Site Development Plan for Building Permit currently under review.

Basis of Study:

1. Institute of Transportation Engineers "Trip Generation, 9th Edition"; Sections for General Office Buildings; Assisted Living Facilities and Continuing Care Retirement Communities.
2. The study will compare the difference in the Average Weekday Vehicular Trips between the two care facilities and the vehicular trips that would have been expected to be generated if the sites had been developed as offices per their underlying zoning.
3. The office gross square footages were calculated using the site area in square feet times a F.A.R. (Floor Area Ratio) of 0.25.
4. It will be assumed that the traffic generated from the two most easterly facilities/businesses will travel east to Barstow and they are not part of the comparison study.
5. The existing commercial center to the west was not included in the study since it was developed per the zoning and the fact that a majority of the traffic does not go east on Palomas Ave.

ASSISTED/CONTINUING CARE FACILITIES

Facility	Area (acres)	Gross Sq. Footage	Number of Rooms	Avg. Trips Bed/Unit	Weekday Trips
MorningStar	2.33	86,915	67	2.74	184
North Ridge	1.995	37,200	28	2.4	67
				Total:	251

PROPERTIES DEVELOPED AS OFFICES

Facility	Area (acres)	Gross Sq. Footage		Avg Trips/1000 sf	Weekday Trips
MorningStar	2.33	25,374	NA	11.03	280
North Ridge	1.995	21,726	NA	11.03	240
				Total:	520

Conclusions:

The weekday vehicular trips on Palomas Ave. are decreased by 269 daily trips (52%) with respect to the two easterly properties developing as care facilities rather than the Office Zoning.

US EAGLE
FCU SITE

MORNING STAR
ASSISTED LIVING

NORTH RIDGE
CONTINUING
CARE



← TRAFFIC TO WYOMING. BLVD. TRAFFIC TO BARSTOW ST. →

TRIP GENERATION STUDY

08-24-16

Assisted Living (254)

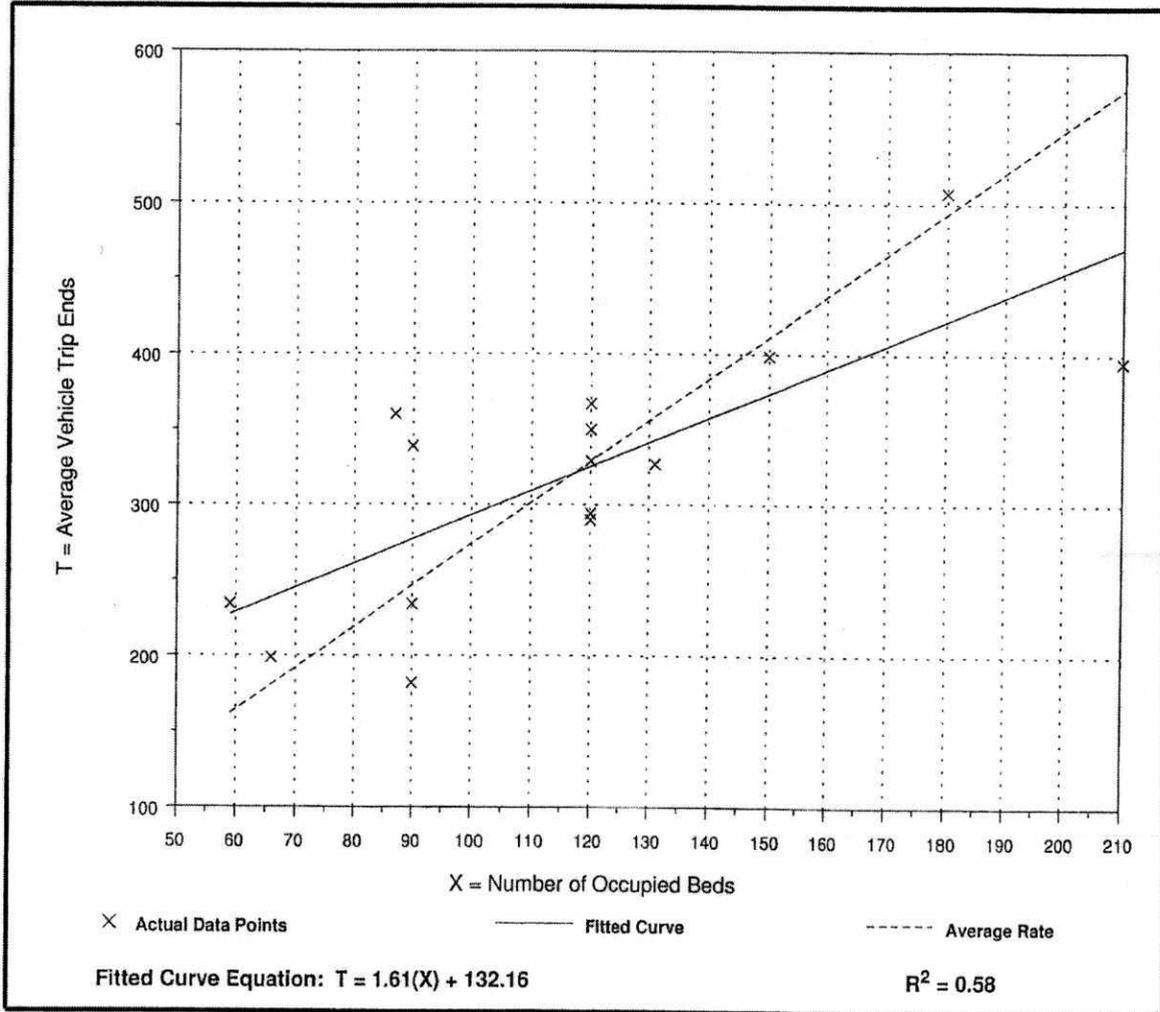
Average Vehicle Trip Ends vs: **Occupied Beds**
On a: **Weekday**

Number of Studies: 15
Average Number of Occupied Beds: 117
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
2.74	1.88 - 4.14	1.75

Data Plot and Equation



Assisted Living (254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

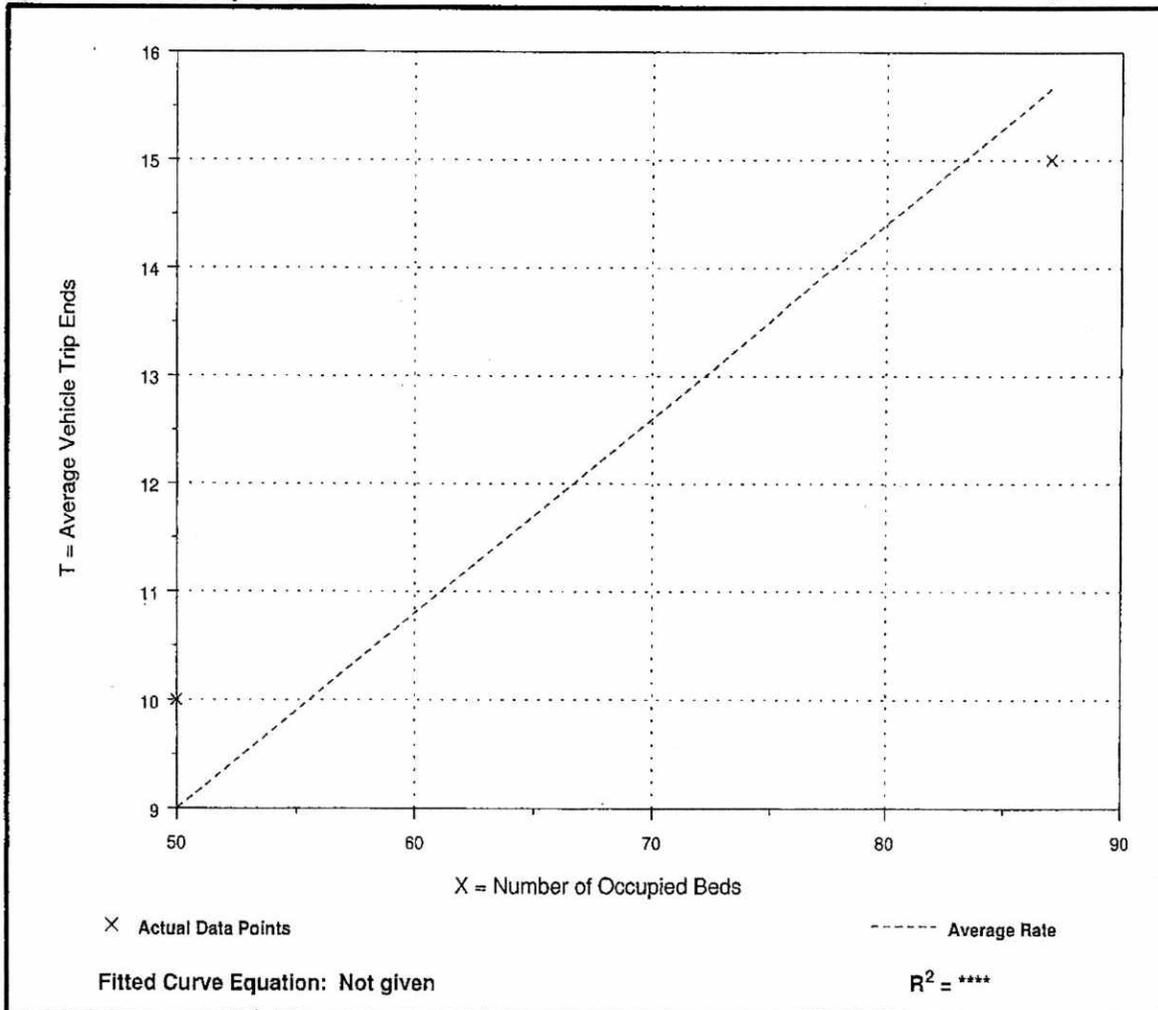
Number of Studies: 2
Average Number of Occupied Beds: 69
Directional Distribution: 68% entering, 32% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.18	0.17 - 0.20	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Continuing Care Retirement Community (255)

Average Vehicle Trip Ends vs: **Units**
On a: **Weekday**

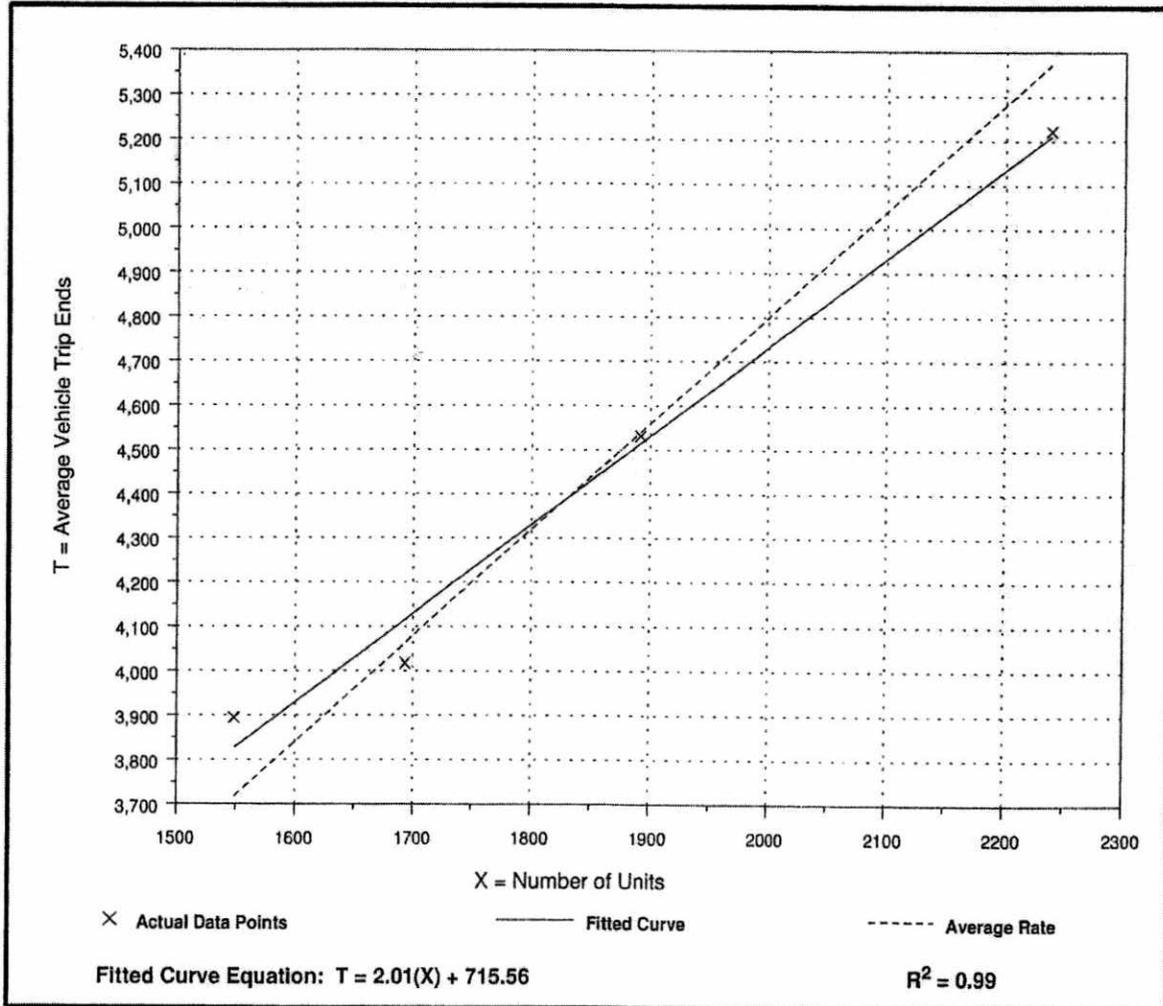
Number of Studies: 4
Average Number of Units: 1,843
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
2.40	2.33 - 2.51	1.55

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Continuing Care Retirement Community (255)

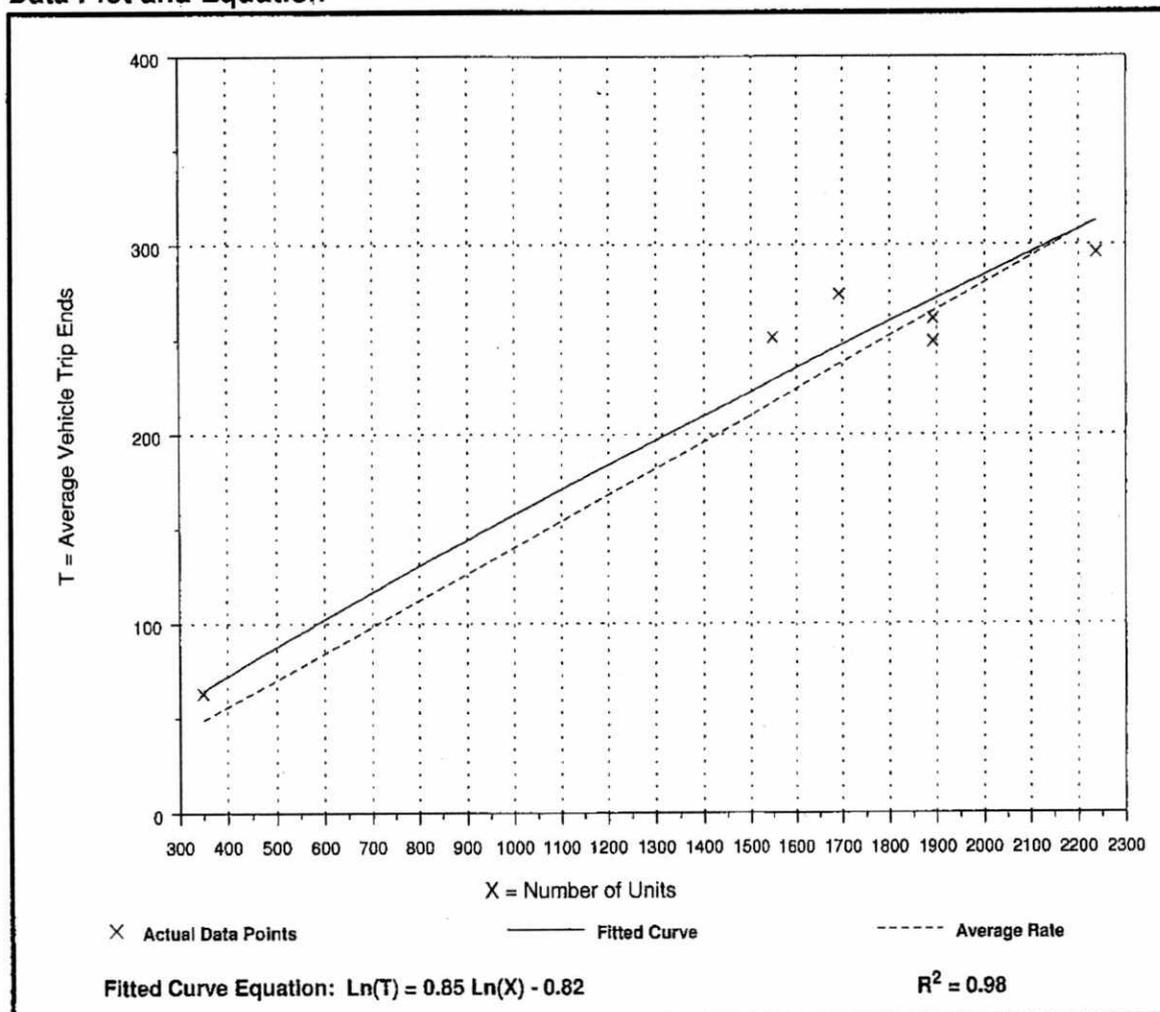
Average Vehicle Trip Ends vs: Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 6
Average Number of Units: 1,602
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
0.14	0.13 - 0.18	0.38

