Staff Report

Agent: William Fanning Architect
Applicant: Episcopal Diocese of the Rio Grande
Request: Amendment to Site Development Plan for Subdivision
Legal Description: Hope Plaza Subdivision
Location: Signal Avenue NE, between Barstow Street NE and Street Ventura NE
Size: Approximately 6.5 acres
Existing Zoning: SU-2 for O-1 and R-T
Proposed Zoning: N/A

Summary of Analysis

This request is for a Site Development Plan for Subdivision Amendment for Tract B-1-A of the Hope Plaza Subdivision. The subject site is within the boundaries of the Vineyard Sector Development Plan which overlaps with the La Cueva Sector Development Plan. The applicant proposes to create two new lots in the southeast corner of the property for single-family residential development, which is a permitted use in the existing SU-2 for O-1 and R-T zone.

The Vineyard Estates NA, the Nor Este NA, and the District 4 Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the subdivision were notified as required. A facilitated meeting was held on May 31, 2018.

The request generally furthers a preponderance of applicable policies of the Comprehensive Plan and the Vineyard Sector Development Plan, and staff recommends approval.

Staff Recommendation

APPROVAL of Project # 1006520
Case # 18EPC-40027 based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Cheryl Somerfeldt

Map
LAND USE MAP

Note: Gray shading indicates County.

KEY to Land Use Abbreviations:
AGRI  Agriculture
COMM  Commercial - Retail
CMSV  Commercial - Service
DRNG  Drainage
MFG  Manufacturing
MULT  Multi-Family or Group Home
PARK  Park, Recreation, or Open Space
PRKG  Parking
PUBF  Public Facility
SF  Single Family
WH  Warehousing & Storage

1 inch = 250 feet
Project Number: 1006520
Hearing Date: 6/14/2018
Zone Map Page: C-20
Application Case Numbers: 18EPC-40027
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INTRODUCTION

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Proposal

This is a request for a Site Development Plan for Subdivision amendment for Tract B-1-A, a vacant portion of the Hope Plaza Subdivision, the “subject site”. The subject site is located between Alameda Boulevard NE on the north and Signal Avenue NE on the south with Barstow Street NE located farther to the west and Ventura Street NE located farther to the east. The subject site is zoned SU-2 for O-1 and R-T and located within the boundaries of the Vineyard Sector Development Plan and governed by the design regulations in the La Cueva Sector Development Plan.

The applicant wishes to subdivide two parcels on the southeast corner of the subdivision into two single-family lots approximately 122-feet deep and 49-feet wide subject to the La Cueva Sector Plan design regulations. The applicant has provided a Site Development Plan for Subdivision for the subject site showing ingress and egress from Signal Avenue NE. If approved, 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. 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.

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. A facilitated meeting was requested and occurred on Thursday May 31, 2018. Staff did not receive telephone calls or written comment in support or opposition to the request.
EPC Role

The requested approval of the Site Plan for Subdivision amendment is required to be heard by the EPC, per the Vineyard SDP. Because the applicant is not asking for a zone change, the request is not required to be forwarded to the City Council. If the EPC decision is appealed, it will go to the Land Use Hearing Officer (LUHO) for recommendation to the City Council. This is a quasi-judicial matter.

History/Background

In 1991, the subject site along with 52.2 acres was annexed into the City, and the SU-2 zoning was established by an amendment to the Vineyard Sector Development Plan.

In 2007, the EPC approved a Site Development Plan for Subdivision (Project No. 1006520 Case No. 07EPC-40001) for division of the property into three lots, and construction of a church, healing center (hospice), administrative offices for the church, and two ‘non-church’ buildings. The EPC also approved a Site Development Plan for Building Permit (Project No. 1006520 Case No. 07EPC-40002). In addition to the main church structure, two office buildings of approximately 21,868-square feet each were constructed.

In 2013, the EPC approved a Site Development Plan for Subdivision Amendment to remove the church’s healing center (hospice) building and parking lot which was never constructed, and to reduce the size of the administration building, in order to provide for six single-family residential lots along with right-of-way dedication for the access driveway. The Site Development Plan for Subdivision was completed through the DRB process in 2014, and all six of the resulting lots have been developed with single-family homes as of this writing.

Context

The subject site is located in the far northeast section of the City with Alameda Boulevard NE to the north, Signal Avenue NE to the south, Barstow Street NE to the west, and Ventura Street NE to the east at the Bernalillo county line. The subject site is in an area where most of the land to the west and south of the subject site has been assembled and platted into residential subdivisions, including the Carrington Subdivision adjacent to and south of the subject site, and the Tierra Morena Subdivision adjacent to the west. Large vacant tracts of land and large-lot residential uses are north and east, especially across the county line. The two proposed residential lots will be accessed directly from Signal Avenue NE.

Transportation System

The Vineyard Sector Development Plan is consistent with the Long Range Major Street plan, Bikeways Master Plan, and the Transit Development Program. A curvilinear alignment for Alameda Boulevard, as shown on the Long Range Major Street Plan, forms the north boundary of this sector plan area.
The functional classification of Alameda Boulevard is a principal arterial and the associated street width requires 124 feet of right-of-way. Barstow Street is a collector requiring 68 feet of right-of-way for the street section plus an additional 12 feet for bikeway. Ventura Street is a minor arterial requiring 86 feet of right-of-way. Direct access to all three of these streets is limited. Single family residential driveways off Alameda Boulevard, Ventura Street, and Barstow Street are prohibited.

**Long Range Roadway 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 map designates Alameda Boulevard NE, connecting to Signal Avenue NE, as a Proposed Principal Arterial. Signal Avenue NE is classified as Local.

**Comprehensive Plan Corridor Designation**

The Comprehensive Plan identifies Alameda Boulevard NE as a Commuter Corridor, which is intended to prioritize automobile travel to ensure efficient crosstown movement for vehicles.

**Trails/Bikeways**

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS map designates Alameda Boulevard NE with a Proposed Trail, Barstow Street NE with an Existing Bicycle Lane, and Ventura Street NE with a Proposed Bicycle Lane.

The Bikeways Master Plan shows a bike lane within the Alameda Boulevard NE right-of-way. The Nor Este Sector Development Plan proposed to incorporate the bikeway function into the design of the La Cueva Arroyo Linear Park.

**Transit**

Alameda Boulevard NE has a Secondary route that runs approximately every 25 minutes. Specifically, Variable Route 2 runs along Ventura Street NE and then along Alameda Boulevard NE, providing peak-period weekday service past the subject site, east-west on Alameda Boulevard and in a loop around La Cueva High School two blocks west of the subject site.

**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.
ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-2 for O-1 and R-T, pursuant to the Vineyard Sector Development Plan. The requested single-family use is permitted in the existing zone and a zone change is not required.

The Vineyard Sector Development Plan established the SU-2 for O-1 and R-T (Office and Townhouse) zoning, which was intended to buffer the lower residential densities from the harmful effects of street noise that will likely occur on Alameda. Along with the typical uses of the O-1 and R-T zones, this zone also allows home-based businesses with a limited number of employees. Permissive and conditional uses of the O-1 and R-T zones as described in the City Zoning Code are allowed with the following exceptions:

- Home Occupations are allowed as regulated in the R-1 zone, except that up to two non-family members may be employed in the business, and up to 50 percent of the floor area may be devoted to the home occupation.

- The Design Regulations of the La Cueva Sector Development Plan (Section 5.4.6, page 30) applies to all properties zoned SU-2 O-1 and R-T in the Vineyard Plan.

- Sites are subject to Site Development Plan approval by the EPC.

