



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1003449
Case Number: 18EPC- 40031, 40032
Hearing Date: June 14, 2018**

Staff Report

Agent	Consensus Planning
Applicant	Jackson Real Estate Services, Inc. Sector Development Plan Map Amendment to the Tower/Unser SDP (Zone Change) and Site Development Plan for Building Permit
Request	Sector Development Plan Map Amendment to the Tower/Unser SDP (Zone Change) and Site Development Plan for Building Permit
Legal Description	Tract 52, Unit 2, Town of Atrisco Grant
Location	Sunset Gardens Road SW between 82 nd Street and 86 th Street
Size	Approximately 6.1 acres
Existing Zoning	R-D 9 du/acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre)
Proposed Zoning	SU-1 for PRD (Planned Residential Development)

Staff Recommendation

APPROVAL/DENIAL/DEFERRED of Project # 1003449
Case # 18EPC-40031, 40032
based on the
Findings and subject to the
Conditions of Approval
included within this report

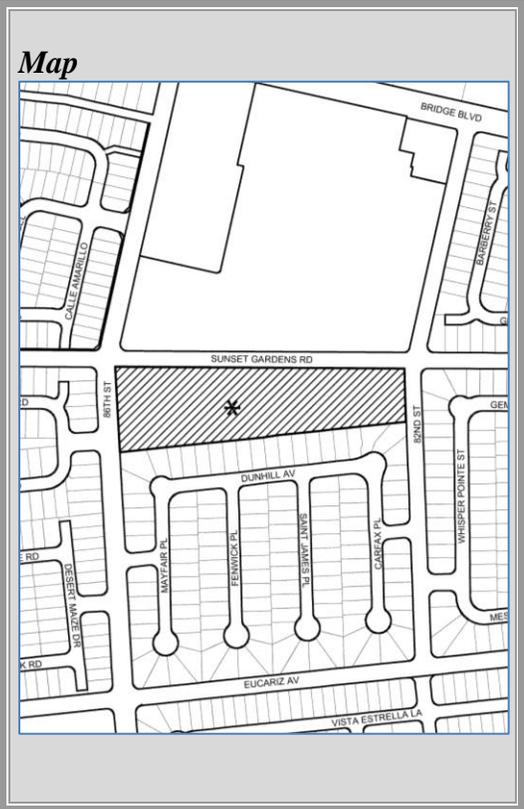
Staff Planner

Cheryl Somerfeldt

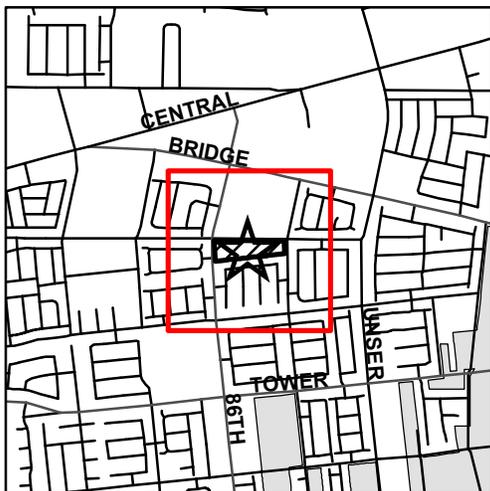
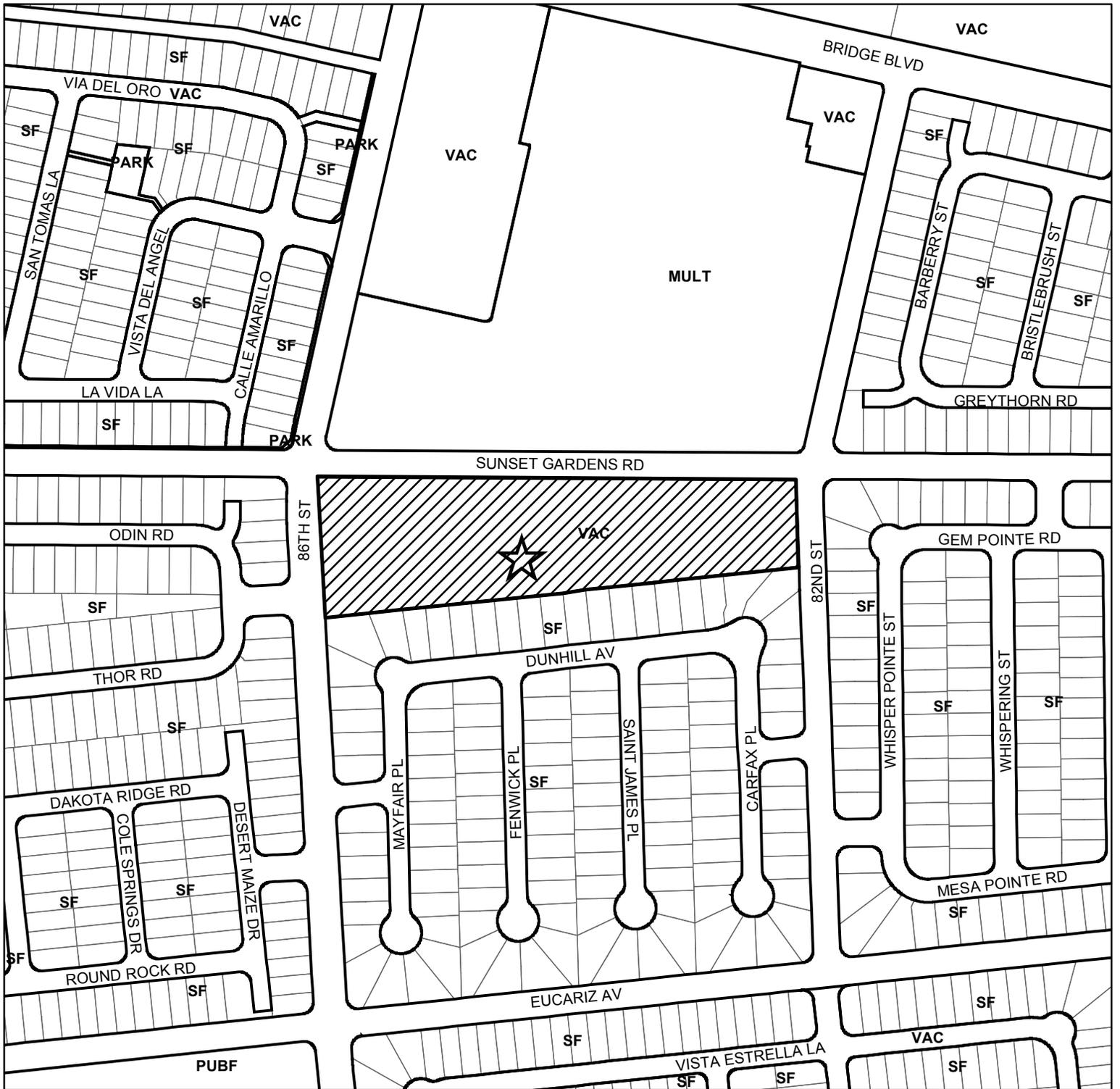
Summary of Analysis

This is a request for a Map Amendment to the Tower/Unser Sector Development Plan (Zone Change) and an associated Site Development Plan for Building Permit. The applicant requests to change the zone from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development). The request is for an increase in density from the existing permitted 9/du per acre, adding approximately 50% to approximately 13.8/du per acre. The Site Plan for the PRD defines all design elements such as setbacks, building height, density, signage, etc.

The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. A facilitated meeting was not requested. The request generally furthers a preponderance of applicable policies of the Comprehensive Plan, the Tower/Unser Sector Development Plan, and the West Side Strategic Plan, and staff recommends approval.







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
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 300 feet

Project Number:

1003449

Hearing Date:

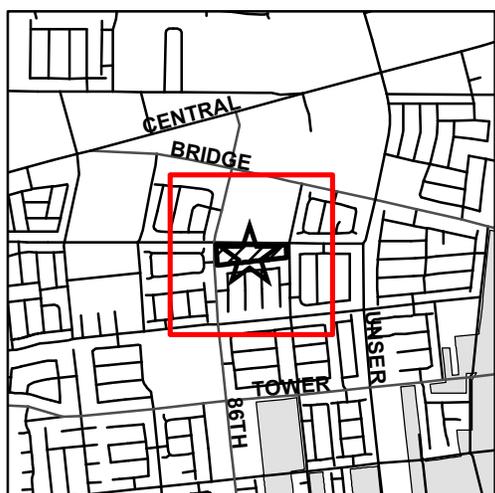
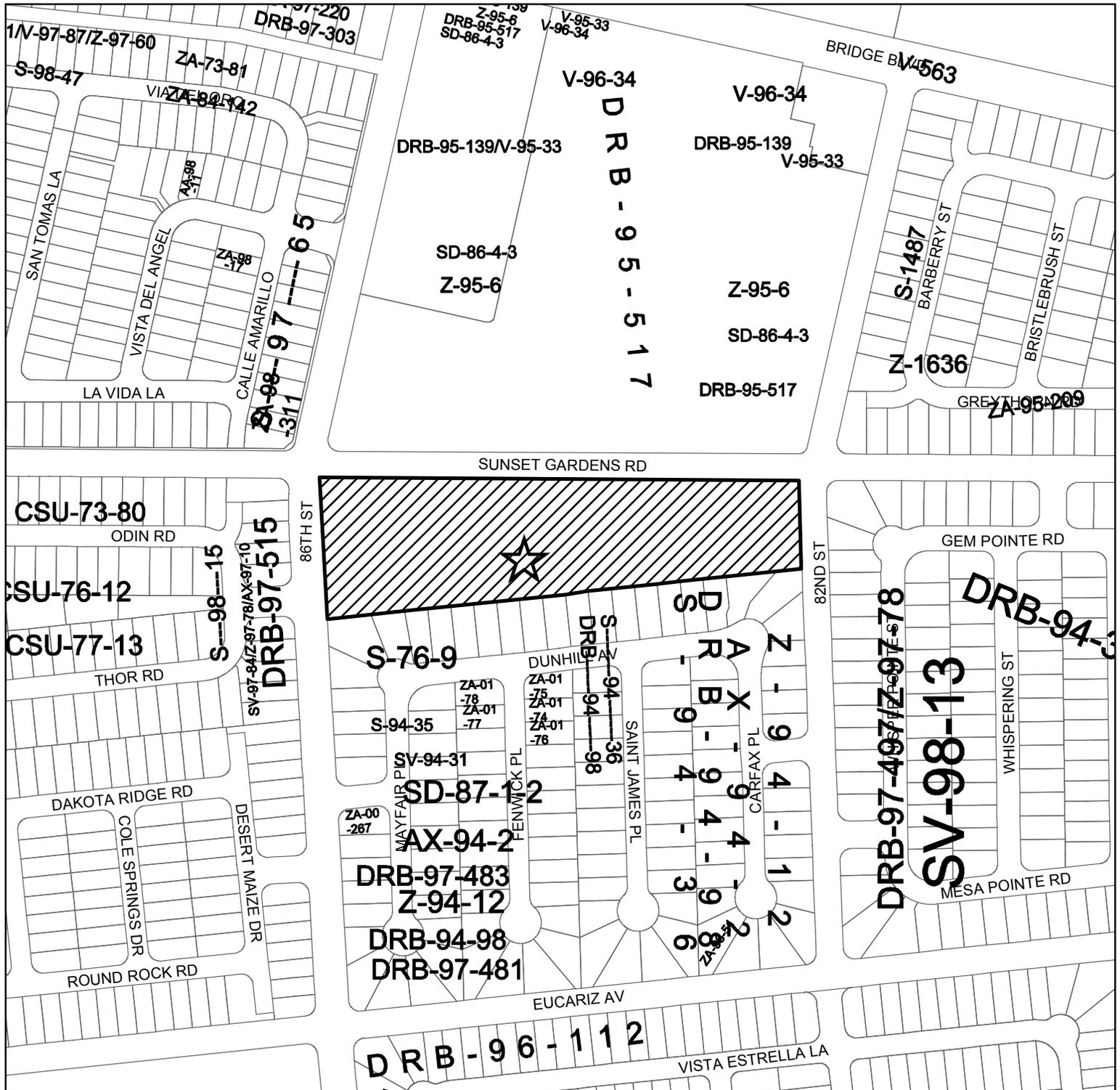
6/14/2018

Zone Map Page:

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Application Case Numbers:

18EPC-40031 18EPC-40032



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 300 feet

Project Number:

1003449

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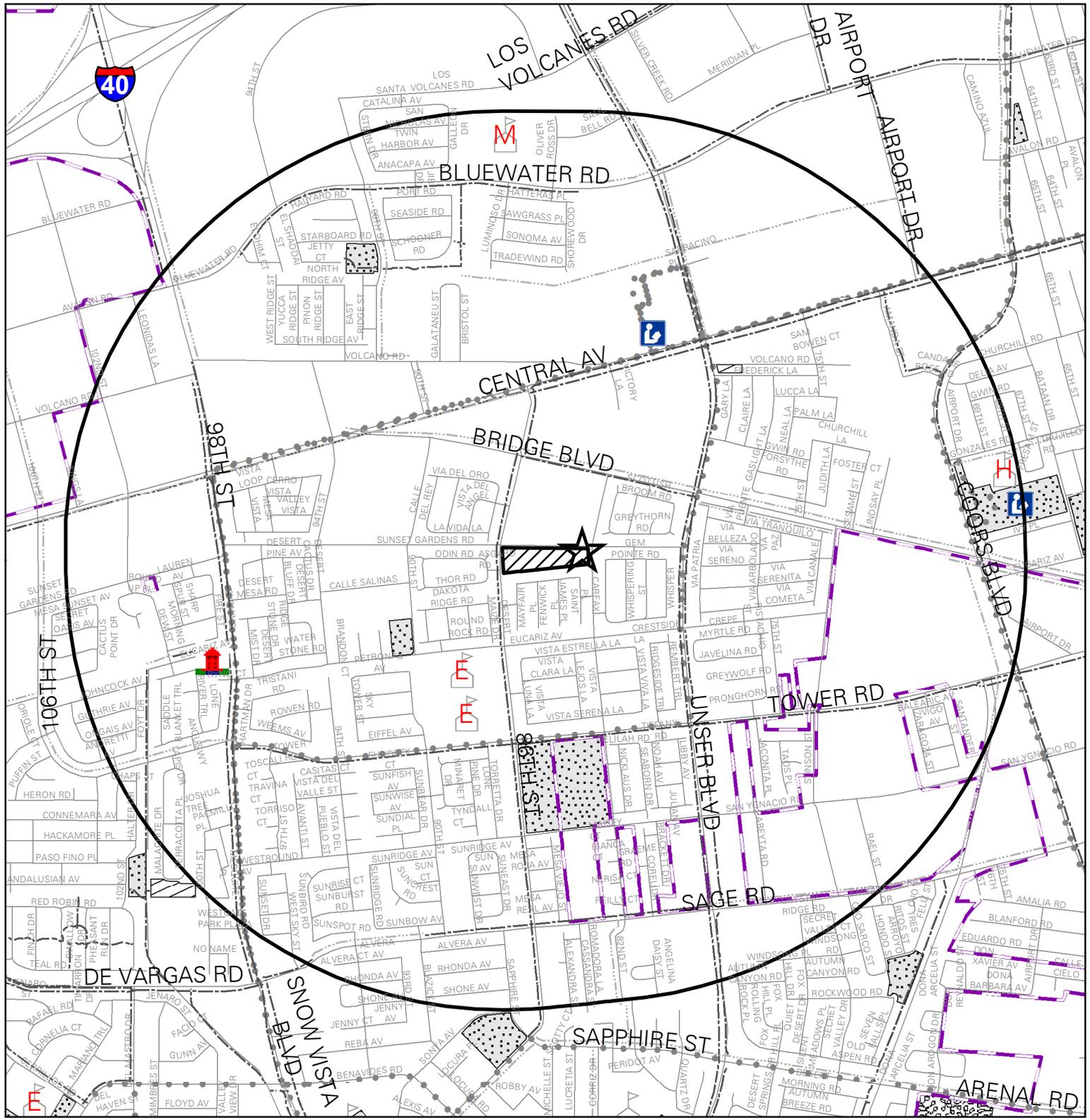
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Zone Map Page:

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Application Case Numbers:

18EPC-40031 18EPC-40032



Public Facilities Map with One-Mile Buffer



- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum |  Albuquerque City Limits | |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1003449

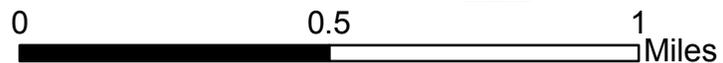


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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-D 9du/acre	Area of Consistency, Tower-Unser Sector Development Plan	Vacant
<i>North</i>	SU-1 for PRD 20 du/acre	Area of Consistency, Tower-Unser Sector Development Plan	Multi-Family
<i>South</i>	R-D	Area of Consistency, Tower-Unser Sector Development Plan	Single-Family
<i>East</i>	R-D	Area of Consistency, Tower-Unser Sector Development Plan	Single-Family
<i>West</i>	R-D	Area of Consistency, Tower-Unser Sector Development Plan	Single-Family

Proposal

This is a request for a Sector Development Plan Map Amendment (SDP) to the Tower/Unser SDP (Zone Change) and an associated Site Development Plan for Building Permit for Tract 52, Unit 2, Town of Atrisco Grant, an approximately 6.1 acre subject site, located on Sunset Gardens Road SW between 82nd Street SW and 86th Street SW.