Data Plot and Equation



Continuing Care Retirement Community (255)

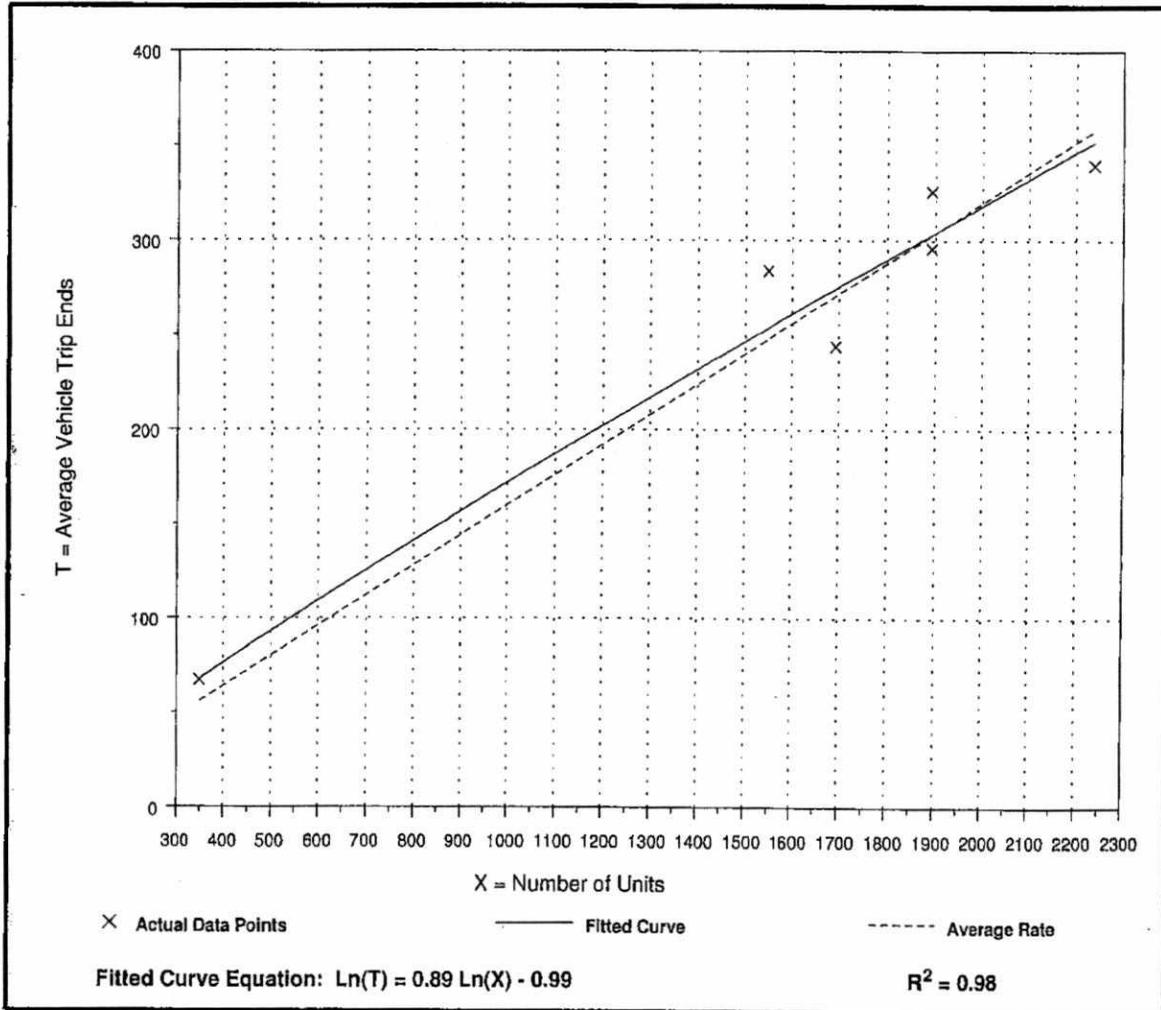
Average Vehicle Trip Ends vs: Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Number of Studies: 6
 Average Number of Units: 1,602
 Directional Distribution: 39% entering, 61% exiting

Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
0.16	0.14 - 0.19	0.40

Data Plot and Equation



General Office Building (710)

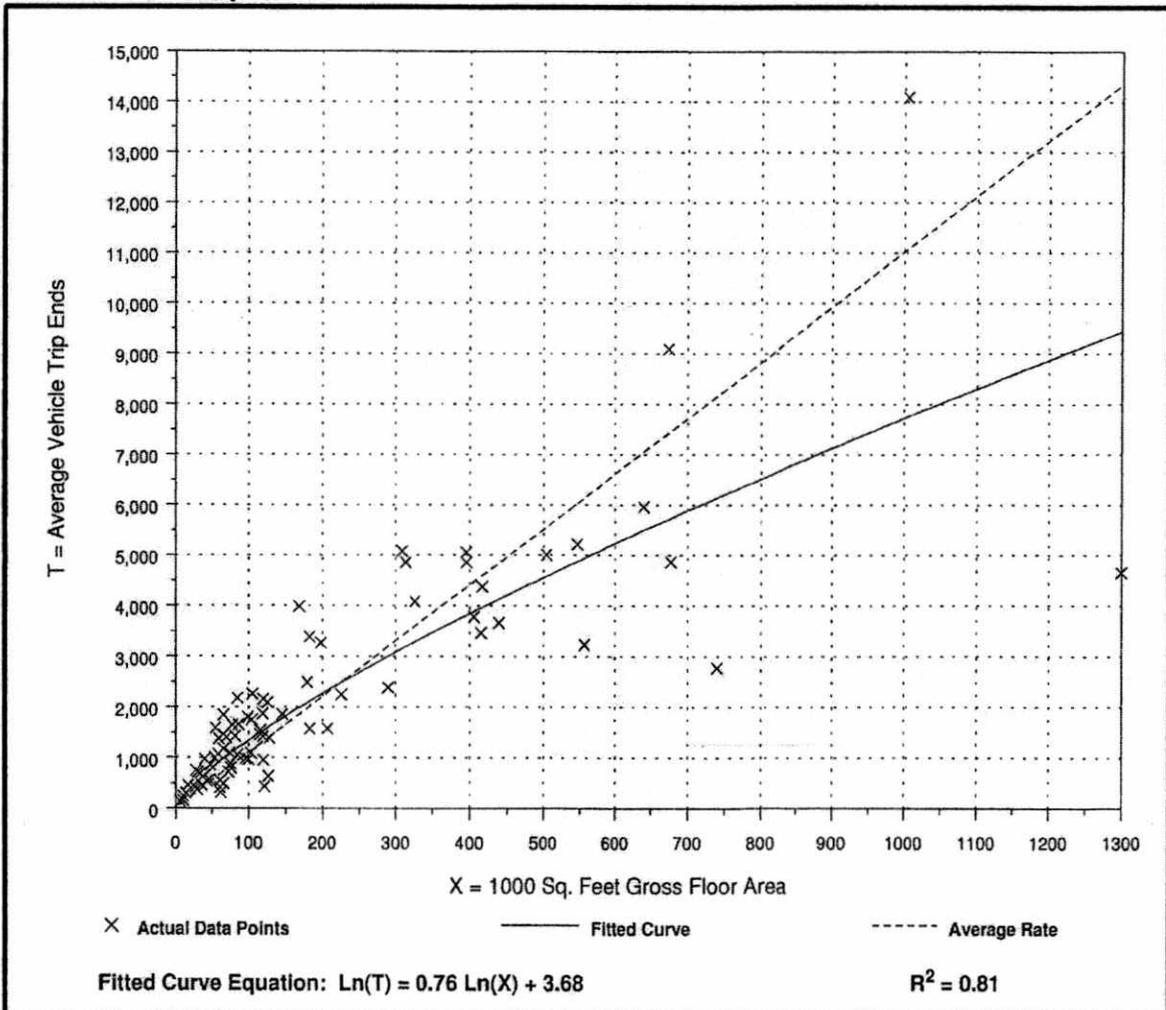
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 79
Average 1000 Sq. Feet GFA: 197
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.03	3.58 - 28.80	6.15

Data Plot and Equation



General Office Building (710)

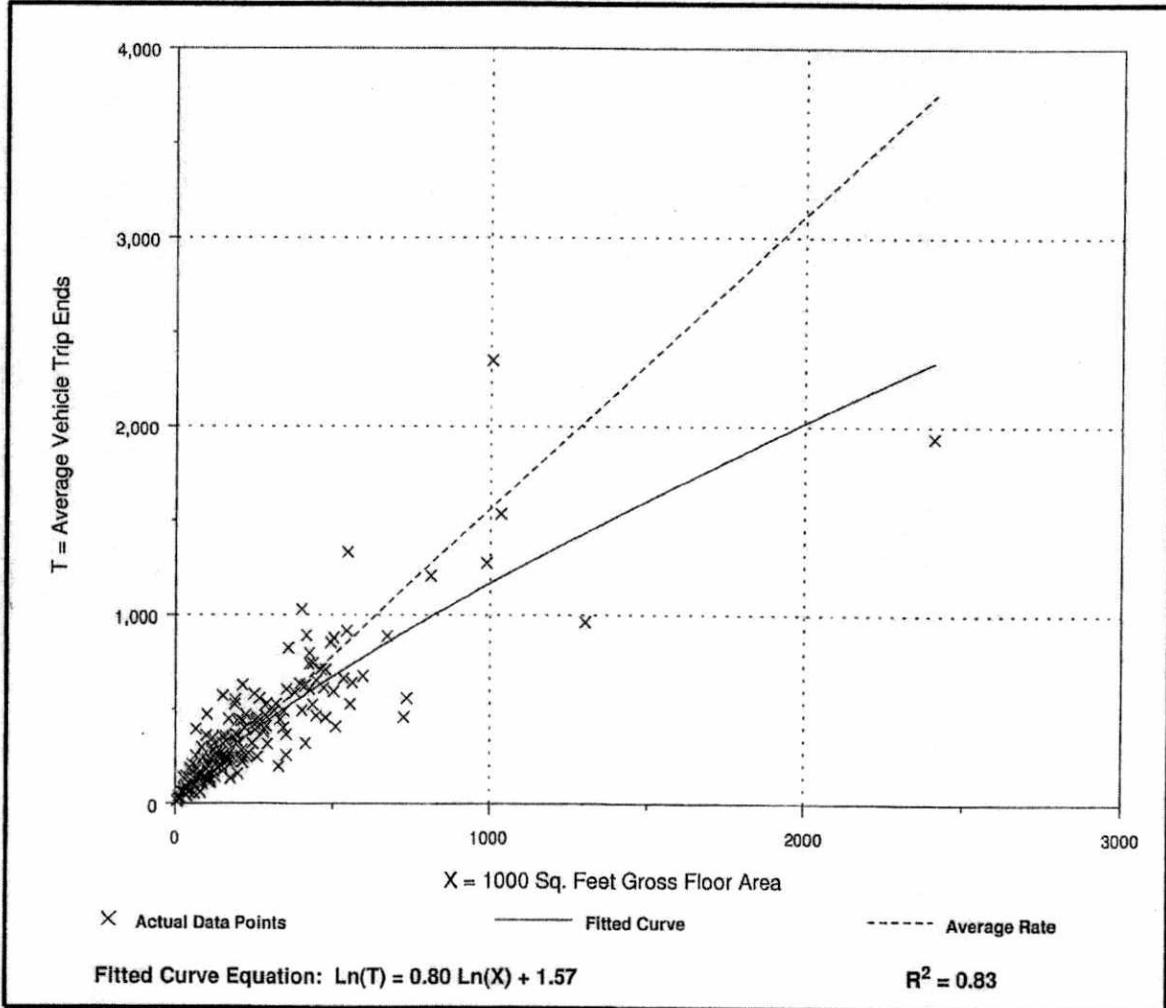
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 218
Average 1000 Sq. Feet GFA: 222
Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.56	0.60 - 5.98	1.40

Data Plot and Equation



General Office Building (710)

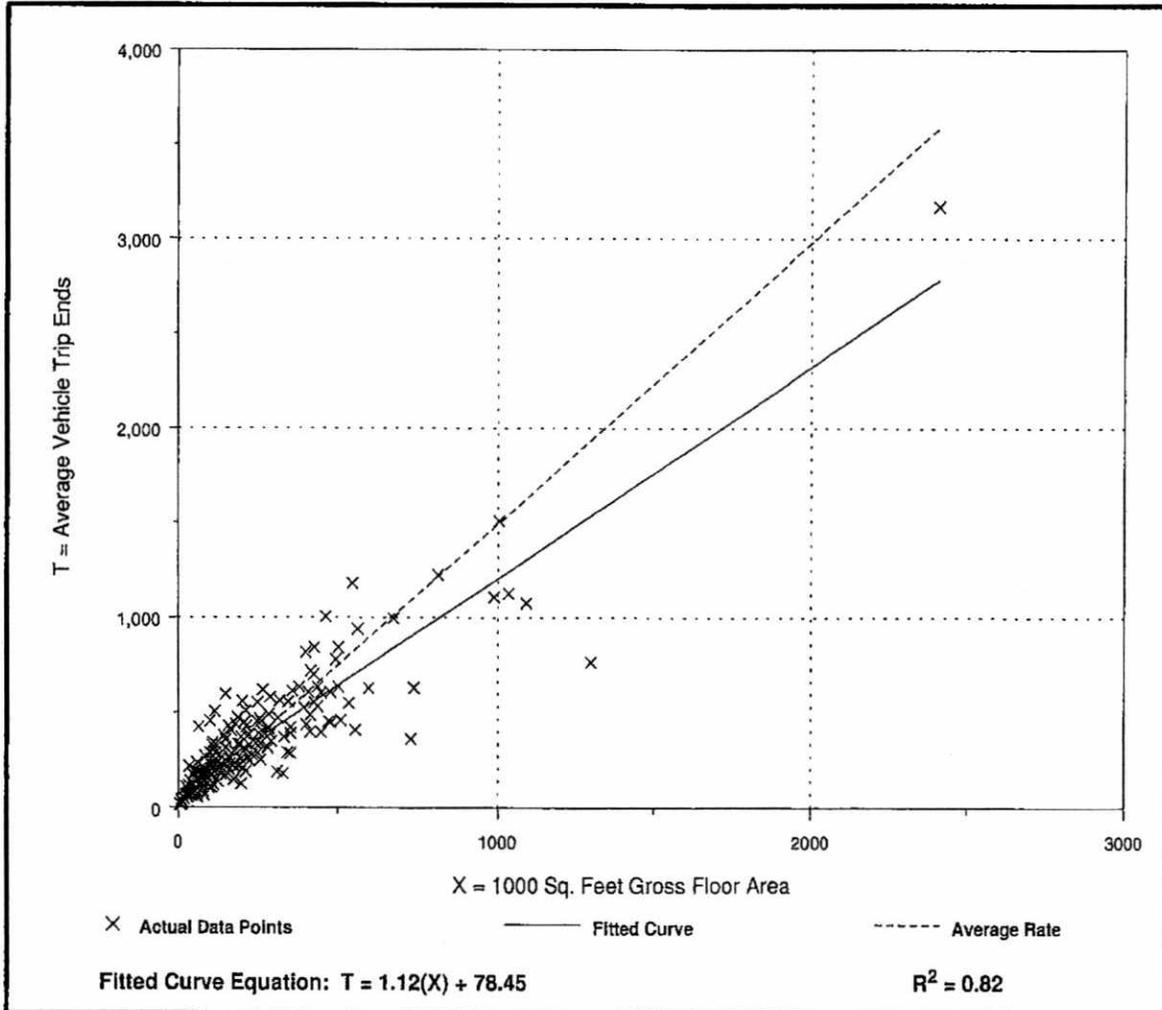
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 236
Average 1000 Sq. Feet GFA: 215
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



MEMORANDUM

DATE: June 15, 2016
TO: Andrew Varoz
FROM: Karen Aspelin, P.E., P.T.O.E.
SUBJECT: Wyoming Boulevard/Palomas Avenue Traffic Study
CC: John Mackenzie, P.E.
Chris Baca, P.E.