Definitions

SU-2 Special Neighborhood Zone (§14-16-2-23): This zone allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

R-T Residential Zone (§14-16-2-9): This zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

O-1 Office and Institution Zone (§14-16-2-15): This zone provides sites suitable for office, service, institutional, and dwelling uses.

Site Development Plan for Subdivision (§14-16-1-5): An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies 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.

Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan’s goals and policies serve as a means to evaluate development proposals such as this.

Policy Citations are in Regular Text; Staff Analysis is in Bold Italics.
The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are intended to protect and enhance the character of existing single-family neighborhoods, parks, Major Public Open Space, and areas outside of Centers and Corridors.

Applicable policies from the Comprehensive Plan are provided below:

POLICY 4.1.4: Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality. [ABC]

a) Respect existing neighborhood values and social, cultural, recreational resources.

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. The request furthers Policy 4.1.4.

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

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. The request furthers Policy 5.3.1.

POLICY 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [A]

The request is consistent with the existing character of the surrounding single-family neighborhoods. The request furthers Policy 5.6.3.

GOAL 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]
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. The request furthers Policy 7.3.4.

GOAL 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

POLICY 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]

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. The request furthers Policy 9.1.1.

The Vineyard Sector Development Plan (Vineyard SDP) (Rank III)

In general the request furthers policies in the Vineyard SDP; however, since the last update of the Vineyard Sector Plan was in 2000 and the Comprehensive Plan was updated in 2017, the Rank I Comprehensive Plan policies supersede the Rank III Vineyard Sector Development Plan policies.

The Vineyard SDP was adopted in September 1987, amended in 1991, in 1992, in 1994 with annexations and expanded Plan boundaries, and last amended in August of 2000 to rezone certain lots within the Sector Plan area from RO-1 to R-D. The main purpose of the Vineyard SDP is to realize the potential of North Albuquerque Acres by utilizing cooperation between the public and private sector. The Vineyard SDP states that North Albuquerque Acres presents a unique opportunity for urban development, a desirable location, and maximum utilization of utility systems and the transportation network. The Vineyard SDP refers to the La Cueva SDP for development design regulations.

Note: Sector Development Plan policy text is in regular font; staff’s analysis is in bold italics. Some of the relevant policies are:

Policy 2.m: Quality architectural design shall be encouraged in all new development. (p 2.2)

The Integrated Development Ordinance (IDO) and the Restrictive Building Covenants will regulate and encourage quality architectural design. The request furthers Policy 2.m.

Policy 5.a: Compatible mixing of residential, commercial, light industrial, and educational activities on an area-wide basis shall be encouraged where desirable and appropriate to lessen the need for travel.
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. The request furthers Policy 5.a.

La Cueva Sector Development Plan (La Cueva SDP) (Rank III)

The La Cueva SDP was adopted in June 2000 (R-50, Enactment 65-2000) and updated in 2003. The La Cueva SDP rezoned the area in order to provide a mix of uses more suitable for a developing urban area. Exhibit 15 of the La Cueva SDP shows the subject site as part of the Vineyard SDP and zoned SU-2 O-1/R-T. The La Cueva SDP established permissive and conditional uses, principles, and design regulations for SU-2 zones within the La Cueva SDP and the Vineyard SDP. The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the La Cueva SDP. The following are applicable to the current request:

Note: Sector Development Plan regulation and guideline text is in regular font; staff’s analysis is in bold italics.

5.1-Guiding Principles (p 25)

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

The 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. The proposal furthers Principle 2.

Principle 8: The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

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. The proposal furthers Principle 8.

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

The 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. The proposal furthers Principle 9.
SITE DEVELOPMENT PLAN FOR SUBDIVISION

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 to subdivide two parcels on the southeast corner of the subdivision into two single-family lots approximately 122-feet deep and 49-feet wide, approximately 1/8 acre each. Access driveways will be off of Signal Avenue NE on the south property line.

The completion of the requested Site Development Plan for Subdivision and the re-plat of the site into separate lots will go to the Development Review Board (DRB). The Site Development Plan for Building Permit will be delegated to go through the Administrative Approval process and be subject to the Integrated Development Ordinance (IDO) standards and regulations where the site plan is silent. Staff recommends that the requested Site Development Plan for Subdivision be conditioned to remove references to the Vineyard SDP and La Cueva SDP design regulations and guidelines as well as the Zoning Code reference 14-16-2-9, which references R-T standards from the old Zoning Code. The subject site will convert to the MX-T District of the Integrated Development Ordinance (IDO).

The applicant will implement private Restrictive Building Covenants (see attached), which will apply restrictions in addition to what is required by the MX-T zone. The Restrictive Building Covenants will remain a private agreement between the property owners and not enforced by City Code Enforcement. Of the specific regulations described below, whichever is more restrictive will apply:

**Setbacks**

- The MX-T zone requires the following setbacks: Front 5-ft, Side 0-ft, Rear 15-ft.
- The private Restrictive Building Covenants requires Front 20-ft, Side 5-ft, and Rear 15-ft.

**Height**

- The MX-T zone limits height to 30-feet.
- The private Restrictive Building Covenants limits the height to 15-6” for one-story houses.

**Vehicular Access, Circulation and Parking**

- The MX-T zone requires 2 parking spaces for a dwelling unit with 3 or more bedrooms.
- The private Restrictive Building Covenants calls for a two-car garage with a double-width driveway for a total of 4 off-street parking spaces per house.
Open Space

- The MX-T zone requires 300 square foot minimum for 3 or more bedrooms.

Walls

- The IDO limits wall heights in the front yard or street side yard to 3-feet, and in other locations to 8-feet.
- The private Restrictive Building Covenants restricts perimeter walls to a maximum of 8-feet, and to be constructed of 6-inch wide concrete masonry units with stucco.

Architecture

- The private Restrictive Building Covenants states that house designs shall be compatible with the contemporary pueblo style of other buildings in Hope Plaza, and stucco colors shall be muted earth tones compatible with other building colors.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

All of the reviewing agency comments have been discussed herein and are addressed as revisions to the request or as recommended conditions of approval.

Neighborhood/Public

Representatives from the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated Meeting occurred on May 31, 2018, and no meeting attendees opposed the project. The primary focus of concern was traffic congestion on Signal Avenue NE.

CONCLUSION

This is a request for a Site Development Plan for Subdivision Amendment for Tract B-1-A, a vacant portion of the Hope Plaza Subdivision, the “subject site”. The applicant wishes to subdivide two parcels on the southeast corner of the subdivision into two single-family lots approximately 122-feet deep and 49-feet wide, approximately 1/8 acre each. If approved, the existing Tract B-1-A will be re-platted into Tract B-1-A1, and Lots 7 and 8.

The request furthers a preponderance of the applicable policies of the Albuquerque / Bernalillo County Comprehensive Plan and the Vineyard SDP, and the La Cueva SDP principles. A Facilitated Meeting was held and there is no known opposition to the request. Staff recommends approval subject to conditions.
FINDINGS, Site Development Plan for Subdivision

Project # 1006520, Case # 18EPC--40027

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.

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.

1. Annexation and establishment of zoning occurred in 1991, pursuant to an amendment to the Vineyard Sector Development Plan.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

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.

7. 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.
8. 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.

9. 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.

10. 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.