The applicant requests to change the zone from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development for approximately 13.8 dwelling units per acre). The request is for an increase in density from the existing permitted 9/du per acre, adding approximately 50% to approximately 13.8/du per acre. Since the requested zone is SU-1, a Site Development Plan is required, and the applicant has provided a Site Development Plan for Building Permit with this request. PRD zoning is only possible when associated with an SU-1 zone and all design elements are entirely controlled by the site plan, which defines setbacks, building height, density, signage, etc; the EPC has purview to apply conditions.

The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. Staff received several telephone calls with questions about the request but no written comments in support or opposition. The agent also received a question regarding the request. A facilitated meeting was not requested.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

History/Background

The Tower/Unser Sector Development Plan was adopted in 1989, amended in 1997, and again in 2009. First adopted in 1989 (Council Bill No. R-365), the Tower/Unser Sector Development Plan established basic zones (see Figures 12 and 13) and a design overlay zone (see Figure 14). It also established special zoning designations and used SU-2 zoning for some properties but not for others (see Section VI). The 1997 amendment changed the zoning for Lot17 and Tracts 13, 14, 15, and 16 of Unit 2, Town of Atrisco Grant from SU-1 POA to RD 9 du/acre. Resolution 183 stated that annexation of the property was a sufficient changed condition justifying the change in zoning. The subject site has remained vacant since this annexation and establishment of zoning.

Context

The subject site is a vacant parcel in a mixed density neighborhood with the center of the community at Coors Boulevard between Bridge and Central, and along Central Avenue. It is well located near the 1-40, Central, Bridge, and Rio Bravo river crossings, and is serviced by City utilities.

To the north, lies a multi-family residential development zoned SU-1 for PRD 20 du/acre and developed into 2-story apartment buildings. Farther to the north, lies the West Route 66 Center as designated by the Comprehensive Plan. The subject site is approximately ½ mile from Central Avenue, a Premium and Major Transit Corridor. To the south, lies a residential neighborhood zoned RD 9du/acre and developed with single-family houses. The subject site is abutting this single-family development with an existing wall and fence combination on the property line.

To the east, lies a residential neighborhood zoned RD 9 du/acre and developed with single-family houses. Farther to the east, is Unser Boulevard, a Commuter Corridor. To the west, lies a residential neighborhood zoned RD 9 du/acre and developed with single-family houses.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates 86th Street SW, bordering the western property line, as a Major Collector Street. The LRRS designates Bridge Boulevard SW, approximately ¼ mile to the north of the subject site, as a Major Collector Street. The LRRS designates Central

Avenue NW, approximately ½ mile to the north of the subject site, as a Regional Principal Arterial. The LRRS designates Unser Boulevard SW, approximately ¼ mile to the east as Regional Principle Arterial. Sunset Gardens Road SW is designated a local street.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Unser Boulevard SW, approximately ¼ mile to the east of the subject site, as a Commuter Corridor; and Central Avenue, approximately ½ mile to the north of the subject site, as a Premium and Major Transit Corridor.

Commuter Corridors are intended to prioritize long-distance travel at relatively high speeds. Premium Transit Corridors are intended for high capacity transit and Major Transit Corridors are intended for high-frequency transit service.

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 designates 86th Street SW, on the western edge of the subject site, as having an Existing Bicycle Lane. The LRBS designates Bridge Boulevard SW, approximately ¼ mile north of the subject site, as having a Proposed Bicycle Lane. The LRBS designates Central Avenue, approximately ½ mile north of the subject site as U.S. Bicycle Route 66.

Transit

The nearest bus route is the Bridge-Westgate Route 54 which runs every 45 minutes during weekdays and has stops on Unser Boulevard SW approximately ¼ mile east of the subject site. The Albuquerque Rapid Transit (ART) system on Central Avenue ends at the Unser Boulevard SW intersection which is located approximately 1 mile northeast 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

Existing

The subject site is zoned R-D 9 du/acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre), pursuant to the Tower/Unser Sector Development Plan. This zone permits residences at a rate of 9 dwelling units per acre, which is similar to townhouse or small-lot single-family development.

Proposed

The applicant proposes SU-1 for PRD (Planned Residential Development), which is controlled by the Site Plan. Pursuant to Zoning Code 14-16-2-22 SU-1 Special Zone (25), a PRD is allowed with the following stipulations:

1. Permitted uses include single-family houses, townhouses, apartments, home-occupations, O-1 permissive uses and C-1 permissive uses up to 25% of the total gross floor area of the development.
2. At a minimum, a Site Development Plan for Subdivision is required with the zone map amendment. The applicant submitted a Site Development Plan for Building Permit that includes all of the elements required in the Site Development Plan for Subdivision such as:

Required Information	Provided Information
Number of Dwelling Units/Density	Total No. of Units=81; 13.8 du per acre
Lot Size	Lot size: Approximately 6.1 Acres
Minimum Building Setbacks	Front 25-feet , Rear 15-feet, Side 16-feet
Architectural Design Standards (including exterior wall materials and colors roof materials and colors placement of mechanical units)	See Elevations
Parking Spaces	112 Garage Spaces and 64 Surface Spaces
Preliminary Drainage and Grading Plans	Provided
Landscape Design Standards	Drought Tolerant Plant Palette
Site Lighting	Shielded
Walls and Fences in the Public Right of Way	Wrought Iron
Pedestrian Amenities	Trail, Pedestrian Gates

Albuquerque / Bernalillo County Comprehensive Plan, 2017 (Rank 1)

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 with has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

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

The proposed ZMA and Site Development Plan for Building Permit (SPBP) will clearly facilitate this policy by providing a cohesive design sensitive to the surrounding neighborhoods. The development also provides a variety and mix of residential densities in this immediate neighborhood while proposing an appropriate scale and building design. The 3-story buildings (Type 1) are primarily located along Sunset Gardens Road and then step down to 1-story triplex buildings (type 2) along the south edge adjacent to the single-family development.

The request furthers Policy 4.1.2 because it protects the identity and cohesiveness of the neighborhood by providing a transition residential density. Although the density is higher than the existing zone, the scale fits the location since it is across the street from a development of a higher density. This project will respect existing neighborhood values by using the SU-1 PRD zone and associated site plan to create cohesive design elements.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- f) Encourage higher density housing as an appropriate use in the following situations:
 - ii. In areas with good street connectivity and convenient access to transit;
 - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;
 - iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;
 - v. In areas where a transition is needed between single-family homes and much more intensive development.
 - n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

This request clearly facilitates this policy and the listed sub-policies by broadening the housing options in the area, all of which will have convenient access to the transit service on Unser and the community facilities in the area, such as the Patrick J. Baca Library on Central Avenue. This development proposes a moderate increase in density (13.8 du/acre) within an area of mixed density established by existing land uses, facing higher density development, and in an area where a transition is needed between single-family homes and more intense development. Further, the zone change will implement this policy by encouraging the productive use of a vacant lot comprising a complete block face, facing higher density development, and in an existing and established residential neighborhood.

*The request **furthers** Policy 5.2.1d because it would offer additional housing options, apartments with garages and a compact lifestyle for a range of income levels, near transit and City amenities such as the new library and proposed development at Central Avenue and Unser Boulevard.*

*The request **partially furthers** Policy 5.2.1e because although it will not create a mix of uses, and sustainability is debatable, the request will allow the development of a vacant site into a multi-family development of a different density from surrounding residential development, providing a transition between higher density to the north and lower density to the south. The subject site is conveniently accessible from surrounding neighborhoods.*

*The request **furthers** Policy 5.2.1f and its sub-policies because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition between single family homes and more intensive development would be beneficial.*

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.

Proposing infill development on this vacant parcel within a completely built out neighborhood will clearly facilitate this policy. This infill project promotes the use of existing infrastructure and public facilities to support the public good through the efficient use of the land.

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

This policy is clearly facilitated by the proposed development of moderate density apartments. Surrounded by existing infrastructure, development, and public facilities, the subject site is the definition of an infill development.

POLICY 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

As demonstrated on the Site Development Plan, the buildings are clustered and provide usable open space throughout the development. An active recreation area and landscaping is provided as an amenity for the residents.

The request furthers Goal 5.3, Policy 5.3.1, and Policy 5.3.3 because it is infill development of vacant lots using on existing City roads, infrastructure, and public facilities at a slightly higher residential density than the existing zone, which provides efficiency. The request uses the SU-1 PRD zone to create a site plan with slightly higher height near the road, which then allows for more density and clustering, and therefore single story buildings near the single-story residential neighborhood and more landscaped open space in the interior of the site.

GOAL 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The subject site is currently zoned for single family residential development and is located in close proximity to major employment areas, as shown on the AGIS zoning map below. Atrisco Business Park is a large industrial employment center located north of Central Avenue and containing a wide range of employers including Coca Cola Bottling Plant, Matrix Solar Technologies, FedEx Freight, Owen and Minor Distribution, etc. There are also several large shopping center zoned sites, north and adjacent to Bridge Boulevard that will provide jobs in proximity to the subject site. Increasing the density from 9 du/ac to 13.5 du/ac in this area near these major employment centers will provide greater variety in residential density and product than has been built in the area, and thereby, clearly facilitates the goal of jobs/housing balance.

The request does not further Policy 5.4 because the project is proposing higher density housing than the existing zoning on the west side of the Rio Grande.

GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Although the subject site is an Area of Consistency, the proposed development will clearly implement this goal by having a similar density product across from the Sandia Valley Apartments, and constituting a complete block face.

This policy does not apply because the project is located in an Area of Consistency.

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.

- f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.
- g) Provide stepbacks and/or setbacks to protect solar access and privacy on abutting single-family residential properties.

Although the subject site and its surrounding neighborhood are located within a Comprehensive Plan designated Area of Change, this request will clearly facilitate this policy and sub-policies. The proposed development is sensitive to and will protect and enhance the character of the existing neighborhoods through contextual site, landscape, and building design as shown on the site plan. The proposed building heights respond to the existing context with single story buildings on the south of the two building types adjacent to backyards and single-story single-family homes and three-story buildings only on the north edge across Sunset Gardens from multi-family apartments. An interior walking path connects 82nd Street to 86th Street through the subject site, which separates the proposed single-story buildings from its neighbors to the south.

This policy will be clearly facilitated by the request as the subject site is within ¼ mile from Route 54 on Unser Boulevard, which is a Commuter Corridor. Appropriate building height, internal transition between 3-story buildings on the north to 1-story buildings on the south, and setbacks will protect solar access and privacy on abutting properties.

*The request **furthers** Policy 5.6.3 because the subject site and surrounding area are located in an Area of Consistency, and the proposed site plan will protect and enhance the character of the existing single-family neighborhoods and maintain privacy by placing single-story buildings near the southern property line.*

*The request **furthers** Policy 5.6.3f because it is higher density housing to be located within ¼ mile from the Unser Boulevard SW transit stops.*

*The request **furthers** Policy 5.6.3g because the site plan shows setbacks from the southern property line that will protect solar access and privacy for the abutting single-story single-family neighborhood.*

POLICY 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

Although this request is for SU-1, the zone is not being used as a tool to negotiate design or use standards between stakeholders. The SU-1 PRD request is essential and

specific to the subject site. The subject site is a trapezoid that narrows from west to east, which proved difficult to design a contextual, appropriate, and attractive single-family subdivision under the existing zoning. Further, the SU-1 PRD allows for a variety in housing types. Although this project is a townhouse style apartment project, the buildings range in size, height, and intensity allowing for a range of income levels and family makeups. The request clearly facilitates this policy as it proposes to use the SU-1 zone as a tool to further a far superior site design than what the existing zoning would allow.

The request furthers policy 5.7.2c because the uses were not specially tailored to negotiate a unique zone between stakeholders. The SU-1 PRD zone is a residential zoning option intended by the City Council to provide flexibility with design elements upon the discretion of the Environmental Planning Commission. The request proposes unique design considerations such as the extra height along Sunset Gardens Road SW that would not be allowed in a straight zone, in order to provide for single-story development along the southern property line, therefore, tailoring the site design to the unique context and meeting the neighborhood needs.

POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

f) Discourage gated and/or walled communities and cul-de-sacs.

The site plan illustrates that convenient and comfortable pedestrian travel is proposed through the site for residents. A 6-foot meandering sidewalk is proposed on the south edge of the site and a pedestrian entry gate allows pedestrians convenience onto both 82nd and 86th Streets without having to walk around to Sunset Gardens. Further, the subject site is located in an area that is appropriate for a gate as surrounding subdivisions will not lose connectivity due to its development. This policy is clearly facilitated by this request.

The request partially furthers Policy 7.2.1 because although the project is gated, connectivity would not be possible due to the existing residential development's rear property lines abutting the southern property line of the subject site. In addition, pedestrian travel is encouraged through the interior of the subject site with pathways connecting the pedestrian gates on the southeast and southwest corners.

POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.

The site plan, landscape plan, and elevations demonstrate a high quality of design. The relationship with the street, the building heights and setbacks, landscape treatments, active recreation, and courtyard areas were all carefully designed and located on the site as to provide visual relief of mass and height and to relate with the existing development types in the neighborhood. Each of the units will include interior garages. The Type 2 buildings each contain three units. The Type 1 buildings each contain five units with the garage on the first floor and two stories of living space above. Small parking screen walls are provided along Sunset Gardens, 82nd Street, and 86th Street. The site design also incorporates a pedestrian pathway along

the south edge, connecting 82nd and 86th Streets for the residents' convenience.

The request furthers Policy 7.3.5 because it offers high quality design in elevations, site plan layout, and landscape. The building heights, setbacks, landscape, and open space were designed to provide a transition from higher density at the street right-of-way to lower density at the single-story single-family residential neighborhood while providing open space and parking amenities for the residents. Parking screen walls will shield headlights from pedestrians and vehicles on Sunset Gardens Road SW.

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

As demonstrated on the proposed site plan, there are several small parking areas located throughout the project and screened from public view. Their placement offers visual relief from the public rights-of-way and the single-family development to the south.

The request furthers Policy 7.4.3 because the site plan for the requested SU-1 PRD zone shows that the parking lot will be well-designed by being screened from public view, efficient by providing many options including garages, safe by being gated, and attractive by having a landscape plan that exceeds the minimum required.

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

As demonstrated on the Landscape Plan, a variety of shrubs and trees are provided and are mindful of our high desert climate. These landscape treatments will enhance the sense of place both within the development and along the Sunset Gardens right-of-way with street trees.

The request furthers Policy 7.5.1 because the landscape plan provides a drought tolerant and context sensitive plant palette that exceeds the required amounts and provides a range of textures and colors as well as providing street trees.

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.

The proposed development clearly facilitates this policy by offering a different residential type and density than is currently in the vicinity. This townhouse development will provide another option in this area for residents with a range of incomes. The project incorporates two different types of buildings with different types of units for a range of household types and sizes at market rate.

POLICY 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

a) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.

Clearly facilitating this policy and its sub-policy, the project adds to the mix of housing types in this neighborhood by offering a different product than single-family and higher density apartments. Type 1 buildings have 5 units and Type 2 have 3 units. This project will serve a mix of incomes while offering high-quality housing options in a townhouse style development.

The request furthers Policy 9.1.1 and 9.1.2 because it supports development of housing for a variety of income levels and types of residents by providing higher density than the abutting single-family development to the south, and lower density than the multi-family development to the north, as well as a higher quality by providing architectural details, contextual landscaping, and garages for each unit.

POLICY 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

b) Encourage multi-family and mixed-use development in areas where a transition is needed between single-family homes and more intense development.

The proposed development will clearly facilitate this policy by providing a moderate increase in density from 9 du/acre to 13.8 du/acre within an area that is dominated by single-family detached development. The project contains a total of 81 units, comprised of 50 one-bedroom units, 24 two-bedroom units, and 7 three-bedroom units. The unit mix is intentionally weighted towards one-bedroom, adult households with no children. Under the existing zoning of RD 9du/ac, the applicant could reach a housing yield of 53 units, all with 3-bedrooms that accommodate households with children under 18 years of age. The proposed unit mix would have a potentially far less impact on APS schools than the existing zoning for single family development.

APS indicated there is capacity in Helen Cordero Elementary School and Jimmy Carter Middle School. Although APS assumed 39 students from the project, that would equate to more than two students per two- and three-bedroom units. There are also two private schools in the area, including Legacy Academy (K-9th grade) and Abundant Life Christian School (1-12th grade).

The request partially furthers Policy 9.3.2 because it increases density and housing options near services and maintains scale by transitioning between single-family homes to the south and higher density multi-family development to the north, which then transitions toward the commercial corridor farther to the north along Central Avenue. Additionally, the nearby Atrisco Business Park would provide more employment opportunities for the area upon build-out. APS indicated that 2 of the effected schools have excess capacity and 2 of the affected schools are exceeding capacity. The Atrisco Heritage Academy HS has been well in excess of capacity since its opening for all development in the area.

Southwest Area Plan (Rank II)

The Southwest Area Plan was first adopted in 2002. The boundaries encompass a large expanse of land generally between I-40 to the north, I-25 to the east, the Rio Puerco to the west, and Isleta to the south as shown on page 3 of the plan.

The Southwest Area Plan is similar to the West Side Strategic Plan in that it is a Rank II Plan which provides a framework within which Rank III Plans can be developed to further define future development within smaller geographic subareas of the plan.

Although the subject site is within the boundaries of the Southwest Area Plan, its Resolution R-01-375 states that “With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard... the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries...” Since the subject site is within the municipal boundaries of the City, the policies of the West Side Strategic Plan will be evaluated in lieu of policies from the Southwest Area Plan.