This memo documents a traffic study performed for the intersection of Wyoming Boulevard/Palomas Avenue. Fifty-three (53) crashes occurred at the intersection between 2009 and 2013. Most of these crashes were angle or sideswipe crashes attributed to a failure to yield or driver inattention. The City is considering making modifications to improve capacity and to help prevent additional crashes from occurring.

Data Collection

The following data were collected for this study in March 2016 and are appended to this memo:

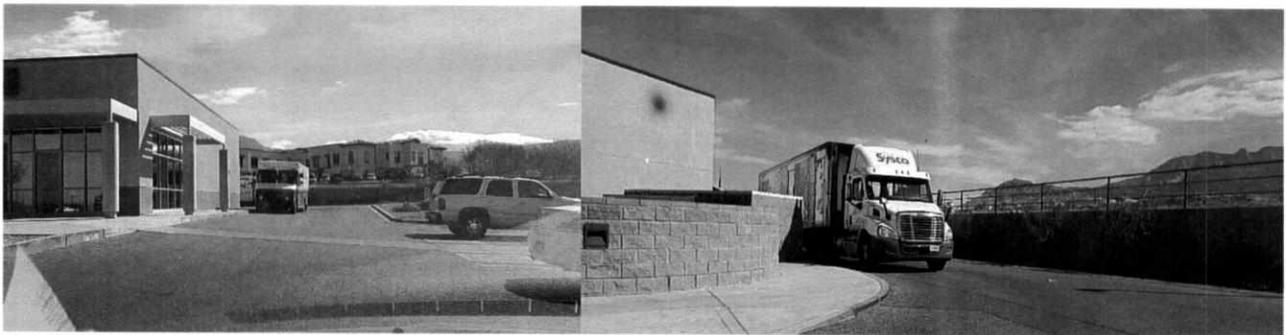
- Field observations and photos
- Crash data for the years 2009 through 2013
- Turning movement counts at these intersections:
 - Wyoming Boulevard and Paseo del Norte
 - Wyoming Boulevard and Palomas Avenue
 - Wyoming Boulevard and the cemetery driveway

A vicinity map of the study area is shown in Figure 1. Observations are that the right-in/right-out driveway on Paseo del Norte into the shopping center at the southwest corner of Wyoming and Paseo del Norte, shown in the upper right of Figure 1, is underused. This driveway was permitted as a concession to the Countrywood Neighborhood Association (south/east of the shopping center) when the shopping center was built, and was intended to relieve southbound left-turn traffic at the Wyoming/Palomas intersection. It should be noted that during the field visit for this study (mid-morning and not during a peak hour), delivery trucks were parked in the locations shown in Figure 1, limiting both of these access roads to a single lane for two-directional traffic. The configuration of the intersection at the East Access Road and Palomas Avenue, which is intended to prohibit southbound left turns, was another concession to the neighborhood association. Anecdotal information from District 3 of the NMDOT reveals that some drivers still turn southbound-to-eastbound from the East Access Road onto Palomas, driving the wrong way for about 100 feet.

Other anecdotal data is that the southbound left-turn bay from Wyoming onto Palomas often spills back into the through lanes of Wyoming. When this happens, some drivers continue past Palomas, make a u-turn near the cemetery driveway (as shown in Figure 1), and then take a right-turn onto Palomas. The traffic counts taken for this study, however, showed very few u-turns being made here.



Figure 1. Vicinity Map



Looking East toward the East Access Road

Looking Northeast at the East Access Road

Paseo del Norte - Wyoming

2009-2013 Crashes
2011-2013 Average Weekday
Traffic



- Selected Crashes
- All Crashes 2009-2013

Annual Weekday Traffic

Note: One circle may denote the location of multiple crashes

The crash data, summarized in Figure 2, show that some crashes appear to occur at the study intersection when drivers exiting or entering Palomas collided with through drivers on Wyoming. This type of crash may be occurring when:

- Drivers leaving Palomas have difficulty entering Wyoming because of the high volume and out of frustration may accept inadequate gaps.
- Drivers in the outside northbound lanes on Wyoming at Paseo del Norte, queued back through the Palomas intersection, stop to let Palomas drivers out, but a driver in the inside northbound lane does not stop (similar to the double threat pedestrian crash) and causes an angle crash. This type of crash could also occur when a southbound driver entering Palomas is hit by a northbound driver in the far outside lane of Wyoming.

Alternatives Considered

The alternatives that were considered are shown on the following pages. All of the alternatives were developed to improve access into and out of Palomas.

Option 1 simply adds “DO NOT BLOCK INTERSECTION” pavement markings and signs at the Wyoming/Palomas intersection. If strictly observed by motorists on Wyoming, this should help prevent the “double threat” crash described above and should also increase capacity for vehicles turning onto and off of Palomas Avenue.

An Option 2 was at one time considered and would prohibit southbound left turn access from Wyoming onto Palomas; however, this option was eliminated because of its access restriction.

Option 3 would create a southbound “pick up” lane on Wyoming south of Palomas. This would be accomplished by restriping the portion of southbound Wyoming between Paseo and Palomas to two through lanes (the existing pick-up lane from eastbound Paseo onto southbound Wyoming would be eliminated and rather, these turns would come to a yield at Wyoming). Drivers taking a left turn off of Palomas would be able to turn into an exclusive through lane in which to accelerate.

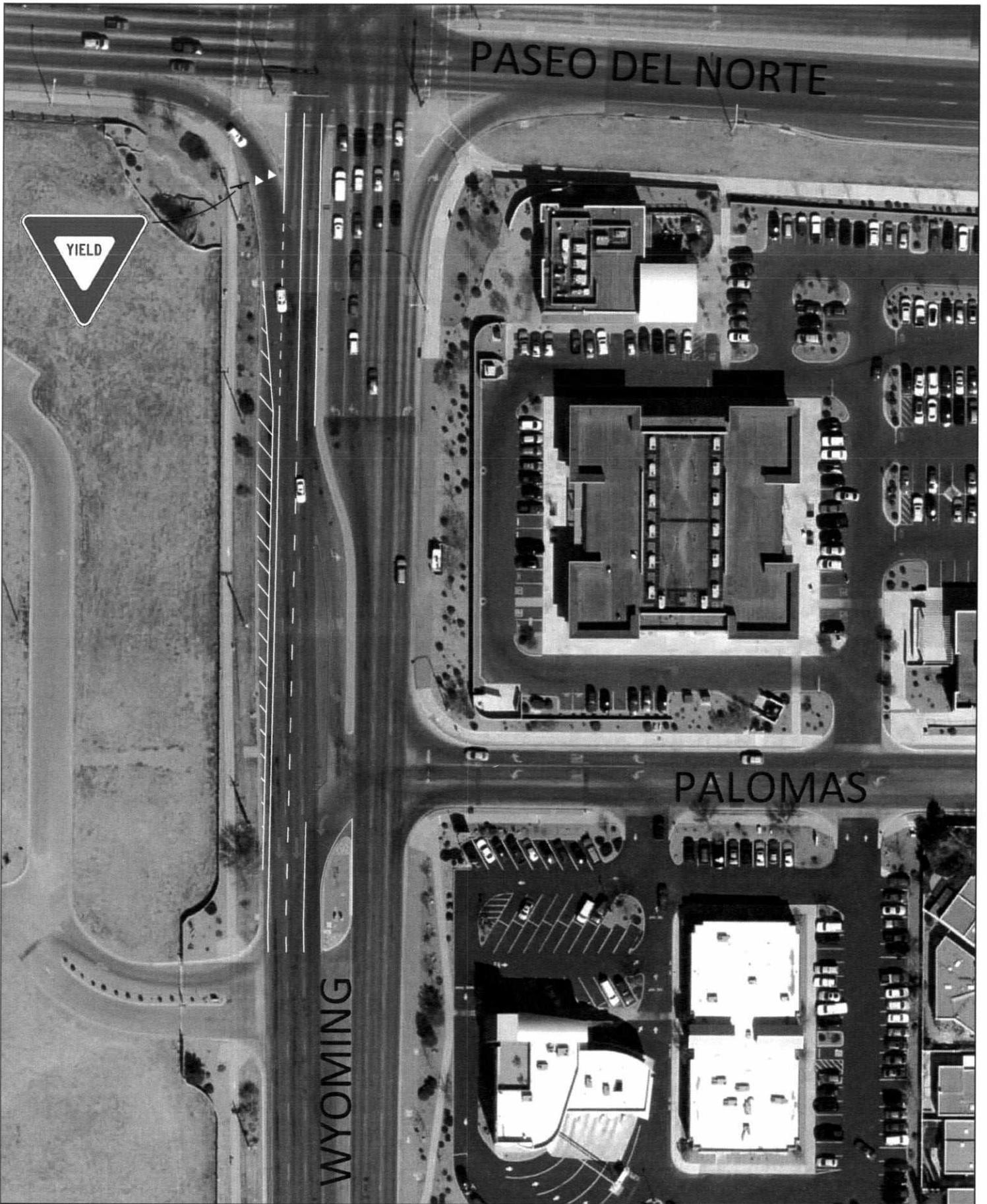
Option 4 would prohibit the westbound left turn movement from Palomas onto southbound Wyoming. In order to go south, these drivers would instead make a right turn onto Wyoming, make a u-turn at the Wyoming/Paseo intersection, and then drive south on Wyoming.

Option 5 would involve partial traffic signal control at the Wyoming/Palomas intersection (the intersection currently meets the MUTCD Four-Hour Volume Warrant for signalization, and the warrant worksheet is appended to this memo). Like Option 4, the westbound left-turn movement from Palomas onto southbound Wyoming would be prohibited, and these drivers would have to go up to the Paseo intersection and make a u-turn. However, the southbound left-turn movement onto Palomas would be aided because a traffic signal would occasionally stop the northbound movement on Wyoming to allow the left-turns to move.



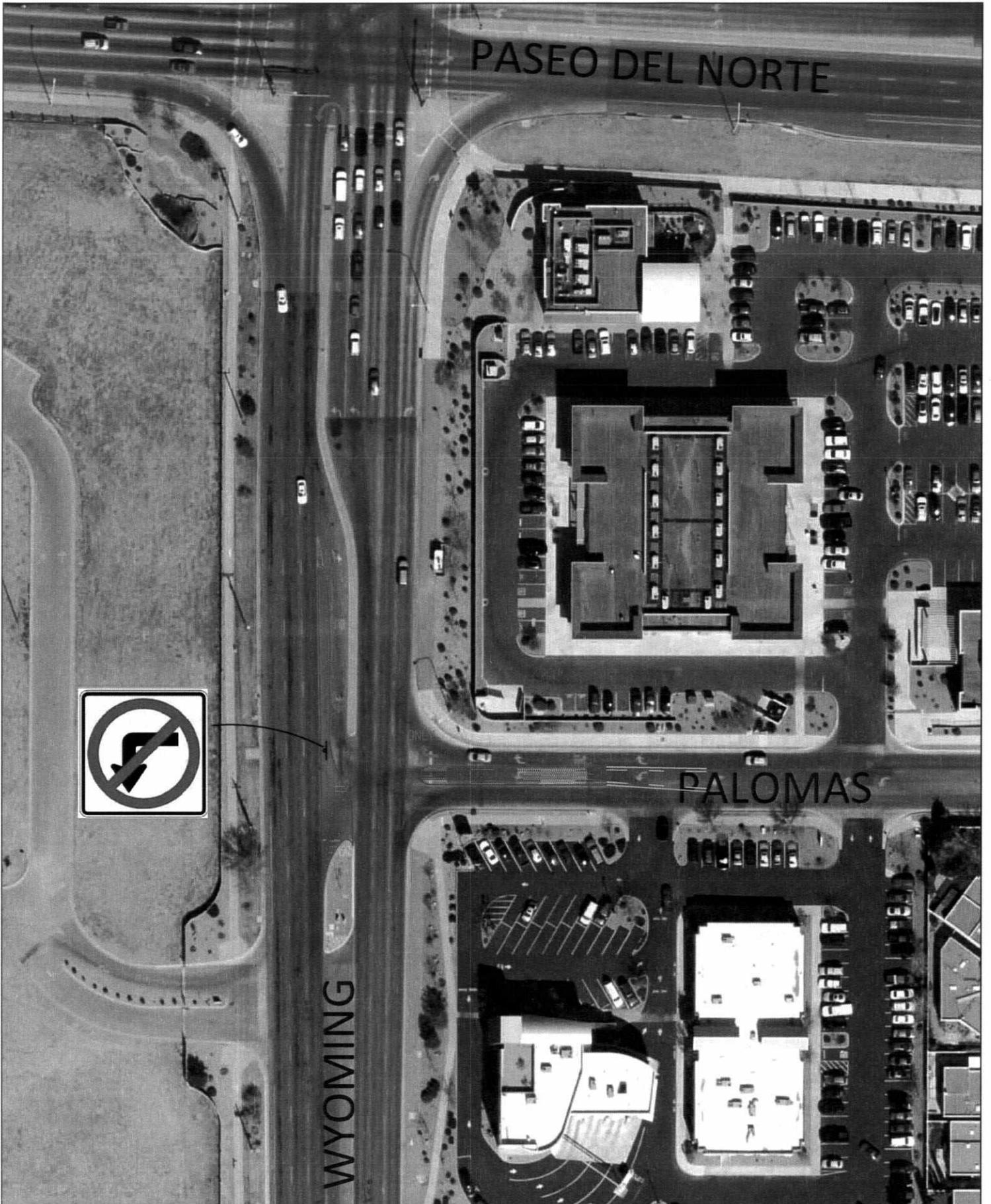
Option 1 - Add "Do Not Block Intersection"