RECOMMENDATION

APPROVAL of 18EPC-40027, a request for Site Development Plan for Subdivision for Hope Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.
CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

Project # 1006520, Case # 18EPC-40027

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
     - 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)
     - Infrastructure and/or ROW dedications may be required at DRB.
     - All work within the public ROW must be constructed under a COA Work Order.
   - WATER UTILITY AUTHORITY, Utility Services
     - 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 west of the site. When development is desired request an availability statement renewal at the link below:
       - [http://www.abcwua.org/Availability_Statements.aspx](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
     - Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
     - 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).
  - Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
  - Ensure adequate locking devices on exterior doors (deadbolt lock with a 1” throw) and windows.
  - Consider providing anti-lift protection on windows and sliding glass doors.
  - Ensure that all exterior doors are of solid-core or metal construction.
  - Ensure that addresses are posted and clearly visible.
  - Create a clear transition from public to semi-public to semi-private to private space throughout the project.

• PUBLIC SERVICE COMPANY OF NEW MEXICO
  - PNM provided comments on this case number for EPC hearing for February 2014. The applicable comments are repeated below:
  - 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).”

Cheryl Somerfeldt
Planner

Notice of Decision cc list:
Epicopal Diocese of the rio Grande, 6400 Coors Blvd. NW, ABQ, NM 87120
William Fanning Architect, 4202 Avenida La Resolana NE, ABQ, NM 87110
Vineyard Estates NA, Elizabeth Meek, 8301 Mendocino Dr. NE, ABQ, NM 87122
Vineyard Estates NA, David Zarecki, 8405 Vintage Dr. NE, ABQ, NM 87122
Nor Este NA, Robert Smith, 8916 Olivine St NE, ABQ, NM 87113
Nor Este NA, Jim Griffee, P.O. Box 94115, ABQ, NM 87199
Dist. 4 Coalition of Neigh. Assoc., Michael Pridham, 6413 Northland Ave. NE, ABQ, NM 87109
Dist. 4 Coalition of Neigh. Assoc., Robert Stetson, 7112-69 Pan American Freeway NE, ABQ, NM 87109
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

Zoning on the property at time of submittal was established by the Vineyard Sector Development Plan. Under the IDO, this zoning converts to MX-T. The proposed single-family uses are allowed under the pre-existing zoning and would be allowed under the MX-T zone district. Given that the site has an institutional use, office uses, and single-family development, the proposed uses are consistent with the established mixed-use pattern.

The property is in an Area of Consistency, so policies on site layout should be carefully considered. The single-family homes along Signal Ave. NE are all accessed from other local streets. The two proposed lots would be breaking that pattern and might be disruptive of traffic along Signal Ave., although Signal is classified as an Urban Local, not a collector street.

CITY ENGINEER

Transportation Development

- 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)
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations

No comment.

WATER UTILITY AUTHORITY

Utility Services

No adverse comments.

- 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 west of the site. 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

- Ensure adequate lighting throughout the project – exterior lighting on the homes and any future building(s).
- 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).
- Ensure that landscaping is installed so as not to obstruct windows, doors, or entryways.
- Ensure adequate locking devices on exterior doors (deadbolt lock with a 1” throw) and windows.
- Consider providing anti-lift protection on windows and sliding glass doors.
- Ensure that all exterior doors are of solid-core or metal construction.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

SOLID WASTE MANAGEMENT DEPARTMENT

Proposed street configuration for lots 1-6, is not accessible for refuse truck. Will need to use Signal Ave NE to place residential trash carts for service. Add to amendment notes, that carts will be placed, by residents, on Signal Ave NE for refuse service.

This comment does not apply to the proposed amendment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No objections.

ALBUQUERQUE PUBLIC SCHOOLS

- APS Case Comments: Any residential lots in this area will have impacts to Dennis Chavez Elementary, Desert Ridge Middle School, and La Cueva High School. Currently, all three schools have excess capacity.
School Capacity

<table>
<thead>
<tr>
<th>School</th>
<th>2017-2018 40th Day Enrollment</th>
<th>Facility Capacity</th>
<th>Space Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dennis Chavez ES</td>
<td>568</td>
<td>650</td>
<td>82</td>
</tr>
<tr>
<td>Desert Ridge MS</td>
<td>1016</td>
<td>1050</td>
<td>34</td>
</tr>
<tr>
<td>La Cueva HS</td>
<td>1765</td>
<td>1832</td>
<td>67</td>
</tr>
</tbody>
</table>

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- PNM provided comments on this case number for EPC hearing for February 2014. The applicable comments are repeated below:

- 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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

NMDOT has no comment.
View of the subject site looking north.

View of the subject site looking east.
View of the subject site looking south.

View of the subject site looking west.
HISTORY
RESOLUTION

AMENDING THE VINEYARD SECTOR DEVELOPMENT PLAN, A RANK THREE PLAN, TO REZONE PORTIONS OF THE PLAN; AND AMENDING THE ZONE MAP FOR APPROXIMATELY 30 ACRES.

WHEREAS, the City of Albuquerque is authorized to adopt plans and zoning of property to protect the public well-being, health and safety in areas within its planning and platting jurisdiction; and

WHEREAS, the Vineyard Sector Development Plan was first adopted in 1987 and was amended in 1991, 1992, and 1994; and

WHEREAS, the curvilinear alignment for Alameda Boulevard, as shown on the Long Range Major Street Plan, forms the northern boundary of the sector plan; and

WHEREAS, the Vineyard Sector Development Plan area is designated as Developing Urban in the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the Vineyard Sector Plan zoned some lots along the curvilinear alignment of Alameda RO-1 for rural uses to preserve corridor options, while other lots along the alignment were zoned R-D for Commercial Use; and

WHEREAS, there are five lots along the southern boundary of the Vineyard Sector Development Plan currently zoned RO-1 on the north side of Carmel Avenue; and

WHEREAS, the Alameda Corridor Study presently underway, proposes to straighten the alignment of Alameda to run parallel to the existing roadway. This realignment presents changed conditions justifying a different use category along the old Alameda alignment; and
WHEREAS, the Vineyard Sector Development Plan falls within the boundaries of the La Cueva Sector Development Plan which was adopted by the Council on June 19, 2000 approving urban densities more suitable to a Developing Urban Area than the original platting; and
WHEREAS, RO-1 zoning and/or certain commercial use is no longer appropriate along the old alignment of Alameda and the southern boundary of the Vineyard Sector Development Plan. RO-1 zoning conflicts with the intentions of the La Cueva Sector Development Plan regarding the urban development of the surrounding area; and
WHEREAS, rezoning lands along the old Alameda alignment and the southern boundary of the Vineyard Sector Development Plan is necessary and justified pursuant to Resolution 270-1980; and
WHEREAS, the zone map amendment represents a balance of the goals among the various stakeholders in the Plan area; and
WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection recommended approval of the Zone Map Amendment for the lots along the old Alameda alignment at a public hearing on December 9, 1999; and
WHEREAS, at the May 24, 2000 Land Use, Planning and Zoning Committee meeting, the Committee considered a proposal to also amend the zoning of all five of the lots zoned RO-1 along the southern boundary of the Vineyard Sector Development Plan; and
WHEREAS, the owners of the five RO-1 zoned lots along the southern boundary of the Vineyard Sector Development Plan were properly notified of the proposed zone map amendment in accordance with City ordinances and notification procedures, and no property owners have objected to the proposed zone map amendment.
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE THAT:
Section 1. The La Cueva Sector Development Plan contains the land use and zoning revisions to the Vineyard Sector Development Plan in Exhibits 15A
and 15B, which Exhibits are attached hereto, incorporated herein, and hereby approved. Exhibit 15A will replace Sheet 7.3, Land Use Map, in the Vineyard Sector Development Plan and Exhibit 15B will replace Sheet 7.6, Zoning Map in the Vineyard Sector Development Plan and will serve as the official Land Use and Zoning Maps of the Vineyard Sector Development Plan.

