### Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Consensus Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Haijar Management Co, INC/Vista Realty Trust</td>
</tr>
<tr>
<td>Request</td>
<td>Amend SPS, SPS and BP</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lots 1-72, P1 block A, lots 1-63</td>
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<tr>
<td></td>
<td>P1 block B plat for Vista de la Luz, Tract K1 and K-2 Vista de la Luz Commercial</td>
</tr>
<tr>
<td>Location</td>
<td>Southwest Corner of Coors and Sevilla</td>
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<tr>
<td>Size</td>
<td>30 acres</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>SU-1 PRD, SU-1 for PRD and one restaurant with full service liquor</td>
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<tr>
<td>Proposed Zoning</td>
<td>same</td>
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</table>

#### Staff Recommendation

**APPROVAL of Project # 1004675**  
**Case # 17EPC-40037**  
**Case # 17EPC-40038**  
**Case # 17EPC-40036**  

based on the Findings and subject to the Conditions of Approval included within this report

*Staff Planner*

Maggie Gould

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### Summary of Analysis

This is a three part request to amend the Site Development Plan for Subdivision for the entire 30 acre Vista de la Luz subdivision to amend the design standards for Section II Parking item D, to change the allowed parking from the zoning code requirement plus 10 percent to the zoning code requirement plus 15 percent and amend the Site Development Plan for Subdivision for the 3 acre Vista de la Luz Commercial Subdivision to combine the two existing tracts, K-1 and K-2 into one tract and amend Site Development Plan for Building for the 3 acre Vista de la Luz Commercial Subdivision to remove the previously approved 3,729 office building on tract K-2 and add an additional parking area for the existing commercial buildings on tract K-1 and K-2 (proposed to be one tract with this request).

The 9. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested.

There is no know opposition to the request and staff recommends approval.
Table of Contents

I. INTRODUCTION .............................................................................................................. 1
   A. Surrounding zoning, plan designations, and land uses: .......................................... 1
   B. Proposal ....................................................................................................................... 1
   C. EPC Role .................................................................................................................... 1
   D. History/Background ..................................................................................................... 1
   E. Context ......................................................................................................................... 2
   F. Transportation System ................................................................................................ 2
   G. Comprehensive Plan Corridor Designation ............................................................... 2
   H. Trails/Bikeways .......................................................................................................... 2
   I. Transit ......................................................................................................................... 2
   J. Public Facilities/Community Services ..................................................................... 3

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES ....................... 3
   A. Albuquerque Comprehensive Zoning Code ............................................................ 3
   B. Definitions ................................................................................................................. 3
   C. Albuquerque / Bernalillo County Comprehensive Plan ............................................. 3
   D. West Side Strategic Plan (Rank 2) ........................................................................... 5
   E. Coors Corridor Plan (Rank 3) ............................................................................... 5

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION Amendment (17 EPC 40037 whole site) 6
   A. Request ..................................................................................................................... 6

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION Amendment (17 EPC 40038, Tracts K-1 and K-2) ................................................................. 7

V. SITE DEVELOPMENT PLAN FOR Building Permit Amendment SPBP (17 EPC 40036, Tracts K-1 and K-2) .................................................................................. 7

VI. AGENCY & NEIGHBORHOOD CONCERNS .............................................................. 9
   A. Reviewing Agencies/Pre-Hearing Discussion ......................................................... 9
   B. Neighborhood/Public ............................................................................................ 9

VII. CONCLUSION ......................................................................................................... 9

FINDINGS, Site Development Plan for Subdivision Amendment .................................. 10
RECOMMENDATION .................................................................................................. 13
CONDITIONS OF APPROVAL, Site Development Plan for Subdivision Amendment ...... 13
FINDINGS, Site Development Plan for Subdivision Amendment .................................. 13
I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</th>
<th>Land Use</th>
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<td>North</td>
<td>SU-1 PRD and SU-1 PRD and one restaurant with full service liquor&lt;br&gt;SU-1 PRD, SU-1 Mixed Residential and Office uses</td>
<td>Area of Change/ Area of Consistency&lt;br&gt;Area of Consistency/ WSSP, Coors Corridor Plan</td>
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<td>SU-1 PRD</td>
<td>Area of Consistency, WSSP, Coors Corridor Plan</td>
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<tr>
<td>East</td>
<td>SU-1 PRD 5 DUA</td>
<td>Area of Consistency, WSSP, Coors Corridor Plan</td>
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<tr>
<td>West</td>
<td>RA-2</td>
<td>Area of Consistency, WSSP, Coors Corridor Plan</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

B. Proposal

This is a three part request to amend the Site Development Plan for Subdivision for the entire 30 acre Vista de la Luz subdivision to amend the design standards for Section II Parking item D, to change the allowed parking from the zoning code requirement plus 10 percent to the zoning code requirement plus 15 percent. The request also includes amending the Site Development Plan for Subdivision for the 3 acre Vista de la Luz Commercial Subdivision to combine the two existing tracts, K-1 and K-2 into one tract and amending the Site Development Plan for Building for the 3 acre Vista de la Luz Commercial Subdivision to remove the previously approved 3,729 office building on tract K-2 and add an additional parking area for the existing commercial buildings on tract K-1 and K-2 (proposed to be one tract with this request).

C. EPC Role

The EPC was the original approval body for this request and so, the EPC is the appropriate body to review the changes. The request is not being handled as an Administrative Amendment because the requested parking is not allowed in the design standards of the SPS.

D. History/Background

The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road configuration and
showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts, K-1 and K-2 in October of 2007, these plans showed the existing commercial building and the proposed office.

E. Context

The area developed with a mixture of residential and commercial uses. The area to the of the site contains a variety of housing. The eastern portion of the site contains commercial development, including a restaurant, gym and nail salon.

F. 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 Coors Boulevard as a Principal Arterial.

The LRRS designates Sevilla Ave as a Local street.

G. Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Coors Boulevard as a Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor.

H. Trails/Bikeways

Coors Boulevard contains a bike path along the east and west sides.

A bike path is proposed for the San Antonio Arroyo, but has not yet been constructed.

I. Transit

The 155 and 96 bus routes stop along Coors Boulevard near the northwest corner of Tract K-1.

The 790, West Side Rapid Ride bus stops just south of Dellyne Ave, about .5 miles from the subject site.
J. 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.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The residential portion of the site is zoned SU-1 PRD (10 DU/acre). The approved Site Development Plan for Subdivision (SPS) shows the land uses as 65 single family residential dwelling units, 72 townhomes and 1.55 acres private commons area. The commercial portion of the site is zone SU-1 PRD & one restaurant with full service liquor; the SPS lists O-1 and C-1 permissive uses with exceptions, including a prohibition on antenna, school, public utility structure, auto repair and loaning money or pawn shop.

The parking lot is allowed under the existing zoning, but would be limited to the number spaces required by the Zoning Code, plus 10 percent.

B. Definitions

Site Development Plan.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:
   (a) For Subdivision.
      The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (See also MASTER DEVELOPMENT PLAN.)
   (b) For Building Permits. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy

C. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site (tracts K-1 and K-2) is located in the areas designated Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:
Character 4.1

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

*The proposed amendment to the SPBP and SPS will allow the development of a parking area that will serve the existing businesses and prevent spillover parking into the adjacent residential areas. The SPBP shows a 15 foot landscape buffer between the residential development and the parking area. The request furthers policy 4.1.2.*

Land Use 5.

5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

*The proposed changes to the SPS, SPS and SPBP partially further the major transit goal by providing a well landscaped parking area that will buffer the existing residential development from Coors Boulevard, but will add additional parking in an area where transit is encouraged.*

Goal 5.6 City Development Areas

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

*The request furthers goal 5.6 because the proposed changes allow the development of a parking area in an area of change.*

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development’s negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

*The proposed parking area is an in an area of change; the residential development to the west of the parking area is an area of consistency. The parking area will be landscaped, light poles are limited to 16 feet in height within 70 feet of residential areas and will discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.*
Chapter 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design

Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

*The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area to building 1.*

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.

b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

*The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.*

D. West Side Strategic Plan (Rank 2)

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

*The request furthers Policy 1.5 because the proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.*

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services.

*The request furthers policy 3.15 because the proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.*

E. Coors Corridor Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.
The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies apply:

Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

*The proposed parking area is located to the side of the existing buildings; these building are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.*

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

*The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.*

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION Amendment (17 EPC 40037 whole site)

A. Request

Section 14-16-3-11(B) 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, the Comprehensive Zoning Code and all other applicable City planning documents.

The applicant proposes an amendment to the SPS design standards that are applicable to the 30 acres that includes both the residential and commercial development.

Section II Parking, item D states that the maximum allowed parking will the parking required by the City Zoning Code, plus 10 percent. The applicant wishes to amend this to allow the maximum allowed parking will the parking required by the City Zoning Code, plus 15 percent. The staff report and findings do not indicate why the maximum parking standard was imposed. However, this cap was imposed for many projects and in some Sector Development Plans and was considered a best practice at the time.

The change would allow the applicant to add 7 spaces over what would be allowed, 143 spaces are allowed, 150 spaces are requested.
One of the ways that parking is often addressed in other parts of the City is through on-street parking. The site has no street frontage on Coors Boulevard; the slope and size of Sevilla are not conducive to on-street parking and the width and curvature of Costa Almeria do not allow for on-street parking. Because of these factors, staff believes that the change is appropriate for the site.

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION Amendment (17 EPC 40038, Tracts K-1 and K-2)

The applicant proposes to combine these two existing tracts, K-1 and K-2 into one tract. This action will require a re-plat through the DRB.

V. SITE DEVELOPMENT PLAN FOR Building Permit Amendment SPBP (17 EPC 40036, Tracts K-1 and K-2)

The approved SPBP shows a 3,729 square foot office building on Tract K-2 in the southwest corner of the site, near the existing single family residential development. The approved SPBP shows an 1,175 square foot outdoor employee break area to the east of the office building and a small seating area between the office and restaurant/commercial building (building 1). The SPBP also contains pedestrian connections between the office and existing restaurant/commercial building as well as a connection from the office building to the street and bus stop. The SPBP contains a total 114 parking spaces.

The applicant proposes a parking lot on what is currently tract K-2. The parking lot will replace the previously approved office building and related amenities. The parking lot will add 36 spaces to the site for a total of 150 spaces. A large portion of the proposed parking lot exists, but without the required landscaping and drainage improvements. If approved, the applicant will be required to bring the site up to the standards of the zoning code.

The applicant states that between the 2008 approval of the SPBP and the applicant’s acquisition of the site in 2013 the existing restaurant added 48 patio seats. These seats would require 16 additional spaces. Additionally, the applicant states that the existing businesses use the parking area to the west of the commercial buildings on tract K-1. The additional parking will serve the restaurant and may prevent overflow parking into the neighborhood to the west. The applicant proposes a pedestrian crossing in the northeast corner of the parking area to connect to the restaurant/commercial building. The proposed sidewalk along the east side of the parking area will connect to the existing sidewalk along Costa Almeria Dr. and the pedestrian connection to the existing pedestrian connection to building 1.

The landscaping plan submitted with this request shows a mixture of low and medium water plants that are generally successful in the area. The proposed landscaping plan
shows Chinese Pistache, Desert Willow, Chamisa and Apache Plume in the 15 foot wide landscape area between the residential development and the parking area. The trees should grow well in the area and provide a good screen for the residential development.

**Design Regulations in the Coors Corridor Plan**

5.A.1.: No Parking area shall intrude upon the 15-foot-wide front landscaped street yard in segments 1 and 2, or the 35 foot landscaped setback in segments 3 and 4

5.B.