The applicant states:

The Southwest Area Plan was adopted by the Extraterritorial Land Use Authority on August 28, 2001 and the Albuquerque City Council on June 10, 2001 as a Rank II Area Plan. Regarding residential/and use, the Plan states that residential development is now, and will continue to be, the predominant use of developed land within the Plan area. Densities in the Plan area val)! from vel)! low in the southern half of the South Valley, to high densities within the boundaries of the urban center along Central Avenue behind existing commercial uses. Higher densities adjacent to arterial roads may be appropriate if these densities are compatible with surrounding existing land uses, if City water and sewer services are provided, and air quality is not adversely impacted. The applicant's is request for a zone change is consistent with the intent of the Southwest Area Plan. The requested ZMA and SPBP further the Southwest Area Plan policies and actions as demonstrated in the following policy analysis.

POLICY 23: All development and subdivisions shall be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of downstream facilities.

As demonstrated on the Grading and Drainage Plan, this policy is clearly facilitated by accommodating the first flush requirement. The on-site retention is adequate to limit the water runoff generated from the new construction of the proposed development.

POLICY 34: Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily illuminate adjacent properties.

As demonstrated on the site plan, site lighting will not interfere with the night sky environment. All lights on the site will be shielded and will comply with the Night Sky Ordinance.

POLICY 36: Enhance the visual character and quality of the streetscape and overall development by integrating the design and materials of required perimeter walls.

Action a) Walls shall be designed to complement the architectural character of the subdivision or neighboring development by incorporating the features and motifs used on adjacent homes or buildings.

Action b) Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

As demonstrated on the site plan, the site perimeter along Sunset Gardens Road, 82nd Street, and 86th Street will include a 6-foot wrought iron fence. There will also be landscaping along these street edges. In addition, the site design incorporates 3-foot parking screen walls at the north end of the parking courts.

POLICY 37: Promote safe vehicular parking with attention to functional and aesthetic concerns. Oversized parking lots or facilities should be discouraged.

Action a) Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials in parking lot surfaces and trees or other shading devices to shade the surface area of the lot.

Action b) Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.

A major design feature of this project is the garages provided for each unit. The Site Plan illustrates 112 garage parking spaces and 64 surface parking spaces, which are located in several small clusters, thus minimizing the amount of asphalt and increasing the amount of landscaping provided on the site.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997, amended in 2002 and 2011, to help promote development of Neighborhood and Community Activity Centers. The WSSP is based on a Community Concept that identifies 13 Communities in the plan area, each with a unique identity and comprised of smaller neighborhood clusters. The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan. Each Community is comprised of Neighborhood and Community Activity Centers, nodes of higher density development to support services and transit, as well as areas for low density and open spaces.

The subject site is located within the Bridge/Westgate Community. The Bridge/Westgate Community includes the area within Westgate Heights, the existing subdivisions and businesses south of Central Avenue and along Bridge Street and the vacant land between and around these areas. The boundaries roughly follow Central Avenue on the

north, Coors Boulevard on the east, the 118th Street corridor on the west, and Blake Road on the south. The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is located near several river crossings and is fairly easily serviced by City utilities. Growth is encouraged in this area.

Policy 3.43: Additional very low density, rural character development is not appropriate in this Community, and should be located in adjacent rural areas.

This policy is furthered since the ZMA and the SPBP proposes something other than very low density, rural character. The proposal is for a townhouse style apartment development, which will further the intent of the Bridge/Westgate Community.

Policy 3.46: Promote densities consistent with those found in the Sector Development Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within the designated Community Activity Centers and adjacent areas.

The project is consistent with and furthers the policy as it is appropriately scaled between the single-family and multifamily development types currently in the neighborhood. The proposed density is 13.8 du/acre, which is well under the 30 du/acre appropriate for Community Activity Centers, while still being higher in density than the immediate surrounding low density residential areas further from the Community Activity Center.

*The request **furthers** Policy 3.43 and Policy 3.46 because the request will allow a higher density residential development close to the Central / Unser Community Activity Center, which lies approximately ¼ to ½ mile to the north of the subject site. The proposed density is lower than 30 dwelling units per acre. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The proposed development, approximately 13.8 du/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.*

Tower-Unser Sector Development Plan

The Tower-Unser Sector Development Plan was amended in 1997, and again in 2009. Since the last amendment to the Tower-Unser SDP in 2009, the City's Comprehensive Plan (Rank I) was updated in 2017, the Rank I Comprehensive Plan policies supersede Rank II and Rank III plan policies.

The Tower-Unser SDP contains approximately 1,652 acres and generally encompasses properties between Sunset Road on the north, Sage Road on the south, the Powerline Channel on the west, and several lots east of Coors Boulevard on the east. Specific boundaries are shown on Figure 1. The design overlay zone applies to certain properties along Coors Boulevard because it references the Coors Corridor Plan (CCP, see p. 66b). At the time of adoption, most of the plan area was vacant land.

The Tower-Unser SDP is divided into six sections, which discuss boundaries, ownership information, utilities, justification for zone categories, additional requirements such as design overlay zone, and appendices. There are eight Major Policy Recommendations

(see Appendix C). Of these, Staff finds that none are relevant to the proposal.

Resolution 08-171 stated that one of the reasons for amending the Tower-Unser SDP was to limit the geographic coverage of repetitions of one housing type. The Tower-Unser SDP supports a mixture of housing types to form diverse neighborhoods and support Comprehensive Plan policies.

RESOLUTION 270-1980

Policies for Zone Map Change Applications

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

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

Analysis of Applicant's Justification

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

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

The zone change is consistent with the health, safety, morals, and general welfare of the City because it is consistent with the Comprehensive Plan, Southwest Area Plan, West Side Strategic Plan, and Tower-Unser Sector Development Plan. The proposed change will provide an appropriate land use buffer between the single-family residential uses south of Sunset Gardens and south of the subject site and the multi-family uses north of Sunset Gardens. The Tower-Unser SDP allows and recommends a variety of housing types and densities in the Plan area and the SU-1 request requires the associated Site Development Plan for Building Permit review and approval. The proposed zoning will provide another housing choice in this neighborhood, which is dominated by relatively small, single-family detached homes, and supports the development of a high quality residential project near several important amenities and services including the West Route 66 Activity Center, Unser Park and Ride facility, and the Patrick J. Baca Library.

The requested zone is consistent with the health safety, morals, and general welfare of the City because it is consistent with a preponderance of the goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan,

and the Tower/Unser Sector Development Plan, which were created to protect the health, safety, morals, and general welfare of the City.

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

The zone change will support stability of land use and zoning for the area by ensuring a buffer between the single-family residential uses south of Sunset Gardens and south of the subject site and the multi-family uses north of Sunset Gardens. The requested zoning and residential density is appropriate in this location ensuring consistency with the existing West Side and neighborhood character.

The requested zone supports stability of land use because although the request will allow higher density multi-family development than the existing zone, the use remains the same. Therefore, the community is currently expecting multi-family development for the undeveloped subject site. The request for SU-1 for PRD zoning allows the community to pre-view the exact design elements expected for the subject site. The height will exceed what would be permitted in a straight zone along Sunset Gardens Road NW on the north property line, which will allow for single-story buildings adjacent to the single-story single-family development to the south.

The request will add a few more students to the schools, which may cause instability; however it is a small increase over the existing zone. Although the area high school is well over capacity, the elementary and middle schools are not currently over capacity, and the high school may have to make adjustments regardless of this development.

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

The requested zone clearly facilitates applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan as shown in the policy analysis above.

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

The existing RD zoning is inappropriate because the proposed SU-1 zoning is more advantageous to the community as articulated in the Comprehensive Plan, Southwest Area Plan, West Side Strategic Plan, and the Tower/Unser SOP as demonstrated in the above policy analysis. The proposed Special Use zone and associated

development will ensure cohesive design with surrounding areas as demonstrated in the site plan package. It will act as a transition between the single-family neighborhoods south of Sunset Gardens Road and the multi-family development to the north of Sunset Gardens Road and provide a complete block face of development similar to the multifamily project across Sunset Gardens Road.

The proposed project will serve as a good neighbor to the adjacent neighborhood and will facilitate infill development. The project will use existing services and is near transit facilities on Unser Boulevard, which is within a ¼ mile. It provides context sensitive site, building, and landscape design related to building height and setbacks, and further increases the housing type mix, and therefore, the range of income levels that have access to this neighborhood. The project will enhance the visual character and quality of the streetscape with landscaping and sidewalk improvements and protect the surrounding neighborhoods as an Area of Consistency through context sensitive site design.

The existing RD zoning is inappropriate because the proposed SU-1 PRD zoning is more advantageous to the community as articulated by the Comprehensive Plan, West Side Strategic Plan, and the Tower/Unser Sector Development Plan policy analysis shown in Findings 7-10. The request furthers Comprehensive Policies to provide density near existing infrastructure and transit while providing more affordable housing; and to transition from higher density to lower density as moving away from commercial centers as that located at Unser Boulevard and Central Avenue. The requested zone will provide for a slight increase in density from the existing zone by permitting three-story buildings near Sunset Gardens Road SW and single-story buildings near the single-story residential neighborhood to the south.

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

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The requested zone is narrowly defined, is specific to this project, and is tied to the Site Development Plan for Building Permit. The additional density will provide an appropriate transition between the single family south of the subject site and the multifamily north of the subject site. Furthermore, the proposed change will clearly facilitate the City adopted goals and policies in the Comprehensive Plan, Southwest Area Plan, and West Side Strategic Plan.

The permissive uses in the requested SU-1 PRD zone would not be harmful to the adjacent property because it is intended for only residential use similar to the existing R-D 9du/acre zone. The requested SU-1 PRD zone is completely controlled by the site plan, which shows an approximately 50% increase in density from 9du/acre to 13.8 du/acre. This increase in density would not be harmful because of its location as a transition between higher density multi-family development to lower-density single-family residential development. The SU-1 PRD is not similar

to a straight zone in that there are no other permitted or conditional uses; the use is residential and design elements are site plan controlled. In addition, the requested zone will clearly facilitate the objectives goals and policies from applicable plans.

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

The proposed change will not require any major and un-programmed capital expenditures by the City. The developer plans to build the required infrastructure to support the proposed development.

The applicant's response is sufficient.

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

Economic considerations pertaining to the applicant are not being used to justify this request. This request clearly facilitates the Comprehensive Plan, Southwest Area Plan, and West Side Strategic Plan as it relates to contextual development on the City's West Side, providing housing for a variety of income levels and types of residents and households, and developing transition areas between single family neighborhoods and more intense development.

While economic considerations are always a factor with regard to development proposals, they are not the determining factor for this zone change request. The applicant has sufficiently shown that the community will benefit due to an increase in affordable housing in an area adjacent to infrastructure and commercial development; and due to providing site plan showing a quality development with a single-story buffer near the surrounding single family development.

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

The subject site is located with excellent access to Central Avenue and Unser Boulevard, but this optimal location for slightly higher density housing is not the sole justification for the requested zoning as stated in the other Resolution 270-1980 policies.

The subject site is not located on a collector or major street.

- I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant is requesting SU-1 for PRD zoning that mirrors the existing zoning on the property across Sunset Gardens Road. Further, this request will clearly facilitate realization of the Comprehensive Plan goals and policies as articulated in Resolution 270-1980 Policy C above. The zone map amendment will facilitate the development of a different housing type in this neighborhood, infill development with slightly higher density than the adjacent neighborhoods, and will create a transition between the single-family neighborhoods to the south and the multi-family neighborhood to the north of the subject site.

The request is not a spot zone because the zone to the north of the subject site is also for SU-1 for PRD.

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

The change in zoning will not create a strip zone; it is not commercial and the average depth of the property is 255 feet.

The request would not create strip commercial zoning because it is not a commercial development in a strip of land along a street. The request is for residential not commercial zoning.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request / Site Plan Layout / Configuration

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 request is for an 81-unit gated residential community consisting of 3-story town home-style apartments and 1-story triplexes. The 3-story buildings are located on the northern portion of the subject site near Sunset Gardens Road SW and the 1-story

triplexes are located on the southern portion of the subject site near the adjacent single-story residential neighborhood. The 3-story buildings include parking on the first level, living space on the second floor, and sleeping space on the third floor and access to each unit is provided on the ground floor. The site plan shows setbacks as follows: front 25-feet, rear 15-feet, and side 16-feet, which meet or exceed those in the straight R-T zone of front 10-feet, rear 15-feet, and side 0-feet.

Landscaping and Public Outdoor Space

The request includes a required Landscape Plan as part of the building permit set and includes a drought tolerant context sensitive plant palette. The entry off of Sunset Gardens Road SW has a landscaped median and lined with shrubs. The center of the complex opposite the entry point has an active recreational area with a mail kiosk, ramada, barbecue grills, lawn area, and facilities for dogs and bikes.

Street trees are required along 86th Street SW because it is a Major Collector and are provided. Street trees are not required along Sunset Gardens Road SW because it is a local street, however, the plan shows trees. In addition to the finer gravel mulch, a cobble inserts will provide texture to the ground-scape throughout. Landscape vegetation is provided in islands adjacent to the front of each garage / entrance. A paved sidewalk meanders along the rear / southern property line and links with the pedestrian gates on either side. The Landscape Plan shows a turf area at the center of the development for the residents which is not drought tolerant.

Vehicular Access, Circulation and Parking

There is one gated entry point at Sunset Gardens Road SW. A major design feature of this project is the garages provided for each unit. The one-bedroom units have a single car garage, the 2-bedroom units have a 2-car tandem garage. In addition to the garage parking, there is a number of open parking spaces throughout the site for guest and resident parking. The Site Plan illustrates 112 garage parking spaces and 64 surface parking spaces, which are located in several small clusters, thus minimizing the amount of asphalt and increasing the amount of landscaping provided on the site.

Pedestrian and Bicycle Access and Circulation, Transit Access

Along the south border of the site, a pedestrian pathway connects 86th Street and 82nd Street, providing a convenient resident walkway that avoids vehicular traffic.

Walls/Fences

As demonstrated on the site plan, the site perimeter along Sunset Gardens Road will include a 6-foot wrought iron fence with a vehicular gate at the entrance and pedestrian gates on either side. There will also be landscaping along these street edges. The southern property line will include a 6-foot concrete masonry wall. In addition, the site design incorporates 3-foot parking screen walls at the north end of the parking courts.

Lighting and Security

As demonstrated on the site plan, site lighting will not interfere with the night sky environment. All lights on the site will be shielded and will comply with the Night Sky Ordinance.

Grading, Drainage, Utility Plans

The project intends to accommodate the first flush requirement. The on-site retention is adequate to limit the water runoff generated from the new construction of the proposed development.

Architecture

The architecture will be a combination of pitched roof and flat roofs with building massing stepping down as it extends to the residential neighborhood to the south. The use of traditional gabled forms shingle roofs and residential-scale windows provide architectural detailing. The massing and roof provide shadow and interest. All the buildings will have a light earth-toned finish colors intended to blend in with the setting and neighboring developments.

Signage

Two monument signs will be placed on either side of the entrance at the corner where the wrought iron fencing turns in into the development. The monument signs are 5-foot 8-inches tall and 10-foot wide. Pursuant to the SU-1 PRD zone (4-16-2-22 (B) (25)), signage is regulated by the EPC. If the request was for a straight residential zone such as R-T or R-2, signage would be pursuant to the General Sign Regulations 14-16-3-5 (D) (7), which states that apartments with more than 24 dwelling units and over 750-feet of public street frontage may have 2 monument signs up to 16-foot tall and with up to 24 square feet per sign face. The subject site's street frontage measures 1,265-feet and the monument sign face measures approximately 24 square feet. Staff recommends approval because the monument signs would be permitted in a straight multi-family zone.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Please refer to Agency Comments at the end of this report.

Neighborhood/Public

The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. Staff received several telephone calls with questions about the request but no written comments in support or opposition. The agent also received a question regarding the request. A facilitated meeting was not requested and did not occur.

CONCLUSION

This is a request for a Map Amendment to the Tower/Unser Sector Development Plan (Zone Change) and an associated Site Development Plan for Building Permit for Tract Tract 52, Unit 2, Town of Atrisco Grant, an approximately 6.1 acre subject site.

The applicant requests to change the zone from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development for approximately 13.8 dwelling units per acre). The request is for an increase in density from the existing permitted 9/du per acre, adding approximately 50% to approximately 13.8/du per acre. Staff finds that the applicant has sufficiently shown the requested zone furthers a preponderance of applicable policies and goals from the Rank I Comprehensive Plan and applicable Rank II and III plans. With a SU-1 for PRD zoning designation, the applicant defines all design elements such as setbacks, building height, density, signage, etc; on the site plan and the EPC has purview to apply conditions. The applicant has shown these elements in detail on the proposed Site Development Plan for Building Permit. Staff recommends approval.