Section 2. The RD zoning for residential uses is more beneficial to the community than the RO-1 zoning and supports the goals and policies of the Comprehensive Plan, the Vineyard Sector Development Plan, and the surrounding La Cueva Sector Development Plan.

Section 3. Goals and policies set forth in the La Cueva Sector Development Plan related to SU-2 zoning and design will apply to those parcels of land zoned SU-2 in the Vineyard Sector Development Plan at Alameda/Barstow NE.

Section 4. Goals and policies set forth in the Vineyard Sector Development Plan related to land use will be supported and enhanced as a result of the zone map amendment herein.

Section 5. The Land Use Map and the Zone Map of the Vineyard Sector Development Plan are hereby amended. The City's official zone map is hereby amended to incorporate the zone map amendments herein.

Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 7. EFFECTIVE DATE AND PUBLICATION. This resolution shall become effective five or more days after publication.
PASSED AND ADOPTED THIS 21st DAY OF August, 2000
BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7
Excused: Armijo, Griego

Michael Brasher, President
City Council

APPROVED THIS 6th DAY OF September, 2000

Bill No. R-51fs

Jim Baca, Mayor
City of Albuquerque

ATTEST:

City Clerk
PRIOR APPROVALS:


SEPTEMBER 20, 1990, THE ENVIRONMENTAL PLANNING COMMISSION APPROVED AN AMENDMENT TO THE TRANSPORTATION PLAN VACATION OF PUBLIC RIGHT-OF-WAY:

   CORONA AVENUE, V-87-117
   ANAHEIM AVENUE, V-88-37
   WILSHIRE AVENUE, V-88-58/AP-88-30/V-90-47

FIRST AMENDMENT

SECOND AMENDMENT

THIRD AMENDMENT
April 21, 1994, The Environmental Planning Commission Recommended Approval (SD-86-63/AX-94-1/Z-94-6).
Please refer to the Zoning Code for specifics of the SU-2, R-T, and the O-1 zones.
APPLICATION INFORMATION
City of Albuquerque

DEVELOPMENT/PLAN REVIEW APPLICATION
Updated 1/12/18

Supplemental Form (SF)

SUBDIVISION

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

ZONING & PLANNING

— Annexation

SITE DEVELOPMENT

— Adoption of Rank 2 or 3 Plan or similar
— Test Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
— Administrative Amendment (AAM)
— Administrative Approval (DRT, URT, etc.)
— IF Master Development Plan
— Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

— Bloom Drainage Cost Allocation Plan

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for any additional requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): William Fanning, Architect
PHONE: 505-268-1604
ADDRESS: 4202 Avenida La Resolana NE
FAX:
CITY: Albuquerque
STATE: NM
ZIP: 87110
E-Mail: wtfan@gwd.com
APPLICANT: Episcopal Diocese of the Rio Grande
PHONE: 505-931-6636
ADDRESS: 600 Coors Blvd. NW
FAX:
CITY: Albuquerque
STATE: NM
ZIP: 87120
E-Mail:

Proprietary Interest in site: Owner
List owners: 

DESCRIPTION OF REQUEST: Amendment to Site Development Plan

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

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

Lot or Tract No.: Tract B-1-A
Block: A, Tract 3, Unit 3
Subdivision/STBA: Hope Plaza
Existing Zoning: SU-2 1/2 R-T
Proposed zoning: Same
MRGCD Map No
Zone Atlas page(s): C-20
UPC Code:

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AXZ, V, S, etc.): 1006520
07-EPD-40001, 07-EPD-40002, 07 EPB-70360, 12-BPC-40156 & 40157

CASE INFORMATION:

Within city limits: Yes
No. of existing lots:
No. of proposed lots:
Total site area (acres):

LOCATION OF PROPERTY BY STREETS: On or Near:

Between:

Check if project was previously reviewed by Sketch Plan/Plan or Pre-application Review Team (PR) □
Review Date:

SIGNATURE: H. William Fanning
(Pay Name)

DATE: 4-30-2018

Application: □ Agent: □

FOR OFFICIAL USE ONLY

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

Application case numbers: BEPD 400027
Action: S.F.
Fee: $55.00

Hearing date: June 14, 2018

5-2-18

Project #: 1006520

Staff signature & Date
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
  - Sealed Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 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 (EPC16) Maximum Size: 24" x 36"
☐ SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTP) (EPC17) Maximum Size: 11" x 17"
  - 6 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Sealed Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
  - Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket) 15 copies
  - Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
  - Zone Atlas map with the entire property(ies) 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 accommodated. Refer to §14-16-3-17(D)(1)(d)(i)
  - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(a)
  - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
  - 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)(iv).
  - 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) 15 copies
  - DNB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
  - DNB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 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.

H. William Fanning
Applicant signature / date

Checklists complete
Fees collected
Case # assigned
Related # listed

18 EPC 40027

5-2-18

Form revised August 2017

Project #: 1006520

Planner signature / date
SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION
   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME
   Signs must be posted from **MAY 20, 2018** to **JUNE 14, 2018**

5. REMOVAL
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)  
5.2.18
(Date)

I issued ___ signs for this application, 
5.2.2018
(Date)

(Staff Member)

PROJECT NUMBER: 1006520

Rev. 1/11/05
SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. Site Plan (required)
2. Conceptual Utility Plan (required)
3. Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for Sheet #1 are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§14-16-1-5). The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.

**NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".**

**SHEET # 1 – SITE PLAN (Required)**

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
   a. Maximum Building Height - 15'-0" per B-T Zoning
   b. Minimum Building Setback
   c. Maximum Total Dwelling Units and / or
   d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

A. Fee payment
B. Complete application
C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
D. 8-1/2" x 11" reductions
SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT
(Optional but STRONGLY recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design
- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other “green” features

Street Realm
- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping
- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design
- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage
- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Wm. Fanning Arch. DATE OF REQUEST: 4/12/18 ZONE ATLAS PAGE(S): C. 20

CURRENT:
ZONING SU-2/0-1 Y R-T
PARCEL SIZE (AC/SQ. FT.) 0.27 AC.

LEGAL DESCRIPTION:
LOT OR TRACT # BLOCK #
SUBDIVISION NAME HOPES PLAZA

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

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

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

GENERAL DESCRIPTION OF ACTION:
# OF UNITS:
BUILDING SIZE: (sq. ft.)

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

APPLICANT OR REPRESENTATIVE: Wm
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY THE TRAFFIC ENGINEER)
DATE 5.2.18

Planning Department, Development & Building Services Division, Transportation Development Section - 20th 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
DATE 03-02-19

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
May 1, 2018

Chairman, Environmental Planning Commission, City of Albuquerque
c/o Albuquerque Planning Dept.
600 2nd Street NW
Albuquerque, New Mexico 87102

Reference: Hope Plaza - Second Amendment to Site Development Plan
Two-lot subdivision - Tract B-1-B containing 0.27 acres

Dear Mr. Chairman:

I hereby appoint the following individuals to represent the Episcopal Diocese of the Rio Grande as agents for application, review and approval of the above-referenced project by the Environmental Planning Commission and the Development Review Board.

H. William Fanning, Architect
4202 Avenida La Resolana NE
Albuquerque, New Mexico 87110

Fred Arfman, Principal
Isaacson and Arfman PA, Consulting Engineers
128 Monroe NE
Albuquerque, New Mexico 87108

If you have any questions please call me at 505 881-0636.