1. Landscaping in and around the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed through the parking lot. Generally, peripheral landscaping should not be less than five feet in width.

2. One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces. Interior landscaping in larger parking areas (2 or more access aisles) which will provide additional screening and break up the parking areas into smaller increments.

*The applicant proposes landscaping in and around the parking area that will meet the plan requirements the new parking area contains 62 spaces; the landscaping plan shows 10 trees that are in or around the parking area.*

3.1. The front landscaped street yard shall be 15 feet wide in segments 1 and 2 and 35 feet wide in segments 3 and 4.

*The subject site is within segment 3 of the plan. The applicant proposes to encroach into the landscaped area by approximately 15 feet. Because this would not comply with the plan requirements, the applicant is requesting an exception (see below)*

3.2. A minimum of 50% of this area shall be maintained with live landscaping material which will visually screen and buffer parking development behind the street yard. Buffering is the use of continuous landscaping, along with berms, walls or decorative fences that at least partially obstruct the view from the street of vehicular use areas, parking lots and parked cars.

*The applicant proposes landscaping in and around the parking area that will meet the plan requirements.*

**Exception to the Coors Corridor Plan**

The Coors Corridor Plan requires a 35 foot landscape buffer along Coors Boulevard (see page 91 of the plan and discussion above). The plan allows exceptions Section D.1, page 111 of the plan allow the applicant to demonstrate the case and the solution requested for the exception.
The applicant proposes to encroach into the 35 foot landscape buffer by approximately 15 feet, including 13 parking spaces along the eastern edge of the site.

The subject site is approximately 10 feet above the grade of Coors Boulevard and the slope between the road and the subject site will be landscaped. This will add landscaping that is visible from Coors Boulevard. The additional parking will add to the parking for patrons of the commercial uses and may prevent spill over parking into the neighborhoods. The proposed parking area will meet the standards of the Zoning Code and will have landscaping throughout.

VI. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

Transportation comments regarding parking standards need to be addressed prior to DRB. The applicant will be required to submit a grading plan to hydrology and a fire plan to the Fire Marshall prior to DRB.

The landscape plan will require coordination with New Mexico Department of transportation for the right of way along Coors Boulevard.

B. Neighborhood/Public

The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan.

The applicant met with the Vista de la Luz HOA at the site to explain the request. Staff has not received any comments from the HOA regarding this meeting, but the applicant states that the HOA is comfortable with the request.

VII. CONCLUSION

This is a three part request to amend the Site Development Plan for Subdivision for the entire 30 acre Vista de la Luz subdivision to amend the design standards for Section II Parking item D, to change the allowed parking from the zoning code requirement plus 10 percent to the zoning code requirement plus 15 percent and amend the Site Development Plan for Subdivision for the 3 acre Vista de la Luz Commercial Subdivision to combine the two existing tracts, K-1 and K-2 into one tract and amend Site Development Plan for Building for the 3 acre Vista de la Luz Commercial Subdivision to remove the previously approved 3,729 office building on tract K-2 and add an additional parking area for the existing commercial buildings on tract K-1 and K-2 (proposed to be one tract with this request).
FINDINGS, Site Development Plan for Subdivision Amendment

Project # 1004675, Case # 17EPC-40037

1. This is a request for an amendment to the Site Development Plan for Subdivision for Lots 1-72, P1 block A, lots 1-63 P1 block B plat for Vista de la Luz, Tract K1 and K-2 Vista de la Luz Commercial located at the Southwest Corner of Coors Blvd and Sevilla Ave. and containing approximately 30 acres.

2. The request will amend the Site Development Plan for Subdivision to increase the parking allowance from the Zoning Code Requirement plus 10% percent to the Zoning Code requirement plus 15 percent to allow the development of additional parking spaces to serve the existing development on tracts K-1 and K-2.

3. A Site Development Plan for Subdivision amendment (17 EPC-40038) and Site Development Plan for Building Permit (17 EPC 40036) amend are heard concurrently with the request.

4. The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road and showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts, K-1 and K-2 in October of 2007.

5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The following Comprehensive Plan Policies apply:

   a. The Character 4.1

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

   The proposed amendment to the SPBP and SPS will allow the development of a parking area that will serve the existing businesses and prevent spillover parking into the adjacent residential areas. The SPBP shows a 15 foot landscape buffer between the residential development and the parking area. The request furthers policy 4.1.2.

   b. Land Use 5.

   5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

   b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.
The proposed changes to the SPS, SPS and SPBP partially further the major transit goal by providing a well landscaped parking area that will buffer the existing residential development from Coors Boulevard, but will add additional parking in an area where transit is encouraged.

Goal 5.6 City Development Areas

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

The request furthers goal 5.6 because the proposed changes allow the development of a parking area in an area of change.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development’s negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request furthers 5.6.4 because the proposed parking area is an area of change; the residential development to the west of the parking area is an area of consistency. The parking area will be landscaped, light poles are limited to 16 feet in height within 70 feet of residential areas and will discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.

Chapter 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design

Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area connection to building 1.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.

b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.

7. The subject site is with the boundaries of the West Side Strategic Plan. The Following policies apply:
Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services.

The proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.

8. The subject site is with the boundaries of the Coors Corridor Plan:
Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located to the side of the existing buildings; these building are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.

9. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan. The applicant met with the Vista de la Luz HOA at the site to explain the request. Staff has not received any comments from the HOA regarding this meeting, but the applicant states that the HOA is comfortable with the
request.

10. Property owners with one hundred feet of the subject site were notified. Staff received a phone call asking about the request from a property owner in the subdivision to the west of Vistas de la Luz. No opposition to the request was expressed.

RECOMMENDATION

APPROVAL of 17EPC-40037, a request for Site Development Plan for Subdivision Amendment, for Lots 1-72, P1 block A, lots 1-63 P1 block B plat for Vista de la Luz, Tract K1 and K-2 Vista de la Luz Commercial located at the Southwest Corner of Coors Blvd and Sevilla Ave. and containing approximately 30 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision Amendment

Project # 1004675, Case # 17EPC- 40037

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.

FINDINGS, Site Development Plan for Subdivision Amendment

Project # 1004675 Case # 17EPC- 40038

1. This is a request for a for an amendment to the Site Development Plan for Subdivision for Tracts K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of Coors Boulevard and Sevilla Avenue and containing approximately 3 acres.

2. The applicant proposes to amend the Site Development Plan for Subdivision to replat the existing tracts K-1 and K-2 into one tract.
3. The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road and showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts, K-1 and K-2 in October of 2007.

4. A Site Development Plan for Subdivision amendment (17 EPC-40037) and Site Development Plan for Building Permit (17 EPC 40036) amend are heard concurrently with the request.

5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The following Comprehensive Plan Policies apply:

   The Character 4.1

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

The proposed amendment to the SPBP and SPS will allow the development of a parking area that will serve the existing businesses and prevent spillover parking into the adjacent residential areas. The SPBP shows a 15 foot landscape buffer between the residential development and the parking area. The request furthers policy 4.1.2.

Land Use 5.

5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposed changes to the SPS, SPS and SPBP partially further the major transit goal by providing a well landscaped parking area that will buffer the existing residential development from Coors Boulevard, but will add additional parking in an area where transit is encouraged.

Goal 5.6 City Development Areas

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

The request furthers goal 5.6 because the proposed changes allow the development of a parking area in an area of change.
Policy 5.6.4  Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development’s negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The proposed parking area is an area of change; the residential development to the west of the parking area is an area of consistency. The parking area will be landscaped, light poles are limited to 16 feet in height within 70 feet of residential areas and will discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.

Chapter 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design

Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area connection to building 1.

Policy 7.4.3  Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.

b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.

7. The subject site is with the boundaries of the West Side Strategic Plan. The Following policies apply:

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.
The proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services. The proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.

8. The subject site is with the boundaries of the Coors Corridor Plan:

Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located to the side of the existing buildings; these building are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.

9. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan. The applicant met with the Vista de la Luz HOA at the site to explain the request. Staff has not received any comments from the HOA regarding this meeting, but the applicant states that the HOA is comfortable with the request.

10. Property owners with one hundred feet of the subject site were notified. Staff received a phone call asking about the request from a property owner in the subdivision to the west of Vistas de la Luz. No opposition to the request was expressed.

RECOMMENDATION

APPROVAL of 17EPC-40038, a request for Site Development Plan for Subdivision, for Tracts K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of
Coors Boulevard and Sevilla Avenue and containing approximately 3 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision Amendment

Project # 1004675, Case # 17EPC- 40038

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. A replat is required at DRB to to replat the existing tracts K-1 and K-2 into one tract.

FINDINGS, Site Development Plan for Building Permit Amendment

Project # 1004675, Case # 17EPC- 40036

1. This is a request for a for an amendment to the Site Development Plan for Building Permit for Tract K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of Coors Boulevard and Sevilla Avenue and containing approximately 3 acres.

2. The request will replace the previously approved 3,729 square foot office and assorted amenities with a parking area. The parking lot will add 36 spaces to entire site for a total of 150 spaces.

3. The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road and showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts , K-1 and K-2 in October of 2007.

4. A Site Development Plan for Subdivision amendment (17 EPC-40037)and Site Development Plan for Subdivision (17 EPC 40038) amend are heard concurrently with the request.

5. The applicant is requesting an exception to 35 foot landscaped buffer required by the Coors Corridor Plan. The parking area will encroach into the 35 foot landscaped setback area by about 15 feet.

6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The following Comprehensive Plan Policies apply:

The Character 4.1

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

The proposed amendment to the SPBP and SPS will allow the development of a parking
area that will serve the existing businesses and prevent spillover parking into the adjacent
residential areas. The SPBP shows a 15 foot landscape buffer between the residential
development and the parking area. The request furthers policy 4.1.2.

Land Use 5.

5.1.10 Major Transit Corridors: Foster corridors that prioritize high frequency transit
service with pedestrian-oriented development.

b) Minimize negative impacts on nearby neighborhoods by providing transitions between
development along Transit Corridors and abutting single-family residential areas.

The proposed changes to the SPS, SPS and SPBP partially further the major transit goal
by providing a well landscaped parking area that will buffer the existing residential
development from Coors Boulevard, but will add additional parking in an area where
transit is encouraged.

Goal 5.6 City Development Areas

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

The request furthers goal 5.6 because the proposed changes allow the development of a
parking area in an area of change.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for
development abutting Areas of Consistency through adequate setbacks, buffering, and
limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and
between non-residential uses and single-family neighborhoods to protect the character
and integrity of existing residential areas.

b) Minimize development’s negative effects on individuals and neighborhoods with
respect to noise, lighting, air pollution, and traffic.

The proposed parking area is an in area of change; the residential development to the
west of the parking area is an area of consistency. The parking area will be landscaped,
light poles are limited to 16 feet in height within 70 feet of residential areas and will
discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.
Chapter 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design

Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area connection to building 1.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.

b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.

c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.

8. The subject site is with the boundaries of the West Side Strategic Plan. The Following policies apply:

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services.

The proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.

9. The subject site is with the boundaries of the Coors Corridor Plan:

Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.
The proposed parking area is located to the side of the existing buildings; these building are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.

10. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan.

11. Property owners with one hundred feet of the subject site were notified. Staff received a phone call asking about the request from a property owner in the subdivision to the west of Vistas de la Luz. No opposition to the request was expressed.

RECOMMENDATION

APPROVAL of 17EPC-40036 a request for Site Development Plan for Subdivision/Building Permit, for Tract K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of Coors Boulevard and Sevilla Avenue and containing approximately 3 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit Amendment

Project # 1004675, Case # 17EPC- 40036

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 landscaping plan shall comply with regulations of the Coors Corridor Plan.