FINDINGS, Sector Development Plan Map Amendment

Project # 1003449, Case # 18EPC--40031, 40032

1. This is a request for a Sector Development Plan Map Amendment to the Tower/Unser Sector Development Plan (Zone Change) from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development) for Tract 52, Unit 2, Town of Atrisco Grant, located on Sunset Gardens Road SW between 82nd Street SW and 86th Street SW, approximately 6.1 acres.
2. The existing RD-9/du acre zone was established by the Tower/Unser Sector Development plan through annexation and establishment of zoning; and the subject site has remained vacant since. As such, this constitutes an amendment to that plan.
3. Since the request is for an SU-1 zone, a Site Development Plan is required, and the applicant has provided a Site Development Plan for Building Permit associated with this request.
4. The request is for an increase in density from the existing permitted 9/du per acre to approximately 13.8/du per acre, an approximate 50% increase in density to the existing zoning.
5. The SU-1 for PRD zone requires a Site Development Plan to define all design elements such as number of dwelling units/density, lot size, minimum setbacks, architectural design standards including exterior wall materials and colors, parking spaces, drainage and grading plans, landscape design standards, lighting, walls and fences in the public right of way, pedestrian amenities, and signage; the EPC has purview to apply conditions of approval to these elements as determined by the EPC.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan are incorporated herein by reference.
7. The subject site is in an Area of Consistency as designated by the Comprehensive Plan (Rank I). The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. The request furthers Policy 4.1.2 because it protects the identity and cohesiveness of the neighborhood by providing a transition residential density. Although the density is higher than the existing zone, the scale fits the location since it is across the street from a development of a higher density. This project will respect existing neighborhood values by using the SU-1 PRD zone and associated site plan to create cohesive design elements.
 - B. The request furthers Policy 5.2.1d because it would offer additional housing options, apartments with garages and a compact lifestyle for a range of income levels, near transit and City amenities such as the new library and proposed development at Central Avenue and Unser Boulevard.

- C. The request partially furthers Policy 5.2.1e because although it will not create a mix of uses, and sustainability is debatable, the request will allow the development of a vacant site into a multi-family development of a different density from surrounding residential development, providing a transition between higher density to the north and lower density to the south. The subject site is conveniently accessible from surrounding neighborhoods.
- D. The request furthers Policy 5.2.1f and its sub-policies because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition between single family homes and more intensive development would be beneficial.
- E. The request furthers Goal 5.3, Policy 5.3.1, and Policy 5.3.3 because it is infill development of vacant lots using on existing City roads, infrastructure, and public facilities at a slightly higher residential density than the existing zone, which provides efficiency. The request uses the SU-1 PRD zone to create a site plan with slightly higher height near the road, which then allows for more density and clustering, and therefore single story buildings near the single-story residential neighborhood and more landscaped open space in the interior of the site.
- F. The request does not further Policy 5.4 because the project is proposing higher density housing than the existing zoning on the west side of the Rio Grande.
- G. The request furthers Policy 5.6.3 because the subject site and surrounding area are located in an Area of Consistency, and the proposed site plan will protect and enhance the character of the existing single-family neighborhoods and maintain privacy by placing single-story buildings near the southern property line.
- H. The request furthers Policy 5.6.3f because it is higher density housing to be located within ¼ mile from the Unser Boulevard SW transit stops.
- I. The request furthers Policy 5.6.3g because the site plan shows setbacks from the southern property line that will protect solar access and privacy for the abutting single-story single-family neighborhood.
- J. The request furthers policy 5.7.2c because the uses were not specially tailored to negotiate a unique zone between stakeholders. The SU-1 PRD zone is a residential zoning option intended by the City Council to provide flexibility with design elements upon the discretion of the Environmental Planning Commission. The request proposes unique design considerations such as the extra height along Sunset Gardens Road SW that would not be allowed in a straight zone, in order to provide for single-story development along the southern property line, therefore, tailoring the site design to the unique context and meeting the neighborhood needs.
- K. The request partially furthers Policy 7.2.1 because although the project is gated, connectivity would not be possible due to the existing residential development's rear property lines abutting the southern property line of the subject site. In addition, pedestrian travel is encouraged through the interior of the subject site with pathways connecting the pedestrian gates on the southeast and southwest corners.

- L. The request furthers Policy 7.3.5 because it offers high quality design in elevations, site plan layout, and landscape. The building heights, setbacks, landscape, and open space were designed to provide a transition from higher density at the street right-of-way to lower density at the single-story single-family residential neighborhood while providing open space and parking amenities for the residents. Parking screen walls will shield headlights from pedestrians and vehicles on Sunset Gardens Road SW.
 - M. The request furthers Policy 7.4.3 because the site plan for the requested SU-1 PRD zone shows that the parking lot will be well-designed by being screened from public view, efficient by providing many options including garages, safe by being gated, and attractive by having a landscape plan that exceeds the minimum required.
 - N. The request furthers Policy 7.5.1 because the landscape plan provides a drought tolerant and context sensitive plant palette that exceeds the required amounts and provides a range of textures and colors as well as providing street trees.
 - O. The request furthers Policy 9.1.1 and 9.1.2 because it supports development of housing for a variety of income levels and types of residents by providing higher density than the abutting single-family development to the south, and lower density than the multi-family development to the north, as well as a higher quality by providing architectural details, contextual landscaping, and garages for each unit.
 - P. The request partially furthers Policy 9.3.2 because it increases density and housing options near services and maintains scale by transitioning between single-family homes to the south and higher density multi-family development to the north, which then transitions toward the commercial corridor farther to the north along Central Avenue. Additionally, the nearby Atrisco Business Park would provide more employment opportunities for the area upon build-out. APS indicated that 2 of the effected schools have excess capacity and 2 of the affected schools are exceeding capacity. The Atrisco Heritage Academy HS has been well in excess of capacity since its opening for all development in the area.
8. Although the subject site is within the boundaries of the Southwest Area Plan, its Resolution R-01-375 states that “With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard... the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries...” Since the subject site is within the municipal boundaries of the City, the policies of the West Site Strategic Plan will be evaluated in lieu of policies from the Southwest Area Plan.
9. The West Side Strategic Plan designates the subject site part of the Bridge/Westgate Community. The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is located near several river crossings and is fairly easily serviced by City utilities. The request is in general compliance with the following applicable goals and policies:

- Q. The request furthers Policy 3.43 and Policy 3.46 because the request will allow a higher density residential development close to the Central / Unser Community Activity Center, which lies approximately ¼ to ½ mile to the north of the subject site. The proposed density is lower than 30 dwelling units per acre. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The proposed development, approximately 13.8 du/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.
10. The subject site is within the boundaries of the Tower/Unser Sector Development Plan (SDP) (Rank III). Resolution 08-171 stated that one of the reasons for amending the Tower/Unser SDP was to limit the geographic coverage of repetitions of one housing type. The Tower-Unser SDP supports a mixture of housing types to form diverse neighborhoods and support Comprehensive Plan policies.
11. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A) The requested zone is consistent with the health safety, morals, and general welfare of the City because it is consistent with a preponderance of the goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan, which were created to protect the health, safety, morals, and general welfare of the City.
 - B) The requested zone supports stability of land use because although the request will allow higher density multi-family development than the existing zone, the use remains the same. Therefore, the community is currently expecting multi-family development for the undeveloped subject site. The request for SU-1 for PRD zoning allows the community to pre-view the exact design elements expected for the subject site. The height will exceed what would be permitted in a straight zone along Sunset Gardens Road NW on the north property line, which will allow for single-story buildings adjacent to the single-story single-family development to the south.

The request will add a few more students to the schools, which may cause instability; however it is a small increase over the existing zone. Although the area high school is well over capacity, the elementary and middle schools are not currently over capacity, and the high school may have to make adjustments regardless of this development.
 - C) The requested zone clearly facilitates applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan as shown in Findings 7-10.
 - D) The existing RD zoning is inappropriate because the proposed SU-1 PRD zoning is more advantageous to the community as articulated by the Comprehensive Plan, West Side Strategic Plan, and the Tower/Unser Sector Development Plan policy analysis shown in Findings 7-10. The request furthers Comprehensive Policies to provide density near existing infrastructure and transit while providing more affordable housing; and to transition from higher density to lower density as moving away from commercial centers as that located at Unser Boulevard and Central Avenue. The

requested zone will provide for a slight increase in density from the existing zone by permitting three-story buildings near Sunset Gardens Road SW and single-story buildings near the single-story residential neighborhood to the south.

- E) The permissive uses in the requested SU-1 PRD zone would not be harmful to the adjacent property because it is intended for only residential use similar to the existing R-D 9du/acre zone. The requested SU-1 PRD zone is completely controlled by the site plan, which shows an approximately 50% increase in density from 9du/acre to 13.8 du/acre. This increase in density would not be harmful because of its location as a transition between higher density multi-family development to lower-density single-family residential development. The SU-1 PRD is not similar to a straight zone in that there are no other permitted or conditional uses; the use is residential and design elements are site plan controlled. In addition, the requested zone will clearly facilitate the objectives goals and policies from applicable plans.
 - F) The request will not require major or un-programmed capital expenditures by the city.
 - G) While economic considerations are always a factor with regard to development proposals, they are not the determining factor for this zone change request. The applicant has sufficiently shown that the community will benefit due to an increase in affordable housing in an area adjacent to infrastructure and commercial development; and due to providing site plan showing a quality development with a single-story buffer near the surrounding single family development.
 - H) The subject site is not located on a collector or major street.
 - I) The request is not a spot zone because the zone to the north of the subject site is also for SU-1 for PRD.
 - J) The request would not create strip commercial zoning because it is not a commercial development in a strip of land along a street. The request is for residential not commercial zoning.
12. The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. Staff received several telephone calls with questions about the request but no written comments in support or opposition. The agent also received a question regarding the request. A facilitated meeting was not requested.

RECOMMENDATION

APPROVAL of 18EPC--40031 and 40032 a request for Sector Development Plan Map Amendment from RD 9/du acre to SU-1 PRD for Tract 52, Unit 2, Town of Atrisco Grant, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Zone Map Amendment

Project # 1003449, Case # 18EPC--40031, 40032

1. The Sector Development Plan Map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS, Site Development Plan for Building Permit

Project # 1003449, Case # 18EP--40031, 40032

1. This is a request for a Site Development Plan for Building Permit for Tract 52, Unit 2, Town of Atrisco Grant, located on Sunset Gardens Road SW between 82nd Street SW and 86th Street SW, approximately 6.1 acres.
2. This request is associated with the request for a Sector Development Plan Map amendment from RD 9/du acre (Residential and Related Uses, Developing Area for 9 Dwelling Units per Acre) to SU-1 for PRD (Special Use for Planned Residential Development) pursuant to the Tower/Unser Sector Development plan. As such, this constitutes an amendment to that plan.
3. This is a request for an increase in density from the existing permitted 9/du per acre to approximately 13.8/du per acre, an approximate 50% increase in density to the existing zoning.
4. The SU-1 for PRD zone requires that the Site Development Plan define all design elements such as number of dwelling units/density, lot size, minimum setbacks, architectural design standards including exterior wall materials and colors, parking spaces, drainage and grading plans, landscape design standards, lighting, walls and fences in the public right of way, pedestrian amenities, and signage; the EPC has purview to apply conditions of approval to these elements as determined by the EPC.
5. 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.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the Southwest Area Plan, and the Tower/Unser Sector Development Plan are incorporated herein by reference.
7. The subject site is in an Area of Consistency as designated by the Comprehensive Plan (Rank I). The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. The request furthers Policy 4.1.2 because it protects the identity and cohesiveness of the neighborhood by providing a transition residential density. Although the density is higher than the existing zone, the scale fits the location since it is across the street from a development of a higher density. This project will respect existing neighborhood values by using the SU-1 PRD zone and associated site plan to create cohesive design elements.
 - B. The request furthers Policy 5.2.1d because it would offer additional housing options, apartments with garages and a compact lifestyle for a range of income levels, near transit and City amenities such as the new library and proposed development at Central Avenue and Unser Boulevard.

- C. The request partially furthers Policy 5.2.1e because although it will not create a mix of uses, and sustainability is debatable, the request will allow the development of a vacant site into a multi-family development of a different density from surrounding residential development, providing a transition between higher density to the north and lower density to the south. The subject site is conveniently accessible from surrounding neighborhoods.
- D. The request furthers Policy 5.2.1f and its sub-policies because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition between single family homes and more intensive development would be beneficial.
- E. The request furthers Goal 5.3, Policy 5.3.1, and Policy 5.3.3 because it is infill development of vacant lots using on existing City roads, infrastructure, and public facilities at a slightly higher residential density than the existing zone, which provides efficiency. The request uses the SU-1 PRD zone to create a site plan with slightly higher height near the road, which then allows for more density and clustering, and therefore single story buildings near the single-story residential neighborhood and more landscaped open space in the interior of the site.
- F. The request does not further Policy 5.4 because the project is proposing higher density housing than the existing zoning on the west side of the Rio Grande.
- G. The request furthers Policy 5.6.3 because the subject site and surrounding area are located in an Area of Consistency, and the proposed site plan will protect and enhance the character of the existing single-family neighborhoods and maintain privacy by placing single-story buildings near the southern property line.
- H. The request furthers Policy 5.6.3f because it is higher density housing to be located within ¼ mile from the Unser Boulevard SW transit stops.
- I. The request furthers Policy 5.6.3g because the site plan shows setbacks from the southern property line that will protect solar access and privacy for the abutting single-story single-family neighborhood.
- J. The request furthers policy 5.7.2c because the uses were not specially tailored to negotiate a unique zone between stakeholders. The SU-1 PRD zone is a residential zoning option intended by the City Council to provide flexibility with design elements upon the discretion of the Environmental Planning Commission. The request proposes unique design considerations such as the extra height along Sunset Gardens Road SW that would not be allowed in a straight zone, in order to provide for single-story development along the southern property line, therefore, tailoring the site design to the unique context and meeting the neighborhood needs.
- K. The request partially furthers Policy 7.2.1 because although the project is gated, connectivity would not be possible due to the existing residential development's rear property lines abutting the southern property line of the subject site. In addition, pedestrian travel is encouraged through the interior of the subject site with pathways connecting the pedestrian gates on the southeast and southwest corners.

- L. The request furthers Policy 7.3.5 because it offers high quality design in elevations, site plan layout, and landscape. The building heights, setbacks, landscape, and open space were designed to provide a transition from higher density at the street right-of-way to lower density at the single-story single-family residential neighborhood while providing open space and parking amenities for the residents. Parking screen walls will shield headlights from pedestrians and vehicles on Sunset Gardens Road SW.
 - M. The request furthers Policy 7.4.3 because the site plan for the requested SU-1 PRD zone shows that the parking lot will be well-designed by being screened from public view, efficient by providing many options including garages, safe by being gated, and attractive by having a landscape plan that exceeds the minimum required.
 - N. The request furthers Policy 7.5.1 because the landscape plan provides a drought tolerant and context sensitive plant palette that exceeds the required amounts and provides a range of textures and colors as well as providing street trees.
 - O. The request furthers Policy 9.1.1 and 9.1.2 because it supports development of housing for a variety of income levels and types of residents by providing higher density than the abutting single-family development to the south, and lower density than the multi-family development to the north, as well as a higher quality by providing architectural details, contextual landscaping, and garages for each unit.
 - P. The request partially furthers Policy 9.3.2 because it increases density and housing options near services and maintains scale by transitioning between single-family homes to the south and higher density multi-family development to the north, which then transitions toward the commercial corridor farther to the north along Central Avenue. Additionally, the nearby Atrisco Business Park would provide more employment opportunities for the area upon build-out. APS indicated that 2 of the effected schools have excess capacity and 2 of the affected schools are exceeding capacity. The Atrisco Heritage Academy HS has been well in excess of capacity since its opening for all development in the area.
8. Although the subject site is within the boundaries of the Southwest Area Plan, its Resolution R-01-375 states that “With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard... the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries...” Since the subject site is within the municipal boundaries of the City, the policies of the West Site Strategic Plan will be evaluated in lieu of policies from the Southwest Area Plan.
9. The West Side Strategic Plan designates the subject site part of the Bridge/Westgate Community. The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is located near several river crossings and is fairly easily serviced by City utilities. The request is in general compliance with the following applicable goals and policies:

- A. The request furthers Policy 3.43 and Policy 3.46 because the request will allow a higher density residential development close to the Central / Unser Community Activity Center, which lies approximately ¼ to ½ mile to the north of the subject site. The proposed density is lower than 30 dwelling units per acre. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The proposed development, approximately 13.8 du/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.
10. The subject site is within the boundaries of the Tower/Unser Sector Development Plan (SDP) (Rank III). Resolution 08-171 stated that one of the reasons for amending the Tower/Unser SDP was to limit the geographic coverage of repetitions of one housing type. The Tower-Unser SDP supports a mixture of housing types to form diverse neighborhoods and support Comprehensive Plan policies.
11. The South West Alliance of Neighborhoods (SWAN Coalition), the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations were notified along with property owners within 100-feet of the property line as required. Staff received several telephone calls with questions about the request but no written comments in support or opposition. The agent also received a question regarding the request. A facilitated meeting was not requested.

RECOMMENDATION

APPROVAL of 18EPC--40031 and 40032 a request for a Site Development Plan for Building Permit for Tract 52, Unit 2, Town of Atrisco Grant, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1003449, Case # 18EP--40031, 40032

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. Conditions of Approval from other Agencies:
 - **WATER UTILITY AUTHORITY**
 - As a condition of approval of this building permit obtain an Availability Statement for the new development. Requests can be made 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.
 - The proposed utility plan indicates several onsite fire hydrants. These hydrants are to be considered private and painted safety orange.
 - The proposed utility plan indicates installation of a new manhole approximately 80 feet upstream of an existing manhole. If contributions to the public sanitary sewer infrastructure require the development to discharge to a manhole the development shall connect to the existing manhole downstream of the proposed. If this connection is unacceptable coordination with Utility Development shall take place to evaluate the proposed connection further.
 - Pro Rata has been assessed for this property in the amount of \$10931.30 for water infrastructure and \$12193.56 for Sewer infrastructure under project #73-9 for a total amount of \$23124.86. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.
 - Please note that the proposed meter service needs to be within the right-of-way or within a 35 foot X 35 foot dedicated water Utility Authority easement.
 - **POLICE DEPARTMENT/Planning**
 - Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.

- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residential building and from the building the parking areas.
 - Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
 - Ensure adequate locking devices (i.e. deadbolt locks) on residential units.
 - Ensure eye-viewers on primary and secondary entrance doors to residential units.
 - Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
 - Clearly delineate public, semi-public, semi-private, and private space throughout the project.
 - Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.
 - **SOLID WASTE MANAGEMENT DEPARTMENT**
 - West side enclosure may need to be set farther East, re-angled, or reduce the concrete curb on approach to West enclosure, for safe refuse truck access. All new/proposed refuse enclosures must be built to COA minimum requirements.
 - **PUBLIC SERVICE COMPANY OF NEW MEXICO**
 - It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.
 - Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.



**Cheryl Somerfeldt
Planner**

Notice of Decision cc list:

Jackson Real Estate Serv. Inc., 11215 Central Ave. NE, ABQ, NM 87123
Consensus Planning, 302 8th St. NW, ABQ, NM 87102
South West Alliance of Neigh. (SWAN) Jerry Gallegos, 5921 Central Ave, NW, ABQ, NM 87105
South West Alliance of Neigh. (SWAN) Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121
Westside Coal. Of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Westside Coal. of Neigh. Assoc., Harry Hendriksen, 10592 Rio Del Sole NW, ABQ, NM 87114
South Valley Coalition of Neigh. Assoc., Marcia Fernandez, 2401 Violet SW, ABQ, NM 87105
South Valley Coalition of Neigh. Assoc., Rod Mahoney, 1838 Sadora Rd SW, ABQ, NM 87105

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

Comments on Zone Map Amendment:

Because the property is currently vacant, the existing zoning converts to Planned Development (PD) under the IDO. See SU-1 & R-D conversion rules: <https://abc-zone.com/node/696>. If the requested zone map amendment is granted, the zoning will continue to be PD under the IDO per the same conversion rule.

The ABC Comp Plan discourages SU-1 zoning (Policy 5.7.2.c), and one of the primary purposes in adopting the IDO was to establish high-quality standards that regulate the base zones so that the City can minimize the use of the PD zone in the future. The requested use on this site appears to be able to be accommodated under the R-2 zone, which would convert to R-ML. (It should be noted that R-ML in the IDO has a building height limit of 35 feet, and the requested building is 37 feet. If the site plan is approved, the higher building would be allowed by the site plan.) Because these uses can be accommodated under a base zone, this request for SU-1 PRD is not recommended by the Long Range Section. A request for R-2 (which would convert to R-ML) would be appropriate and would be in line with the City's stated goals and policies.

This property is within an Area of Consistency, so policies related to Areas of Consistency need to be carefully considered. The proposed development seems consistent with the surrounding development pattern to the south, east, and west. The property to the north was zoned SU-1 for PRD at 20 DU/acre, which converts to PD under the IDO.

The justification for this request should also address policies under Goal 5.4 Jobs-Housing Balance and school capacity in the area, including Policy 5.3.5.

The property is also in the Tower/Unser Sector Development Plan, the West Side Strategic Plan, and the Southwest Area Plan, so policies from these plans should be carefully considered.

Comments on Site Plan for Building Permit:

The ABC Comp Plan discourages gated communities (Policy 7.2.1.f) and platting that creates "wall canyons" along public streets (Policy 7.2.1.h).

At a minimum, the site should provide a good pedestrian connection to Sunset Gardens, as well as pedestrian/bicycle connections east and west to 82nd and 86th, respectively.

CITY ENGINEER

Transportation Development

No objection to the request.

WATER UTILITY AUTHORITY

- As a condition of approval of this building permit obtain an Availability Statement for the new development. Requests can be made 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.
- The proposed utility plan indicates several onsite fire hydrants. These hydrants are to be considered private and painted safety orange.
- The proposed utility plan indicates installation of a new manhole approximately 80 feet upstream of an existing manhole. If contributions to the public sanitary sewer infrastructure require the development to discharge to a manhole the development shall connect to the existing manhole downstream of the proposed. If this connection is unacceptable coordination with Utility Development shall take place to evaluate the proposed connection further.
- Pro Rata has been assessed for this property in the amount of \$10931.30 for water infrastructure and \$12193.56 for Sewer infrastructure under project #73-9 for a total amount of \$23124.86. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.
- Please note that the proposed meter service needs to be within the right-of-way or within a 35 foot X 35 foot dedicated water Utility Authority easement.

POLICE DEPARTMENT/Planning

- A. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and courtyards.
- B. Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residential building and from the building the parking areas.
- C. Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- D. Ensure adequate locking devices (i.e. deadbolt locks) on residential units.
- E. Ensure eye-viewers on primary and secondary entrance doors to residential units.

- F. Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
- G. Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- H. Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

SOLID WASTE MANAGEMENT DEPARTMENT

West side enclosure may need to be set farther East, re-angled, or reduce the concrete curb on approach to West enclosure, for safe refuse truck access. All new/proposed refuse enclosures must be built to COA minimum requirements.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
 (AMAFCA)**

No objections.

ALBUQUERQUE PUBLIC SCHOOLS

This will have impacts to Helen Cordero K-2 Elementary School, Edward Gonzalez Elementary School, Jimmy Carter Middle School, and Atrisco Heritage Academy High School. Currently, Helen Cordero K-2 and Jimmy Carter have excess capacity, while Edward Gonzales Elementary and Atrisco Heritage Academy High School are exceeding capacity.

- Residential Units: 81
- Est. Elementary School Students: 21
- Est. Middle School Students: 9
- Est. High School Students: 9
- Est. Total # of Students from Project: 39

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

School Capacity

School	2017-2018 40 th Day Enrollment	Facility Capacity	Space Available
Helen Cordero ES	589	735	146
Edward Gonzales	599	555	-44
Jimmy Carter	1090	1150	60

MS			
Atrisco Heritage Academy HS	2520	2258	-262

If said residential development is not in alignment with school capacity corresponding to the specific geographic area (i.e. school boundary), the District will take measures to provide educational services and facilities to the geographic area including, but not limited to:

- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- I. It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- J. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589.

- K. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

NMDOT has no comments



View of the subject site looking north.



View of the subject site looking west.



View of the subject site looking south.



View of the subject site looking northeast.

ZONING

Please refer to the Zoning Code for specifics of
the SU-1 and PRD zones.

APPLICATION INFORMATION



Supplemental Form (SF)

<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<input type="checkbox"/> ZONING & PLANNING
<input type="checkbox"/> Minor subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/> V	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	<input type="checkbox"/> P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	<input type="checkbox"/> APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm 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 submittal requirements.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. Ziped files and files over 9 Megabytes will not get delivered via email. Therefore, PDF files must be provided on a CD

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning PHONE: 505-764-9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: Jackson Real Estate Services Inc. PHONE: _____
 ADDRESS: 11215 Central Avenue NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: Contract purchaser List all owners: Monty Carrico

DESCRIPTION OF REQUEST: Zone Map/Tower-Unser Sector Development Plan Map Amendment from RD 9 du/acre to SU-1 PRD and a Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract 52 Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Town of Atrisco Grant
 Existing Zoning: RD 9 du/acre Proposed zoning: SU-1 PRD MRGCD Map No _____
 Zone Atlas page(s): L-09 UPC Code: 100905647441510205

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003449

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): approximately 6 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Sunset Gardens Road
 Between: 82nd Street and 86th Street
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 4/2/2018

SIGNATURE [Signature] DATE 5/3/2018
 (Print Name) Jacqueline Fishman, AICP Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>BEPC 40031</u>	<u>ASM</u>	_____	<u>\$570.00</u>
<input type="checkbox"/> All fees have been collected	<u>40032</u>	<u>SBP</u>	_____	<u>\$385.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>ADV</u>	_____	<u>\$75.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>June 14, 2018</u>			Total <u>\$1080.00</u>
	<u>5-3-18</u>			
	Staff signature & Date <u>[Signature]</u>			Project # <u>1003449</u>

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

ANNEXATION (EPC08)

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

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

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

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

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

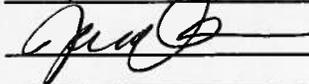
- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

Jacqueline Fishman, AICP

 Applicant name (print)
5/3/18
Applicant signature & Date

Revised: June 2011



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
18 EPC - 40031

 Staff signature & Date
Project # 1003449

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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 (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- ✓ 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ✓ Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ✓ Traffic Impact Study (TIS) form with required signature
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- 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)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ 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
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB 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.

Jacqueline Fishman, AICP

Applicant name (print)

Applicant signature / date



Form revised August 2017

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

Application case numbers

18 - EPC - 40032

5-3-18
Planner signature / date
Project #: 1003449

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.


5/3/18
 Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale:

1.0 acre or less	1" = 10'	Over 5 acres	1" = 50'
1.0 - 5.0 acres	1" = 20'	Over 20 acres	1" = 100'

 [other scales, if approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Vicinity map
- 6. Signature Block (for DRB site dev. plans)
- 7. Property lines (clearly identify)
- 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
- 9. Phases of development including location and square footages of structures, circulation, parking and landscaping
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____
Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- ✓ 1. Scale - must be same as scale on sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- ✓ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- ✓ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- ✓ 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- ✓ 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- ✓ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- ✓ 12. Verification of adequate sight distance
- ✓ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Building footprints
- ✓ 6. Location of Retaining walls

B. Grading Information

- ✓ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- ✓ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- ✓ 3. Identify whether ponding is required
- ✓ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning DATE OF REQUEST: 4/4/18 ZONE ATLAS PAGE(S): L-09

CURRENT:

ZONING RD 9 d/w/ac
PARCEL SIZE (AC/SQ. FT.) approximately
6 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 52 BLOCK # Unit 2
SUBDIVISION NAME Town of Atresco Grant

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From RD9 To SU-1 PRD
SECTOR, AREA, FAC, COMP PLAN [] Tower-User
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: approximately 80 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 Jaime Jaramillo DATE 4/4/18

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

4/4/18
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: April 9, 2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): N/A
Agent: Consensus Planning, Inc.
Applicant: Jim Gifford
Legal Description: Tract 52 Unit 2 Atrisco Grant
Zoning: RD 9 DU/AC
Acreage: Approximately 6 acres
Zone Atlas Page(s): L-09

CERTIFICATE OF NO EFFECT: [checked] Yes [] No

CERTIFICATE OF APPROVAL: [] Yes [checked] No

SUPPORTING DOCUMENTATION:

SITE VISIT: Site inspection conducted April 4, 2018

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(1); no significant archaeological sites in project area

SUBMITTED BY:

[Signature]

Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

4/9/2018
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

April 5, 2018

Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

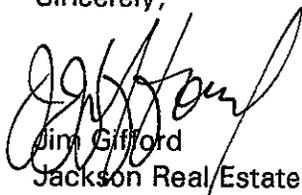
RE: Tract 52 Unit 2 Town of Atrisco Grant

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, Sector Development Plan Amendment, and Site Plans Building Permit. The property is located south of Sunset Gardens Road SW, and between 82nd Street and 86th Street SW. I, Jim Gifford, am the contract purchaser and the developer of the project.

Thank you for your consideration.

Sincerely,



Jim Gifford
Jackson Real Estate Services Inc.
11215 Central Avenue NE
Albuquerque, NM 87123

April 5, 2018

Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

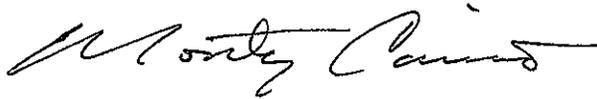
RE: Tract 52 Unit 2 Town of Atrisco Grant

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment, Sector Development Plan Amendment, and Site Plans Building Permit. The property is located south of Sunset Gardens Road SW, and between 82nd Street and 86th Street SW. I, Monty Carrico, am the property owner of the aforementioned 6-acre parcel.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Monty Carrico". The signature is written in a cursive style with a large initial "M" and a long, sweeping underline.

Monty Carrico
PO Box 3072
Albuquerque, NM 87190



May 30, 2018

Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Sunset Gardens Sector Development Plan and Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

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

On behalf of Jackson Real Estate Services Inc. (the applicant), Consensus Planning submits a request for a Zone Map/Tower-Unser Sector Development Plan Map Amendment (ZMA) and Site Development Plan for Building Permit for a 6.04-acre parcel located on Sunset Gardens Road between 82nd Street and 86th Street. The legal description is Tract 52, Unit 2 Town of Atrisco Grant. The purpose of this letter is to provide justification and respond to Resolution 270-1980 in support of the applicant's request for a ZMA from RD 9 DU/acre to SU-1 PRD on the subject property.



Site Aerial

PROJECT SUMMARY

Sunset Gardens is an 81-unit gated residential community consisting of 3-story townhome-style apartments and 1-story triplexes. The center of the complex opposite the entry point along Sunset Gardens Road is an active recreational area with a mail kiosk, ramada, barbecue grills, lawn area, and facilities for dogs and bikes.

Along the south border of the site, a pedestrian pathway connects 86th Street and 82nd Street, providing a convenient resident walkway that avoids vehicular traffic.

The three-story townhomes are located along Sunset Gardens Road. These units include parking on the first level, living space on the second floor, and sleeping

PRINCIPALS

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



space on the third floor access to each unit is provided on the ground floor. The one-bedroom units have a single car garage, the 2-bedroom units have a 2-car tandem garage.

The 1-story triplex buildings are located along the south edge of the site, adjacent to the existing single residential development. These units all have garages. In addition to the garage parking, there is a number of open parking spaces throughout the site for guest and resident parking.

The architecture will be a combination of pitched roof and flat roofs with building massing stepping down as it extends to the residential neighborhood to the south. The use of traditional gabled forms shingle roofs and residential-scale windows provide architectural detailing. The massing and roof forms provide shadow and interest. All the buildings will have a light earth-toned finish colors intended to blend in with the setting and neighboring developments.

SITE CONTEXT

The subject site is a vacant parcel zoned RD 9 du/acre situated in a mixed density neighborhood. It is located within a Comprehensive Plan designated Area of Consistency, in the Tower-Unser Sector Development Plan (Tower-Unser SDP), Bridge/Westgate Community of the West Side Strategic Plan, and the Southwest Area Plan.

The subject site and its immediate surroundings are identified as an Area of Consistency pursuant to the 2017 Albuquerque/Bernalillo County Comprehensive Plan. The land surrounding the subject site is zoned for a range of densities including:

Relationship to the Subject Site	Existing Zoning
North/ Northwest	SU-1 PRD 20 du/acre
West	RD 9 du/acre
South	RD 9 du/acre
East/ Northeast	RD 9 du/acre; RT

The West Side Strategic Plan states the Bridge/Westgate Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is well located near the I-40, Central, Bridge, and Rio Bravo river crossings, and is serviced by City utilities. Growth will be encouraged in this area. The Center for this community is at Coors Boulevard between Bridge and Central, and in a linear area along Central Avenue. The Tower-Unser Sector Development Plan states that the northern portion of the Plan area is appropriate for densities up to 30 du/acre, which is twice the density proposed in this request.

Responses to Resolution 270-1980

This request for a Zone Map/Sector Development Plan Map Amendment is compatible with and supportive of applicable plans and policies including Resolution 270-1980 policies A through J, Albuquerque/Bernalillo County Comprehensive Plan, Tower-Unser Sector Development Plan, West Side Strategic Plan, and the Southwest Area Plan. The proposed change will contribute to the residential character and act as a transition area between the



single-family neighborhoods and higher density apartments located between Sunset Gardens and Bridge Boulevard. Applicant policy responses are italicized below corresponding to each policy.

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

Applicant Response: *The zone change is consistent with the health, safety, morals, and general welfare of the City because it is consistent with the Comprehensive Plan, Southwest Area Plan, West Side Strategic Plan, and Tower-Unser Sector Development Plan. The proposed change will provide an appropriate land use buffer between the single-family residential uses south of Sunset Gardens and south of the subject site and the multi-family uses north of Sunset Gardens. The Tower-Unser SDP allows and recommends a variety of housing types and densities in the Plan area and the SU-1 request requires the associated Site Development Plan for Building Permit review and approval. The proposed zoning will provide another housing choice in this neighborhood, which is dominated by relatively small, single-family detached homes, and supports the development of a high quality residential project near several important amenities and services including the West Route 66 Activity Center, Unser Park and Ride facility, and the Patrick J. Baca Library.*

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

Applicant Response: *The zone change will support stability of land use and zoning for the area by ensuring a buffer between the single-family residential uses south of Sunset Gardens and south of the subject site and the multi-family uses north of Sunset Gardens. The requested zoning and residential density is appropriate in this location ensuring consistency with the existing West Side and neighborhood character.*

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

Applicant Response: *The proposed zone change is not in conflict with and clearly facilitates applicable elements of the Comprehensive Plan, Southwest Area Plan, West Side Strategic Plan, nor the Tower-Unser Sector Development Plan as demonstrated below:*

Albuquerque Bernalillo County Comprehensive Plan, 2017

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

Applicant Response: *The proposed ZMA and Site Development Plan for Building Permit (SPBP) will clearly facilitate this policy by providing a cohesive design sensitive to the surrounding neighborhoods. The development also provides a variety and mix of residential densities in this immediate neighborhood while proposing an appropriate scale and building design. The 3-story buildings (Type 1) are primarily located along Sunset Gardens Road and then step down to 1-story triplex buildings (type 2) along the south edge adjacent to the single-family development.*

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- f) Encourage higher density housing as an appropriate use in the following situations:
 - ii. In areas with good street connectivity and convenient access to transit;
 - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;
 - iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;
 - v. In areas where a transition is needed between single-family homes and much more intensive development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: *This request clearly facilitates this policy and the listed sub-policies by broadening the housing options in the area, all of which will have convenient access to the transit service on Unser and the community facilities in the area, such as the Patrick J. Baca Library on Central Avenue. This development proposes a moderate increase in density (13.8 du/acre) within an area of mixed density established by existing land uses, facing higher density development, and in an area where a transition is needed between single-family homes and more intense development. Further, the zone change will implement this policy by encouraging the productive use of a vacant lot comprising a complete block face, facing higher density development, and in an existing and established residential neighborhood.*

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.