Your brother in Christ,

Bishop

The Right Rev’d Michael L. Vono, D.D.
IX Bishop, Diocese of the Rio Grande
April 30, 2018

Chairman, Environmental Planning Commission
c/o Albuquerque Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Reference: Amendment to Site Development Plans for Subdivision and Building Permit
Hope Plaza, Alameda Blvd. NE, Albuquerque, NM

Project #1006520, 07EPC-40001, 07EPC-40002, 07DRB70360,
13EPC-40156, EPC13-40157

Dear Mr. Chairman:

I am writing in regard to a request for approval of an amendment to the Site Development Plan for Hope Plaza, a mixed-use development located in North Albuquerque Acres. Hope Plaza contains approximately 6 acres and is zoned SU-2/ O-1 and R-T uses. It is located in the Vineyard Sector Development Plan and is subject to the Design Regulations of the La Cueva Sector Development Plan. This request is for a re-plat of about 11,926 sf or 0.27 acres at the southeast corner of Tract B-1-A for two single-family residential lots, a use permissive in the R-T zone.

The initial Site Development Plans of Hope Plaza for Subdivision and for Building Permit were approved in 2007 by the Environmental Planning Commission and the Development Review Board. The EPC hearing was on July 19, 2007 and the Notification of Decision dated July 20, 2007. Tract A was approved for two office buildings containing about 22,000 sf each. Tract B was approved for a church, a Parish Hall, and a Healing Center.

In 2013, an amendment to the Site Development Plan for Hope Plaza was approved by the EPC. That action created Tract B-1-B, a six unit residential subdivision, developed by Twilight Homes. That project replaced the originally planned Healing Center. At present, the two office buildings and the church have been built along with the residential development. The subject of this request is therefore for a second amendment to the Site Development Plan.

The area surrounding the subject property has been largely developed. Properties to the south contain single-family development with one and two story houses. To the west is Hope Church, to the north is vacant property owned by Hope and reserved to protect a view, and to the east is property owned by AMAFCA. Access will be from Signal Av. NE on the south.

The proposed residential lots will be separated from the remainder of Hope Plaza by a concrete masonry wall, typically six – seven feet high. Front, side and rear yard setbacks are consistent with R-T zoning. The proposed houses will be limited by deed restrictions to single story with a maximum height of 15’
and a maximum heated area of 2,000 sf. Each home will have a two-car garage and driveway for a total of four off-street parking spaces per lot.

The overall density of development in Hope Plaza will be slightly increased by the proposed housing development. The aggregate building area of Hope Plaza originally shown on the Site Development Plan was 75,000 sf. The revised building area will be 78,876 sf.

In conclusion, the proposed two-lot residential development is an in-fill project designed to be consistent with other residential development in the immediate area. This use will have virtually no impact on Hope Plaza or on adjacent properties.

Very truly yours,

[Signature]
William Fanning Architect

copies: Episcopal Diocese of the Rio Grande
Hope-in-the-Desert Episcopal Church
Fred Arfman, Isaacson & Arfman, Engineering Consultants
NOTIFICATION &
NEIGHBORHOOD INFORMATION
From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Subject: Notification Inquiry. Ventura and Signal Ave_EPC
Date: April 27, 2018 at 11:22 AM
To: wmtan@swcp.com

Dear Mr. Tan,

Good afternoon. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
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<tr>
<td>Vineyard Estates NA</td>
<td>Elizabeth</td>
<td>Mead</td>
<td><a href="mailto:jameedread@gmail.com">jameedread@gmail.com</a></td>
<td>8501 Mendocino Drive NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87122</td>
<td>5055947552</td>
</tr>
<tr>
<td>Vineyard Estates NA</td>
<td>David</td>
<td>Zornick</td>
<td><a href="mailto:zornickdavid@live.com">zornickdavid@live.com</a></td>
<td>8605 Ingrid Drive NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87122</td>
<td>5055646886</td>
</tr>
<tr>
<td>Nor East NA</td>
<td>Robert</td>
<td>Smith</td>
<td><a href="mailto:jsnsmith1@earthlink.com">jsnsmith1@earthlink.com</a></td>
<td>8606 Olive Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87119</td>
<td>5052918619</td>
</tr>
<tr>
<td>Nor East NA</td>
<td>Jim</td>
<td>Griffin</td>
<td><a href="mailto:jgriffin@comcast.org">jgriffin@comcast.org</a></td>
<td>9000 Ball NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87129</td>
<td>5052984529</td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhoods</td>
<td>Michael</td>
<td>Robinson</td>
<td><a href="mailto:michael@sky.com">michael@sky.com</a></td>
<td>8448 Northland Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>5055213738</td>
</tr>
</tbody>
</table>

Respectfully,
Vicente M. Quevedo, MCIP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque—City Council
(505) 768-3832

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

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From: webmaster@cabq.gov On Behalf Of webmaster@cabq.gov
Sent: Thursday, April 26, 2018 2:58 PM
To: Office of Neighborhood Coordination <webmaster@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

- Contact Name: William Fleming
- Company Name: William Fleming Architecture
- Address: 4202 Avenida La Reina NE
- City: Albuquerque
- State: NM
- ZIP: 87110
- Telephone Number: 505-268-1234
- Email Address: wm@swcp.com

Anticipated Date of Public Hearing (if applicable):
June 14, 2018

Describe the legal description of the subject site for this project:
Tract D-1-B, Hixson Phase, Block 4, Tract 3, Unit 3, North Albuquerque Acres

Located northeast (physical address, street name or other identifying mark):
Signal Av, NE between Dennow NE and Ventera NE

This site is located on the following zone added page:
G-20

This message has been analysed by Deep Discovery Email Inspector.
April 30, 2018

Ms. Elizabeth Meek
8301 Mendocino Dr. NE
Albuquerque, New Mexico 87122

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Ms. Meek:

I am writing you in your capacity as a representative of Vineyard Estates Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope’s property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,033 sf for a total of about 12,066 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,500 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at stripeitt@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

H. William Fanning Principal
April 30, 2018

Mr. David Zarecki
8405 Vintage Dr. NE
Albuquerque, New Mexico 87122

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Zarecki:

I am writing you in your capacity as a representative of Vineyard Estates Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope’s property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

[Signature]

H. William Fanning Principal
April 30, 2018

Mr. Robert Smith
8916 Olivine St. NE
Albuquerque, New Mexico 87113

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Smith:

I am writing you in your capacity as a representative of Nor Este Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope’s property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

H. William Fanning, Principal
April 30, 2018

Mr. Jim Griffiee
PO Box 94115
Albuquerque, New Mexico 87199

Dear Mr. Griffiee:

I am writing you in your capacity as a representative of Nor Este Neighborhood Association. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope's property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

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The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your Information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

[Signature]

H. William Fanning Principal
April 30, 2018

Mr. Michael Pridham
6413 Northland Av. NE
Albuquerque, New Mexico  87109

Reference:  Request for Site Development Plan Amendment
            Hope Plaza
            Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
            Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Pridham:

I am writing you in your capacity as a representative of District 4 Coalition of Neighborhood Associations. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope-in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope’s property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

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For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

H. William Fanning Principal
April 30, 2018

Mr. Robert Stetson
7112-69 Pan American Freeway NE
Albuquerque, New Mexico 87109

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Mr. Stetson:

I am writing you in your capacity as a representative of District 4 Coalition of Neighborhood Associations. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope’s property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@cabo.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2nd Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

[H. William Fanning Principal]
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<th>Name</th>
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<td>David Zarecki</td>
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<td>Michael Pridham</td>
<td>6413 Northland Ave. NE ABQ., NM 87109</td>
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<td>Robert Stetson</td>
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<td>$3.45</td>
<td>$6.70</td>
</tr>
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</table>
May 7, 2018

Ms. Cheryl Somerfeldt, Planner
City Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

Reference: 18 EPC - 40027
Request for Site Development Plan Amendment - Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

Dear Ms. Somerfeldt:

Following your instructions to me last week, I have written a letter to all property owners within the immediate 100’ boundary area of Hope Plaza informing them of the above-noted request for an amendment to the Site Development Plan for Hope Plaza. The names and addresses of property owners were provided to me by Geraldine Delgado of your department.