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES



Option 3 - Yield/Pick Up Lane Conversion

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PASEO DEL NORTE

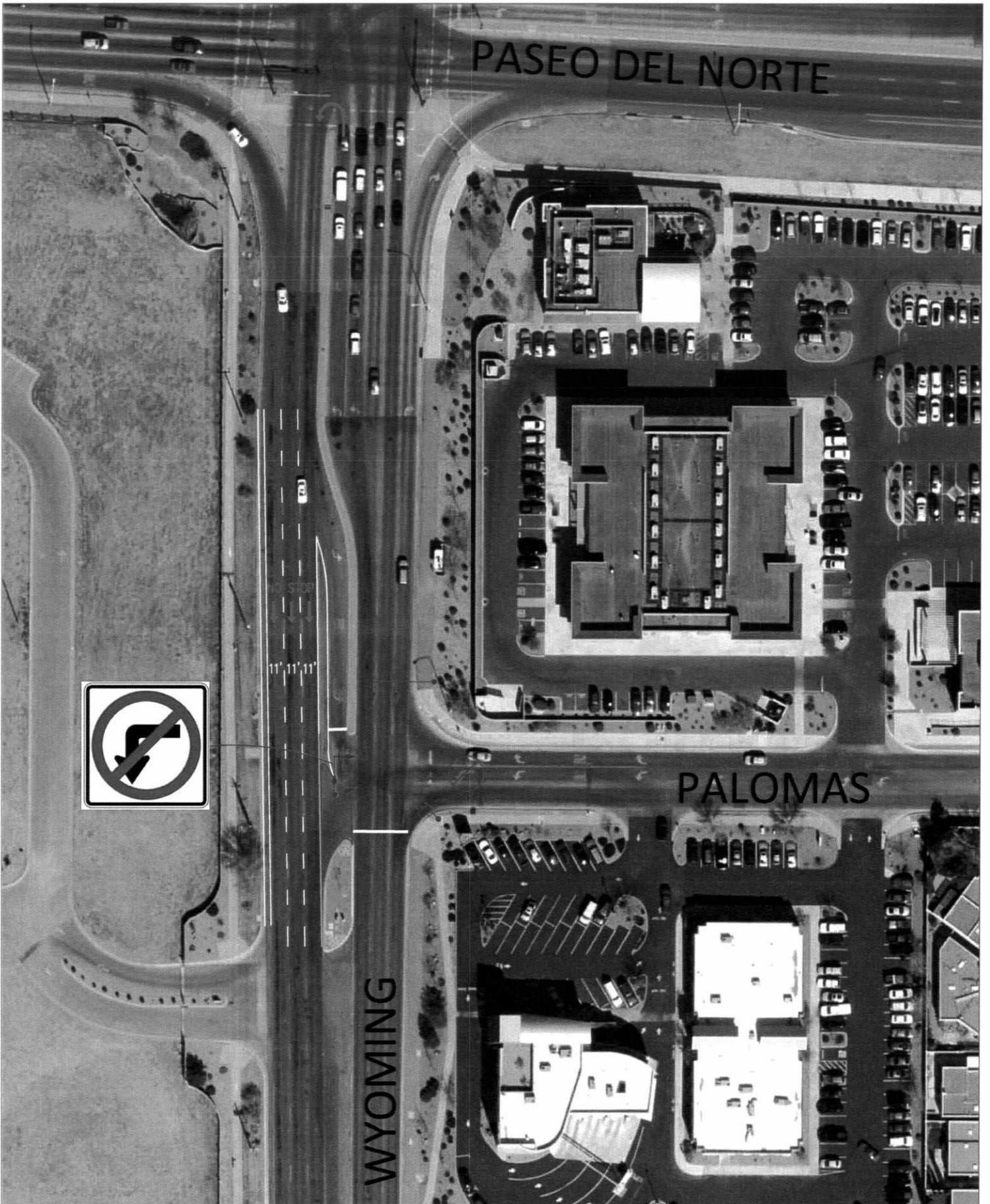
PALOMAS

WYOMING



Option 4 - Prohibit Left Turn from Palomas

Parametrix
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Option 5 - Partial Signal



PASEO DEL NORTE

REMOVE MEDIAN

PALOMAS

WYOMING

DO NOT
BLOCK
INTERSECTION

Hybrid Option

Parametrix

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Capacity Analysis of Options

The options described above were analyzed for traffic capacity using Synchro 9.1. Tables 1 and 2 below provide a summary of the analyses.

Table 1. Summary of Traffic Analysis (Delay/Level of Service) at Wyoming/Paseo del Norte

AM Peak Hour	Eastbound		Westbound		Northbound		Southbound	
	Left	Thru	Left	Thru	Left	Thru	Left	Thru
Existing Conditions	126/F	41/D	99/F	86/F	107/F	36/D	85/F	52/D
Option 1 – “DO NOT BLOCK INTERSECTION”	126/F	41/D	99/F	86/F	107/F	38/D	85/F	52/D
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	126/F	41/D	99/F	86/F	107/F	36/D	85/F	52/D
Option 4 – Prohibit WB Left Turns from Palomas	126/F	42/D	99/F	94/F	109/F	36/D	85/F	52/D
Option 5 - Partial Signal	126/F	42/D	99/F	94/F	99/F	20/B	85/F	52/D
Noon Peak Hour								
	Left	Thru	Left	Thru	Left	Thru	Left	Thru
Existing Conditions	66/E	41/D	67/E	50/D	62/E	30/C	71/E	38/D
Option 1 – “DO NOT BLOCK INTERSECTION”	66/E	42/D	67/E	50/D	62/E	32/C	71/E	37/D
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	66/E	41/D	67/E	50/D	62/E	30/C	71/E	38/D
Option 4 – Prohibit WB Left Turns from Palomas	70/E	44/D	70/E	54/D	64/E	30/C	74/E	40/D
Option 5 - Partial Signal	70/E	49/D	78/E	66/E	42/D	14/B	83/F	47/D
PM Peak Hour								
	Left	Thru	Left	Thru	Left	Thru	Left	Thru
Existing Conditions	79/E	60/E	90/F	52/D	81/F	46/D	91/F	50/D
Option 1 – “DO NOT BLOCK INTERSECTION”	80/E	62/E	91/F	52/D	81/F	49/D	90/F	49/D
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	79/E	60/E	90/F	52/D	81/F	46/D	91/F	50/D
Option 4 – Prohibit WB Left Turns from Palomas	80/E	63/E	105/F	54/D	80/E	45/D	92/F	51/D
Option 5 - Partial Signal	80/E	64/E	105/F	54/D	67/E	29/C	92/F	51/D

Table 2. Summary of Traffic Analysis (Delay/Level of Service) at Wyoming/Palomas

AM Peak Hour	Westbound		Northbound	Southbound
	Left	Right	Thru	Left
Existing Conditions	178/F	18/C	--	27/D
Option 1 – "DO NOT BLOCK INTERSECTION"	101/F	18/C	--	23/C
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	74/F	18/C	--	--
Option 4 – Prohibit WB Left Turns from Palomas	--	19/C	--	27/D
Option 5 - Partial Signal	--	0/A	2/A	1/A
--				
Noon Peak Hour	Left	Right	Thru	Left
Existing Conditions	>300/F	21/C	--	24/C
Option 1 – "DO NOT BLOCK INTERSECTION"	127/F	21/C	--	19/C
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	214/F	21/C	--	--
Option 4 – Prohibit WB Left Turns from Palomas	--	28/D	--	24/C
Option 5 - Partial Signal	--	0/A	2/A	1/A
--				
PM Peak Hour	Left	Right	--	Left
Existing Conditions	255/F	27/D	--	29/D
Option 1 – "DO NOT BLOCK INTERSECTION"	131/F	27/D	--	24/C
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	115/F	27/D	--	29/D
Option 4 – Prohibit WB Left Turns from Palomas	--	35/D	--	29/D
Option 5 - Partial Signal	--	0/A	2/A	1/A

Table 3. AM Peak - Summary of 95th Percentile Queue Lengths

Option	Wyoming/Paseo del Norte			Wyoming/Palomas		
	EB Right	NB Left	NB Thru	WB Left	WB Right	SB Left
Existing Conditions	--	233'	526'	129'	146'	132'
Option 1 – "DO NOT BLOCK INTERSECTION"	--	232'	448'	53'	43'	57'
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	312'	233'	585'	147'	210'	128'
Option 4 – Prohibit WB Left Turns from Palomas	--	228'	557'	--	67'	101'
Option 5 - Partial Signal	--	232'	509'	--	89'	84'

Table 4. Noon Peak - Summary of 95th Percentile Queue Lengths

Option	Wyoming/Paseo del Norte			Wyoming/Palomas		
	EB Right	NB Left	NB Thru	WB Left	WB Right	SB Left
Existing Conditions	--	235'	385'	229'	410'	96'
Option 1 – "DO NOT BLOCK INTERSECTION"	--	236'	402'	106'	128'	60'
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	41'	239'	402'	139'	129'	97'
Option 4 – Prohibit WB Left Turns from Palomas	--	234'	490'	--	161'	106'
Option 5 - Partial Signal	--	237'	340'	--	199'	94'

Table 5. PM Peak - Summary of 95th Percentile Queue Lengths

Option	Wyoming/Paseo del Norte			Wyoming/Palomas		
	EB Right	NB Left	NB Thru	WB Left	WB Right	SB Left
Existing Conditions	--	218'	524'	230'	401'	138'
Option 1 – "DO NOT BLOCK INTERSECTION"	--	220'	480'	139'	213'	71'
Option 3 – Pick-up Lane WB Palomas to SB Wyoming	380'	233'	562'	236'	440'	158'
Option 4 – Prohibit WB Left Turns from Palomas	--	224'	572'	--	292'	107'
Option 5 - Partial Signal	--	232'	409'	--	182'	69'

Discussion of Alternatives

Under **existing conditions**, the LOS for the westbound left turns off of Palomas experience substantial delay and poor LOS. Southbound left turns from Wyoming onto Palomas experience slightly less delay, but it is unknown if drivers wanting to make that turn may see the movement spilling out of the turn lane and decide to go elsewhere. While some drivers may be passing Palomas and making a u-turn, the data collected for this study showed that this was not a large number.

Under existing conditions, the 95th percentile queue for the northbound lanes in all three peak hours fill up both left-turn lanes and spill over into the through lanes at the Wyoming/Paseo del Norte intersection. The 95th percentile northbound queues at that intersection spill back into the Palomas

intersection in the AM and PM peaks. The westbound queues on Palomas spill back through the driveway into the shopping center during the noon and PM peaks.

Under **Option 1**, delay and level of service for the left turns at Wyoming/Palomas should improve because the intersection should not be blocked by queued northbound vehicles on Wyoming. The chance of “double threat” crashes should be decreased as well. This option does not change operations at Wyoming/Paseo del Norte.

Again, under Option 1, the 95th percentile queue for the northbound lanes in all three peak hours fill up both left-turn lanes and spill over into the through lanes at the Wyoming/Paseo del Norte intersection. The 95th percentile northbound queues at that intersection would spill back into the Palomas intersection in the AM and PM peaks, but the “DO NOT BLOCK INTERSECTION” signs and markings are intended to prevent that from happening. The westbound queues on Palomas and southbound queue onto Palomas are all slightly shorter because of the increased capacity of the intersection, and the queues on Palomas should not block the shopping center driveway.

Under **Option 3**, the westbound left turn movement will still have to defer to the northbound through movement on Wyoming and the southbound left-turn movement off of Wyoming, so the only addition of capacity is from the dedicated third southbound through lane on Wyoming. Option 3 forces the eastbound right-turn movement at Wyoming/Paseo del Norte to yield rather than having a free pick-up lane, and this movement carries high volumes (about 600 vph in the peak hours).

This option has the same queue issues as the existing conditions. Additionally, under this option, the right-turn movement from Paseo del Norte onto Wyoming would now have yield control, and this queue could reach over 300 to 400 feet in the AM and PM peak hours.

Under **Option 4**, the delay and conflict created by the westbound left turn movement out of Palomas would be eliminated. However, all of these motorists would be diverted right and up to the Wyoming/Paseo del Norte intersection to make a u-turn. While the traffic analysis shows that this would not substantially affect the level of service at that intersection, it would add to the already-long queues of that movement. Also, the throat of the southbound departure at that intersection may have to be modified to better accommodate u-turns.

Option 4 has the same queueing issues on Wyoming at the northbound approach to Paseo del Norte as existing conditions; however, with only right-turns allowed from westbound Palomas, queueing issues would not be expected there.

Option 5 would divert westbound-to-southbound drivers and have the effects on the Wyoming/Paseo del Norte intersection as described under Option 4. Option 5 would improve LOS for southbound lefts at Wyoming/Palomas, as they would have a dedicated traffic signal phase and would be allowed to turn on both a protected and a permitted phase.

Under Option 5 the partial signal would be programmed to stop northbound Wyoming traffic at Palomas before the northbound queues at Paseo del Norte are able to extend into the Palomas intersection. Also, with only right-turns allowed from westbound Palomas, queueing issues would not be expected there.

Under any of the alternatives, the East Access Road and its driveway need to be kept clear of delivery trucks so that these roads can be used. Also, the City may want to revisit the intersection of the East Access Road/Palomas Avenue to allow southbound left turns, after first discussing this issue with the Countrywood Neighborhood Association.

Conclusion and Recommendations

After reviewing the range of alternatives above, the study team, which included City and consultant staff, picked certain desirable features of several of the alternatives to develop a recommended “hybrid” alternative, which is shown on the next page. This option would:

- Help prevent left turn conflicts at Wyoming/Palomas by prohibiting westbound left turns and using the “Do Not Block Intersection” signs and pavement markings to help prevent southbound left turn/northbound through conflicts.
- Provide more storage by lengthening the northbound left-turn lanes at the Paseo del Norte/Wyoming intersection
- Prohibit the southbound u-turn just south of Palomas
- Allow southbound left turns from the shopping center’s east access road onto Palomas

Operationally, this hybrid option would mimic Option 4, and an increase in the number of vehicles making a northbound u-turn at the Wyoming/Paseo del Norte intersection would be expected. As with Option 4, the throat of the southbound departure at that intersection may have to be modified to better accommodate u-turns.

NOTIFICATION &
NEIGHBORHOOD INFORMATION

ATTACHMENT A

(EPC SUBMITTAL) – TRACT A, MORNING STAR AT PALOMAS, LOCATED ON PALOMAS AVENUE NE BETWEEN WYOMING BOULEVARD NE AND PASEO DEL NORTE NE zone map D-19
for Malak Hakim, Consensus Planning, Inc.

COUNTRYWOOD AREA N.A. R”

***Andrew Reed**

7905 Woodwind Dr. NE/87109 423-552-4198 (c)

Linda Davison

7928 Woodhaven Dr. NE/87109 816-536-7816 (c)

NORTH WYOMING N.A “R”

***Tracy Guidry**

8330 Krim Dr. NE/87109 293-0898 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h)

NOR ESTE N.A. “R”

***Bob Smith**

P.O. Box 94115/87199-0066 828-1319 (h)

Gina Martinez

P.O. Box 94115/87199-0066 238-5495 (c)

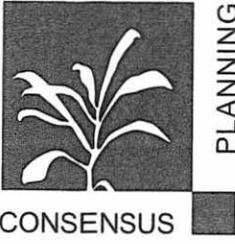
DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c),

Tony Huffman, 9712 Sand Verbena Trl. NE/87122 259-9723 (c)

***President of NA/HOA/Coalition**

Typical



July 28, 2016
Andrew Reed
7905 Woodwind Drive NE
Albuquerque, NM 87109

Linda Davison
7928 Woodhaven Drive NE
Albuquerque, NM 87109

Landscape Architecture
Urban Design
Planning Services

Re: U.S. New Mexico Federal Credit Union (*Tract A, Morning Star at Palomas*)

Dear Mr. Reed and Ms. Davison:

302 Eighth St. NW
Albuquerque, NM 87102

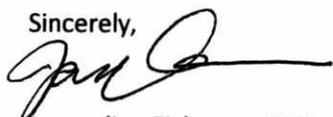
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the Countrywood Area Neighborhood Association that Consensus Planning has submitted a request for a Zone Map Amendment, Sector Plan Map Amendment, and a Site Development Plan for Building Permit for property located on the east side of Wyoming Boulevard, between Paseo Del Norte NE and Palomas Ave NE. The subject property is zoned SU-2 for O-1, Office and is .9 acres in size.

The applicant is proposing to develop a U.S. New Mexico Federal Credit Union. The proposed bank use will have two drive-up teller lanes as well as an ATM lane. The proposed small-scale development fits well with the existing neighborhood and adjacent uses. Consensus Planning and the applicant met with the Countrywood Neighborhood Association on July 21, 2016 to discuss this project. A member of the Association proposed that we place a three-way stop at the entry to the property, entry to Countrywood, and along Palomas Avenue. The Site Plan for Building Permit reflects this suggestion.

Design Standards are delineated by the La Cueva Sector Plan. They address land use, site planning, landscaping, architecture, signage, walls, screening, lighting, and utilities. The proposed project is subject to these Design Standards as the property is governed by the La Cueva Sector Plan.