4. The landscape plan can be altered to meet a landscaping permit from the New Mexico Department of Transportation if needed.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
Maggie Gould  
**Planner**

*Notice of Decision cc list:*
Consensus Planning 302 8th Street  NW ABQ, NM 87102
Hajjar Management Company 30 Adams Street  Milton Mass 02186
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Office of Neighborhood Coordination

Long Range Planning
No comment

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development
17EPC–40036 Site Development Plan for Building Permit Amendment

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. Sidewalk will be required along the site’s frontage.

The following comments need to be addressed prior to DRB:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Label the compact parking spaces by placing the words “COMPACT” on the pavement of each space.

17EPC–40037 Site Development Subdivision Amendment

- No objection to the request.
17EPC–40038 Site Development Subdivision Amendment

- No objection to the request.

**Hydrology Development**

**EPC project # 1004675:** Will require a Grading and Drainage Plan prior to DRB submittal addressing the below comments and criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

Hydrology Engineer: Renée Brissette, PE (rbrissette@cabq.gov)

**PROJECT SPECIFIC HYDROLOGY COMMENTS:**

Grading and Drainage Plan needs to show the following:
- As-built conditions showing all grades, storm drains and storm pipes.
- Should follow previously approved Grading and Drainage Plan by Mark Goodwin & Associates with Engineering Stamp date of 6/14/08.
- Show First flush ponds with calculations per previously approved Grading and Drainage Plan.
- Please show Cross Lot Drainage Easement specifying the beneficiary and maintenance agreement.

**GENERAL HYDROLOGY CRITERIA:**

- Beyond 10’ of a structure, all landscape beds to be depressed below grade. Within 10’, runoff shall be directed away from the structure.

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the “first flush.” The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1”, therefore the first flush volume should be based on 0.44”-0.1”=0.34” and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan

- When determining allowable discharge from a site:
  - Downstream Capacity is the determining criteria for allowable discharge; historic discharge has no relevance.
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide
capacity for the discharge from the street.
- All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services
1. 17EPC-40036 Site Development Plan for Building Permit Amendment
   a. Upon future development request an Availability Statement. Requests can be made at the link below:
      ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
   b. The proposed Utility Plan indicates several onsite services.
      i. Please note that all onsite services shall be considered private.
      ii. Please note that all onsite hydrants are to be considered private. Private hydrants are to be painted safety orange and contain both public and private valves.
      iii. Fire lines shall contain both public and private valves.
      iv. Refer to the Water Utility Authorities Cross Connection Ordinance for pertinent information pertaining to commercial developments.

2. 17EPC-40037 Site Development Plan For Subdivision
   a. No adverse comments pertaining to the proposed subdivision

3. 17EPC-40038 Site Development Plan for Subdivision Amendment
   a. No adverse comments pertaining to the proposed amendment
ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division
#1004675  (#40032/Site Plan Bldg. Permit) Reduce the proposed South curb island by 6’, on West side of #2 proposed light pole. Or, change curb island to striping, to increase the turning radius for refuse truck.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

I note on Sheet LS-101 of the proposed amendment to the Site Plan for Subdivision for this project that eight new street trees are being proposed for the area between front of sidewalk and back of curb on the Coors Boulevard frontage. This was surprising, as I understand that the right-of-way of Coors is held by the State; that there is no City requirement to apply the Street Tree Ordinance to a state highway, and; that such would be a site plan element that the City could not enforce on state property.

As we discussed, I think these trees were proposed here simply because someone intended to meet the Street Tree Ordinance and just forgot that Coors isn’t a City street.

Obviously the developer is willing to supply the trees and the necessary irrigation system. While our first wish on any site is disability connections from the bus stop to the buildings that would be very hard to do on this site. So let me ask: Would it be possible to take the proposed trees (which have good crowns and great color) and cluster them to the south and west of the bus stop on the developers property? That would be a great enhancement to this shelter location.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

I have reviewed the September 14 EPC hearing cases and have no comments.
ALBUQUERQUE PUBLIC SCHOOLS
MID-REGION COUNCIL OF GOVERNMENTS
MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PUBLIC SERVICE COMPANY OF NEW MEXICO

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.
Looking south from the center of the parking area
Looking east from the center of the parking area
Looking north from the center of the parking area
Looking west from the center of the parking area
Looking north along Costa Almeria Dr.
Looking north to the existing commercial development

Looking southwest across the parking area
City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico  87103  

Date:  May 3, 2006  

**AMENDED OFFICIAL NOTIFICATION OF DECISION**  

**FILE: Project # 1004675**  
06EPC-00140 EPC Site Development Plan-Subdivision  

LEGAL DESCRIPTION: for all or a portion of Tract 1, Summary Plat of Kinscherff Lands and a tract of land in the SW ¼ of the NE ¼, Section 35, T11, R2E, zoned SU-1 PRD-10 DU/ACRE, located on the west side of COORS BLVD. NW, between the SAN ANTONIO ARROYO and LA LUZ DEL OESTE, containing approximately 30 acres. (F-11) Catalina Lehner, Staff Planner  

On April 20, 2006 the Environmental Planning Commission voted to approve Project 1004675/06EPC 00140, a Site Development Plan for Subdivision for Tract 1 Summary Plat, Kinscherff Lands, T11N R2E Section 35, and Tract of Land in SW ¼ of NE ¼, T11N R2E Section 35, zoned SU-1 for PRD (10 DU/ac), based on the following Findings and subject to the following Conditions:  

**FINDINGS:**  

1. This is a request for a site development plan for subdivision for Tract 1 Summary Plat, Kinscherff Lands and a Tract of Land in SW ¼ of NE ¼, Section 35, T11N, R2E, approximately 29.32 acres located on the west side of Coors Boulevard, between the San Antonio Arroyo and south of La Luz del Oeste.  

2. The applicant proposes design standards for the Vistas de La Luz project—a planned residential development (PRD) consisting of 67 single-family homes and 72 townhomes (139 units total). Two future areas are reserved for C-1 and O-1 permissive uses with exclusions.  

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos also applies.  

4. The request partially furthers the intent of the following Comprehensive Plan policies:  
   • Policy II.B.5a-full range of urban land uses. The proposed development will introduce more residential uses in a residential area but also includes some future office and/or commercial uses.
Policy II.B.5e-programmed facilities/neighborhood integrity. The use of existing services is not likely to compromise neighborhood integrity but it may affect septic tanks.

Policy II.B.5d-neighborhood values/natural environmental conditions. Neighborhoods are concerned about views, open space, drainage, soil and impact to wildlife. The request has been revised to accommodate concerns about views, but not the other issues.

Policy II.B.5i-design quality/innovation. The proposed development will be appropriate for the area in terms of color and design, though the design is not particularly innovative and garages are prominent.

5. The proposal mostly does not further the intent of the following Comprehensive Plan policies:
   - Policy II.B.5j-location of new commercial development. The C-1/O-1 tracts are not located in a small-neighborhood center or a larger area shopping center.
   - Policy II.B.5i-employment/service use location. Though the C-1 and O-1 uses permitted are limited, but without a site plan it is not possible to tell if these uses will be sited to minimize potential effects.

6. Regarding the West Side Strategic Plan (WSSP), the request furthers and partially furthers the following policies:
   - Policy 3.12-contiguous location for growth. The subject site is well-located for receiving City services.
   - Policy 4.6-design guideline sections/policies. The site plan and design standards have been revised to incorporate neighbors’ concerns about views.
   - Policy 1.1-Community and Neighborhood Centers (partially furthers). Locating residential uses outside of centers supports the Plan’s intention, and locating non-residential uses outside of centers is contrary to the Plan’s intention.

7. The request mostly does not further and does not further the following WSSP policies:
   - Policy 3.16-commercial uses location (mostly doesn’t further). Commercial uses are appropriate in Community and Neighborhood Centers, but are not prohibited outside them.
   - Policy 4.10-land use/vehicle alternatives. The request does not sufficiently address vehicle, pedestrian and bicycle circulation patterns.
   - Policy 1.2-transit feasibility/access plan. The request does not address transit and that Coors Boulevard is an Enhanced Transit Corridor.

8. The request partially complies with WSSP Policy 2.5. Families with children are likely to look for larger, less expensive housing but cannot be prohibited from residing in Vistas de La Luz. There is the potential for increased enrollment in area public schools. However, APS indicates that elementary capacity is not a problem and in a few years there will be new middle and high schools.

9. The proposed wall partially complies with Section F, Policy 4 of the Facilities Plan for Arroyos. The proposed perimeter wall is not staggered, though it does provide tubular steel panels to create an opening, and is split-face block (not stucco-finished).
10. The request furthers the intent of CCSDP Policy 4.a.3-New Development, because it will ensure compatibility of new buildings with the natural and built environment. The request partially furthers the intent of Policy 7-Access. Pedestrians and vehicles share the main access point, and separate pedestrian access is not emphasized enough for the commercial area.

11. Regarding CCSDP design regulations, the request complies with the following:
   - Design Guideline 3-Policy 4.b.10-Architectural Design. Franchise elevations are prohibited.
   - Design Guideline 2 of Policy 4.b.10-Architectural Details. Colors are limited to earthen tones.
   - Policy 4.b.2.A.1-Building Setback Regulation. The 35 foot front yard setback is provided.
   - Policy 4.b.2.B.1-Height & Bulk Regulation. Buildings will not exceed the underlying zone’s height limit.
   - Policy 4.b.5.B.2-Off-Street Parking Regulation. One tree shall be planted per every ten parking spaces.
   - Policy II.B.5m-site design/visual environment. One-story and two-story units will be staggered, but there is no view line analysis to demonstrate views preservation.

12. The request mostly complies with Policy 4.b.9.A.2-Site Lighting Regulation. Pole height is limited but building-mounted lights can be mounted as high as the poles near residential areas. With respect to Policy 4.d.1-Signage Regulation, basic requirements are met but limitations to protect views are not included.

13. The request partially complies with Policy 4.b.4.A.2-Site Landscaping Regulation, because screening must be from all views, not just the public view, and Policy 4.b.4.A.6-Site Landscaping Guideline. Trash enclosures and yard walls will be compatible with buildings, but perimeter walls are not sufficiently addressed. Per Policy 4.b.5.B.1-Off-Street Parking Regulation, at least 20% of the parking lot must be landscaped. The request partially complies.

14. The request mostly does not comply with Policy 4.b.4.B.2-Site Landscaping Regulation. Though the development will be extensively landscaped, prohibited groundcovers are included in the design standards.

15. The Traffic Impact Study (TIS) concludes that the proposed development will have a moderate impact along Correos Boulevard. Adverse impact to the transportation system can be minimized provided the TIS recommendations are followed.

16. An Air Quality Impact Analysis (AQIA) is required per Zoning Code § 14-16-3-14, despite the steady decline in monitored CO levels since Albuquerque/Bernalillo County’s last violation of the National Ambient Air Quality Standards (NAAQS) for carbon monoxide (CO) in 1991.

17. Two facilitated meetings were held (March 7th, 2006 and April 10th, 2006). Though mostly concerned about views preservation, the neighborhoods are also concerned about public school capacity, connectivity/access, lack of open space, impact to wildlife, garagescapes, walls and drainage/soils.
18. Due to concerns about views preservation, there will be a grade change of 15 feet between Quaker Heights and the proposed development and one-story units will be located along the development’s western border. Neither the Zoning Code nor applicable Plans contain policies to protect the views of individual property owners.

19. The Coors Corridor Sector Development Plan (CCSDP) requires views plane analysis for proposals in Segments 3 and 4 of the Coors Corridor, but this only applies east of Coors Boulevard. The subject site is in Segment 3, west of Coors Boulevard. Therefore, a view plane analysis is not required.