I have enclosed a copy of my letter to the homeowners along with copies of the sixty (60) Certified Mail Receipts for your records. Please note that there were several duplications of names on the list of owners. In this instance, I did not send additional copies to the same owners.

Very truly yours,

William Fanning Architect by

H. William Fanning Principal

Enclosures: Letter dated May 4, 2018 to adjacent property owners
Copies of Certified Mail Receipts – 60 total
May 4, 2018

To Whom It May Concern:

Reference: Request for Site Development Plan Amendment
Hope Plaza
Tract B-1 of Block 4, Tract 3, Unit 3, North Albuquerque Acres
Zoned SU-2 for O-1 and R-T Uses

I am writing you as a property owner adjacent to Hope Plaza. I am an architect acting as agent for the Episcopal Diocese of the Rio Grande and Hope-In-the-Desert Episcopal Church in its request for an amendment to the Site Development Plan for Hope Plaza.

Hope Plaza is located between Alameda and Signal east of Barstow NE. It contains two office buildings, Hope in-the-Desert Episcopal Church, and six single-family residences. It contains about six acres and is zoned SU-2/O-1 and R-T. The current amendment to the Site Development Plan is for a re-plat at the southeast corner of Hope’s property for development and sale of two single-family residential lots consistent with the underlying R-T zoning. Each lot is about 6,000 sf for a total of about 12,000 sf or 0.27 acres. Minimum lot size for a detached home in this zoning category is 3,600 sf. Each house will be single story with about 1,950 sf of heated area and a two-car garage. Building setbacks shall be consistent with the R-T zone. Access will be from Signal Av. NE. Houses will be designed in a contemporary pueblo style similar to other buildings on site.

The original Site Development Plan for Hope Plaza was approved by the Environmental Planning Commission (EPC) and the Development Review Board (DRB) in 2007. In 2013, the Plan was amended to provide for a six unit residential subdivision developed by Twilight Homes. This request is for a second amendment to the Plan.

The area around Hope Plaza has been largely developed. To the south are one and two story single-family homes. To the west is Hope Church, to the north is vacant property owned by Hope, and to the east is vacant property owned by AMAFCA. The proposed two-lot development will have virtually no impact on Hope Plaza or adjacent properties.

For your information, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by e-mail at striplett@caba.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018. The public hearing before the EPC is scheduled for June 14, 2018 beginning at 9:00 am in the Plaza del Sol Building, 600 2\textsuperscript{nd} Street NW, Albuquerque, NM 87102.

Very truly yours,

William Fanning Architect by

[Signature]

H. William Fanning Principal
Bryan L & Barbara A Euler  
8509 Hampton Ave NE  
Albuquerque, NM 87122

Chun & Shen Hui Fu  
8700 Aspen Leaf Dr NE  
Albuquerque, NM 87122

Fent & Melen Zhao Gao  
8705 Hampton Ave NE  
Albuquerque, NM 87122

Kapil K & Achla Goyal  
8712 Hampton Ave NE  
Albuquerque, NM 87122

Charles E & Scholtz Susan C Gutierrez  
8708 Hampton Pl NE  
Albuquerque, NM 87122

Richard V & Valerie S Hall  
8605 Hampton Ave NE  
Albuquerque, NM 87122
George A & Cara L Hammond  
8808 Rich Ct NE  
Albuquerque, NM 87122

Steven M & Audry M Handy  
8505 Hampton Ave NE  
Albuquerque, NM 87122

Ivan & Berelte Jeanne Herceg  
8501 Alameda Blvd NE  
Albuquerque, NM 87122

Mark & Elizabeth Hess  
8619 Hampton Ave NE  
Albuquerque, NM 87122

High Mesa Hope Plaza  
c/o US Bank Hope Plaza  
Office Partners  
9467 Millken Ave  
Rancho Cucamonga, CA
Mickey and Nanci Barnett
8512 Hampton Ave, NE
Albuquerque, NM 87122

Tuan & Le Tam Huynh
7915 Central Ave NE
Albuquerque, NM 87108

Mandip & Shrestha Nancy Joshi
8401 Hampton Ave NE
Albuquerque, NM 87122

Mary Barrera-Martinez
9426 Bear Mountain Trail NE
Albuquerque, NM 87113

Lewis E & Nancy L Jones
8504 Tierra Morena Pl NE
Albuquerque, NM 87122

Bhaveshkumar I Trustee Kapadia
8708 Aspen Leaf Dr NE
Albuquerque, NM 87122
Llave Enterprises Inc  
8830 Keeran Lane NE  
Albuquerque, NM 87122

Brian & Angie Long  
8804 Rich Ct. NE  
Albuquerque, NM 87122

Pannipa & Apiratikul Paveen  
Klatbaramee  
8705 Aspen Leaf Dr NE  
Albuquerque, NM 87122

Alexander & Kristen Kim  
8801 Rich Ct NE  
Albuquerque, NM 87122

Anthony J & Monica R. Kozlowski  
3604 Espejo St. NE  
Albuquerque, NM 87111

Tram T. & Tran Bo Nguyen  
8509 Tierra Morena Pl NE  
Albuquerque, NM 87122
Robert B & Jaimie S Martin
8519 Tierra Morena Pl NE
Albuquerque, NM 87122

Giuseppe & Anna Matonti
2628 Wisconsin St NE
Albuquerque, NM 87110

Amsale & Kevin McCourt
8620 Hampton Ave NE
Albuquerque, NM 87122

Patrick D & Monyca LS McWethy
8700 Hampton Ave NE
Albuquerque, NM 87122

MOBY PARTNERSHIP
5600 Wyoming Blvd NE
Albuquerque, NM 87109

MOBY PARTNERSHIP
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FARWELL, TX 79325
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LLAVE ENTERPRISES INC  
8830 KEERAN LN NE  
ALBUQUERQUE NM 87122

GAO FENG & MEIFEN ZHAO  
8705 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

MATONTI GIOSEPPE & ANNA TRUSTEES MATONTI FAMILY TRUST  
2628 WISCONSIN ST NE  
ALBUQUERQUE NM 87110-3756

COOPER CHADWICK B & KATHY A  
8604 HAMPTON AVE NE  
ALBUQUERQUE NM 87122-2636

STICHA JEFFREY M & SHELTON KELLY S  
8805 RICH CT NE  
ALBUQUERQUE NM 87122

JONES LEWIS E & NANCY L  
8504 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

LONG BRIAN & ANGIE  
8804 RICH CT NE  
ALBUQUERQUE NM 87122

DURAN JUANITA C  
8512 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87112

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

LARK SCOTT B & PAMELA M  
PO BOX 14641  
ALBUQUERQUE NM 87191-4641

NGUYEN TRAM THI & TRAN BO  
8509 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

BUTLER PAMELA JEAN PAIGE TRUSTEE BUTLER TRUST  
8608 HAMPTON AVE NE  
ALBUQUERQUE NM 87122-2636

ROBINSON MARGOT L & ALEXIS M  
8509 ALAMEDA BLVD NE  
ALBUQUERQUE NM 87122

COOPER JUSTIN A & GINNY M  
8716 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