The project will be heard by the Environmental Planning Commission starting at 8:30 am on Thursday, September 8, 2016 in the basement of Plaza del Sol located at 600 Second Street NW. The agenda is available from the Planning Department one week prior to the hearing. Please do not hesitate to contact me at 764-9801 for any additional information or if you would like to meet in person to discuss.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

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

Attachment: Copy of Site Plan for Building Permit

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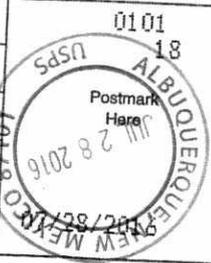
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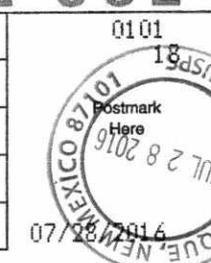
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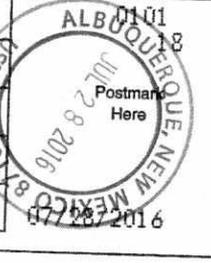
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 Tony Huffman
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 City, State, ZIP+4 Alb. NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

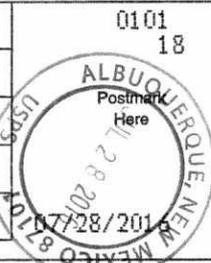
7012 1640 0001 8697 6260

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$8.62



Sent To
 Michael Pridham
 Street, Apt. No., or PO Box No. 6413 Northlan Ave. NE
 City, State, ZIP+4 Alb. NM 87109

PS Form 3800, August 2006 See Reverse for Instructions

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Project #: 1008952
Property Description/Address: All or a portion of Tract A, Morning Star at Palomas, zoned SU-2 for O-1 to SU-2 for C-1 Permissive and Conditional uses, located on Palomas Ave., NE between Wyoming Blvd., NE, and Barstow St., NE, containing approximately .9 acre.

Date Submitted: August 31, 2016
Submitted By: Jessie Lawrence

Meeting Date/Time: August 30, 2016
6:30 PM
Meeting Location: North Domingo Baca Multigenerational Center
Facilitator: Jessie Lawrence
Co-facilitator: None

Parties (individual names and affiliations are listed at the end of the report):

- **Applicant:**
 - o U.S. Eagle Federal Credit Union
- **Agent:**
 - o Consensus Planning
- **Affected Neighborhood Associations:**
 - o Countrywood Area NA
 - o Nor Este NA
 - o North Wyoming NA
 - o District 4 Coalition of NAs

Background/Meeting Summary:

Applicant requests zone map amendment, sector plan map amendment, and approval of a site development plan for building permit for all or a portion of Tract A, Morning Star at Palomas, located on Palomas Ave., NE between Wyoming Blvd., NE, and Barstow St., NE, containing approximately .9 acre. Applicant, U.S. Eagle Federal Credit Union, plans to build a branch on the property.

Meeting participants expressed concerns about traffic problems that already exist in the area and could increase because of development at this site. Neighbors stated that they do not want the removal of the existing traffic diverter on Palomas, and people did not like that the application supports the idea of removal. The agent and applicant stated that the traffic diverter is not a dealbreaker, and the project would occur regardless. Neighbors also opposed the idea of a four-way stop or any use of the right-in right-out access on the neighboring property to the west. Additionally, neighbors would like to see more information about expected traffic levels at the site. Applicant stated that they would not provide such information, citing the lack of comparable branches and possible challenges to projected numbers.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

In addition, meeting participants expressed concern about the possibility of future C-1 development if this applicant's project failed or closed. There was disagreement at the meeting about whether development would be limited to permissive uses under the La Cueva SDP or included all C-1 uses, including the possibility of gas stations, convenience stores, package liquor, or fast food restaurants.

Outcome:

- *Areas of Agreement*
 - o None noted at the meeting.
- *Unresolved Issues & Concerns*
 - o Neighbors asked the applicant to share data about the applicant's traffic levels at other branches so they could have more information about potential traffic at this site. Applicant stated that they would not share this information because of the lack of comparable branches and possible challenges to projected numbers.
 - o Neighbors expressed the concern about other future uses that could be developed on this site if the applicant's project failed or closed. There was disagreement about whether development would be limited to permissive uses under the La Cueva SDP or included all C-1 uses, including the possibility of gas stations, convenience stores, package liquor, or fast food restaurants.
- *Other Key Points*
 - o Neighbors discussed the existing traffic diverter on Palomas. Most neighbors attending the meeting stated that they wanted the traffic diverter to remain and expressed concern that the application stated support for its removal. Agent stated that project is planned regardless of the City's decision about this and that they are not taking a position requesting removal. Neighbors discussed the City study regarding this issue and the ongoing process outside of this application.

Meeting Specifics:

- 1) Overview of Request
 - a) Jackie Fishman, representing the agent for the application, Consensus Planning, introduced the applicant team for the project and stated that the request is for a zone map amendment from SU-2 for O-1 to SU-2 for C-1, a sector plan map amendment consistent with the zone map amendment, and approval of a site development plan for building permit.
 - i) The proposed project, a bank with drive-thru services, is allowed in C-1 but not O-1.
 - ii) Site plan for building permit includes the site plan, landscape plan, grading and drainage plan, building elevations, and utility plan.
- 2) Traffic Diverter Questions and Comments
 - a) A meeting participant asked about applicant support of the removal of the existing traffic diverter on Palomas.
 - i) Agent stated that the application states support for the idea, but the applicant is not requesting the removal of the traffic diverter, and the project is planned regardless of the City's decision about the diverter.
 - ii) Applicant stated that they would still develop with the diverter, although it would be more of an inconvenience for drivers.
 - b) The property owner adjacent to the west stated that he opposed the removal of the traffic diverter and the use of the existing right-in right-out access that he developed.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- i) Agent stated that project would not be using that right-in right-out access.
 - (1) The neighbor stated that he is considering closing that right-in right-out access because of this project, because of drainage concerns, and for other reasons.
 - c) Meeting participants discussed the City study that recommended removal of the diverter, concerns about its removal, and ideas for how to better control traffic on Palomas and at the Palomas/Wyoming intersection.
 - i) Neighbors stated that they want the diverter to stay, with some also suggesting that it could be modified.
 - (1) Neighbors discussed a drawing of a possible modification recently discussed with the City Engineer.
 - ii) Meeting participants discussed different ideas for how to address traffic problems at Palomas and Wyoming.
 - d) Agent asked for meeting participant views about a four-way stop.
 - i) A meeting participant stated that the neighbors do not support a four-way stop.
- 3) Traffic Level Questions and Comments
- a) A meeting participant asked about revisions to the application dated August 26 related to the east access road and traffic study.
 - i) Agent stated that they addressed a statement in the application that traffic was less than prior planning indicated because of the three assisted living facilities, rather than O-1 uses.
 - ii) The property owner adjacent to the west asked if his existing right-in right out access was part of the traffic study.
 - (1) The civil engineer on the applicant team stated that it was a simpler trip generation analysis and did not use that right-in right-out.
 - b) A meeting participant stated that the Countrywood neighborhood is concerned about the increase in traffic right in front of the neighborhood.
 - c) A meeting participant asked if the applicant would share data on traffic volume.
 - i) Applicant declined, citing the lack of comparable branches and the likelihood of challenges to projected numbers.
 - ii) A neighbor suggested setting up a camera at the nearby Nusenda credit union to get an idea of their traffic.
- 4) Zoning Change Questions and Comments
- a) Agent stated that the requested zoning change would be tied to the site plan and nothing other than this site plan could be developed without a public process.
 - b) A meeting participant expressed the concern that once the project is developed, the zoning would be changed, and if the credit union failed, anything in the C-1 zoning could be developed.
 - i) There was disagreement about whether development would be limited to permissive uses under the La Cueva SDP or included all C-1 uses, including the possibility of gas stations, convenience stores, package liquor, or fast food restaurants.
 - (1) Agent stated development would only include permissive uses.
 - (2) A meeting participant stated that the zoning could include a much larger variety of uses.
 - ii) Applicant stated that the credit union has been in business since 1935 and is not likely to fail.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

- c) A meeting participant said that he believed the La Cueva SDP required a minimum of 1.75 acres for drive-thru facilities.
 - i) Agent looked up the resolution at issue and stated that the clause did not apply to this type of project, and was specific to mixed use developments.
 - d) A meeting participant expressed the concern that the applicant could add a second building onto the lot that could be developed under the SU-2 for C-1 zoning.
 - i) Agent stated that a second building would not fit on the lot and meet the parking requirements.
 - ii) A meeting participant asked if there is a cross-access agreement with the neighboring property to the east.
 - (1) Agent stated that there is a cross-access agreement, but not a shared parking agreement.
 - (a) A neighbor asked if a shared parking agreement could be obtained at a later date.
 - (i) Agent stated that an agreement would need to be approved by the DRB.
- 5) Other Questions and Concerns
- a) A meeting participant reviewed the history of the Guardian Storage application, approved by EPC and overturned by City Council, and suggested that decision could be a model for this project.

EPC Application Hearing Details:

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
 - Karen Hudson, Chair, Council District 8
 - Derek Bohannon, Vice Chair, Council District 5
 - Dan Serrano, Council District 1
 - Moises Gonzalez, Council District 2
 - Victor Beserra, Council District 3
 - Peter Nicholls, Council District 4
 - Maia Mullen, Council District 6
 - James Peck, Council District 7
 - Bill McCoy III, Council District 9
2. Hearing Time:
 - i. The hearing is scheduled for September 8, 2016.
 - ii. The Commission will begin hearing applications at 8:30 a.m.
 - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
 - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
3. Hearing Process:
 - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - ii. City Planner includes facilitator report in recommendations.

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

- iii. The Commission will make a decision and parties have 15 days to appeal the decision.
- 4. Resident Participation at Hearing:
 - a. Comments may be sent to:

Maggie Gould, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
mgould@cabq.gov
(505) 924-3910

OR

Karen Hudson, Chair, EPC
Derek Bohannon, Vice Chair, EPC
c/o Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Affiliations of Attendees:

Jackie Fishman	Agent
Linda Davison	Countrywood Area NA
Paul Phelan	Countrywood Area NA
Andrew Reed	Countrywood Area NA
James Griffie	Nor Este NA
Bob Borgeson	Countrywood Area NA
Keith Bandoni	Applicant
Alan Varela	Applicant
William Bily	Applicant
Ralph Nelson	Applicant
Fred Arfman	Applicant
Malak Hakim	Agent
Linda McCormick	Paseo Crossing

August 28, 2016

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street
Albuquerque, NM 87102

Re: Zone Map/Sector Plan Amendment and Site Plan for Building Permit Application dated July 28, 2016 submitted by US Eagle Federal Credit Union (USEFCU) (Project# 1008952)

Dear Madam Chair and Commissioners:

This is notice by the Countrywood Homeowners Association **opposing approval of the application** for a Zone Map Amendment, Sector Plan Map Amendment, and Site Development Plan for Building Permit as submitted on July 28, 2016 by U.S. Eagle Federal Credit Union for property located on Palomas Avenue NE, west of the existing Morningstar Assisted Living and Memory Care Facility.

The Countrywood Homeowners Association is an interested and affected party to this action. The Countrywood Neighborhood Subdivision along with its only entrance to the subdivision is located directly south of the project. The following are our reasons for opposing approval of the application.

The application as submitted creates concern previously resolved by the Environmental Planning Commission (EPC) with regards to traffic congestion and conflicts with the Countrywood Subdivision entry road, the pedestrian crossing from the Countrywood Area Neighborhood to the subject property and to the adjacent shopping center and other facilities along the north side of Palomas Avenue.

The application proposes removal of the traffic diverter/median located on Palomas at the intersection with the public access easement located on the east side of the Shops at Paseo Crossing property (hereafter referred to as the 'East Access Road') adjacent to and west of the subject property. The application includes the following:

- "The applicant supports ...the removal of the traffic diverter along Palomas" (page 3)
- "...the public access easement established as part of the Shops at Paseo Crossing development allowing ...left turn access onto (*eastbound*) Palomas" (page 8)
- "...the applicant supports the removal of the existing traffic diverter along Palomas Avenue" (page 10)
- "The encouraged removal of the existing traffic diverter will..." (page 12)

This traffic diverter was constructed as a result of the EPC's final approval in 2005 of Project# 1002112, 04EPC-01221 and 01222 application by Solid Gold Classic LLC ('shopping center developer') for The Shops at Paseo Crossing located on the southeast corner of Wyoming and Paseo del Norte. During those

proceedings, the EPC granted and upheld an appeal by the Countrywood Homeowner's Association that cited concerns for safety related to traffic congestion and conflicts at the intersection of the East Access Road and Palomas. The shopping center developer filed an appeal of this EPC ruling. The EPC denied the shopping center developer's appeal.

Continued discussions on November 23, 2005 by the shopping center developer, Countrywood, the City of Albuquerque (COA) Department of Municipal Development Traffic Operations Division Manager, and the COA Planning Department Transportation staff resulted in an agreement to address the traffic issues at the East Access Road and Palomas intersection. This agreement resulted in the following Finding and Revised Condition incorporated into the project application and approved by the EPC:

"Finding 13:

The proposed intersection of the public access easement (connection to Paseo del Norte) and Palomas Avenue creates concern with regards to traffic congestion and conflicts with the Countrywood Subdivision entry road and pedestrian crossing from the Countrywood Area Neighborhood to the subject property.

Revised Condition 4j:

In order to address traffic operational issues, the proposed intersection of Palomas Avenue and the public access easement (connection to Paseo del Norte) shall be restricted to right turn-in, right turn-out and left turn-in only, until such time that the intersection can be realigned with the Countrywood entrance (depends on development of adjacent properties to the east). The Traffic Operations Engineer would assess whether the newly created intersection warrants fourway stop control at that time, if a four-way stop control has not already been installed. In the interim, a raised median that restricts the left turn-out movement and provides a pedestrian refuge area in Palomas Avenue shall be constructed by the developer along with pedestrian crosswalks, advance signing (stop, right turn only, pedestrian crossing, etc.) and sidewalk and pedestrian amenities that connects the crosswalks to the subject property (see attached Exhibit A."

The application also references the Wyoming Boulevard/Palomas Avenue Traffic Study dated June 15, 2016 that was conducted by Parametrix on behalf of the department of Municipal Development recommending removal of the traffic diverter. In a meeting on August 23, 2016 that included Councilman Brad Winter, members of the Countrywood Homeowners Association, COA Department of Municipal Development traffic engineers, COA Planning Department traffic engineers, and Parametrix engineering staff, it was generally agreed that the Parametrix recommendations in the Traffic Study be reevaluated because of concerns voiced by members of the Countrywood Homeowners Association.

The conditions previously addressed by the EPC with regards to traffic congestion and conflicts with the Countrywood Subdivision entry road and pedestrian crossing from the Countrywood Area Neighborhood to the subject property and that lead to the construction of the traffic diverter remain unchanged. **We oppose removal of the traffic diverter on Palomas at the Countrywood Subdivision entrance.**

The application as submitted does not provide enough information to evaluate the effects of increased traffic at the intersection of Palomas and Countrywood Drive (the only entry to the Countrywood Subdivision) directly south of the subject property.

The Countrywood Homeowners Association has concerns that increased traffic generated by the proposed facility may adversely affect safety and traffic congestion at the entry to the Countrywood Subdivision. The Albuquerque Development Process Manual states that traffic generation from developments are characteristically described by factors such as the size and type of the development and that **high volume traffic generators include:** Restaurants, **Banks**, Convenience Markets, Service Stations, Super Markets, Auto Car Wash, etc.

As noted in the application, the Albuquerque Code of Ordinances states that banks with drive-in facilities are permitted under the requested C-1 zoning "on the condition the vehicle movement plan is approved by the Traffic Engineer." Without citing other provisions that are not evident to Countrywood in the Code of Ordinances, this is a requirement that is omitted from the application. While the application includes a form indicating that a Traffic Impact Study is not required, it does not provide a vehicle movement plan that includes the anticipated volume of traffic that will be generated by the facility and by which the application can be evaluated for traffic impacts by affected parties.

Countrywood requests that the applicant provide data for peak hour traffic volumes for its comparable USEFCU facilities and the Nusenda Federal Credit Union located at the Barstow and Palomas intersection **for use in evaluating the effect the proposed facility on the Palomas and Countrywood intersection.**

The application as submitted proposes a zone change from SU-1 for O-1 to SU-1 for C-1 Permissive and Conditional Uses. Approval of this change could result in future C-1 uses of the property that are not acceptable to the Countrywood Neighborhood Area directly south of the subject property, and would be approved by a process without input by Countrywood or review by the EPC. Previous applications for a zone change to C-1 on the property adjacent to the east of the subject property have been denied by the Albuquerque City Council.