Applicant Response: *Proposing infill development on this vacant parcel within a completely built out neighborhood will clearly facilitate this policy. This infill project promotes the use of existing infrastructure and public facilities to support the public good through the efficient use of the land.*

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

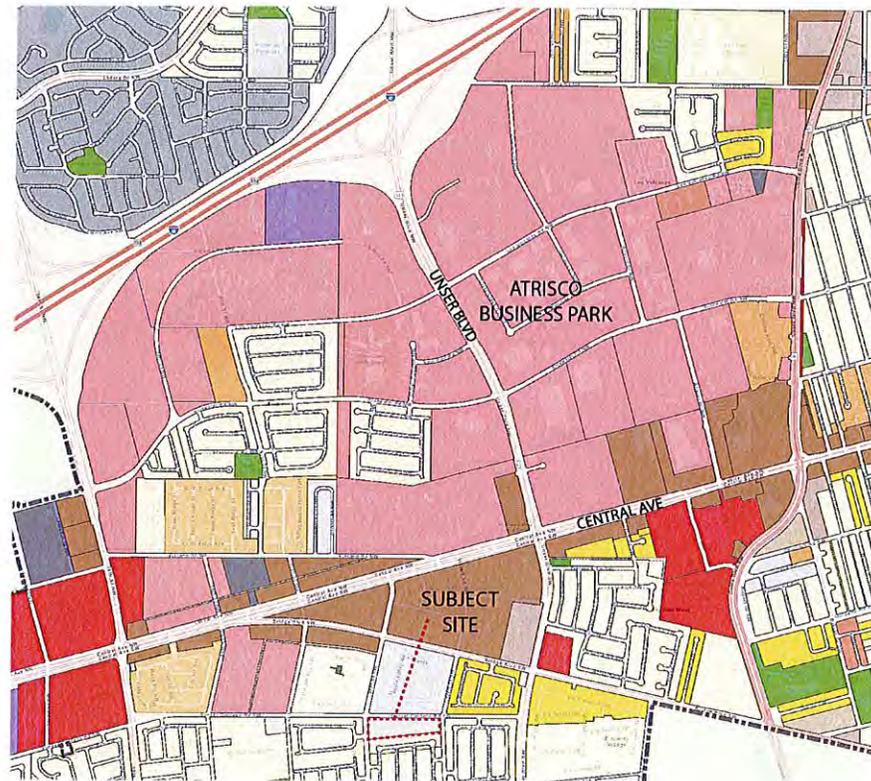
Applicant Response: *This policy is clearly facilitated by the proposed development of moderate density apartments. Surrounded by existing infrastructure, development, and public facilities, the subject site is the definition of an infill development.*

POLICY 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

Applicant Response: *As demonstrated on the Site Development Plan, the buildings are clustered and provide usable open space throughout the development. An active recreation area and landscaping is provided as an amenity for the residents.*

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response: *The subject site is currently zoned for single family residential development and is located in close proximity to major employment areas, as shown on the AGIS zoning map below. Atrisco Business Park is a large industrial employment center located north of Central Avenue and containing a wide range of employers including Coca Cola Bottling Plant, Matrix Solar Technologies, FedEx Freight, Owen and Minor Distribution, etc. There are also several large shopping center zoned sites, north and adjacent to Bridge Boulevard, that will provide jobs in proximity to the subject site. Increasing the density from 9 du/ac to 13.5 du/ac in this area near these major employment centers will provide greater variety in residential density and product than has been built in the area, and thereby, clearly facilitates the goal of jobs/housing balance.*



Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: Although the subject site is an Area of Consistency, the proposed development will clearly implement this goal by having a similar density product across from the Sandia Valley Apartments, and constituting a complete block face.

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.

- f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.
- g) Provide stepbacks and/or setbacks to protect solar access and privacy on abutting single-family residential properties.

Applicant Response: Although the subject site and its surrounding neighborhood are located within a Comprehensive Plan designated Area of Change, this request will clearly facilitate this policy and sub-policies. The proposed development is sensitive to and will protect and enhance the character of the existing neighborhoods through contextual site, landscape, and building design as shown on the site plan. The proposed

building heights respond to the existing context with single story buildings on the south of the two building types adjacent to backyards and single-story single-family homes and three-story buildings only on the north edge across Sunset Gardens from multi-family apartments. An interior walking path connects 82nd Street to 86th Street through the subject site, which separates the proposed single-story buildings from its neighbors to the south.

This policy will be clearly facilitated by the request as the subject site is within ¼ mile from Route 54 on Unser Boulevard, which is a Commuter Corridor. Appropriate building height, internal transition between 3-story buildings on the north to 1-story buildings on the south, and setbacks will protect solar access and privacy on abutting properties.

POLICY 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

Applicant Response: *Although this request is for SU-1, the zone is not being used as a tool to negotiate design or use standards between stakeholders. The SU-1 PRD request is essential and specific to the subject site. The subject site is a trapezoid that narrows from west to east, which proved difficult to design a contextual, appropriate, and attractive single-family subdivision under the existing zoning. Further, the SU-1 PRD allows for a variety in housing types. Although this project is a townhouse style apartment project, the buildings range in size, height, and intensity allowing for a range of income levels and family makeups. The request clearly facilitates this policy as it proposes to use the SU-1 zone as a tool to further a far superior site design than what the existing zoning would allow.*

POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

- f) Discourage gated and/or walled communities and cul-de-sacs.

Applicant Response: *The site plan illustrates that convenient and comfortable pedestrian travel is proposed through the site for residents. A 6-foot meandering sidewalk is proposed on the south edge of the site and a pedestrian entry gate allows pedestrians convenience onto both 82nd and 86th Streets without having to walk around to Sunset Gardens. Further, the subject site is located in an area that is appropriate for a gate as surrounding subdivisions will not lose connectivity due to its development. This policy is clearly facilitated by this request.*

POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.

Applicant Response: *The site plan, landscape plan, and elevations demonstrate a high quality of design. The relationship with the street, the building heights and setbacks, landscape treatments, active recreation, and courtyard areas were all carefully designed and located on the site as to provide visual relief of mass and height and to relate with the existing development types in the neighborhood. Each of the units will include interior garages. The Type 2 buildings each contain three units. The Type 1 buildings each contain five units with the garage on the first floor and two stories of living space above. Small parking screen walls are provided along Sunset Gardens, 82nd Street, and 86th Street. The site design also incorporates a pedestrian pathway along the south edge, connecting 82nd and 86th Streets for the residents' convenience.*

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

Applicant Response: *As demonstrated on the proposed site plan, there are several small parking areas located throughout the project and screened from public view. Their placement offers visual relief from the public rights-of-way and the single-family development to the south.*

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Applicant Response: *As demonstrated on the Landscape Plan, a variety of shrubs and trees are provided and are mindful of our high desert climate. These landscape treatments will enhance the sense of place both within the development and along the Sunset Gardens right-of-way with street trees.*

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.

Applicant Response: *The proposed development clearly facilitates this policy by offering a different residential type and density than is currently in the vicinity. This townhouse development will provide another option in this area for residents with a range of incomes. The project incorporates two different types of buildings with different types of units for a range of household types and sizes at market rate.*

POLICY 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

- a) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.



Applicant Response: *Clearly facilitating this policy and its sub-policy, the project adds to the mix of housing types in this neighborhood by offering a different product than single-family and higher density apartments. Type 1 buildings have 5 units and Type 2 have 3 units. This project will serve a mix of incomes while offering high-quality housing options in a townhouse style development.*

POLICY 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

- b) Encourage multi-family and mixed-use development in areas where a transition is needed between single-family homes and more intense development.

Applicant Response: *The proposed development will clearly facilitate this policy by providing a moderate increase in density from 9 du/acre to 13.8 du/acre within an area that is dominated by single-family detached development. The project contains a total of 81 units, comprised of 50 one-bedroom units, 24 two-bedroom units, and 7 three-bedroom units. The unit mix is intentionally weighted towards one-bedroom, adult households with no children. Under the existing zoning of RD 9du/ac, the applicant could reach a housing yield of 53 units, all with 3-bedrooms that accommodate households with children under 18 years of age. The proposed unit mix would have a potentially far less impact on APS schools than the existing zoning for single family development.*

APS indicated there is capacity in Helen Cordero Elementary School and Jimmy Carter Middle School. Although APS assumed 39 students from the project, that would equate to more than two students per two- and three-bedroom units. There are also two private schools in the area, including Legacy Academy (K-9th grade) and Abundant Life Christian School (1-12th grade).

Southwest Area Plan

The Southwest Area Plan was adopted by the Extraterritorial Land Use Authority on August 28, 2001 and the Albuquerque City Council on June 10, 2001 as a Rank II Area Plan. Regarding residential land use, the Plan states that residential development is now, and will continue to be, the predominant use of developed land within the Plan area. Densities in the Plan area vary from very low in the southern half of the South Valley, to high densities within the boundaries of the urban center along Central Avenue behind existing commercial uses. Higher densities adjacent to arterial roads may be appropriate if these densities are compatible with surrounding existing land uses, if City water and sewer services are provided, and air quality is not adversely impacted.

The applicant's is request for a zone change is consistent with the intent of the Southwest Area Plan. The requested ZMA and SPBP clearly facilitate the Southwest Area Plan policies and actions as demonstrated in the following policy analysis.

POLICY 23: All development and subdivisions shall be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of downstream facilities.

Applicant Response: As demonstrated on the Grading and Drainage Plan, this policy is clearly facilitated by accommodating the first flush requirement. The on-site retention is adequate to limit the water runoff generated from the new construction of the proposed development.

POLICY 34: Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily illuminate adjacent properties.

Applicant Response: As demonstrated on the site plan, site lighting will not interfere with the night sky environment. All lights on the site will be shielded and will comply with the Night Sky Ordinance.

POLICY 36: Enhance the visual character and quality of the streetscape and overall development by integrating the design and materials of required perimeter walls.

Action a) Walls shall be designed to complement the architectural character of the subdivision or neighboring development by incorporating the features and motifs used on adjacent homes or buildings.

Action b) Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

Applicant Response: As demonstrated on the site plan, the site perimeter along Sunset Gardens Road, 82nd Street, and 86th Street will include a 6-foot wrought iron fence. There will also be landscaping along these street edges. In addition, the site design incorporates 3-foot parking screen walls at the north end of the parking courts.

POLICY 37: Promote safe vehicular parking with attention to functional and aesthetic concerns. Oversized parking lots or facilities should be discouraged.

Action a) Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials in parking lot surfaces and trees or other shading devices to shade the surface area of the lot.

Action b) Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.



Applicant Response: A major design feature of this project is the garages provided for each unit. The Site Plan illustrates 112 garage parking spaces and 64 surface parking spaces, which are located in several small clusters, thus minimizing the amount of asphalt and increasing the amount of landscaping provided on the site.

West Side Strategic Plan

The subject site is within the Bridge/Westgate Community of the West Side Strategic Plan. This two-part request *clearly facilitates* the intent and several West Side Strategic Plan policies as demonstrated in this letter and below:

Policy 3.43: Additional very low density, rural character development is not appropriate in this Community, and should be located in adjacent rural areas.

Applicant Response: This policy is *clearly facilitated* since the ZMA and the SPBP proposes something other than very low density, rural character. The proposal is for a townhouse style apartment development, which will further the intent of the Bridge/Westgate Community.

Policy 3.46: Promote densities consistent with those found in the Sector Development Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within the designated Community Activity Centers and adjacent areas.

Applicant Response: The project is consistent with and clearly facilitates the policy as it is appropriately scaled between the single-family and multi-family development types currently in the neighborhood. The proposed density is 13.8 du/acre, which is well under the 30 du/acre appropriate for Community Activity Centers, while still being higher in density than the immediate surrounding low density residential areas further from the Community Activity Center.

Tower-Unser Sector Development Plan

The Tower-Unser Sector Development Plan was adopted in 1989, amended in 1997, and again in 2009. The 1997 amendment changed to zoning for Lot 17 and Tracts 13, 14, 15, and 16 of Unit 2, Town of Atrisco Grant from SU-1 PDA to RD 9 du/acre. Resolution 183 stated that annexation of the property was a sufficient changed condition justifying the change in zoning. Resolution 08-171 stated that one of the reasons for amending the SDP was to limit the geographic coverage of repetitions of one housing type (single-family detached house, single-family attached, or multiple-family) will support a mixture of housing types that form diverse neighborhoods and support Comprehensive Plan policies. Both of these statements will be referenced in Policy D below regarding changed community conditions and are more advantageous to the community than the existing zoning of RD 9 du/acre.



Describing the development conditions of the time, the Tower-Unser SDP introduction states that dual jurisdiction, ownership, platting, and the edge character of the SDP area inhibited cohesive and orderly development. The Plan area's character has been further built out since the Sector Plan's adoption, especially those areas surrounding the subject site as shown in the aerial image on Page 1.

The proposed SU-1 PRD zone and associated development will ensure: 1) cohesive design with surrounding areas; and 2) a transition area between the single-family neighborhoods south of Sunset Gardens Road and the multi-family development to the north of Sunset Gardens Road.

Policy D "The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use categories more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply."

Applicant Response: *The existing RD zoning is inappropriate because the proposed SU-1 zoning is more advantageous to the community as articulated in the Comprehensive Plan, Southwest Area Plan, West Side Strategic Plan, and the Tower/Unser SDP as demonstrated in the above policy analysis. The proposed Special Use zone and associated development will ensure cohesive design with surrounding areas as demonstrated in the site plan package. It will act as a transition between the single-family neighborhoods south of Sunset Gardens Road and the multi-family development to the north of Sunset Gardens Road and provide a complete block face of development similar to the multifamily project across Sunset Gardens Road.*

The proposed project will serve as a good neighbor to the adjacent neighborhood and will facilitate infill development. The project will use existing services and is near transit facilities on Unser Boulevard, which is within a ¼ mile. It provides context sensitive site, building, and landscape design related to building height and setbacks, and further increases the housing type mix, and therefore, the range of income levels that have access to this neighborhood. The project will enhance the visual character and quality of the streetscape with landscaping and sidewalk improvements and protect the surrounding neighborhoods as an Area of Consistency through context sensitive site design.

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

Applicant Response: *The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The requested zone is narrowly defined, is specific to this project, and is tied to the Site Development Plan for Building Permit. The additional density will provide an appropriate transition between the single family south of the subject site and the*



multifamily north of the subject site. Furthermore, the proposed change will clearly facilitate the City adopted goals and policies in the Comprehensive Plan, Southwest Area Plan, and West Side Strategic Plan.

Policy F "A proposed zone change which, to be utilized through land development, requires major and programmed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule."

Applicant Response: *The proposed change will not require any major and unprogrammed capital expenditures by the City. The developer plans to build the required infrastructure to support the proposed development.*

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

Applicant Response: *Economic considerations pertaining to the applicant are not being used to justify this request. This request clearly facilitates the Comprehensive Plan, Southwest Area Plan, and West Side Strategic Plan as it relates to contextual development on the City's West Side, providing housing for a variety of income levels and types of residents and households, and developing transition areas between single family neighborhoods and more intense development.*

Policy H "Location on a major street is not, in itself, sufficient justification of apartments, office, or commercial zoning."

Applicant Response: *The subject site is located with excellent access to Central Avenue and Unser Boulevard, but this optimal location for slightly higher density housing is not the sole justification for the requested zoning as stated in the other Resolution 270-1980 policies.*

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

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



Applicant Response: *The applicant is requesting SU-1 for PRD zoning that mirrors the existing zoning on the property across Sunset Gardens Road. Further, this request will clearly facilitate realization of the Comprehensive Plan goals and policies as articulated in Resolution 270-1980 Policy C above. The zone map amendment will facilitate the development of a different housing type in this neighborhood, infill development with slightly higher density than the adjacent neighborhoods, and will create a transition between the single-family neighborhoods to the south and the multi-family neighborhood to the north of the subject site.*

Policy J “A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:

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

Applicant Response: *The change in zoning will not create a strip zone; it is not commercial and the average depth of the property is 255 feet.*

CONCLUSION

In conclusion, this request for a Zone Map/Sector Development Plan Map Amendment and Site Development Plan for Building Permit is more advantageous to the neighborhood and community as articulated by the Comprehensive Plan. The development will also facilitate contextual development on the West Side, which provides housing for a variety of income levels and types of residents and households, and creates a transition area between single family neighborhoods and more intense residential and commercial development. The project offers housing choices in an area dominated by single-family detached development.