EULER BRYAN L & BARBARA A  
8509 HAMPTON AVE NE  
ALBUQUERQUE NM 87122-2675

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

MOBY PARTNERSHIP  
PO BOX 332  
FARWELL TX 79325

HALL RICHARD V & VALERIE S  
8605 HAMPTON AVE NE  
ALBUQUERQUE NM 87122-2638

RUBI JANICE L & HARRIS LAURA ANN & RUBI JOANNA MARIE CO TRUSTEES RUBI TRUST  
8616 HAMPTON AVE NE  
ALBUQUERQUE NM 87122-2636

SMITH SAMUEL H & JULIE A  
8704 HAMPTON AVE NE  
ALBUQUERQUE NM 87122

HAMILTON GEORGE A & CARA L  
8808 RICH CT NE  
ALBUQUERQUE NM 87122

MATAONTI GIOSEPPE & ANNA TRUSTEES MATONTI FAMILY TRUST  
2628 WISCONSIN ST NE  
ALBUQUERQUE NM 87110-3756

MOBY PARTNERSHIP  
5600 WYOMING BLVD NE  
ALBUQUERQUE NM 87109-3149

VALDEZ JOSEPH HERMAN & MARY LOUISE  
8515 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

TRUSTEES PROTESTANT EPISCOPAL CHURCH C/O ACCUMATCH  
2711 LBJ Fwy Suite 1065  
DALLAS TX 75234

ADAMS ELIZABETH MAROTTA  
8516 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

DESER VT HOMEOWNERS ASSOCIATION C/O CAROL AKKERT & ASSOCIATES  
4121 EUBANK BLVD NE  
ALBUQUERQUE NM 87111-3421
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<td>Moby Partnership PO Box 2525 79552 Fairwell TX 79552</td>
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<td>HOPE PLAZA UN 101E STOFAC LLC &amp; ETAL 8300 CARMEL AVE NE SUITE 601 ALBUQUERQUE NM 87122-3125</td>
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<td>Wang Changqing &amp; Liu Beiling 8615 Hampton Ave NE ALBUQUERQUE NM 87122-2638</td>
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<td>Kim Alexander &amp; Kristen 8801 Rich Court CT NE ALBUQUERQUE NM 87122-3790</td>
<td>Barnett Mickey &amp; Barnett Janet 8515 Hampton Ave NE ALBUQUERQUE NM 87122-2675</td>
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<td>Barrera-Martinez Mary J 9420 Bear Mountain Trl NE ALBUQUERQUE NM 87113</td>
<td>O'Neill Joseph W &amp; Baehr Karen L 8805 Pico La Cueva Rd NE ALBUQUERQUE NM 87122</td>
<td>Vaughn T Kent &amp; Mary Anne 8516 Hampton Ave NE ALBUQUERQUE NM 87122</td>
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<td>Mcdewthy Patrick D &amp; Monyca LS 8700 Hampton Ave NE ALBUQUERQUE NM 87122</td>
<td>Hess Mark &amp; Elizabeth 8619 Hampton Ave NE ALBUQUERQUE NM 87122</td>
<td>Huynh Tuan &amp; Le Tam 7915 Central Ave NE ALBUQUERQUE NM 87108-2244</td>
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CITY OF ALBUQUERQUE  
LAND USE FACILITATION PROGRAM PROJECT #1005455 MEETING REPORT

Project #: #1006520 18EPC-40027  
Property Description/Address: Amendment to Site Development Plan for Subdivision and Building Permit for Hope Plaza

Date Submitted: 2 June 2018  
Submitted By: Philip Crump

Meeting Date/Time: 31 May 2018, 6-7:30 pm  
Meeting Location: Hope in the Desert Episcopal Church, 8700 Alameda Blvd NE  
Facilitator: Philip Crump  
Co-facilitator: Tyson Hummell

Parties:

☐ Agent/Applicant  
  □ William Fanning, Architect, agent for the Episcopal Diocese of the Rio Grande

☐ Neighborhood Associations/Interested Parties:  
  □ Vineyard Estates NA (VENA)  
  □ Nor Este NA (NENA)  
  □ District 4 Coalition of NAs

Meeting Summary:  
The Applicant seeks approval of an Amendment to a previously approved Site Development Plan for Subdivision in order to allow sale of a .27 acre parcel within the larger 6 acre Hope Plaza. The meeting was attended by a small number of neighbors, some of whom are also parishioners of Hope in the Desert Episcopal Church. The agent/architect presented a summary of the history of the larger project and described the need for the sale of the small parcel. He noted the deed restrictions (appended to this report) which will accompany sale—limiting height of the two residences allowed, along with other restrictions. Of particular concern to those present was the growing impact of traffic along Signal Avenue NE, as the number of residences increases and drivers use that road for cut-through rather than Alameda to the north.

Outcome:  
No one at the meeting expressed opposition to the proposal. Primary focus of concern was traffic congestion, with hope that City planners will keep this in focus.

Meeting Specifics –  
1. Description of proposed project
   a. The applicant seeks approval of the Amendment for an area of .27 acres (approximately 6300 sq. ft.) out of approximately 6 acres in Hope Plaza, to be developed as two single-story residences of about 2050 sq. ft. each.
   i. They will be styled to match the existing residential units at the SW corner of the Hope Plaza area and will each have a market value of about $400,000.
   ii. The homes should blend well and not interfere with localized housing characteristics or aesthetics.
   b. Each will have space for parking four vehicles—two in garages and two in the driveways.
      i. The driveways will be separate and will have access south onto Signal.
   c. Setbacks, height restrictions and other R-T Code requirements will be followed, deed restrictions.
i. The location and heights are to protect the designated view plane for the church, which begins immediately north of the proposed building sites.
d. There is a 15 foot encroachment into the Plaza area to provide adequate space for development.
e. Essential service (garbage pickup, mail delivery, etc.) will take place pursuant to standard regulatory requirements.
f. The builder will not be selected until after the application is approved.

2. History of the parcel and zoning

a. [Hope Plaza development began about eleven years ago.]
b. The residential units on the SW corner of the Plaza were built by Twilight Homes about five years ago, in a move to help defray the cost of the Plaza development.
c. Sale of this parcel is also for generating funds.
d. There is no timeline for future phases, such as the Parish Hall west of the church.
   i. The Healing Center is no longer being considered for future development.

3. Traffic concerns

a. Increasing volume and speed of traffic along residential Signal is a major concern of neighbors.
   i. Many drivers use Signal to cut through from Paseo del Norte to areas near Tramway, as traffic along Tramway has increased a great deal.
b. How will this development affect traffic congestion?
   i. There will be little impact from only two households, though they will contribute to the overall aggregate traffic.
   ii. For instance, might mail or other delivery vehicles park in the street?
   iii. There is little contribution from Hope Plaza.
      1. Parents do use a south entrance on the west side of the Plaza to drop off students at the school in the Plaza.
      2. The major portion of vehicle access to the Plaza is off Alameda.
c. Possible ways to address traffic speed and congestion include:
   1. Speed bumps or a stoplight at Signal and Ventura.
   2. Roundabout traffic circles
   3. Relocation of the NM International School
   4. Future improvements to Alameda NE
   5. The District 4 City Councilor sits on the EPC and may help support traffic improvement measures.
   ii. One person noted that when it becomes an issue, then the City may act.
      1. It requires citizens to say what and why it is an issue.