The original La Cueva Sector Development Plan established the SU-2 for O-1 zoning currently assigned to the properties along the north side of Palomas, including the subject property, between the Nusenda Federal Credit Union (on the southeast corner of Palomas and Barstow) and the Shops at Paseo Crossing (on the south west corner of Palomas and Wyoming).

Per the publication "A Zoning Code Overview for the General Public" published by the COA Planning Department, the O-1 zone category is "often used as a buffer between residential and non-residential land. Uses allowed generally have little impact on the surrounding neighborhood in terms of traffic, noise or signage." Countrywood has found that the existing O-1 zoned properties developed along Palomas between Barstow and Wyoming have served the purpose of O-1 zone category stated above by providing a buffer and having little impact on the Countrywood neighborhood. These properties are Paloma Landing Retirement Residence, North Ridge Alzheimer's Special Care Center, and Morningstar Assisted Living and Memory Care Facility, all which serve as senior living residential and service facilities.

The Zoning Code Overview publication also states that the C-1 zone is generally designed to allow neighborhood office, retail and service uses that provide for the day-to-day needs of the neighborhood. The publication defines Permissive Use as those uses that are allowed as a right in that zone. Countrywood has reviewed the publication's Appendix B: Zone Change Matrix for differences between

O-1 and C-1 allowed uses. Examples of permissive uses specifically cited in the publication and included in the Zone Change Matrix for C-1 zoned property (i.e. uses for which the owner has the right to build without approval at a public hearing) include gas stations, convenience stores, package liquor stores, and fast food restaurants. These are uses that are **not acceptable** to the Countrywood Homeowners Association but would be allowed by right on the subject property once the zoning change to C-1 has been approved. Unforeseeable but very possible future changes in the economy or business situation on the subject property may result in the sale of the property to an owner that would convert its use to one that is unacceptable to the Countrywood Area Neighborhood. It is Countrywood's understanding that the zoning codes have generally been adopted to prevent such a future adverse effect on surrounding residential neighborhoods.

Finally, an application related to the property east of and adjacent to the subject property requested a change from O-1 to C-1 permitted use of a storage facility was submitted to and approved by the EPC in approximately 2012 (details for this application will be provided pending receipt of documentation by Countrywood). After hearing Countrywood's concerns regarding this application at a public City Council meeting, the Albuquerque City Council ultimately denied approval this 2012 application and zone change to C-1 request. A subsequent application for development of this adjacent property zoned O-1 by Morningstar Assisted Living Facility was approved with the support of the Countrywood Homeowners Association. **For the above reasons, the Countrywood Homeowner's association opposes a zone change from O-1 to C-1 Permissive and Conditional Uses that could result in future C-1 uses of the property that are not acceptable to the Countrywood Neighborhood Area**

We respectfully request that you fully consider the above stated concerns and deny approval of USEFCU's application as submitted on July 28, 2016 for a Zone Map Amendment, Sector Plan Map Amendment, and Site Plan for Building Permit. Thank you for your consideration.

Sincerely,



Andrew Reed, President
Countrywood Homeowner's Association

PASEO COASTWAY

* Speed Study Next Week by Kevin Broderick (schedule permitting) Before and After.

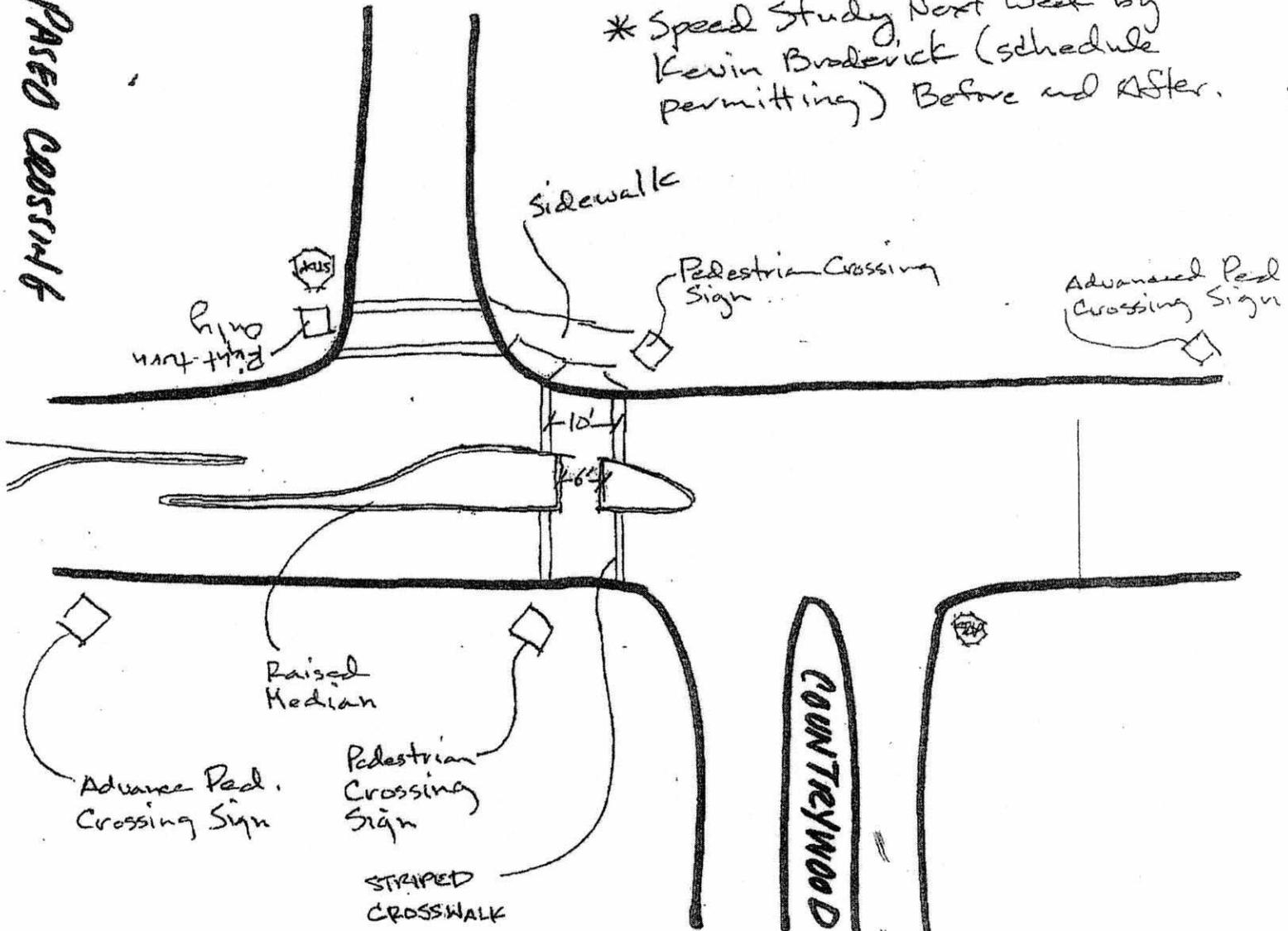


EXHIBIT A
As APPLIED BY EIC
DECEMBER 2005



PASEO CASASALT

RIGHT TURN ONLY

Sidewalk



Raised Median

NO LEFT TURN
ONEWAY SIGNS
FOR SOUTHBOUND EXIT
ACCESS ROAD.

COUNTRYWOOD

EXHIBIT B
AS CONSTRUCTED AND
CURRENT AS OF
August 2016



PASEO COASTWAY

RIGHT TURN ONLY

Sidewalk

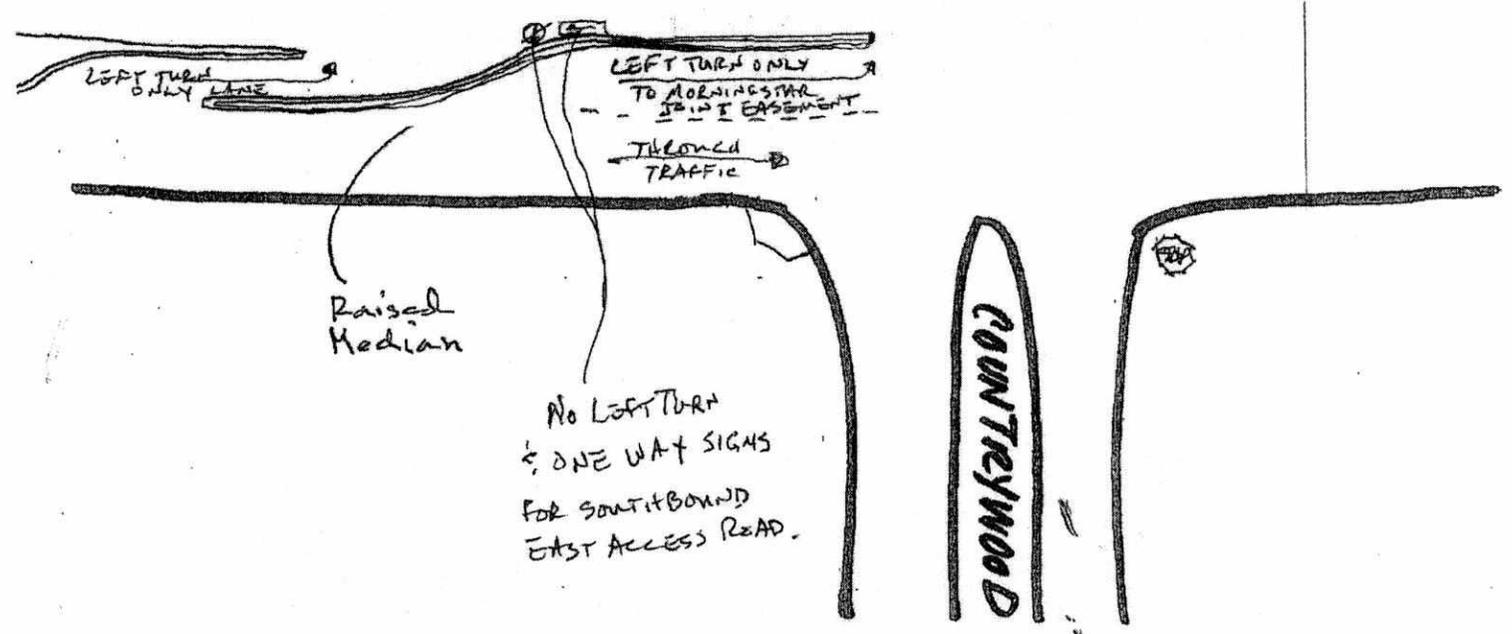


EXHIBIT 2

SYSTEMS ACCEPTED
PROPOSED AT MEETING
of August 23, 2016

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Sept. 8, 2016 **1008952**
Zone Atlas Page: D-19-Z
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Palomas Av NE between Wyoming & Barstow NE

Applicant: Eagle Federal Credit Union
P.O. Box 129
ABQ, NM 87103

Agent: Consensus Planning Inc.
302 8th St. NW
ABQ, NM 87102

Special Instructions:

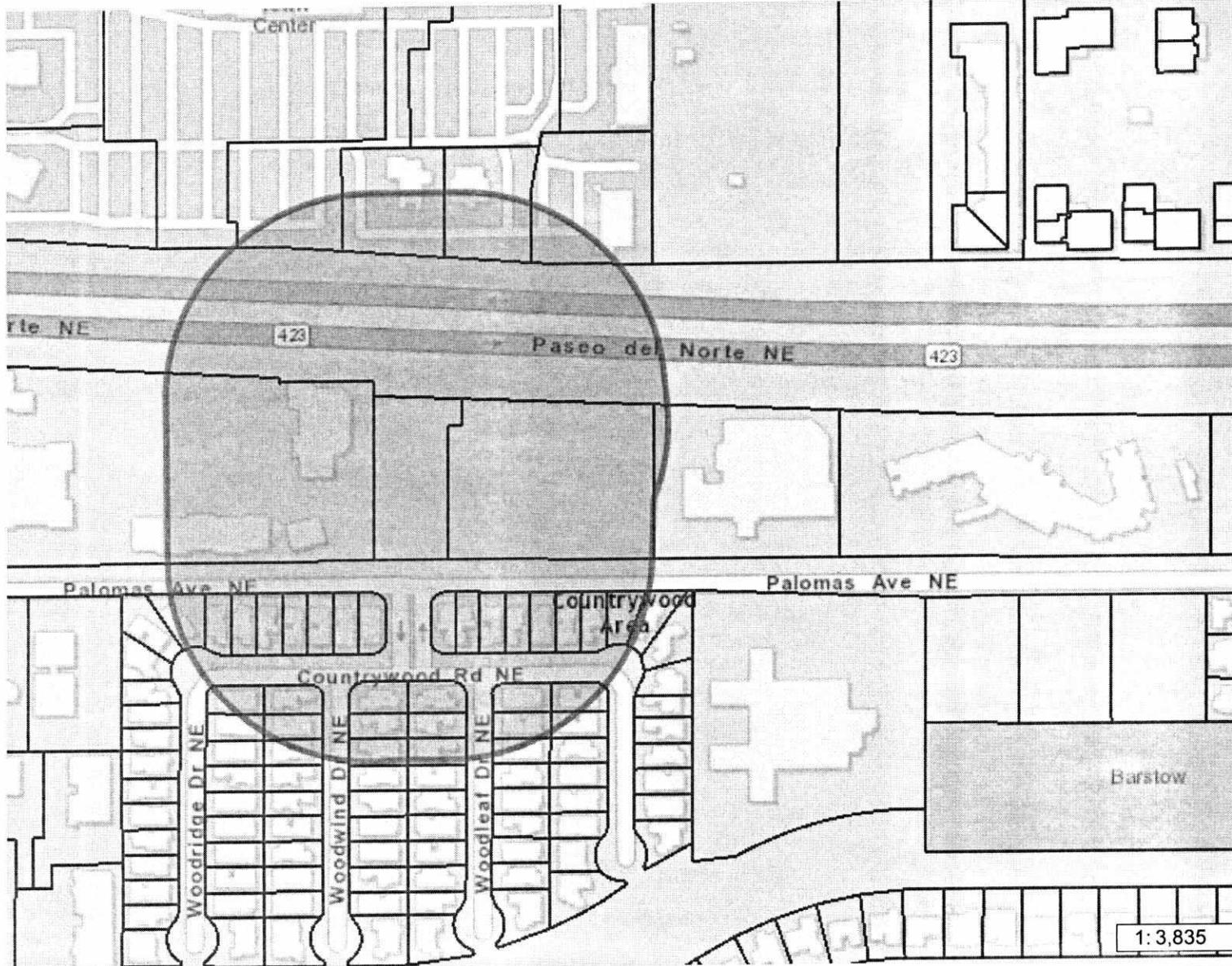
**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: 8-17-16

Signature: 



1008952



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

360 feet includes 100 foot buffer

1:3,835

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/2/2016 © City of Albuquerque

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8209 COUNTRY WOOD RD NE
ALBUQUERQUE NM 87109

WEXLER RICHARD B & JILL A
11720 SANTA MONICA DR NE
ALBUQUERQUE NM 87122

STEELHEAD LLC
1109 RHODE ISLAND ST NE
ALBUQUERQUE NM 87110

PALMER BENJAMIN H
PO BOX 3321
ALBUQUERQUE NM 87190-3321

PEARSON JOHN DAVID
8105 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109

REYNOLDS DONALD E & MARTHA A
7924 WOOD LEAF DR NE
ALBUQUERQUE NM 87109

PEARSON JOHN DAVID
8105 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109

CHAFFEE NANCY B & WILLIAM H
8101 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109-5262