CONDITIONS:

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 DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.

3. The site plan for subdivision shall comply with all design regulations in the CCSDP.

4. The following conditions address the Coors Corridor Sector Development Plan Design Regulations with which the request does not fully comply:
      Exterior trash and utility boxes shall be screened from all views, not just the public view.
      The design and materials of the perimeter wall shall be compatible with the architectural theme and materials buildings on the site.
      Building-mounted exterior light fixtures at the non-residential areas shall not be mounted higher than 16 feet from the finished floor of the building.
      Building mounted signage shall not exceed 8% of the façade area upon which it is mounted.
   e. Policy 4.b.5.B.1-Off-Street Parking Regulation.
      At least 20% of the parking lots shall be landscaped.
   f. Policy 4.b.4.B.2-Site Landscaping Regulation.
      Bark shall only be utilized as mulch and not as a permanent groundcover.

5. The following instances of “will be” shall be changed to “shall”:
   a. Pedestrian and Site Amenities: “...landscaped private common areas shall be provided.”
AMENDED OFFICIAL NOTICE OF DECISION
APRIL 20, 2006
PROJECT #1004675
PAGE 5 OF 7

b. IV. Setbacks: "within these setbacks shall be pedestrian walkways..."

6. The following language shall be reinstated under II. Parking: "In order to lessen the visual impact of parking areas, parking facilities should be broken into a series of smaller areas."

7. The color blue shall not be allowed for metallic roofs.

8. Free-standing cell towers or antennas are prohibited.

9. The Homeowners Association shall maintain trees planted in the right-of-way to ensure the trees' survival.

10. The wall design standards shall specify earthtone colors and surface treatments.

11. The site plan shall be revised for clarity regarding location of perimeter walls, the arroyo perimeter wall, open space and "pass through" areas.

12. RECOMMENDED CONDITIONS FROM THE FIRE DEPARTMENT:
   a. Provide adequate hydrant spacing. There shall be one (1) hydrant at each street intersection with intermediate hydrants so that no one home is more that 500 feet (as the truck rolls) from a hydrant.
   b. Dead end road of 150 feet or more shall provide adequate turn around for fire apparatus.

13. RECOMMENDED CONDITION FROM SOLID WASTE MANAGEMENT, REFUSE DIVISION:
The development shall have storage areas, not visible from street or located inside garage, for residential automated carts.

14. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
c. The developer is responsible for one half of the new signal at Maduri and Coors, median improvements in Coors that are necessary for access to the site (i.e. nb left turn lane, etc.) and a sb right turn deceleration lane in Coors. These improvements are identified and shall be designed in accordance with the TIS unless a previous agreement exists with the developer at Andalucia Subdivision regarding the responsibility for signal and median improvements at Coors and Maduri.

d. The intersections of Maduri and Coors and Maduri and Vidal shall be designed per recommendations in the TIS (i.e. number of lanes and turn bay queue lengths, etc.).

e. The townhouse section of the development will need to connect to the single family detached section of the development or provide a standard cul-de-sac at the west end of Maduri Avenue unless otherwise approved by the Traffic Engineer.

f. All hammerhead type cul-de-sacs will require approval from Fire and Solid Waste.

g. Stub streets to be 150’ in length maximum.

h. Align/design Maduri Avenue west of Vidal Drive with Maduri Avenue east of Vidal Avenue, such that entering and exiting traffic is on the appropriate side of the intersection.

i. Site plan shall comply and be designed per DPM Standards.

j. Platting must be a concurrent DRB action.

k. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard, a limited access principal arterial, as designated on the Long Range Roadway System map.

l. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

m. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

n. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

15. Add a transit shelter south of Maduri Drive.

16. The second sentence under General Note #3 on sheet 1 shall be clarified that the lots it references are within north townhome area.

17. The note regarding railroad ties shall be removed from the grading & drainage plan.

18. Sheet #3: the wall detail for the arroyo perimeter wall shall be for the arroyo perimeter wall and the east perimeter wall.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 5, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC’S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC’S DECISION.
AMENDED OFFICIAL NOTICE OF DECISION
APRIL 20, 2006
PROJECT #1004675
PAGE 7 OF 7

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

[Signature]

for

Richard Dineen
Planning Director

RD/CL/ac

cc: Consensus Planning, Inc., 302 Eighth St. NW, Albuq. NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct. NW, Albuq. NM 87120
Bruce Masson, La Luz Landowners Assoc., 12 Arco NW, Albuq. NM 87120
Edward Totoro, La Luz Del Sol NA, 36 Mill Road NW, Albuq. NM 87120
Ray Graham, La Luz Del Sol NA, 1 Wind Road NW, Albuq. NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuq. NM 87120
Robert Wood, Taylor Ranch NA, 6500 Camey Ave Albuq. NM 87120
Matthew Baca, 5125 Northern Trail NW, Albuq. NM 87120
Vic Pongetti, 5012 Northern Trail NW, Albuq. NM 87120
Rene Horvath, 5525 Palomino Dr. NW, Albuq. NM 87120
Victor Pongetti, 5012 Northern Tr. NW, Albuq. NM 87120
Monica Otero, 5100 Northern Tr NW, Albuq. NM 87120
Date: October 19, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1004675
07EPC-40026 SITE DEVELOPMENT PLAN-
SUBDIVISION
07EPC-40027 SITE DEVELOPMENT PLAN-
BUILDING PERMIT

LEGAL DESCRIPTION: for all or a portion of Tract K, VISTA DE LA LUZ, zoned SU-1/PRD located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND LEARNING RD NW, containing approximately 3 acres. (F-11)

Catalina Lehner, Staff Planner

On October 18, 2007 the Environmental Planning Commission voted to approve Project 1004675/07EPC 40026, a Site Development Plan for Subdivision for Tract K of Vista de la Luz, zoned SU-1 for PRD (O-1 and C-1 permissive uses with exclusions), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract K, Vista de la Luz, an approximately 3 acre site located on the west side of Coors Boulevard, between the San Antonio Arroyo to the south and La Luz del Oeste to the north.

2. The purpose of the site development plan for subdivision is to reconfigure Tract K of Vista de la Luz into two smaller tracts, Tract K-A and Tract K-B, approximately 0.6589 acre and 2.0376 acres, respectively. An office building is proposed for Tract K-A. A strip of shops is proposed for Tract K-B. A site development plan for building permit (07EPC 40027) is associated with this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos (FPA) also applies, as do the design standards for the Vistas de la Luz project.
4. The subject site is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions (06EPC 00140). The excluded uses are: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The office and retail uses in the current request are permitted uses.

5. The request further the following Comprehensive Plan policies:
   A. Policy II.B.5a-full range of urban land uses. The addition of non-residential uses would help diversify land use in the area.
   B. Policy II.B.5d-neighborhood values/natural environmental conditions. The rooflines have been lowered to 26 ft., which will affect views less. The architectural style includes characteristic Territorial style elements. Views have been incorporated into the site layout.
   C. Policy II.B.5e-programmed facilities/neighborhood integrity. Use of existing urban services is not likely to disrupt the integrity of nearby neighborhoods.
   D. Policy II.B.5i-general location of new commercial development. The development is allowed under the zoning and will function as a de facto neighborhood center.
   E. Policy II.B.5l-design quality/innovation. The buildings are appropriate for the Plan area and comply with the architectural design standards.
   F. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be improved. Unique views from Coors Blvd. have been incorporated into the site layout and will be maintained.

6. The request partially further the following Comprehensive Plan policy:
   Policy II.B.5i-employment/service use location. Some light poles and potential traffic congestion could adversely affect residents.

7. The request further the Transportation and Transit Goal and Transit Policy II.D.4g-pedestrian opportunities shall be integrated into development. The Plan designates Coors Blvd. as an Enhanced Transit Corridor, perhaps one of the most important in the City. The intent is to "maximize pedestrian connections to transit stops." Two connections to Coors Blvd., near the transit stop, are included and pedestrian connections are integrated as intended.

8. Regarding the West Side Strategic Plan (WSSP), the request further the following policies:
   A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for receiving City services.
   B. Policy 4.6-design guideline sections/policies. The rooflines comply with O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan’s intent to decrease signage impacts.
   C. Policy 4.10-land use/vehicle alternatives. The request addresses vehicle, pedestrian and bicycle circulation patterns and will enhance public mobility in this designated Transit Corridor.
OFFICIAL NOTICE OF DECISION
OCTOBER 18, 2007
PROJECT #1004675
PAGE 3 OF 10

9. Regarding the Coors Corridor Sector Development Plan (CCSDP) design regulations, the request complies with the following:
   A. Policy 4.4.3. The buildings are compatible with the area and meet the intent of the Vistas de la Luz design standards that apply to the site and the adjacent built environment.
   B. Design Guideline 3. Architectural Details. The metal roof is specified as non-reflective and should not cause annoying glare.
   C. Policy 4.4.1. Natural amenities have been incorporated into the site design on the landscaping plan.
   D. Policy 4.4.2. Height and bulk regulation. The buildings do not exceed the height limitation in the C-1 and O-1 zones.
   E. Policy 4.4.4. Site Landscaping Regulation. Additional landscaping has been provided to adequately screen the dumpster from Coors Blvd.
   F. Policy 4.4.6. Site Landscaping Guideline. Colors for the wall or refuse enclosure are specified and are compatible with the buildings.
   G. Policy 4.5. Access. Pedestrian access from Coors Blvd. is convenient and near the transit stop, which will help promote non-vehicle travel in this Enhanced Transit Corridor.
   H. Policy 4.1. Signage Regulation. The monument sign is 9 ft. tall and complies. The tower signs are approx. 55 sf and do not exceed the 75 sf size limitation.

10. The request partially complies with the following CCSDP design regulation:
    Policy 4.4.2. Live Plant Materials. Live plant materials shall be used extensively, but landscape coverage is sparse in places.

11. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines what elements a site development plan for subdivision must contain.

12. A facilitated meeting was held on August 2, 2007. The Taylor Ranch Neighborhood Association (TRNA) generally supports the proposal but had concerns about visual impact on Coors Blvd., architecture, building height, connectivity, signage and lighting. Revisions made during the deferral period are likely to address these concerns; however, no additional input has been received.

CONDITIONS:

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 DRB sign off, the applicant must meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
   Conditions of approval for the proposed Site Development Plan for Subdivision AND Site Development Plan for Building Permit shall include:
   A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
   B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   D. Provide cross access agreement between subdivided properties.
   E. Site plan shall comply and be designed per DPM Standards.
   F. Platting must be a concurrent DRB action.
   G. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
   H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
   I. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
   J. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

On October 18, 2007 the Environmental Planning Commission voted to approve Project 1004675/07EPC 40027, a Site Development Plan for Building Permit for Tract K of Vista de la Luz, zoned SU-1 PRD (O-1 and C-1 permissive uses with exclusions), based on the following Findings and subject to the following Conditions:
FINDINGS:

1. This is a request for a site development plan for building permit for Tract K, Vista de la Luz, an approximately 3 acre site located on the west side of Coors Boulevard, between the San Antonio Arroyo to the south and La Luz del Oeste to the north.

2. The site development plan for building permit is for an office building on Tract K-A (approximately 0.6589 acre) and a strip of shops on Tract K-B (approximately 2.0376 acres). A site development plan for subdivision (07EPC 40026) is associated with this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos (FPA) also applies, as do the design standards for the Vistas de la Luz project.

4. The subject site is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions (06EPC 00140). The excluded uses are: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The office and retail uses in the current request are permitted uses.

