

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

June 14, 2018

Episcopal Diocese
of the Rio Grande
6400 Coors Blvd. NW
ABQ, NM 87120

Project# 1006520
18EPC-40027 Site Development Plan for Subdivision
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Hope Plaza Subdivision, North Albuquerque Acres, zoned SU-2/O-1 & R-T, located on Signal Ave. NE, between Barstow St. NE and Ventura St. NE, containing approximately 16 acres (C-20).

Staff Planner: Cheryl Somerfeldt

PO Box 1293

On June 14, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1006520/18EPC-40027, a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

- NM 87103 1. This is a request for an Amendment to the Site Development Plan for Subdivision for Hope Plaza Subdivision located on Signal Avenue NE south of Alameda Boulevard NE, between Barstow Street NE and Street Ventura NE, and containing approximately 6.5 acres.
- www.cabq.gov 2. The subject site is zoned SU-2 for O-1 and R-T pursuant to the Vineyard Sector Development Plan, and the requested single-family use is permitted by the existing zoning.
3. The existing Tract B-1-A will be re-platted into Tract B-1-A1, and Lots 7 and 8, consisting of approximately 1/8 acre each.
4. The applicant wishes to subdivide two parcels on the southeast corner of the Hope Plaza Subdivision into two single-family lots approximately 122-feet deep and 49-feet wide (approximately 1/8 acre each) with ingress and egress from Signal Avenue NE.
5. Annexation and establishment of zoning occurred in 1991, pursuant to an amendment to the Vineyard Sector Development Plan.
6. The Vineyard Sector Development Plan requires properties within its boundaries submit a Site Development Plan to be reviewed by the Environmental Planning Commission (EPC). This request for a Site Development Plan for Subdivision fulfills this requirement.

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7. The project has been evaluated according to the Albuquerque / Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the Vineyard Sector Development Plan, and the guidelines and design regulations of the La Cueva Sector Development Plan, which are incorporated herein by reference and made part of the record for all purposes.
8. Section 14-16-3-11 of the Zoning Code states, "Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
9. The Albuquerque/Bernalillo County Comprehensive Plan (Rank I) designates the subject site as being within an Area of Consistency. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A) The request furthers Policy 4.1.4. The location and intensity of the request will respect existing neighborhood values and social, cultural, and recreational resources. The subject site has existing office and church uses, and is adjacent to existing urban facilities, infrastructure, and services. The general area is characterized by low- to moderate-density single family residential development. The request would not compromise the integrity of existing neighborhoods.
 - B) The request furthers Policy 5.3.1. The request is infill development since it is surrounded by existing City infrastructure and services such as schools, churches, commercial, and employment/offices. The proposed single family use would be infill development on a vacant site within an area of existing single family residential subdivisions and large-lot residential uses, and would be consistent with surrounding neighborhoods although at a higher density. The request would allow infill development of residential uses on a vacant portion of a larger site which already contains a mix of office and institutional (church) uses, within a developing area of the City.
 - C) The request furthers Policy 5.6.3. The request is consistent with the existing character of the surrounding single-family neighborhoods.
 - D) The request furthers Policy 7.3.4. The applicant will provide a private agreement between property owners (Restrictive Building Covenants) that will require the house designs to be context sensitive and compatible with the other buildings in Hope Plaza with contemporary pueblo style and stucco colors in muted earth tones.
 - E) The request furthers Policy 9.1.1. The request will provide a high-quality housing type, and will add to the variety of income levels and types of residents that is currently provided in the area.
10. The subject site is within the boundaries of the Vineyard Sector Development Plan (Rank III). Applicable policies include:
 - A) The request furthers Policy 2.m. The Integrated Development Ordinance (IDO) and the Restrictive Building Covenants will regulate and encourage quality architectural design.

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- B) The request furthers Policy 5.a. The request would result in a mix of residential, office, institutional (church) land uses in close proximity. There are no identified adverse impacts resulting from the mix of uses. Transit service is available along Alameda Avenue NE and Wyoming Boulevard NE within the site's vicinity.
11. The subject site is guided by the principles and design regulations within the La Cueva Sector Development Plan (Rank III). Applicable policies include:
- C) The proposal furthers Principle 2. The proposal would result in the development of a two single-family homes, which are compatible with the existing residential, institutional, and commercial development in the area.
- D) The proposal furthers Principle 8. The proposed buildings will be one-story with a maximum height of 15-feet, and the church buildings to the west are two-story, so views from the surrounding area will be preserved.
- E) The proposal furthers Principle 9. The proposed development will comply with the design requirements of the La Cueva SDP and will be compatible with existing development because it will be of a similar architectural style, quality of design, and compatible with the natural landscape.
12. The applicant requests that subsequent to approval of this Site Development Plan for Subdivision, future Site Development Plan for Building Permits for each of the home sites will be delegated to the Administrative Approval process.
13. The Vineyard Estates Neighborhood Association, the Nor Este Neighborhood Association, and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required.
14. A facilitated meeting was requested and occurred on Thursday May 31, 2018, and there was no opposition to the request. The primary focus of concern was traffic congestion on Signal Avenue NE. Staff did not receive telephone calls or written comment in support or opposition to the request.

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CONDITIONS OF APPROVAL

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 contact the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan for Subdivision shall remove references to the Vineyard SDP and La Cueva SDP design regulations and guidelines as well as Zoning Code 14-16-2-9, which references R-T standards from the old Zoning Code.
4. Conditions of Approval from other Agencies:
 - CITY ENGINEER, Transportation Development
 - a. 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)
 - b. Infrastructure and/or ROW dedications may be required at DRB.
 - c. All work within the public ROW must be constructed under a COA Work Order.
 - WATER UTILITY AUTHORITY, Utility Services
 - a. Prior availability statement 140602 was issued February 6, 2015 for the proposed development and has since expired. In that statement one of the requirements for service was a developer funded design and extension of the sanitary sewer system to ABCWUA requirements. When development is desired request an availability statement renewal at the link below:
 - http://www.abcwua.org/Availability_Statements.aspx
 - Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - POLICE DEPARTMENT, Planning
 - a. Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
 - b. Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the homes to the street and the street to the homes. Also maintain natural surveillance between the homes and any future building(s).
 - c. Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.

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- d. Ensure adequate locking devices on exterior doors (deadbolt lock with a 1" throw) and windows.
 - e. Consider providing anti-lift protection on windows and sliding glass doors.
 - f. Ensure that all exterior doors are of solid-core or metal construction.
 - g. Ensure that addresses are posted and clearly visible.
 - h. Create a clear transition from public to semi-public to semi-private to private space throughout the project.
- **PUBLIC SERVICE COMPANY OF NEW MEXICO**
 - d. PNM provided comments on this case number for EPC hearing for February 2014. The applicable comments are repeated below:
 - e. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 29, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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 recommendation.

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 Zoning Code must be complied with, even after approval of the referenced application(s).

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

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Sincerely,



David S. Campbell
Planning Director

DSC/CS

cc: **Epicopal Diocese of the rio Grande, 6400 Coors Blvd. NW, ABQ, NM 87120**
William Fanning Architect, 4202 Avenida La Resolana NE, ABQ, NM 87110
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Vineyard Estates NA, David Zarecki, 8405 Vintage Dr. NE, ABQ, NM 87122
Nor Este NA, Robert Smith, 8916 Olivine St NE, ABQ, NM 87113
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Dist. 4 Coalition of Neigh. Assoc., Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
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