YEN LINDA L TRUSTEE YEN RVT
7937 WOODLEAF DR NE
ALBUQUERQUE NM 87109-5260

LA CUEVA TOWN CENTER LTD CO
(SMITHS FOOD & DRUG) C/O NICKLE &
CO LLC
1014 VINE ST FLOOR 7TH
CINCINNATI OH 45202

LA CUEVA TOWN CENTER LTD CO
PO BOX 66180
ALBUQUERQUE NM 87193-6180

KORBER KERRY L
8229 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109

DAVIS F ERROL JR
7928 WOODLEAF DR NE
ALBUQUERQUE NM 87109

LA CUEVA TOWN CENTER LTD CO
PO BOX 66180
ALBUQUERQUE NM 87193

SISTERS OF ST FRANCIS OF ASSISI NM
3221 SOUTH LAKE DR
SAINT FRANCIS WI 53235-3702

LYALL EILEEN R TRUSTEE JOHN B &
EILEEN R LYALL RVT
7929 WOODLEAF DR NE
ALBUQUERQUE NM 87109

PHELAN PAUL
8201 COUNTRY WOOD RD NE
ALBUQUERQUE NM 87109

MIRRETTI GRACE J
8213 COUNTRY WOOD RD NE
ALBUQUERQUE NM 87109

ARNAMNART DTOY & KUM
8221 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109

KESTI JULIE ANN
8225 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109-5263

STORHAUG JANET C
8217 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87107

PALAFOX JOHN R
8205 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109-5263

RIOS THOMAS A & DOLORES P
8125 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109

BROWN JOHN L & SANDRA L
8233 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109-5263

GUYMON CALVIN E & GAIL
7929 WOODWIND DR NE
ALBUQUERQUE NM 87109

ROCK VALLEY LAND CO LLC
8525 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1603

LA CUEVA TOWN CENTER LTD CO
PO BOX 66180
ALBUQUERQUE NM 87193-6180

ENCINIAS THERESA L
7928 WOODWIND DR NE
ALBUQUERQUE NM 87109

SOLID GOLD CLASSIC L L C
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

RIVERA REYNALDO L JR
7932 WOODWIND DR NE
ALBUQUERQUE NM 87109

ROSSER LOLETHA
8121 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109-5262

COCA GRACE A
7933 WOODLEAF DR NE
ALBUQUERQUE NM 87109

CORCORAN JAMES C & CLARICE D
5762 WOODBORO DR
HUNTINGTON BEACH CA 92649

HARRIS ANDY & BARBARA
PO BOX 93910
ALBUQUERQUE NM 87199

SMITH FRANCES J
7932 WOODRIDGE NE
ALBUQUERQUE NM 87109

THORSON DOROTHY ANN
8113 COUNTRY WOOD RD NE
ALBUQUERQUE NM 87109-5262

MARES ARTHUR F TRUSTEE/ARTHUR F
MARES FAMILY TRUST
7929 WOODHAVEN DR NE
ALBUQUERQUE NM 87109-5261

SWEET MARILYN
7936 WOODRIDGE NE
ALBUQUERQUE NM 87109

BORGESON H P & LAURA LEA
8129 COUNTRYWOOD RD NE
ALBUQUERQUE NM 87109-5262

NORTH RIDGE NM LLC C/O HARBERT
MGT CORP
2100 3RD AVE NO SUITE 600
BIRMINGHAM AL 35203

PASEO 2010 LLC
527 OAK PL NE
ALBUQUERQUE NM 87122

PASEO 2010 LLC
527 OAK PL NE
ALBUQUERQUE NM 87122

Andrew Reed
Countrywood Area NA
7905 Woodwing Dr. NE
Albuquerque, NM 87109

Linda Davison
Countrywood Area NA
7928 Woodhaven Dr NE
Albuquerque, NM 87109

Tracy Guidry
North Wyoming NA
8330 Krim Dr NE
Albuquerque, NM 87109

Nanci Carriveau
North Wyoming NA
8309 Krim Dr NE
Albuquerque, NM 87109

Bob Smith
Nor Este NA
P.O. Box 94115
Albuquerque, NM 87199-0066

Gina Martinez
Nor Este NA
P.O. Box 94115
Albuquerque, NM 87199-0066

Michael Pridham
District 4 Coalition of NA's
6413 Northland Ave NE
Albuquerque, NM 87109

Tony Huffman
District 4 Coalition of NA's
9712 Sand Verbena Trl NE
Albuquerque, NM 87122

U.S. EAGLE FEDERAL CREDIT UNION
P.O. Box 129
ABQ, NM 87103

Consensus Planning *Inc.
302 Eighth St NW
ABQ, NM 87102

Andrew Reed
Countrywood Area NA
7905 Woodwind Dr NE
ABQ, NM 87109

Linda Davison
Countrywood Area NA
7928 Woodhaven Dr NE
ABQ, NM 87109

Tracy Guidry
NORTH WYOMING NA
8330 Krim Dr NE
ABQ, NM 87109

Nanci Carriveau
NORTH WYOMING NA
8309 Krim Dr NE
ABQ, NM 87109

Bob Smith
Nor Este NA
P.O. Box 94115
ABQ, NM 87199-0066

Gina Martinez
Nor Este NA
P.O. Box 94115
ABQ, NM 87199-0066

Michael Pridham
Dist. 4 Coalition of NA's
6413 Northland Ave NE
ABQ, NM 87109

Tony Huffman
Dist. 4 Coalition of NA's
9712 San Verbena Tr. NE
ABQ, NM 87122

~~GELTMORE, LLC~~
6211 SAN MATEO BLVD NE STE. 130
ABQ, NM 87109

Marcia Fernandez
South Valley Coalition of Neigh. Assoc
2401 Violet SW
ABQ, NM 87105

Harry Hendriksen
Westside Coalition
10592 Rio Del Sole Ct NW
ABQ, NM 87114-2701

Patrisha Dyea
West Bluff NA
5012 Bridges Ave. NW
ABQ, NM 87120

Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave NW
ABQ, NM 87121

Steven Budenski
West Mesa NA
5732 La Anita Ave. NW
ABQ, NM 87105

CONSENSUS PLANNING
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ABQ, NM 87102

Johnny Pena
S.W.A.N.
6525 Sunset Gardens SW
ABQ, NM 87121

Rene Horvath
Westside Coalition
5515 Palomino Dr. NW
ABQ, NM 87120

Em Ward
S.R. Marmon NA
P.O. Box 7434
ABQ, NM 87120

Doug Cooper
Los Volcanes NA
6800 Silkwood NW
ABQ, NM 87121

Michael Wilmesherr
Vista Magnifica Assoc.
1709 Calle Del Vista NW
ABQ, NM 87105

Rod Mahoney
South Valley Coalition of Neigh. Assoc
1838 Sadora Rd SW
ABQ, NM 87105

Jerry Gallegos
S.W.A.N.
417 65th St. SW
ABQ, NM 87121

Kimberlee Tolon McCandless
West Bluff NA
3208 Vista Grande Dr NW
ABQ, NM 87120-1136

Michele Luna
S.R. Marmon NA
7008 Porlamar Rd NW
ABQ, NM 87120

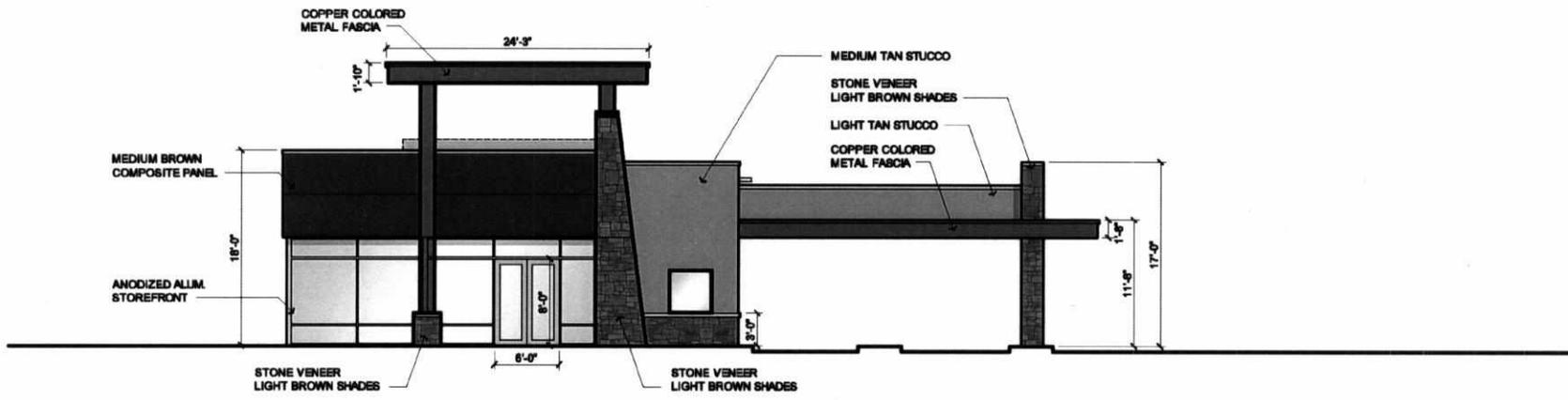
Louis Tafoya
West Mesa NA
6411 Avalon Rd NW
ABQ, NM 87105

Ruth Rivera
Vista Magnifica Assoc.
1640 Corte Del Sol NW
ABQ, NM 87105

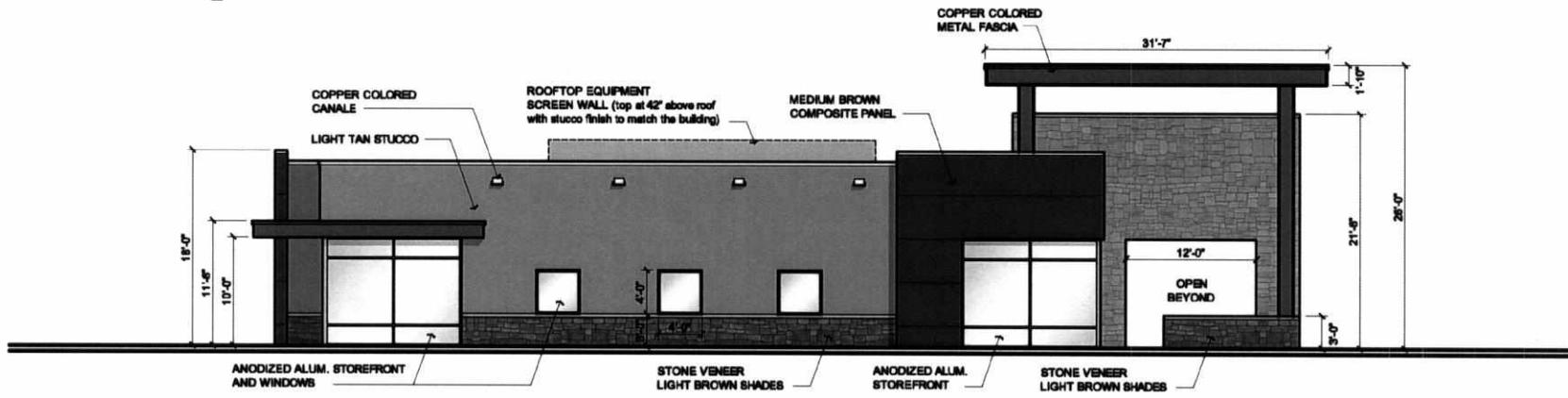
ORDER OF STAFF REPORTS (updated June 2014 by CLL)

1. Staff Report Cover Page
2. Maps (reverse alphabetical order, with public facilities map last)
3. Staff Report Body
4. Picture Pages from Site Visit
5. Any Applicable Resolutions (ex. R-270-1980, Resolution adopting SDP / Zone Map) or Regulations (ex. big box)
6. History (Notice(s) of Decision) Note: site with no prior actions won't have one.
7. Zoning (ex. Existing and Proposed, OK to cross-reference)
8. Application Information:
 - a. Main City Application and Form Checklist
 - b. TIS Form, Archaeological Ordinance Form
 - c. Letter of Authorization
 - d. PRT or DRT notes (if they had one)
 - e. Project Letter
 - f. R20-1980 Justification Letter
9. Support Material from Applicant
10. Any additional information from Staff (emails, memos, etc.)
11. Neighborhood Information
 - a. Main ONC letter and attachment with contacts information
 - b. Sample Letter and Materials the Applicant Sent to Neighbors
 - c. Certified Return Mail Receipts
 - d. Facilitator's Report
 - e. Neighborhood Input (Comments, Letters)
12. Site Plan Reductions

SITE PLAN REDUCTIONS



1
5 SOUTH ELEVATION
1/16" = 1'-0"



2
5 WEST ELEVATION
1/16" = 1'-0"

U.S. EAGLE FEDERAL CREDIT UNION

SOUTH & WEST ELEVATIONS

Prepared for:



PO Box 129
Albuquerque, NM 87103

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

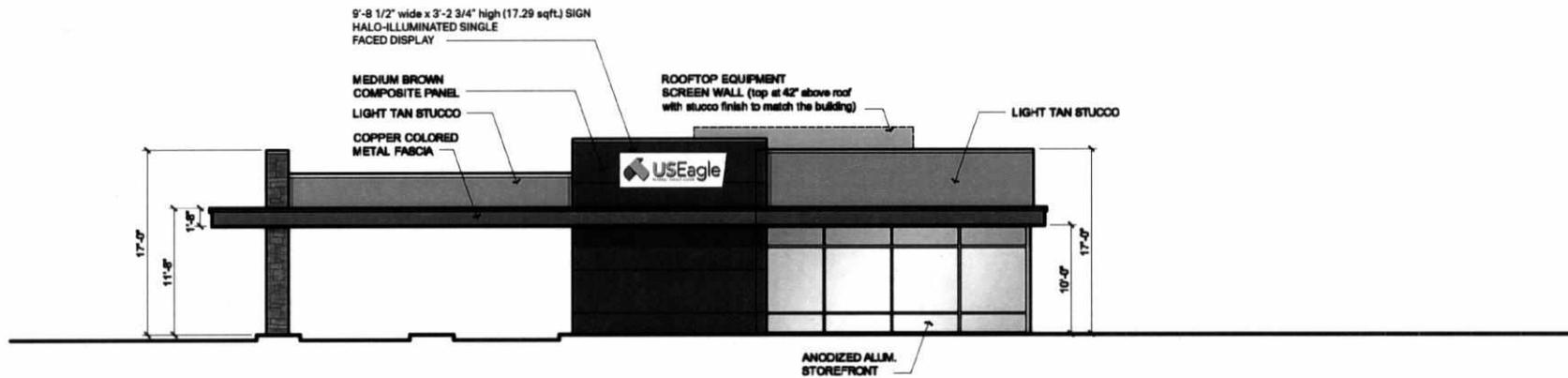
NewGround
15450 South Outer Forty Drive
Suite 300
Chesterfield, MO 63017

Scale: 1/16" = 1'-0"

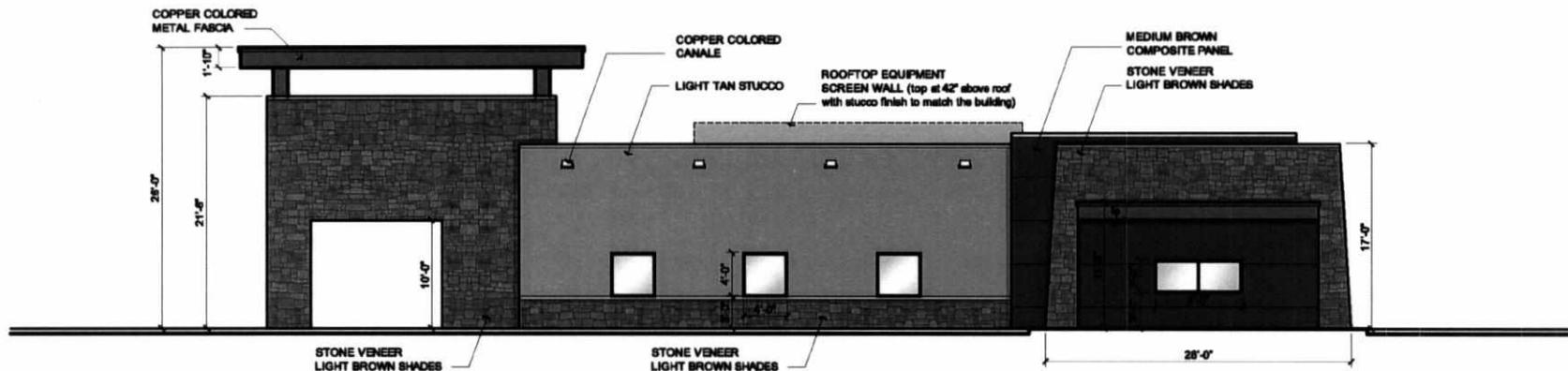


July 28, 2016

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128 Monroe St, NE
Albuquerque, NM 87108