5. The request furthers the following Comprehensive Plan policies:
   A. Policy II.B.5a—full range of urban land uses. The addition of non-residential uses would help diversify land use in the area.
   B. Policy II.B.5d—neighborhood values/natural environmental conditions. The rooflines have been lowered to 26 ft., which will affect views less. The architectural style includes characteristic Territorial style elements. Views have been incorporated into the site layout.
   C. Policy II.B.5e—programmed facilities/neighborhood integrity. Use of existing urban services is not likely to disrupt the integrity of nearby neighborhoods.
   D. Policy II.B.5i—general location of new commercial development. The development is allowed under the zoning and will function as a de facto neighborhood center.
   E. Policy II.B.5l—design quality/innovation. The buildings are appropriate for the Plan area and comply with the architectural design standards.
   F. Policy II.B.5m—site design/visual environment. The quality of the visual environment will be improved. Unique views from Coors Blvd. have been incorporated into the site layout and will be maintained.

6. The request partially furthers the following Comprehensive Plan policy: Policy II.B.5j—employment/service use location. Some light poles and potential traffic congestion could adversely affect residents.
7. The request further the Transportation and Transit Goal and Transit Policy II.D.4g-pedestrian opportunities shall be integrated into development. The Plan designates Coors Blvd. as an Enhanced Transit Corridor, perhaps one of the most important in the City. The intent is to “maximize pedestrian connections to transit stops.” Two connections to Coors Blvd., near the transit stop, are included and pedestrian connections are integrated as intended.

8. Regarding the West Side Strategic Plan (WSSP), the request further the following policies:
   A. **Policy 3.12-contiguous location for growth.** The subject site is within City boundaries in a location appropriate for receiving City services.
   B. **Policy 4.6-design guideline sections/policies.** The rooflines comply with O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan’s intent to decrease signage impacts.
   C. **Policy 4.10-land use/vehicle alternatives.** The request addresses vehicle, pedestrian and bicycle circulation patterns and will enhance public mobility in this designated Transit Corridor.

9. Regarding the Coors Corridor Sector Development Plan (CCSDP) design regulations, the request complies with the following:
   A. **Policy 4.a.3-** The buildings are compatible with the area and meet the intent of the Vistas de la Luz design standards that apply to the site and the adjacent built environment.
   B. **Design Guideline 3-** Architectural Details. The metal roof is specified as non-reflective and should not cause annoying glare.
   C. **Policy 4.b.1-Natural amenities have been incorporated into the site design on the landscaping plan.**
   D. **Policy 4.b.2.b-Height and bulk regulation.** The buildings do not exceed the height limitation in the C-1 and O-1 zones.
   E. **Policy 4.b.4.A.2-** Site Landscaping Regulation. Additional landscaping has been provided to adequately screen the dumpster from Coors Blvd.
   F. **Policy 4.b.4.A.6-Site Landscaping Guideline.** Colors for the wall or refuse enclosure are specified and are compatible with the buildings.
   G. **Policy 4.b.7-Access.** Pedestrian access from Coors Blvd. is convenient and near the transit stop, which will help promote non-vehicle travel in this Enhanced Transit Corridor.
   H. **Policy 4.d.1-Signage Regulation.** The monument sign is 9 ft. tall and complies. The tower signs are approx. 55 sf and do not exceed the 75 sf size limitation.

10. The request partially complies with the following CCSDP design regulation:
    **Policy 4.b.4.B.2-Live Plant Materials.** Live plant materials shall be used extensively, but landscape coverage is sparse in places.

11. The Traffic Impact Study (TIS) for the Vistas de la Luz project concluded that the development will have an overall moderate impact on the transportation system, which can be minimized if the TIS recommendations are followed.
12. The Air Quality Impact Analysis (AQIA) did not find any adverse impacts. This is consistent with the steady decline in carbon monoxide (CO) levels since Albuquerque/ Bernalillo County’s last violation of the National Ambient Air Quality Standards (NAAQS) for CO in 1991, and vehicle technology advances that have rendered elevated CO levels a problem of the past on a national level.

13. The Coors Corridor Sector Development Plan (CCSDP) requires a view plane analysis for Segments 3 and 4 of the Coors Corridor, east of Coors Boulevard. The subject site is in Segment 3 and west of Coors Boulevard. Therefore, a view plane analysis is not required.

14. A facilitated meeting was held on August 2, 2007. The Taylor Ranch Neighborhood Association (TRNA) generally supports the proposal but had concerns about visual impact on Coors Blvd., architecture, building height, connectivity, signage and lighting. Revisions made during the deferral period are likely to address these concerns; however, no additional input has been received.

CONDITIONS:

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 final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The site development plan for building permit shall comply with the Coors Corridor Sector Development Plan (CCSDP) and the Vistas de la Luz design standards (06EPC00140) approved in April 2006.

4. Pedestrian/Bicycle Access and Circulation:
   A. Enhanced concrete shall be defined as textured concrete.
   B. The bicycle rack for the shops shall be located next to the shops (Design Standard 1F).
   C. A pathway shall be provided to link the office building to the open space area.
   D. The handicap ramps shall be designed according to AASHTO specifications.
5. Parking:
   Accurate parking calculations for Tract K-B shall be provided and added to the site development plan.

6. Landscaping-Buffering:
   A. The western buffer landscaping adjacent to the residences shall consist primarily of trees, the spacing of which shall be equal to 75% of the mature tree canopy pursuant to Zoning Code §14-16-3-10(E)(4)(b).
   B. Additional plants shall be added to the sparsely covered areas near the northwestern corner and along the western landscape buffers.

7. Landscape-Plants:
   A. The following additional shrubs from the Vistas de la Luz landscaping plan shall be added to the plant palette: Muhly grass, Sand pensetum and Rosemary.
   B. Coverage with living, vegetative material shall be 80%.

8. Water conservation/green principles:
   A. The landscape in the landscape islands shall be at the same level as the parking lot so that water can run into it.
   B. Curb cuts shall be provided in the landscape islands every few feet to provide supplemental irrigation.

9. Lighting:
   On-site luminance shall not exceed 1,000 lamberts from any point and 200 lamberts from any residential property line (Design Standard 6F).

10. Signage-Monument:
    A. The monument sign detail shall specify finish and be drawn to scale.
    B. The frame of the monument sign shall be labeled as a frame, not as an area available for additional signage.
    C. Numeric addresses shall be placed on the monument sign and on the buildings pursuant to the City’s sign code.

11. Refuse Enclosure Dumpster:
    The applicant shall consult with and obtain the approval of the Solid Waste Management Division (SWMD) regarding the refuse enclosure and dumpster location and orientation.

12. CONDITION FROM THE CITY FORRESTER:
    Water from the roof tops shall be directed to landscaped areas, with overflow leading out to parking lot.
13. CONDITION FROM THE TRANSIT DEPARTMENT:
The applicant shall install a shelter and associated bench and trash can for the new bus stop south of Sevilla Avenue, as approved in the conditions for 06EPC-00140 (Vistas de la Luz), after coordination with and approval by the Transit Department.

14. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision AND Site Development Plan for Building Permit shall include:

A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).

C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

D. Provide cross access agreement between subdivided properties.

E. Site plan shall comply and be designed per DPM Standards.

F. Platting must be a concurrent DRB action.

G. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

I. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

J. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 2, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.
OFFICIAL NOTICE OF DECISION
OCTOBER 18, 2007
PROJECT #1004675
PAGE 10 OF 10

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4.4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission’s decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Richard Dineen
Planning Director

RD/CL/ac

cc: George Rainhart Arch & Assoc., 2325 San Pedro NE, Suite 2B, Albuq. NM 87110
Suzanne Fetsco, La Luz Del Sol, 23 Wind NW, Albuq. NM 87120
George Shea, La Luz Del Sol, 4 Min NW, Albuq. NM 87120
Patrick Gallagher, La Luz Landowners, 2520 Jefferson NE, Ste #, Albuq. NM 87110
Rae Perls, La Luz Landowners, 15 Tennis Ct. NW, Albuq. NM 87120
Jolene Wolfley, Taylor Ranch, 6804 Staghorn Dr. NW, Albuq. NM 87120
Rene Horvath, Taylor Ranch, 5515 Palomino Dr. NW, Albuq. NM 87120
ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions and the Site Development Plan for Subdivision for specific restrictions on the site.
APPLICATION INFORMATION
City of Albuquerque

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc.  PHONE: 505-764-9801
ADDRESS: 302 Eighth St. NW
CITY: Albuquerque  STATE: NM  ZIP: 87102  E-MAIL: fishman@consensusplanning.com

APPLICANT: Hajjar Management Co., Inc./Vista Realty Trust  PHONE: 617-296-5200
ADDRESS: 30 Adams Street
CITY: Milton  STATE: MA  ZIP: 02186  E-MAIL:

Proprietary interest in site: Trustee  List all owners: Vista Realty Trust

DESCRIPTION OF REQUEST: Amendments to Vista de La Luz Site Plan for Subdivision, Site Plan for Subdivision and 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.:  Tracts K1 and K2  Block:  Unit: 

Subdiv/Addn/TBKA: Vista de La Luz Commercial  Proposed zoning: No proposed change  MRGCD Map No

Existing Zoning: A-1 Service Area  UPC Code: 101106130035422844  101106128332522845

Zone Atlas page(s): F-11-Z

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z., V., S., etc.):  

#1004675; 06EPC-00140; 07EPC-40026; 07EPC-40027

CASE INFORMATION:

Within city limits? Yes  No

Within 1000FT of a landfill? No

No. of existing lots: 2  No. of proposed lots: 1  Total site area (acres): 2.8 ac.

LOCATION OF PROPERTY BY STREETS: On or Near: Southwest corner of Coors Boulevard NW and Sevilla Avenue NW

Between:

Check if project was previously reviewed by: Sketch Plat/Plan No or Pre-application Review Team (PRT) No.

SIGNATURE:

(Print Name): Jacob P. Fishman  DATE: 5/3/17

Applicant: Yes  Agent: No

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

APPlicaTion case numbers  Action  S.F.  Fees

17 EPC  40036  SFP  $255.00

17 EPC  10037  SFS  $255.00

17 EPC  10038  SFS  $255.00

17 EPC  10039  CHF  $50.00

17 EPC  10040  AAI  $348.00

Total  $1,163.24

Hearing date: 6/9/17

Revised: 11/2014

Staff signature & Date

Project #: 1004675
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24” x 36”
☐ IP MASTER DEVELOPMENT PLAN (EPC11)
  - 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center. Certificate of No Effect or Approval
  - Scaled Site Development 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 Development Plans and related drawings reduced to 8.5” x 11” (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
  - Completed Site Development 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) Maximum Size: 11” x 17”
  - 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center. Certificate of No Effect or Approval
  - Scaled Site Development Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies.
  - Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5” by 14” pocket) 20 copies
  - Site Development Plans and related drawings reduced to 8.5” x 11” (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 Neighborhood Coordination inquiry response, notification 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 waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

  - Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
  - Notarized statement declaring number of antennas and BSU.
  - Letter of intent regarding shared use. Refer to §14-16-3-17(D)(1)(d)(ii)
  - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(ii)
  - 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(D)(1)(d)(v)
  - Registered engineer or architect’s stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
  - Office of Neighborhood Coordination inquiry response based on 1/4 mile radius, notification letter, certified mail receipts
  - Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

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 Development Plan (folded to fit into an 8.5” by 14” pocket) 20 copies
  - DRB signed Site Development Plan being amended (folded to fit into an 8.5” by 14” pocket) 20 copies
  - DRB signed Site Development Plan for Subdivision, if applicable (when amending SDP for Building Permit) 20 copies
  - Site plans and related drawings reduced to 8.5” x 11” (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
  - 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.