4. Other development issues

a. A neighbor asked, “How much are we going to cram into a small area?”
b. Development of the currently vacant area to the east of the Plaza awaits a concrete-lined channel to be constructed by AMAFCA at an unknown date in the future.
   i. Until then, it is undevelopable.
c. Asked whether the proposed project might affect other foreseeable development and infill, the response was that for--
   i. Channelized La Cueva Arroyo, there would be no effect.
   ii. Subsequent future sale of AMAFCA-owned properties, there would be no effect
   iii. Future sale of additional Hope property (not in the view plane), there would be no effect.
Action Plan: None
Action Items: None

Application Hearing Details:
1. The Environmental Planning Commission conducts regularly scheduled hearings on the second Thursday of each month in the Plaza del Sol hearing room at 600 2nd NW in Downtown Albuquerque. Hearings generally begin at 8:30 a.m. and conclude when adjourned by the Environmental Planning Commission Chair.
2. A hearing for this application is scheduled for Thursday 14 June 2018, before the EPC.
3. Hearing Time:
   a. The actual time this application will be heard by the Commission will depend on the applicant’s position on the Commission schedule.
   b. Those who wish to address the Commission must sign up at the beginning of the meeting.
4. Hearing Process:
   a. Comments from facilitated meetings will go into a report, which goes to the Chair of the EPC and its members.
   b. This is a consensus body representing five City departments.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
5. Resident Participation at Hearing:
   a. The commissioners receive their materials the Thursday before the scheduled hearing in electronic format. At the same time, the staff reports and supplemental materials are also posted on the website for the public. (The Commission will only consider limited, clarifying written material, if it is submitted at least 48 hours prior to the hearing.)
   b. Written comments must be received by one week prior to the meeting to be distributed to the members, and may be sent to:
      Staff Planner Cheryl Somerfeldt csomerfeldt@cabq.gov
      or
      Derek Bohannan, EPC Chair, c/o Planning Dept, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:
Bill Fanning Agent/architect
Father Dan Tuton Parish rector
Jack Sloan Parishioner
Lucy Baca VENA
Dan Regan Dist 4/KHNA
Diane Bothershine VENA
Elizabeth Meek VENA
Jim Griffie NENA
Tacy Van Cleve VENA
Restrictive Building Covenants

Hope Plaza - Lots 7 and 8
Albuquerque, New Mexico

Zoning: SU-2 / O-1 and R-T

Single-family residences are a permissive use in the R-T zone. Houses on Lots 7 and 8 shall conform to Albuquerque Zone Code setback requirements for R-T uses as follows:

- 20’ front yard at garage and 15’ otherwise
- 5’ side yards
- 15’ rear yard

Houses shall be single family, one story only, maximum 2,050 gross sq. ft. heated area per BOMA standards for computation of heated building area. Maximum building height shall be 15’-6” as measured from finished floor to top of parapet for flat roof construction or top of ridgeline on sloped roofs.

Garages shall be two-car capacity with a double width driveway for a total of 4 off-street parking spaces per house.

Perimeter yard walls shall be 6” wide stuccoed concrete masonry on concrete foundations. Maximum wall height shall not exceed 8’-0” from adjacent grade.

Houses shall follow residential design guidelines incorporated into the Amended Site Development Plan for Subdivision for Hope Plaza dated November, 2013, except as noted herein. House designs shall be compatible with the contemporary pueblo style of other buildings in Hope Plaza. Stucco colors shall be muted earth tones compatible with other building colors in Hope Plaza.
SITE PLAN REDUCTIONS
TREASURER'S CERTIFICATION
This is to certify that taxes are current and paid on the following:

Bernallillo County Treasurer

PUBLIC UTILITY BASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico (PSC), a New Mexico corporation, (PSC Electric) for installation, maintenance, and operation of (i) underground and above ground electrical, telecommunications, and gas utilities in the easement and (ii) any other facility reasonably necessary to provide electrical services.

B. New Mexico Gas Corporation for installation, maintenance, and operation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Salt Creek Corporation (SCL) Century+Inc, for the installation, maintenance, and operation of such lines, valves, and other relevant equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and operation of such lines, valves, and other relevant equipment and facilities reasonably necessary to provide communication services.

Included in the right to install, maintain, and remove the above listed utilities and their equipment and facilities is the right to build, rebuild, construct, reconstruct, locate, relocate, move, remove, replace, and install any and all facilities and service areas as necessary for the purposes described above, together with the right for easement holders to{|continue|}

PROJECT NUMBER

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico

New Mexico Gas Company

Salt Creek Corporation (SCL) Century+Inc

Contact

CITY APPROVALS

City Surveyor

Real Property Division

Environmental Health Department

Traffic Engineering, Transportation Division

ARCO

Public Works and Infrastructure Department

Fire

Code Enforcement

SHEET 1 OF 3

SURVOTEK, INC.
Consulting Surveyors
3058 Isleta Blvd NE, B-1 Albuquerque, New Mexico 87108
Phone: 505-997-3088
Fax: 505-995-4970
LEGAL DESCRIPTION
That certain parcel of land situated within the Elena Gallegos Grant in
According to Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, being
Otherwise known as the "Hillside Estates Water District" as shown and described on the plat filed in the office of the
County Clerk, Bernalillo County, New Mexico on March 26, 2014 in Plat Book 2014, Page 20.

Said parcel contains 3.0700 acres, more or less.

FREE CONSENT
SUBMITTED and REZERRED and now comprising PLAT OF LOTS 7 AND 8 AND
TRACT B-1-A1, HOPE PLAZA (BEING A REPLET OF TRACT B-1-A1, HOPE PLAZA)
IN THE ELENA GALLEGOS GRANT IN PROJECED SECTION 17, TOWNHIP 11 NORTH,
RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO, filed in the office of the
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO on March 26, 2014 in Plat Book

Said parcel contains 3.0700 acres, more or less.

OWNERS
Hope-in-the Desert Episcopal Church
By John H. Spain, Senior Warden
Episcopal Diocese of the Rio Grande

ACKNOWLEDGMENT
State of New Mexico
COUNTY OF _____________ 55

The foregoing instrument was acknowledged before me this _____________ day of ___________________, 2018, by John H. Spain, Senior Warden
of Hope-in-the Desert Episcopal Church.

__________________________ My commission expires ________________
Notary Public

STATE OF NEW MEXICO
COUNTY OF _____________ 55

The foregoing instrument was acknowledged before me this _____________ day of ___________________, 2018, by Michael Vito, Bishop
Episcopal Diocese of the Rio Grande

__________________________ My commission expires ________________
Notary Public

EXISTING EASEMENT LEGEND

5. Existing 10' Street Corridor Easement for 3.07 acres of land granted by plat filed 09-08-2007 on Document No. 207128872.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

a. Plat entitled "PLAT OF TRACT B-1-A1, HOPE PLAZA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the
office of the County Clerk of Bernalillo County, New Mexico on March 26, 2014 in Plat Book 2014C, Page 43.

b. Plat entitled "PLAT OF TRACT B-1-A1, HOPE PLAZA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the
office of the County Clerk of Bernalillo County, New Mexico on March 26, 2014 in Plat Book 2014C, Page 43.

c. Plat of "ALBUQUERQUE ADJACENT TO" filed in the office of the County Clerk of Bernalillo County, New Mexico on

d. Plat of "ALBUQUERQUE ADJACENT TO" filed in the office of the County Clerk of Bernalillo County, New Mexico on
August 1, 1999 in Plat Book 1999C, Page 127.

SHEET 2 OF 3

SURVEY TECH, INC.
1920 2nd Ave NE, Albuquerque, New Mexico 87110
Phone: 505-347-2200
ADDITIONAL STAFF INFORMATION
Restrictive Building Covenants

Hope Plaza - Lots 7 and 8
Albuquerque, New Mexico

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