3 NORTH ELEVATION
5 1/16" = 1'-0"



4 EAST ELEVATION
5 1/16" = 1'-0"



U.S. EAGLE FEDERAL CREDIT UNION

NORTH & EAST ELEVATIONS

Prepared for:



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Scale: 1/16" = 1'-0"



Isaacson & Arfman, P.A.
128 Monroe St, NE
Albuquerque, NM 87108

July 28, 2016

Sheet 2 of 2

CALCULATIONS: 2181 US Eagle Federal Credit Union - July 26, 2016
 Based on Drainage Design Criteria for City of Albuquerque, Section 22.2, DPM, Vol 2, dated Jan. 1997

ON-SITE
 AREA OF SITE: 30778.16 SF = 0.500

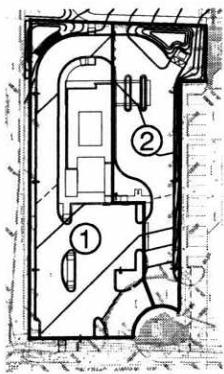
DEVELOPED FLOWS:		EXCESS PRECIP:	
Treatment SF	%	Treatment SF	Excess Zone 3
Area A = 19789.308	59%	Area A = 0	Ea = 0.66
Area B = 19789.308	59%	Area B = 3058	Ea = 0.92
Area C = 0	0%	Area C = 8073	Ea = 1.29
Area D = 0	0%	Area D = 2664	Ea = 2.36
Total Area = 39578.616	100%	Total Area = 39578.616	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = 1.64
 Lada, L Lada, L Lada, L Lada

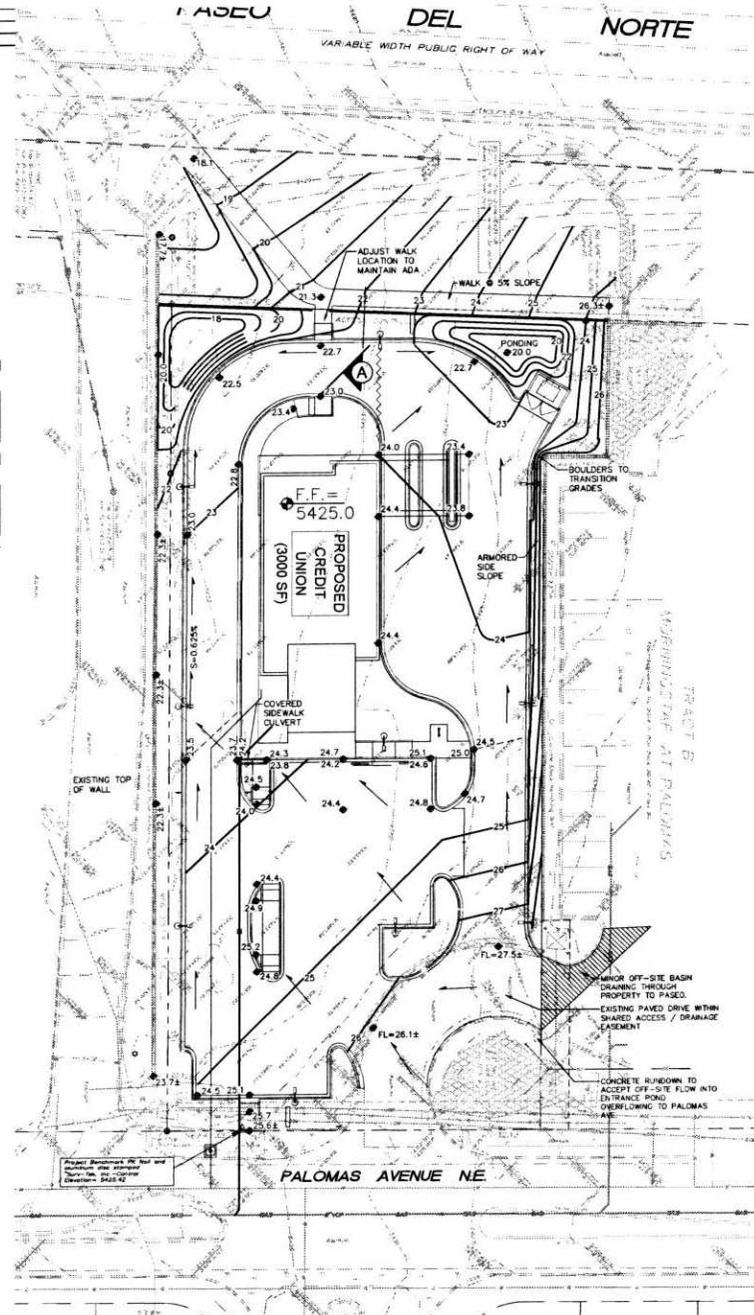
On-Site Volume of Rainoff V₅₀₀ = 1.64 / 12
 On-Site V₅₀₀ = 266.6 CF Developed V₅₀₀ = 6779 CF

On-Site Peak Discharge Rate: Q_p = Q₁A₁ + Q₂A₂ + Q₃A₃ + Q₄A₄ / 43.560
 For Precipitation Zone 3
 Q₁ = 1.87 Q₂ = 3.45
 Q₃ = 2.60 Q₄ = 4.02
 On-Site Q_p = 20.0 CFS Developed Q_p = 4.1 CFS

BASIN NO.	DESCRIPTION	AREA (SF)	LAND TREATMENT
1	Proposed Drainage Basin	1180	A = 0% B = 0% C = 15% D = 76%
2	Proposed Drainage Basin	1180	A = 0% B = 0% C = 15% D = 76%



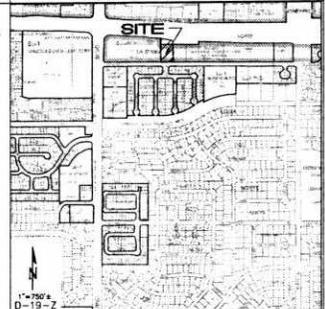
DRAINAGE BASINS



SITE STORMWATER MANAGEMENT

THE SITE WILL BE DIVIDED INTO TWO MAIN DRAINAGE BASINS.
 DISCHARGE TO PASEO DEL NORTE IS LIMITED TO THE HISTORIC DISCHARGE RATE OF 2.0 CFS DETENTION POND(S) WITH OUTLET STRUCTURES WILL BE USED TO CONTROL DISCHARGE.
 BASIN 1 WILL GENERATE APPROXIMATELY 2.4 CFS. THIS DISCHARGE WILL FLOW WITHIN THE PAVEMENT TO THE NORTHWEST PASSING TO A PERMANENT FIRST FLUSH RETENTION POND / DETENTION POND WITHIN THE LANDSCAPING.
 BASIN 2 WILL GENERATE APPROXIMATELY 1.7 CFS. THIS DISCHARGE WILL FLOW WITHIN THE PAVEMENT TO THE NORTHEAST PASSING TO A PERMANENT FIRST FLUSH RETENTION POND / DETENTION POND WITHIN THE LANDSCAPING.
 BASIN 1 + BASIN 2 WILL GENERATE APPROXIMATELY 4.1 CFS. DISCHARGE TO PASEO DEL NORTE IS LIMITED TO THE HISTORIC DISCHARGE RATE OF 2.0 CFS. RELEASE RATE WILL BE CONTROLLED WITHIN THE PROPERTY.
 LANDSCAPE AREAS WILL BE DEPRESSED FOR WATER HARVESTING EXCEPT IN AREAS WITHIN 10' OF A STRUCTURE.
 A PORTION OF THE PROPERTY WILL DRAIN TO PALOMAS AVENUE. ANY DISCHARGE TO PALOMAS AVE. IS UNRESTRICTED.

VICINITY MAP



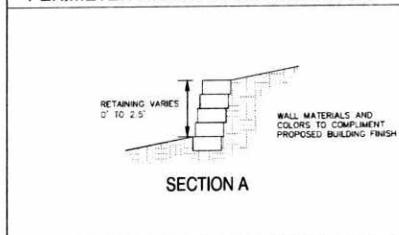
PROJECT DATA

PROJECT: THE SITE IS A PARTIALLY DEVELOPED .500 ACRE PROPERTY LOCATED WITHIN C.D.A. MONY MAP 0-18. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL, TO THE WEST BY A PUBLIC ACCESS EASEMENT AND DEVELOPED COMMERCIAL, TO THE NORTH BY PASEO DEL NORTE BLVD. R.O.W. AND TO THE SOUTH BY PALOMAS BLVD.
 PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A BANK BUILDING WITH DRIVE-UP LINES AND ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.
 LEGAL: TRACT "A" OF MONNINGSTAD AT PALOMAS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
 AREA: 0.5006 ACRES
 BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "NEADEN", ELEVATION = 5378.235 FEET (NAD 88)

LEGEND

- ① PROPOSED DRAINAGE BASIN
- BASIN LIMITS
- PROPOSED FLOW DIRECTION
- F.F. = PROPOSED FINISH FLOOR ELEVATION
- PROPOSED SPOUT
- 25.3 PROPOSED SPOT ELEVATION

PERIMETER GRADE TRANSITION WALL



U.S. EAGLE FEDERAL CREDIT UNION

2181 CG-101 - CONCEPTUAL GRADING & DRAINAGE PLAN

Prepared by: **US Eagle**
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 Albuquerque, NM 87102

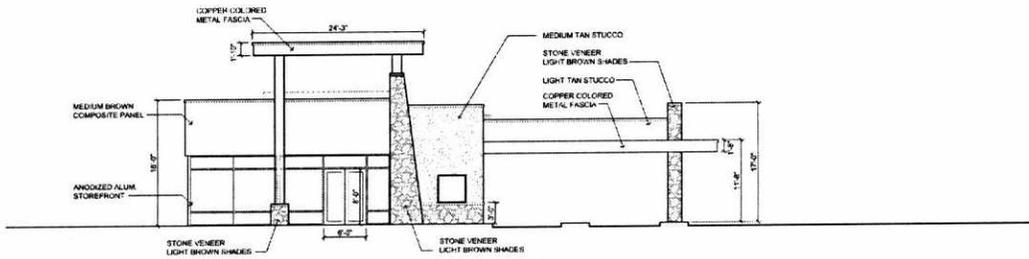
PO Box 129
 Albuquerque, NM 87103

NewGround
 15450 South Outer Forty Drive
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 Chesterfield, MO 63017

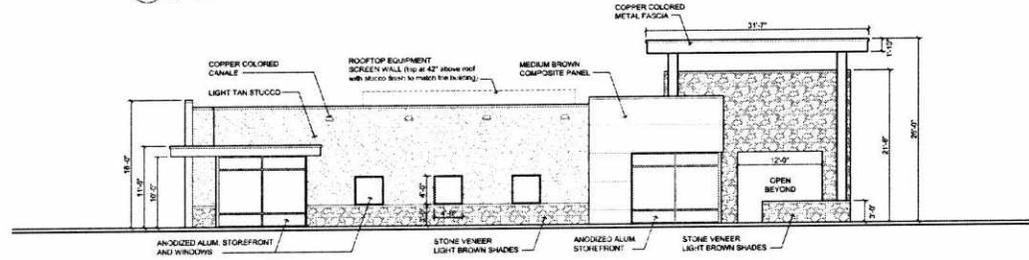
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July 28, 2016

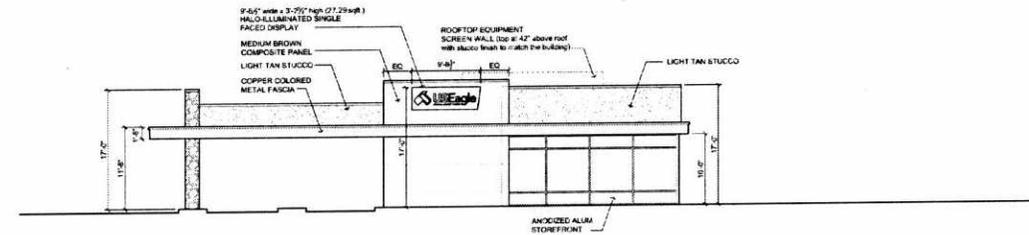




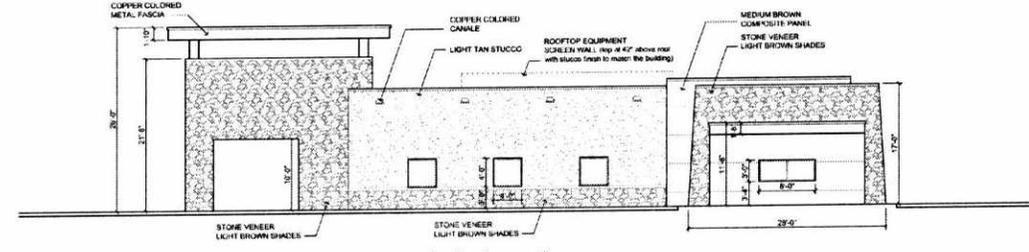
1
5 SOUTH ELEVATION
1/8" = 1'-0"



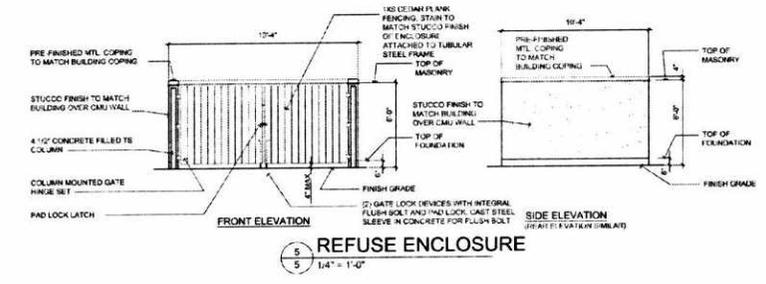
2
5 WEST ELEVATION
1/8" = 1'-0"



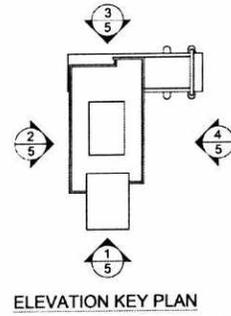
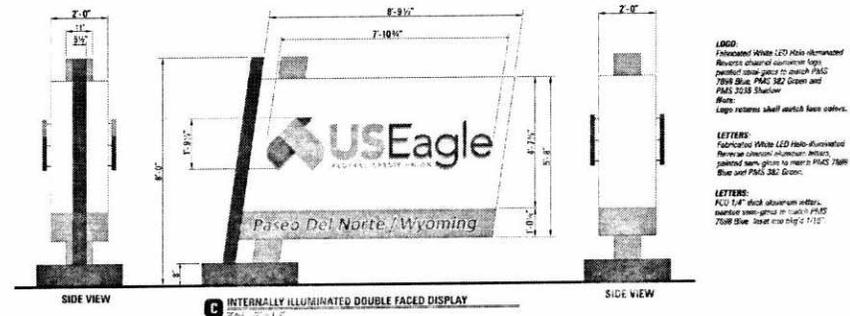
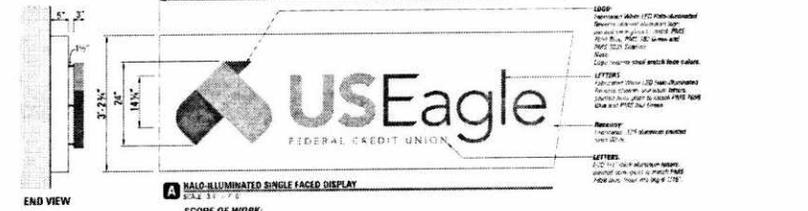
3
5 NORTH ELEVATION
1/8" = 1'-0"



4
5 EAST ELEVATION
1/8" = 1'-0"



5
5 REFUSE ENCLOSURE
1/4" = 1'-0"



ELEVATION KEY PLAN

U.S. EAGLE
FEDERAL CREDIT UNION
ELEVATIONS

Prepared by:
USEagle
CONSISTENT PLANNING, INC.

PO Box 129
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Scale: 1" = 3/4"

15 0 30 60
NORTH

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Sheet 5 of 5