[Signature]
[Date]
Applicant name (print)
Applicant signature / date

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

Application case numbers
11-E-CH-4003-1
11-E-CH-4003-2

Form revised June 2017
8-3-17
Applicant signature / date

Project # 1044745
Planner signature / date
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning, Inc.  DATE OF REQUEST: 06/14/17  ZONE ATLAS PAGE(S): E-11-Z

CURRENT:
ZONING  SU-1 for PRD
PARCEL SIZE (AC/SQ. FT.)  2.76 ac.

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ]: From___________ To___________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ X ]

LEGAL DESCRIPTION:
LOT OR TRACT # Tract K1 and K2 BLOCK #__________
SUBDIVISION NAME: Vista de La Luz

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ X ] Site Development Plans for
BUILDING PERMIT [ ] ACCESS PERMIT [ ] Subdivision and
BUILDING PURPOSES [ ] OTHER [ ] Site Plan for
*includes platting actions Building Permit

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: N/A
BUILDING SIZE: N/A______ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE: Erin Wynneau  DATE: 06/14/17

(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 [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] 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.

TRAFFIC ENGINEER:  06/14/17

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 __/__/____
-FINALIZED __/__/____  TRAFFIC ENGINEER  DATE

Revised January 20, 2011
July 26, 2017

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

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Hajjar Management Company, Inc. and Vista Realty Trust on this request for an Amendment to the overall Site Development Plan for Subdivision and the Site Plan for Building Permit and Site Plan for Subdivision for the commercial area of Vista de La Luz (Tracts K1 and K2). Hajjar Management Co., Inc. manages this property on behalf of Vista Realty Trust. Vista Realty Trust is the owner of this property.

Sincerely,

Charles C. Hajjar
President, Hajjar Management Company, Inc.
Trustee, Vista Realty Trust
August 3, 2017

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

Dear Madame Chair:

The purpose of this letter is to request an amendment to the overall Site Plan for Subdivision for Vista de La Luz and amendments to the Site Plan for Subdivision and Site Plan for Building Permit for Tracts K1 and K2 of Vista de La Luz. The property is located on the southwest corner of Coors Boulevard NW and Sevilla Avenue NW. This request is being made on behalf of Vista Realty Trust.

HISTORY AND CONTEXT
The site is approximately 2.8 acres and is currently zoned SU-1 for PRD and One Restaurant with Full Service Liquor. The site is part of the larger Vista de La Luz Subdivision. The following is a summary of the three-part request:

1. Amendment to overall Vista de La Luz Site Plan for Subdivision (Project #1004675; 06EPC-00140): The Site Plan for Subdivision and the Design Standards were approved in 2006 for 139 single-family units and two future areas reserved for C-1 and O-1 permissive uses with exclusions. The amendment is to the language in the Design Guidelines related to parking requirements.

2. Site Plan for Subdivision (Project#1004675; 07EPC-40026): The Site Plan for Subdivision was approved in 2007 to reconfigure one of the commercial lots along Coors Boulevard (Tract K) into two smaller tracts, Tract K2 and Tract K1. The request is to amend the Site Plan for Subdivision to combine the two tracts into one tract.

3. Site Plan for Building Permit (Project #1004675; 07EPC-40027): The Site Plan for Building Permit for Tract K was approved in 2007 in conjunction with the Site Plan for Subdivision. The Site Plan for Building Permit proposed an office building on Tract K2 and a two commercial buildings on K1. The request is to amend the Site Plan to remove the office building on Tract K2 and expand the parking lot in this area to serve the existing commercial businesses.

Vista Realty Trust purchased this property in 2013 when the property was in receivership. The property had some deficiencies in parking, landscape, and sidewalks and the applicant is addressing these with this application. The site is currently developed with two commercial buildings (three were shown on the Site Development Plans), parking, and landscape areas. The buildings back up to Coors Boulevard with a landscaped buffer and stairs leading down to the sidewalk and bus stop. These buildings are fully occupied with successful businesses, which currently utilize all of the existing parking on both tracts. The
parking is distributed along the western edge of the site and in a portion of Tract K2 to the south. When at capacity, the parking for these businesses overflows onto Costa Almeria Drive NW. This road is intended as an access road to the commercial site, as well as the fully developed residential subdivision to the west. The area does not provide or accommodate any on-street parking. Across Sevilla Avenue to the north is a vacant parcel that is currently approved for a carwash.

PROPOSED AMENDMENTS
The subject property falls within the Coors Corridor Plan (Segment 3) and the West Side Strategic Plan (Taylor Ranch Community). The Coors Corridor Plan is a Rank 3 plan that was adopted in 1984 and intended to guide the design and development along Coors Boulevard. The West Side Strategic Plan is a Rank 2 plan that was adopted in 1997 and intended to provide a policy framework to manage future growth of the West Side.

Coors Corridor Plan
The Coors Corridor Plan includes design regulations relevant to our request for property within Segment 3.

Policy 2, Building Setback, Height, and Bulk, Design Regulation, A. Setback:
1. There shall be a minimum front yard setback from the right-of-way of 15 feet in Segments 1 and 2. There shall be a minimum front yard setback of 35 feet from the right-of-way in Segments 3 and 4.

Policy 5, Off-Street Parking, A. Parking Improvements, Design Regulation:
1. No parking area shall intrude upon the 15-foot wide front landscaped street yard in Segments 1 and 2, or the 35-foot-wide landscaped setback in Segments 3 and 4.

Applicant’s Response: The existing buildings and parking area maintain the minimum required 35-foot landscape setback, varying from 35 to 57 feet. The 35-foot landscape setback slopes up from Coors Boulevard and provides the necessary screening required by the Coors Corridor Plan. In addition, there is a parkway strip within the Coors Boulevard right-of-way between the back of curb and the public sidewalk of approximately 14 feet. There are currently no street trees within this area.

A portion (13 spaces) of the proposed parking falls within the 35-foot landscape setback on Tract K2. The applicant is requesting an exception to the 35-foot landscape setback to allow these parking spaces within the setback. The 13 parking spaces, which are shown as compact spaces in order to minimize their impact, represent 9% of the overall existing and proposed parking spaces (150 total spaces). The Coors Corridor Plan allows the Environmental Planning Commission to approve exceptions to the design regulations on the east side of Coors Boulevard, but is silent regarding properties on the west side. As mentioned above, the applicant purchased this property in 2013 and inherited some deficiencies that he is now trying to address through this request. The applicant is requesting that the EPC find that there is a hardship in meeting the required 35-foot landscape setback in regard to the parking area based on the
existing condition of the site. The existing businesses have exceeded the anticipated parking needs and cannot offer their customers an adequate amount of parking. The only area in which to add parking on this site is along the east and south edges of the property on Tract K2. The east edge is subject to the 35-foot setback; as such, the applicant must request the exception.

Policy 5, Off-Street Parking, B. Landscaping, Design Regulations:
1. Landscaping “in” and “around” the paved area. A minimum of 20 percent of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than five feet in width.
2. One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces.

Applicant’s Response: The existing and proposed landscaping in and around the existing and proposed parking area meets the minimum requirement of 20%. The “peripheral landscaping” is a minimum of ten feet wide. The parking lot trees meet the minimum requirement of one tree per 10 parking spaces.

Overall Site Plan for Subdivision – Design Standards, Sheet 6:
(Existing)
II. PARKING
B. The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus 10 percent.

(Proposed)
B. The total maximum amount of parking provided shall meet parking requirements in the City Zoning Code, plus ±15 percent.

When the Site Plans for Subdivision/Building Permit were approved in 2008, the restaurant was assumed to have an occupancy of 202 seats, requiring a minimum of 67 parking spaces, the commercial services adjacent to the restaurant required 15 spaces, the commercial space in the northern building required 32 spaces, and the office building required 19 spaces; a total of 133 minimum spaces required. The previous applicant then used a transit reduction to bring down the total minimum requirement to 113 parking spaces, as shown on the approved Site Plan for Building Permit. However, since the office building was never built, the total minimum requirement based on the two buildings (and before taking the transit reduction) remained at 114. Since the original 2008 approval, but prior to the applicant owning the property in 2013, Jinja Restaurant added an outdoor seating area containing 48 seats, which adds a minimum of 16 additional parking spaces, and brings the total minimum number of spaces to 130. The Vista de La Luz Design Standards allow for a 10% increase, bringing the maximum number of parking spaces to 143. Our request is to allow a total of 150 parking spaces, which is approximately 15% over the maximum number of parking spaces allowed, requiring an amendment to the Vista de La Luz Site Plan for Subdivision/Design Standards. This additional parking allowance is needed in order to provide the adequate amount of on-site parking for these
successful businesses. Off-street parking is not allowed on Coors Boulevard, Sevilla Avenue, or Costa Almeria Drive NW.

Amendment to Site Plans for Subdivision and Building Permit for Tracts K1 and K2:
The Site Plans for Subdivision and Building Permit show three buildings on the premise (Tracts K1 and K2). However, the site is currently developed with just two commercial buildings on Tract K1. These buildings accommodate five businesses including 4Ever Nails, Armando’s Salon, Jinja restaurant, Jake and Harleys Cigar Gallery and Smoking Lounge, and the UFC Gym. Tract K2 is an undeveloped parking lot currently utilized by the existing businesses on Tract K1.

The applicant is proposing to remove the 3,729-square foot office building located on Tract K2 as shown on the Site Plans for Subdivision/Building Permit. The building has not been built and the applicant has no plans or need to develop it, nor could he reasonably accommodate the additional parking required. An additional building and business would be detrimental to the existing parking deficiency on this property.

In addition to removing the office building on Tract K2, the applicant is proposing to amend the Site Plan for Building Permit in regard to parking and landscape. As detailed above, the amendment is to allow a total of 150 parking spaces, 15% over the Zone Code required minimum. When the overall Vista de La Luz Site Plan for Subdivision was approved, it was common for the Environmental Planning Commission (EPC) to limit parking to the minimum parking required by the Zone Code, plus 10 percent. This has become an unnecessary constraint to these businesses and overflow parking has become a nuisance for the adjacent residential subdivision. There is no on-street parking allowed on Coors Boulevard, Sevilla Avenue, or Costa Almeria Drive NW. The landscape amendment will allow this site to meet the landscape requirements contained in the Coors Corridor Plan and provide screening of the parking area.

Lastly, the applicant is proposing to amend the Site Plan for Subdivision by removing the property line dividing the two tracts and consolidating the property into one tract. This will require a replat at the Development Review Board. The current SU-1 for PRD zoning prohibits any site to be developed only as parking. The combined tracts will allow parking for customers to be accommodated and distributed across the site.

CONCLUSION
The proposed amendments to the Vista de La Luz Site Plan for Subdivision and the Site Plan for Subdivision/Building Permit for Tracts K1 and K2 address the need for additional parking for the existing businesses and eliminate the on-street parking issue currently existing. In addition to the amendments for parking and landscape, the applicant is requesting an exception to the Coors Corridor Plan to allow 13 parking spaces (out of 150 total spaces – 9%) to be located within the 35-foot landscape setback. The applicant will bring the site up to meet the landscape and sidewalk requirements contained in the Coors Corridor Plan and the various Site Development Plans.
We respectfully request the EPC's approval of amendments to the Vista de La Luz Site Plan for Subdivision, and the Site Plans for Subdivision and Building Permit for Tracts K1 and K2. We appreciate your consideration of our request.