Approval of the proposed zoned change and site plan will promote development near transit facilities, community services, and established neighborhoods. The zone change *clearly facilitates* multiple goals and policies of the Comprehensive Plan, West Side Strategic Plan, Southwest Area Plan, and the Tower-Unser Sector Plan.

On behalf of the applicant, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and Site Development Plan for Building Permit. Thank you for your consideration.

Sincerely

Jacqueline Fishman, AICP
Principal

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION**

**ENVIRONMENTAL PLANNING COMMISSION
Project #: 1003449 Case #: 18EPC- 40031, 40032
Hearing Date: June 14, 2018**

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

From: Quevedo, Vicente M.
To: [Jaime Jaramillo](#)
Subject: Notification Inquiry, Sunset Gardens and 86th St, EPC
Date: Monday, April 16, 2018 1:27:50 PM
Attachments: [mnc001.png](#)
[mnc002.png](#)
[mnc003.png](#)
[Page 1-09-2 Site.pdf](#)
[Notification Inquiry, Sunset Gardens and 86th Street, EPC.xlsx](#)
[INSTRUCTION SHEET FOR APPLICANTS.pdf](#)

Jaime,

Good afternoon. See the list of affected coalitions of neighborhood associations related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058360668	jgallegoswccdg@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372	johnnypena@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481	hhhen@comcast.net
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	2401 Violet SW	Albuquerque	NM	87105		5058779727	mbfernandez1@gmail.com
South Valley Coalition of Neighborhood Associations	Rod	Mahoney	1838 Sadora Road SW	Albuquerque	NM	87105	5056813600		rmahoney01@comcast.net

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, April 13, 2018 10:21 AM
To: Office of Neighborhood Coordination <onc@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
 Jaime Jaramillo
 Company Name
 Consensus Planning
 Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Telephone Number
 5057649801
 Email Address
jaramillo@consensusplanning.com

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

Describe the legal description of the subject site for this project:
 TRACT 52 UNIT 2 ATRISCO GRANT
 Located on/between (physical address, street name or other identifying mark)
 South of Sunset Gardens Road SW, and between 82nd Street and 86th Street SW
 This site is located on the following zone atlas page:
 L-09

=====
 This message has been analyzed by Deep Discovery Email Inspector.

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email 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.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

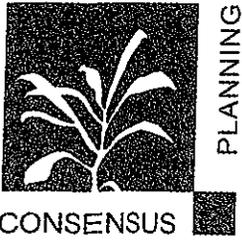
*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Typical



May 3, 2018

Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

Rod Mahoney
1838 Sadora Road SW
Albuquerque, NM 87105

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Ms. Fernandez, Mr. Mahoney, and the South Valley Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has submitted a request for a Zone Map/Tower-Unser Sector Development Plan Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC), on behalf of Jackson Real Estate Services, Inc.

The site is located on Sunset Gardens Road between 82nd Street and 86th Street. The applicant is requesting to change the zoning from RD 9du/acre to SU-1 for Planned Residential Development (PRD) to allow for townhouse style apartments at a moderate density of 13.8 du/acre. The proposed zoning and site design is intended to provide a transition between the single-family residential development to the south and Sunset Gardens Road to the north.

The project includes 2 and 3-story buildings and private common open space areas. An average 16-foot buffer is provided between the proposed buildings and the single-family development to the south.

The EPC hearing for this application will be held on **June 14, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email 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.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

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

Enclosed: Zone Atlas Page and Site Development Plan for Building Permit

ALBUQUERQUE
1135 BROADWAY BLVD NE
ALBUQUERQUE

NM
87101-0001
3401270101

05/03/2018 (800)275-8777 9:42 AM

Product Sale Final
Description Qty Price

PM 1-Day 1 \$7.25

(Domestic)
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(Weight:1 Lb 0.10 Oz)
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(Friday 05/04/2018)

Certified 1 \$3.45

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(7018036000066868641)

Return 1 \$2.75

Receipt
(@USPS Return Receipt #)
(9590940237868032574928)

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(ALBUQUERQUE, NM 87121)
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(Expected Delivery Date)
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(9590940237868032574911)

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(7018036000066868634)

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Receipt
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(9590940237868032574935)

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(Expected Delivery Date)
(Friday 05/04/2018)

Certified 1 \$3.45

(@USPS Certified Mail #)
(7018036000066868689)

Return 1 \$2.75

Receipt
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(9590940237868032574881)

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(Domestic)
(ALBUQUERQUE, NM 87114)
(Weight:1 Lb 0.10 Oz)
(Expected Delivery Date)
(Friday 05/04/2018)

Certified 1 \$3.45

(@USPS Certified Mail #)
(7018036000066868665)

Return 1 \$2.75

Receipt
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 City, State **Albuquerque, NM 87105**

05/03/2018

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 Street and **1039 Pinatubo Place NW**
 City, State **Albuquerque, NM 87120**

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Sent To **Harry Hendriksen**
 Street and **10592 Rio del Sole NW**
 City, State **Albuquerque, NM 87114**

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 City, State **Albuquerque, NM 87124**

05/03/2018

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Sent To **Johnny Pena**
 Street and **6525 Sunset Gardens SW**
 City, State **Albuquerque, NM 87124**

05/03/2018

7018 0360 0000 6666 8658

Property Owner Contacts

GROSE LEON F
8124 GREYTHORN RD SW
ALBUQUERQUE NM 87121

ORTIZ PABLO
8515 DUNHILL AVE SW
ALBUQUERQUE NM 87121

ROMERO CRYSTAL T
336 CALLE AMARILLO SW
ALBUQUERQUE NM 87121

VALLE DEL CANTO HOMEOWNERS
ASSOC C/O CAROL PICKERT & ASSOC
ATTN: JODY
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421

MCCANN PATRICIA K
8409 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2279

CHAVEZ SANDRA C
8119 GEM POINTE RD SW
ALBUQUERQUE NM 87121

DINH DUYET
8501 DUNHILL AVE SW
ALBUQUERQUE NM 87121

PC SANDIA LLC
1474 E 820 NO
OREM UT 84097-5481

BURDEX MARGARET
8505 DUNHILL AVE SW
ALBUQUERQUE NM 87121

ABRISZ CRYSTAL
503 WHISPER POINTE SW
ALBUQUERQUE NM 87121

ROMERO JACOB & ROBERTA
8719 ODIN RD SW
ALBUQUERQUE NM 87121

ESCOBEDO DANIEL
3169 ARENAL RD SW
ALBUQUERQUE NM 87121

CARRICO MONTY
P O BOX 3072
ALBUQUERQUE NM 87190

ARCHULETA HERMAN & ROBERTA
340 CALLE AMARILLO SW
ALBUQUERQUE NM 87121-9300

MARTINEZ JOSEPH V & ESTHER
8209 DUNHILL AVE SW
ALBUQUERQUE NM 87121

SANCHEZ DANIEL J
8301 DUNHILL AVE SW
ALBUQUERQUE NM 87121

VILLALOBOS P VERONICA
401 MAYFAIR PL SW
ALBUQUERQUE NM 87121-2283

AGUILAR CINTHIA
8704 THOR RD SW
ALBUQUERQUE NM 87121

ULIBARRI DEBBIE
8509 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2280

NAVARRO ANGELICA
8701 ODIN RD SW
ALBUQUERQUE NM 87121

RODRIGUEZ DONALD J &
MICHELLE D ANAYA-
RODRIGUEZ
8315 DUNHILL AVE SW
ALBUQUERQUE NM 87121

DURAN REYNALDO & BERTHA
8708 THOR RD SW
ALBUQUERQUE NM 87121

LOVATO RICHARD
505 WHISPER POINT ST SW
ALBUQUERQUE NM 87121

NELSON STEVE F &
CANDILARIA T
2215 MARGO RD SW
ALBUQUERQUE NM 87105

ZARAGOZA YVETTE L
8523 DUNHILL AVE SW
ALBUQUERQUE NM 87121-2280

SAILER JASON E & ELIZABETH
8401 DUNHILL AVE SW
ALBUQUERQUE NM 87121

TRUJILLO JUAN V & TRUJILLO
CARMEN S
8700 THOR RD SW
ALBUQUERQUE NM 87121

RODRIGUEZ ELIZABETH M
344 CALLE AMARILLO SW
ALBUQUERQUE NM 87121-9300

SANCHEZ CHARLES R & CYNTHIA A
8519 DUNHILL AVE SW
ALBUQUERQUE NM 87121

ARMSTRONG DAVID A
& BETHANY
8205 DUNHILL AVE SW
ALBUQUERQUE NM 87121

VILLEGAS RACQUEL D
10601 ANTLER TOOL RD SW
ALBUQUERQUE NM 87121-5433

RODRIGUEZ ANNA
8709 ODIN RD SW
ALBUQUERQUE NM 87121-9318

HILL LINDOL & LORETTA A
8405 DUNHILL AVE SW
ALBUQUERQUE NM 87121

DARK HORSE INVESTMENTS INC
10000 WILSHIRE AVE NE
ALBUQUERQUE NM 87122-3018

VARGAS RITA M & VARGAS-CASTILLO
JOYCE FELICIA
8715 ODIN RD SW
ALBUQUERQUE NM 87121-9318

STANLEY RUBY K
8201 DUNHILL AVE SW
ALBUQUERQUE NM 87121

MARTINEZ ENRIQUE
400 CARFAX PL SW
ALBUQUERQUE NM 87121

JURADO RAMON A & CAROLINA
8128 GREYTHORN RD SW
ALBUQUERQUE NM 87121

LUCERO TED G & SYLVIA M
8419 DUNHILL AVE SW
ALBUQUERQUE NM 87121

GREGORY CARMEN M
507 WHISPER POINTE SW
ALBUQUERQUE NM 87121

THOMAS CAROLYN R
501 WHISPER POINTE ST SW
ALBUQUERQUE NM 87102

GILES LARRY
8123 GEM POINTE RD SW
ALBUQUERQUE NM 87121

Typical

May 3, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 14, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, June 7, 2018.

REQUEST

Consensus Planning, agent for Jackson Real Estate Services, requests a Zone Map/Sector Plan Map Amendment and a Site Development Plan for Building Permit for all or a portion of Tract 52, Unit 2, Town of Atrisco Grant, located on Sunset Gardens Road between 82nd Street and 86th Street, containing approximately 6 acres. The request is for a Zone Map Amendment for SU-1 PRD on the subject property.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

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Postage \$0.50

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Street and A/c VILLALOBOS P VERONICA
401 MAYFAIR PL SW
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Sent To
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

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Sent To
Street and A/c CARRICO MONTY
P O BOX 3072
City, State, Zip ALBUQUERQUE NM 87190



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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8719 ODIN RD SW
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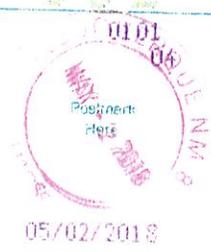
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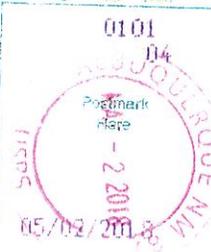
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Street and City, State: SAILER JASON E & ELIZABETH
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ALBUQUERQUE NM 87121

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Street and City, State: ZARAGOZA YVETTE L
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Postage \$0.50
Total Postage and Fees \$6.70



Sent To
Street and City, State: LOVATO RICHARD
505 WHISPER POINT ST SW
ALBUQUERQUE NM 87121

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Total Postage and Fees \$6.70



Sent To
Street and City, State: NAVARRO ANGELICA
8701 ODIN RD SW
ALBUQUERQUE NM 87121

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Postage \$0.50
Total Postage and Fees \$6.70



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8509 DUNHILL AVE SW
ALBUQUERQUE NM 87121-

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Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70



Sent To
Street and City, State: AGUILAR CINTHIA
8704 THOR RD SW
ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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ALBUQUERQUE, NM 87111

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: Valle del Canto Homeowners assoc
 c/o Carol Pickert & Assoc
 Street: 4121 Eubank Blvd NE
 City, State: Albuquerque NM 87111-3421

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: STANLEY RUBY K
 Street and: 8201 DUNHILL AVE SW
 City, State: ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: HILL LINDOL & LORETTA A
 Street and: 8405 DUNHILL AVE SW
 City, State: ALBUQUERQUE NM 87121

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: VILLEGAS RACQUEL D
 Street and: 10601 ANTLER TOOL RD SW
 City, State: ALBUQUERQUE NM 87121-

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: RODRIGUEZ ANNA
 Street and: 8709 ODIN RD SW
 City, State: ALBUQUERQUE NM 87121-

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To: RODRIQUEZ ELIZABETH M
 Street and: 344 CALLE AMARILLO SW
 City, State: ALBUQUERQUE NM 87121-

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87121

Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70

0101 04
 Postmark Here
 MAY - 2 2018
 ALBUQUERQUE NM 87121

Sent To GREGORY CARMEN M
Street and 507 WHISPER POINTE SW
City, State ALBUQUERQUE NM 87121

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Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70

0101 04
 Postmark Here
 MAY - 2 2018
 ALBUQUERQUE NM 87121

Sent To ORTIZ PABLO
Street and 8515 DUNHILL AVE SW
City, State ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70

0101 04
 Postmark Here
 MAY - 2 2018
 ALBUQUERQUE NM 87121

Sent To LUCERO TED G & SYLVIA M
Street and A 8419 DUNHILL AVE SW
City, State ALBUQUERQUE NM 87121

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Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70

0101 04
 Postmark Here
 MAY - 2 2018
 ALBUQUERQUE NM 87121

Sent To GROSE LEON F
Street and A 8124 GREYTHORN RD SW
City, State ALBUQUERQUE NM 87121

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ALBUQUERQUE, NM 87121

Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70

0101 04
 Postmark Here
 MAY - 2 2018
 ALBUQUERQUE NM 87121

Sent To MARTINEZ ENRIQUE
Street and 400 CARFAX PL SW
City, State ALBUQUERQUE NM 87121

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ALBUQUERQUE, NM 87121

Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50
Total Postage and Fees \$6.70

0101 04
 Postmark Here
 MAY - 2 2018
 ALBUQUERQUE NM 87121

Sent To Sanchez Charles R & Cynthia A
Street and 8519 Dunhill Ave SW
City, State Albuquerque NM 87121

7017 2400 0001 1388 5551

7017 2400 0001 1388 5551

4545 PER 1000 0412 2102

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For delivery information, visit our website at www.usps.com®.
ALBUQUERQUE, NM 87105

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Street and
City, State
NELSON STEVE F
2215 MARGO RD SW
ALBUQUERQUE NM 87105

4545 PER 1000 0412 2102

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Street
City, State
DURAN REYNALDO
8708 THOR RD SW
ALBUQUERQUE NM 87121

4545 PER 1000 0412 2102

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Street and
City, State
RODRIGUEZ DONALD J
3315 DUNHILL AVE SW
ALBUQUERQUE NM 87121

4545 PER 1000 0412 2102

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Street and
City, State
MARTINEZ JOSEPH
8209 DUNHILL AVE SW
ALBUQUERQUE NM 87121

4545 PER 1000 0412 2102

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Street and
City, State
THOMAS CAROLYN R
501 WHISPER POINTE ST SW
ALBUQUERQUE NM 87102

4545 PER 1000 0412 2102

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70



Sent To
Street
City, State
GILES LARRY
8123 GEM POINTE RD SW
ALBUQUERQUE NM 87121

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 ALBUQUERQUE, NM 87121

OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75
 \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0101
 04
 ALBUQUERQUE NM 87121
 Postmark Here
 MAY - 2 2018
 05/02/2018

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Archuleta Herman & Roberta
 Street at 340 Calle Amarillo SW
 City, State ALBUQUERQUE NM 87121-9300

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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 ALBUQUERQUE, NM 87122

OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75
 \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0101
 04
 ALBUQUERQUE NM 87122
 Postmark Here
 MAY - 2 2018
 05/02/2018

Postage \$0.50

Total Postage and Fees \$6.70

Sent To DARK HORSE INVESTMENTS
 Street and 10000 WILSHIRE AVE NE
 City, State ALBUQUERQUE NM 87122-

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 ALBUQUERQUE, NM 87121

OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75
 \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0101
 04
 ALBUQUERQUE NM 87121
 Postmark Here
 MAY - 2 2018
 05/02/2018

Postage \$0.50

Total Postage and Fees \$6.70

Sent To VARGAS RITA M
 Street 8715 ODIN RD SW
 City, State ALBUQUERQUE NM 87121-

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 ALBUQUERQUE, NM 87121

OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75
 \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0101
 04
 ALBUQUERQUE NM 87121
 Postmark Here
 MAY - 2 2018
 05/02/2018

Postage \$0.50

Total Postage and Fees \$6.70

Sent To ARMSTRONG DAVID A
 Street and 8205 DUNHILL AVE SW
 City, State ALBUQUERQUE NM 87121

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OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75
 \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0101
 04
 ALBUQUERQUE NM 87121
 Postmark Here
 MAY - 2 2018
 05/02/2018

Postage \$0.50

Total Postage and Fees \$6.70

Sent To JURADO RAMON A
 Street 8128 GREYTHORN RD SW
 City, State ALBUQUERQUE NM 87121

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OFFICIAL USE

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75
 \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0101
 04
 ALBUQUERQUE NM 87121
 Postmark Here
 MAY - 2 2018
 05/02/2018

Postage \$0.50

Total Postage and Fees \$6.70

Sent To TRUJILLO JUAN V
 Street 8700 THOR RD SW
 City, State ALBUQUERQUE NM 87121

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
MCCANN PATRICIA K
Street 8409 DUNHILL AVE SW
City, State ALBUQUERQUE NM 87121-

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
ROMERO CRYSTAL T
Street 336 CALLE AMARILLO SW
City, State ALBUQUERQUE NM 87121-

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
CHAVEZ SANDRA C
Street 8119 GEM POINTE RD SW
City, State ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
DINH DUJET
Street 8501 DUNHILL AVE SW
City, State ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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OREM, UT 84097

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

Sent To
PC SANDIA LLC
Street 1474 E 820 NO
City, State OREM UT 84097-5481

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

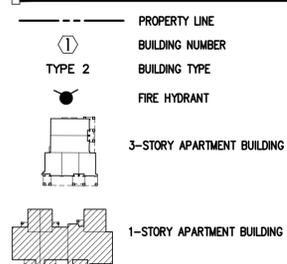
Sent To
BURDEX MARGARET
Street 8505 DUNHILL AVE SW
City, State ALBUQUERQUE NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

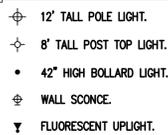


SITE PLAN REDUCTIONS

LEGEND



LIGHTING LEGEND



KEYNOTES

- 8.5'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
- ACCESSIBLE CURB RAMP, SEE DETAIL 02/A1.20.
- ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
- DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 10/A1.20.
- SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 04/A1.20.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 27/A1.21.
- GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 11/A1.20. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 20/A1.21.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 16 & 19/A1.21.
- 3" H. CMU SCREEN WALL, SEE DETAIL 18/A1.21.
- EXISTING WALL.
- NEW PERIMETER CMU WALL WITH STUCCO FINISH, SEE DETAIL 18/A1.21.
- 6' SIDEWALK DETACHED 4' FROM CURB, TYPICAL AT ALL STREET FRONTAGE.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- 4' SIDEWALK, TYPICAL ON SITE.
- 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 03/A1.20.
- 6' SIDEWALK MEANDERING NEXT TO SOUTH PROPERTY EDGE.
- MONUMENT SIGN, SEE DETAIL 15/A1.20.
- SIGHT VISIBILITY, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- FLAG POLE.
- MAIL KIOSK, SEE DETAIL 25&26/A1.21.
- EXISTING STREET CURB AND GUTTER.
- NEW STREET CURB AND GUTTER.
- CONNECT NEW STREET CURB TO EXISTING.
- RAMADA, SEE DETAIL 28/A1.21.
- EXISTING FIRE HYDRANT.
- NEW PRIVATE FIRE HYDRANT PAINTED ORANGE.