Sincerely,

[Signature]

Jacqueline Fishman, AICP
Principal
NOTIFICATION & NEIGHBORHOOD INFORMATION
ATTACHMENT A

VISTA DE LA LUZ H.O.A. (VDL)
*Sherrol Maratta
5005 Costa Uasca Dr. NW/87120
Jack Corder e-mail: jack@corderandcompany.com
P.O. Box 45960, Rio Rancho, NM/87174 896-7700 (w) 615-0405 (c)
Website: corderandcompany.com NA E-mail: associations@corderandcompany.com

Council District: 1
County District: 1
Police Beat: 629/NW
Zone Map #: F-11

TAYLOR RANCH N.A. (TRN) “R”
Jolene Wolfley e-mail: govtaffairs@trna.org
7216 Carson Trl. NW/87120 890-9414 (h)
Rene Horvath e-mail: land@trna.org
5515 Palomino Dr. NW/87120 898-2114 (h)
Website: www.trna.org NA E-mail: president@trna.org

Council District: 1&5
County District: 1
Police Beat: 626/NW
Zone Map: C-F-11-14

WESTSIDE COALITION OF N.A.'S
*Jerry Worrall, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c) e-mail: jfworrall@comcast.net
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)
e-mail: hlhen@comcast.net
August 3, 2017

Jolene Wolfley
7218 Carson Trail NW
Albuquerque, NM 87120

Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

Dear Ms. Wolfley and Ms. Horvath:

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association that Consensus Planning has submitted a request for an amendment to the overall Vistas de La Luz Site Development Plan for Subdivision and the Site Plan for Building Permit/Subdivision for the commercial area of Vista de La Luz (Tracts K1 and K2) on behalf of Hajjar Management. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, September 14, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 2.8 acre property is SU-1 for PRD and One Restaurant with Full Service Liquor. The applicant is proposing a three-part request to amend the overall Site Plan for Subdivision, Site Plan for Building Permit/Subdivision to accommodate a minimal amount of additional parking for the existing uses (4Ever Nails, Armando’s Salon, Jinja restaurant, Jake and Harleys Cigar Gallery and Smoking Lounge, and the UFC Gym) and on Tract K-1.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 768-3334. A facilitated meeting request must be received by ONC by: Monday, August 14, 2017

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

Jacqueline Fishman
Principal

Att: Revised Vista de La Luz Site Plan for Building Permit/Subdivision, 2008
Revised Vista de La Luz Landscape Plan
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Hearing Date: Thursday, Sept. 14, 2017     1004675
Zone Atlas Page: F-11
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Southwet corner of Coors Blvd. NW and Sevilla Ave. NW

Applicant: Hajjr Management Co, Inc/Vista Realty Trust
30 Adams ST.
Milton MA 02186

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

Special Instructions:

Notice must be mailed from the City 15 days prior to the meeting.

☐ PLN Generated buffer map & address labels
✓ Applicant Generated buffer map & address labels

✓ PLN - First Class mail outs
☐ PLN - Certified mail outs
☐ Applicant - Certified mail outs

Date Mailed: 08/23/17

Signature: Geraldine Delgado
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<th>State</th>
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<tr>
<td>ANDALUCIA COMMUNITY ASSOC</td>
<td>8300 CARMEL AVE NE SUITE 401</td>
<td>ALBUQUERQUE</td>
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LIM JOHN T & JOY C TRUST
533 WASHINGTON ST NE
ALBUQUERQUE NM 87108

LIM JOHN T & JOY C TRUST
533 WASHINGTON SE
ALBUQUERQUE NM 87108

LINDELL BRUCE
3301 R COORS BLVD NW 135
ALBUQUERQUE NM 87120

LIPONNER ORIANA
40 WIND RD NW
ALBUQUERQUE NM 87120

LONG STEVEN M & JUDY A
17 OLD GALISTEO RD
SANTA FE NM 87508

LOPEZ MONICA L & ARNOLD M
4924 COSTA MARESME DR NW
ALBUQUERQUE NM 87120

LOS PADRES LLC
PO BOX 16473
ALBUQUERQUE NM 87191-6473

LOUIS GILBERT M III
5531 COSTA VERDE RD NW
ALBUQUERQUE NM 87120

LOVELESS TAMARAH E
4928 COSTA MARESME DR NW
ALBUQUERQUE NM 87120-2719

LU PING & CHU QI
9901 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-3215

LUCRECIO JEREMY C & VALERIE J
5027 COSTA UASCA DR NW
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LUNA MARIAN
5036 OJOS AZUL CT NW
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MAESTAS ARTHUR E
5000 COSTA MARESME CT NW
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MAESTAS THERESE C
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ALBUQUERQUE NM 87120

MAIER FRANCES
5116 NORTHERN TRL NW
ALBUQUERQUE NM 87120-2024

MAIER FRANCES L
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MARATTA SHERROL P
3301 R COORS BLVD NW 121
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MARQUEZ CARMEL G
4827 HAYDEN PL NW
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MARQUEZ ELOY E ETUX
5801 NORTHVIEW LN NW
ALBUQUERQUE NM 87120-2039

MARTIN DAVID R & NANCY L
5001 CALLE PARASOL NW
ALBUQUERQUE NM 87120-1868

MAYES RICHARD A & LILA F
5505 COSTA GARRAF RD NW
ALBUQUERQUE NM 87120

MAYES RICHARD & LILA F
5505 COSTA GARRAF RD NW
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MERCER PATRICIA L
5009 COSTA UASCA DR NW
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MICHAEL MANNING & ANDREA
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MILLER ROLEN A & LUCERO PAUL D
5315 CORTE ALCAZAR NW
ALBUQUERQUE NM 87120-1865

MONASKI BRANDON & SARAH
5508 COSTA GARRAF RD NW
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MONTOYA LISA M
5005 COSTA MARESME DR NW
ALBUQUERQUE NM 87120

MVS DEVELOPMENT LLC
P O BOX 27560
ALBUQUERQUE NM 87125-7560

MVS DEVELOPMENT LLC
P O BOX 27560
ALBUQUERQUE NM 87125-7560
NASH NATHANIEL ADAM & AMBER RAE
5004 NORTHERN TRL NW
ALBUQUERQUE NM 87120-2026

NELSON MATTHEW S & BROOKE E
5500 COSTA GARRAF RD NW
ALBUQUERQUE NM 87120-2032

NGUYEN QUAT
4848 STAFFORD PL NW
ALBUQUERQUE NM 87120

NIENOW JUDITH M
5009 COSTA MARESME DR NW
ALBUQUERQUE NM 87120-5787

NUANES RONALD LAWRENCE
4920 COSTA MARESME DR NW
ALBUQUERQUE NM 87120

OLIVER LAWRENCE R & L BESS
5524 COSTA UERDE RD NW
ALBUQUERQUE NM 87120

OTERO RAYMOND J & MONICA M
5100 NORTHERN TRL NW
ALBUQUERQUE NM 87120-2024

OVENWEST CORPORATION ETAL C/O ROY A GRAHM
1 WIND RD NW
ALBUQUERQUE NM 87120-1914

PADILLA PETER S
5028 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

PALACIOS DEAN J & SARAH M TRUJILLO
PALACIOS & TRUJILLO OLIVER S & HELEN D
5035 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

PECHA SHARON E
217 CONCHAS ST NE
ALBUQUERQUE NM 87123-2703

PEREA JEREMY
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PIPPY RICHARD JOSEPH
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ALBUQUERQUE NM 87120

PLAMAN MICHAEL & JILL K
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ALBUQUERQUE NM 87120-1546

PLUMMER MATTHEW D & TAMARA D
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POMPA LESLEY E
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PONGETTI J VICTOR & RITA A
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ALBUQUERQUE NM 87120-2026

POPP DENNIS
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ALBUQUERQUE NM 87120

PRECIADO JOSE I TRUSTEE PRECIADO LVT & HARTKE BARBARA H TRUSTEE HARTKE TRUST
5512 COSTA UERDE RD NW
ALBUQUERQUE NM 87120

PULTE HOMES OF NEW MEXICO INC
7601 JEFFERSON ST NE SUITE 180
ALBUQUERQUE NM 87109

PUTELLI MICHAEL JAMES
5512 DUERKSEN RD NW
ALBUQUERQUE NM 87120-1912

QUEZADA R N
1105 VISTA GRANDE NW
ALBUQUERQUE NM 87105

REINHARDT ROBERTA
5039 COSTA UASCA DR NW
ALBUQUERQUE NM 87102

REYES CARLOS R & SANDOVAL-REYES ALICIA
4909 COSTA UASCA DR NW
ALBUQUERQUE NM 87120-5789

RHETT ASHLEY HOMES LLC C/O JOHNSTON TESSA
5035 SALA DE TOMAS DR NW
ALBUQUERQUE NM 87120

RHETT ASHLEY HOMES LLC C/O KRAEMER RICHARD
5250 QUEMAZON
LOS ALAMOS NM 87544-1752

RIVAS SOCORRO
207 LAGUNITAS RD SW
ALBUQUERQUE NM 87105-7577

ROMERO BONNIE K TRUSTEE ROMERO RVT
6304 CRABTREE CT NW
ALBUQUERQUE NM 87120

ROZZL ANITA A
5039 COSTA MARESME DR NW
ALBUQUERQUE NM 87120

RUSCETTI JEFFREY T
5001 COSTA MARESME DR NW
ALBUQUERQUE NM 87120
VISTA DE LA LUZ HOMEOWNERS ASSOC INC
8500 JEFFERSON ST NE
ALBUQUERQUE NM 87113-1881

VISTA REALTY TRUST C/O CHARLES C HAJJAR
TRUSTEE
30 ADAMS ST
MILTON MA 02186-3412

WARD RICHARD F JR
5536 COSTA VERDE RD NW
ALBUQUERQUE NM 87120

WARD TAKISHA S & JEREMY R
5015 COSTA MARESME DR NW
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WHETSTONE PATRICIA J
5032 OJOS AZUL CT NW
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WICKENS TAYLOR B
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ALBUQUERQUE NM 87120

WILSON SAMANTHA
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ALBUQUERQUE NM 87120

ZIA TRUST INC CUST FOR BOWEN KRISTI L
2850 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107

VOELKER DOUGLAS G & WENDY C
9710 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3205

WEBER DARLENE
5016 SALA DE TOMAS DR NW
ALBUQUERQUE NM 87120-2722
SITE PLAN REDUCTIONS
Vistas de La Luz Design Standards

I. INTRODUCTION

The purpose of these Design Standards is to provide a framework to address the aesthetic, landscape, and architectural characteristics of the property. The standards that are not specifically addressed by the standards that are already in place or referenced herein shall be determined by the Zoning Administrator and in the best interest of the public.

II. GENERAL PROVISIONS

A. DESIGN GUIDELINES

1. The designs of all new structures shall be harmonious with the existing structures on the property and the overall site.

2. The design shall be in keeping with the existing streetscape, neighboring buildings, and existing landscape.

3. The design shall be in keeping with the overall character of the neighborhood.

B. ACCESSORY BUILDINGS

1. All accessory buildings shall be of the same architectural style and shall not exceed 20% of the size of the primary building.

2. All accessory buildings shall be integrated with the main building.

C. SITE PLANNING

1. The site plan shall include all existing and proposed structures, utilities, and access points.

2. The site plan shall be designed to provide adequate drainage and stormwater management.

D. LANDSCAPE ARCHITECTURE

1. All new landscape elements shall be designed to provide visual interest and enhance the overall aesthetic of the property.

2. The use of native plants shall be encouraged.

III. LANDSCAPE DESIGN

A. GENERAL

1. The landscape design shall be in keeping with the overall architecture of the property.

2. The landscape design shall be functional and provide for the maintenance and access of the property.

B. PLANT MATERIALS

1. The use of native plants shall be encouraged.

2. The use of low-maintenance plants shall be encouraged.

C. SITE PLANNING

1. The site plan shall include all existing and proposed landscape elements.

2. The site plan shall be designed to provide adequate drainage and stormwater management.

D. HARDSCAPES

1. The use of natural stone and brick shall be encouraged.

2. The use of concrete and asphalt shall be limited to the essential areas.

IV. LIGHTING

A. GENERAL

1. The use of outdoor lighting shall be limited to the essential areas and shall not be a source of glare or distraction.

2. The use of solar-powered outdoor lighting shall be encouraged.

B. LANDSCAPE

1. The use of landscape lighting shall be limited to accenting the architectural details of the property.

2. The use of landscape lighting shall be limited to the essential areas.

V. SCREENING WALLS AND FENCES

A. GENERAL

1. The use of screening walls and fences shall be limited to the essential areas and shall not be a source of glare or distraction.

2. The use of solar-powered screening walls and fences shall be encouraged.

B. LANDSCAPE

1. The use of landscape screening walls and fences shall be limited to accenting the architectural details of the property.

2. The use of landscape screening walls and fences shall be limited to the essential areas.

VI. LIGHTING

A. GENERAL

1. The use of outdoor lighting shall be limited to the essential areas and shall not be a source of glare or distraction.

2. The use of solar-powered outdoor lighting shall be encouraged.

B. LANDSCAPE

1. The use of landscape lighting shall be limited to accenting the architectural details of the property.

2. The use of landscape lighting shall be limited to the essential areas.

VII. SCREENING WALLS AND FENCES

A. GENERAL

1. The use of screening walls and fences shall be limited to the essential areas and shall not be a source of glare or distraction.

2. The use of solar-powered screening walls and fences shall be encouraged.

B. LANDSCAPE

1. The use of landscape screening walls and fences shall be limited to accenting the architectural details of the property.

2. The use of landscape screening walls and fences shall be limited to the essential areas.
VIII. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of signs and/or lighted signs within the Vistas de La Luz Subdivision. The intent is to provide a simple program that will maintain a consistent scale and complement the visual character of the project.

A. All signs shall be in compliance with Section 14-1.6.1 General Signage Regulations of the Comprehensive City Zoning Code and the Community Design Committee Work Plan.

B. Signs shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

C. All signs shall be designed to not require external lighting or exterior illumination, if such design is feasible and practical.

D. No signs shall be allowed that are running on敢不安装的 or non-compliant signs to the building line or to the Community Design Standards Committee.

E. All signs shall be permitted to be located on the property.

F. All signs shall be permitted to be located on the property.

G. All signs shall be permitted to be located on the property.

H. All signs shall be permitted to be located on the property.

IX. ARCHITECTURE

The following standards are intended to illustrate the general principles of design for Vistas de La Luz Subdivision. The standards are intended to provide a guide for architects and developers in the development of buildings and structures. These standards are intended to encourage a high level of architectural quality in the design of new buildings and structures.

A. TRANSITION STYLES

Architectural styles shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

B. TRANSITION ELEVATION

The transition elevation shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

C. TRANSITION ROOF LINES

The transition roof lines shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

D. TRANSITION WALLS

The transition walls shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

E. TRANSITION EXTERIOR DOORS

The transition exterior doors shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

F. TRANSITION EXTERIOR WINDOWS

The transition exterior windows shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

G. TRANSITION EXTERIOR LIGHTS

The transition exterior lights shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

H. TRANSITION EXTERIOR LANDSCAPING

The transition exterior landscaping shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

I. TRANSITION EXTERIOR VENTILATION

The transition exterior ventilation shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

J. TRANSITION EXTERIOR SECURITY

The transition exterior security shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

K. TRANSITION EXTERIOR STORAGE

The transition exterior storage shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

L. TRANSITION EXTERIOR PLANTINGS

The transition exterior plantings shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

M. TRANSITION EXTERIOR OUTDOOR FURNITURE

The transition exterior outdoor furniture shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

N. TRANSITION EXTERIOR LIGHTING FIXTURES

The transition exterior lighting fixtures shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

O. TRANSITION EXTERIOR HANDRAILS

The transition exterior handrails shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

P. TRANSITION EXTERIOR BALCONIES

The transition exterior balconies shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

Q. TRANSITION EXTERIOR PATIOS

The transition exterior patios shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

R. TRANSITION EXTERIOR POOLS

The transition exterior pools shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

S. TRANSITION EXTERIOR PLAY AREAS

The transition exterior play areas shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

T. TRANSITION EXTERIOR GARDENING

The transition exterior gardening shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

U. TRANSITION EXTERIOR LANDSCAPING

The transition exterior landscaping shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

V. TRANSITION EXTERIOR VAPOR BARriers

The transition exterior vapor barriers shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

W. TRANSITION EXTERIOR INSULATION

The transition exterior insulation shall be the minimum size and shall contain the materials, color, and architectural character of the buildings and shall be placed to a height above grade, that the front setback line shall be determined after consultation with the Architectural Standards Committee.

X. UTILITIES

To maintain the visual architectural quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

1. All required electric distribution lines shall be partially underground.

2. Transmission, utility, and natural gas lines shall be as opposed and concealed with landscaping or vegetation when exposed from the public right of way.

3. Where underground distribution is required, the power distribution cables shall be placed underground or in a protective conduit. The distribution cables shall be as opposed and concealed with landscaping or vegetation when exposed from the public right of way.

4. Utility boxes shall be as opposed and concealed with landscaping or vegetation when exposed from the public right of way.

5. All utility equipment shall be as opposed and concealed with landscaping or vegetation when exposed from the public right of way.

Design Standards

Vistas de La Luz Subdivision

Designated: October 1, 2005

Approval: 10/1/05

By: R. K. McNamara & Associates

3 Windmill Dr NW

Albuquerque, NM 87112

August 1, 2006

Sheet 7 of 7

VEHICULAR ACCESS WILL BE TAKEN OFF "TRASH CAN ROAD" WEST TO SEVILLA. THE PROPOSED ACCESS OFF OF SEVILLA WILL BE A FULL ACCESS POINT AND ACCESS OFF SEVILLA WILL BE RIGHT IN RIGHT OUT ONLY.

PEDESTRIAN ACCESS FROM THE SITE IS PROPOSED AT FOUR POINTS ALONG SEVILLA OR IN AN EFFORT TO CREATE AN EXISTING PEDESTRIAN CONNECTION MADE FROM THE NEW HOUSING DEVELOPMENT TO THE WEST. THESE ACCESS POINTS WILL ALSO MAKE A CONNECTED PEDESTRIAN CONNECTION TO THE EXISTING PEDESTRIAN CONNECTIONS AS DESCRIBED IN THE SITE PLAN FOR SUBDIVISION.

MAXIMUM BUILDING HEIGHT IS 26' IF THE BUILDING IS LESS THAN 100' FROM A RESIDENTIAL ZONE AND 50' IF THE BUILDING IS MORE THAN 100' FROM A RESIDENTIAL ZONE. THE BUILDING HEIGHT IS 50' FOR THE FRONT AND CORNER SIDE YARDS AND NOT LESS THAN 5' WHERE THE TIP OF THE BUILDING HEIGHTS OUT THE SIZE OF A RESIDENTIAL ZONE AND 15' WHERE THE BUILDING HEIGHTS OUT THE SIZE OF A RESIDENTIAL ZONE.

PROJECT LOCTOR

GEORGE RAMIREZ ARCHITECT AND ASSOCIATES P.C.

ALBANY OFFICE: 16116 NYS RD
PHONE 518-272-4977

AEGIS

SITE PLAN FOR SUBDIVISION
STATEMENT OF WATER WASTE

The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

GENERAL NOTE:

1. Trees must be of the A - 15 sized tree shall be no greater than 20 feet in height or full maturity. Trees must be of the A - 15 sized tree shall be no greater than 20 feet in height.
Vistas de La Luz Design Standards

The project of Vistas de La Luz Standards is to provide a framework for the development of buildings and building elevations, as well as for the overall design of the project. The standards are intended to ensure that the buildings and elevations are consistent with the project's overall design and aesthetic goals.

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I. PEDIMENT AND SITE AMENITIES

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II. BUILDING STANDARDS

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III. LIGHTING

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IV. SCREENING/WALLS AND FENCES

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VII. SIGNS

The following signage criteria are intended to regulate the size, location, type, and quantity of sign elements within Vistas de La Luz. The goal is to provide a sign program that is of high quality, maintains a consistent style and complements the overall character of the property.

A. All signs shall be in compliance with Section 14.13-3.1 General Sign Regulations of the Comprehensive City Zoning Code and the County Center Master Development Plan.

B. Every sign shall be of an appropriate size and shall complement the overall design, color, and architectural character of the building.

C. Signs shall be located on the side of the road. The height of all signs shall be a maximum of 5 feet above grade, or 10 feet in height for billboards.

D. Signs shall be no larger than 30 square feet in area and shall not exceed 6 feet in height.

E. Signs shall not be visible from a distance greater than 200 feet.

F. No lighted signs are permitted.

G. Building-mounted signs shall not exceed 30 percent of the building area and the lighting shall not exceed 1000 lumens and shall not be visible from any adjacent property.

H. No decorative plastic sign bases are allowed except those used in the retail shopping district.

IX. ARCHITECTURE

The following criteria are intended to dictate the overall style permissible in Vistas de La Luz and shall reflect the overall architectural style and patterns, to include Section 14.13 Architectural Design Standards for building materials and roof styles.

A. RESIDENTIAL STYLES

1. TOWNHOUSE AREA ELEVATIONS

   a. Single Family Detached within Townhouse Area
   b. Single Family Detached within Townhouse Area (north view)

2. SINGLE FAMILY DETACHED ELEVATIONS (Porch view)

   a. Single Family Detached within Townhouse Area
   b. Single Family Detached within Townhouse Area

Architectural styles for the building area for townhouse area (south) and single family detached area (south) are shown below. There will be a combination of one and two-story units in both areas.

B. HOMES

Architectural styles for non-residential buildings shall be Spanish, Contemporary Spanish, or Traditional. The non-residential buildings must be of a distinctive style. The non-residential buildings shall be compatible with the townhouse area.

C. Design Elements

1. Facade Style
   a. Entry doors are to be of consistent architecture matching the townhouse, the market orientation of the project.
   b. The front door of all buildings shall be in accordance with the overall architectural style of the project.
   c. The front door of all buildings shall be a minimum of 8 feet in height.
   d. The front door of all buildings shall be a minimum of 9 feet in height.
   e. The front door of all buildings shall be a minimum of 10 feet in height.
   f. The front door of all buildings shall be a minimum of 11 feet in height.
   g. The front door of all buildings shall be a minimum of 12 feet in height.
   h. The front door of all buildings shall be a minimum of 13 feet in height.
   i. The front door of all buildings shall be a minimum of 14 feet in height.
   j. The front door of all buildings shall be a minimum of 15 feet in height.
   k. The front door of all buildings shall be a minimum of 16 feet in height.
   l. The front door of all buildings shall be a minimum of 17 feet in height.
   m. The front door of all buildings shall be a minimum of 18 feet in height.
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   v. The front door of all buildings shall be a minimum of 27 feet in height.
   w. The front door of all buildings shall be a minimum of 28 feet in height.
   x. The front door of all buildings shall be a minimum of 29 feet in height.
   y. The front door of all buildings shall be a minimum of 30 feet in height.
   z. The front door of all buildings shall be a minimum of 31 feet in height.

2. Design Elements
   a. Windows shall be of consistent architecture matching the townhouse, the market orientation of the project.
   b. The front door of all buildings shall be in accordance with the overall architectural style of the project.
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