DEVELOPMENT DATA

NET SITE AREA :
5.8689 ACRES (255,649 S.F.)

ZONING :
CURRENT: RD 9 DU/AC
PROPOSED: SU-1 for PRD (PLANNED RESIDENTIAL DEVELOPMENT)

BUILDING HEIGHT :
PROPOSED: 37 FEET

DENSITY :
PROPOSED: 13.80 DU/ACRE

SETBACKS PROVIDED :

	FRONT (N)	REAR (S)	SIDE (E)	SIDE (W)
BUILDINGS	25'-6"	15'	16'-8"	15'-0"
PARKING	124'-9"	15'	15'-2"	15'-10"

	UNIT MIX				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	C1	TA1	TB1			
LIVABLE	751	1,289	868	1,231			
STOR/GAR	269	466	286	475			
PAT/BAL	62	83	56	56			
BLDG TYPE 1			3	2	5	12	60
BLDG TYPE 2	2	1			3	7	21
TOTAL	14	7	36	24		19	81

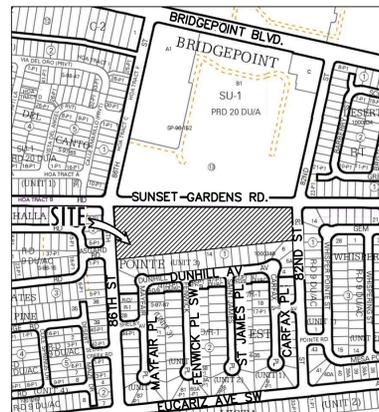
- NOTES:**
- UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.
 - BLDG TYPE 2 HAS LESS THAN 4 UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

UNIT	SF	BR	BATH	PARKING RATIO REQUIRED	PARKING SPACES
UNIT TB1 > 1,000 SF	24	2	BR / 2 BATH	2 / 2	48
UNIT C1 > 1,000 SF	7	3	BR / 2 BATH	2 / 2	14
Total Parking Spaces Required					137
OPEN PARKING PROVIDED					64
GARAGE PARKING PROVIDED					112
Total Parking Provided					176
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)					40
GARAGE					81
Total Bicycle Parking Provided					81

1 BEDROOM	SF REQ.	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
2 BEDROOM	500	24	12,000	
3 BEDROOM	600	7	4,200	
PROVIDED SITE OPEN SPACE				118,484
PROVIDED BALCONY PRIVATE OPEN SPACE				4,809
TOTAL (excess of 87,293 SF)	81		36,000	123,293

BUILDING AREAS :

BLDG	OCCUPANCY	AREA			TOTAL PER BLDG	GRAND TOTAL
		1ST FLR	2ND FLR	3RD FLR		
TYPE 1	U/R-2	2,416	2,786	2,477	7,679	92,148
TYPE 2	U/R-2	4,093			4,093	28,651
RAMADA	U	225			225	225
TOTAL						121,024



VICINITY MAP

NOT TO SCALE



PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

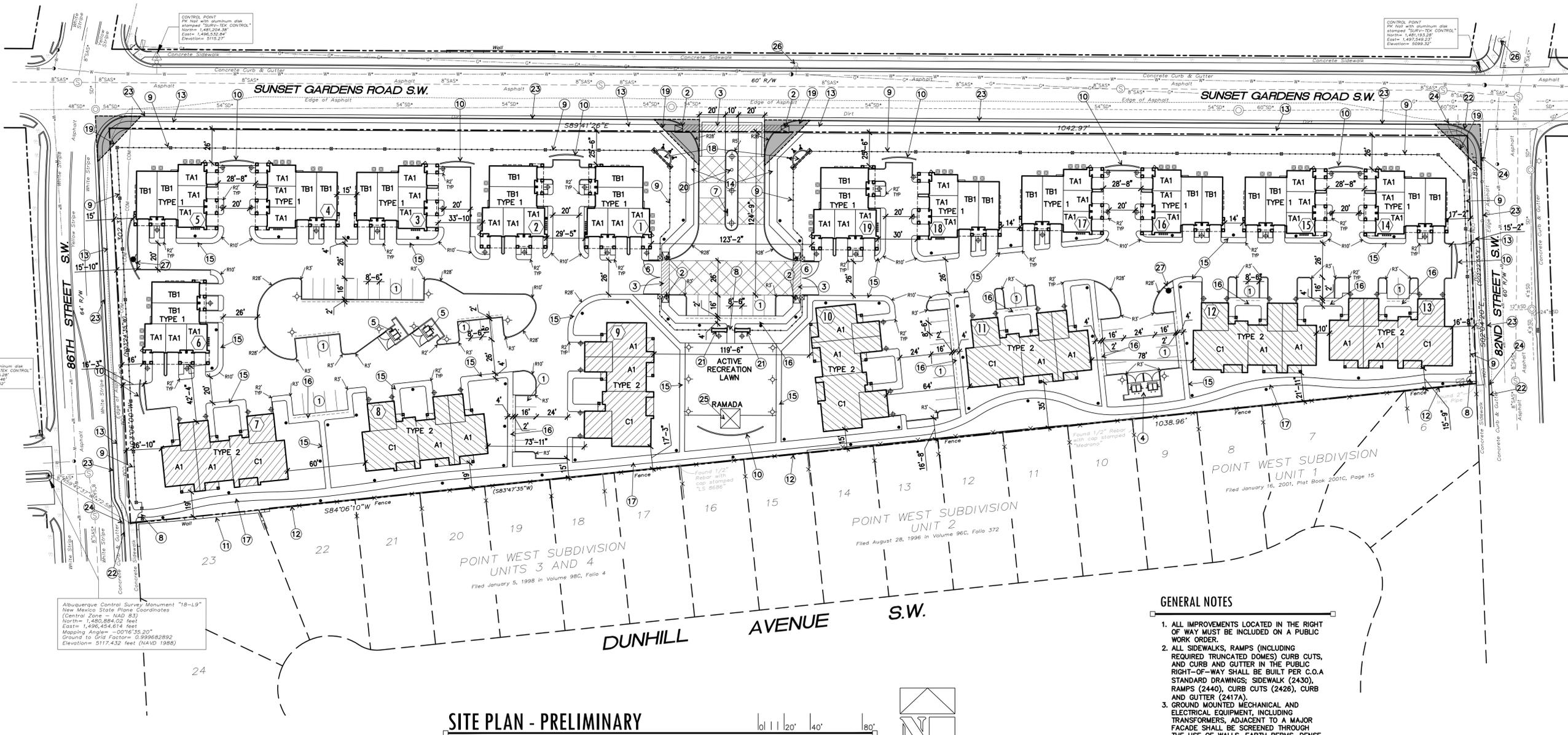
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

SUNSET GARDENS APARTMENTS

SEC SUNSET GARDENS ROAD AND 86TH STREET
Albuquerque, New Mexico

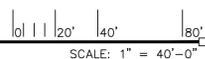
Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com



GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOME) CURB CUTS, AND CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
- GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.

SITE PLAN - PRELIMINARY



DATE: MAY 30, 2018 ORB # 18-203

A1.10

SITE PLAN
PRELIMINARY

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 3/4" GRAY ROCK MULCH, 2"-4" ROCK MULCH, OR SIMILAR MATERIAL. CONCRETE HEADERS SHALL BE PROVIDED TO SEPARATE TURF AREAS FROM PLANTING AREAS.

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO SOLICIT PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE
 TOTAL SITE AREA: 255,649 SF (5.86 AC)
 BUILDING AREA (BUILDING ENVELOPE): 63,190 SF
 NET AREA: 192,459 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 28,868 SF
 PROVIDED LANDSCAPE AREA: 98,330 SF (51%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.
 PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 94,135 SF (95% OF LANDSCAPE AREA)

LANDSCAPE TURF
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF.
 PROVIDED HIGH WATER TURF AREA: 3,650 SF (4% OF LANDSCAPE AREA)

PARKING LOT TREES
 THE PROJECT IS PROVIDING 64 PARKING SPACES, EXCLUDING GARAGE PARKING. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
 PARKING LOT TREES REQUIRED: 6
 PARKING LOT TREES PROVIDED: 10

STREET TREES
 86TH STREET IS AN URBAN COLLECTOR THEREFORE, REQUIRES STREET TREES. SUNSET GARDEN ROAD AND 82ND STREET ARE LOCAL STREETS AND DO NOT REQUIRE STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

86TH STREET FRONTAGE IS 302'. STREET TREES REQUIRED: 10
 STREET TREES PROVIDED: 10

SITE TREES
 TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY TWO SECOND FLOOR UNITS. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 81 FIRST FLOOR UNITS AND NO SECOND STORY UNITS ARE PROVIDED.
 SITE TREES REQUIRED: 81
 SITE TREES PROVIDED: 182

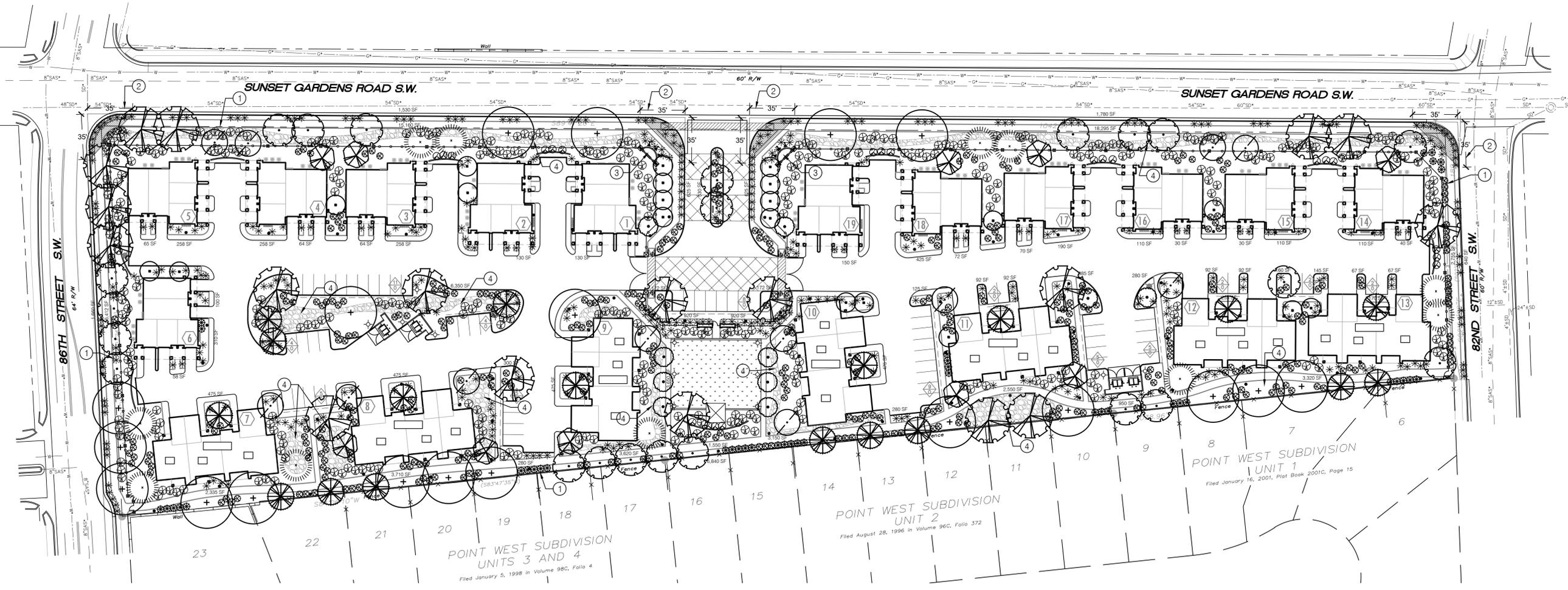
PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE	QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES											
18		ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5' B&B	10' HT. X 6' SPR. 45' HT. X 35' SPR.	MED			NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	5-GAL	4' HT. X 4' SPR.	MED+
10		CHILLOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	8' HT. X 4' SPR. 20' HT. X 20' SPR.	LOW+			PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
42		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	15' GAL	6' MIN. HT. 12' HT. X 5' SPR.	LOW+			POTENTILLA FRUTICOSA 'JACKMANI' JACKMAN'S SHRUBBY CINQUEFOIL	5-GAL	3' HT. X 3' SPR.	MED
11		PINUS NIGRA AUSTRIAN PINE	B&B	8' MIN. HT. 35' HT. X 25' SPR.	MED			PRUNUS CISTENA PURPLELEAF SAND CHERRY	5-GAL	6' HT. X 5' SPR.	MED
19		PISTACHE X RED PUSH RED PUSH PISTACHE	2.5' B&B	12' HT. X 6' SPR. 40' HT. X 40' SPR.	MED			RHAPHIOLEPIS INDICA INDIA HAWTHORN	5-GAL	4' HT. X 4' SPR.	LOW
22		ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM	2.5' B&B	12' HT. X 6' SPR. 35' HT. X 25' SPR.	MED+			RHUS AROMATICA GRO-LOW PROSTRATE SUMAC	5-GAL	2' HT. X 4' SPR.	LOW+
20		PRUNUS CERASIFERA 'KRAUTER VESUVIUS' KRAUTER VESUVIUS PLUM	2' B&B	10' HT. X 4' SPR. 20' HT. X 15' SPR.	MED			ROSA 'KNOCK OUT' KNOCK OUT ROSE	5-GAL	3' HT. X 3' SPR.	MED
12		PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	2' B&B	10' HT. X 4' SPR. 20' HT. X 20' SPR.	MED			SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
10		PYRUS CALLERYANA 'GLENS FORM' CHANTICLEER PEAR	2' B&B	10' HT. X 4' SPR. 40' HT. X 15' SPR.	MED+			SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30' HT. X 3' SPR.	MED
18		VITEA AGNUS-CASTUS CHASTETREE (MULTI STEM)	15-GAL	8' HT. X 4' SPR. 20' HT. X 20' SPR.	MED			VINES			
								LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	5-GAL	6' SPR.	MED+
SHRUBS AND GROUNDCOVERS											
		ACHILLEA 'MOONSHINE' MOONSHINE YARRROW	1-GAL	2' HT. X 2' SPR.	MED			ACCENTS			
		BUDDLEIA DAVIDII 'NANHOENSIS' DWARF BLUE BUTTERFLY BUSH	5-GAL	4' HT. X 4' SPR.	MED			DASYLIRON WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	LOW
		BUXUS JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	5-GAL	4' HT. X 4' SPR.	MED			HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW
		CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	5-GAL	4' HT. X 4' SPR.	LOW			CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30' HT. X 3' SPR.	MED
		COTONEASTER APICULATUS CRANBERRY COTONEASTER	5-GAL	2' HT. X 5' SPR.	MED			MUHLBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED
		CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	5-GAL	4' HT. X 4' SPR.	LOW			PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1-GAL	4' HT. X 4' SPR.	LOW
		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW	3,650 SF		TURF GRASS			
		JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED			REVELLE BLUEGRASS SOD			
		LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CHAPE MYRTLE	15-GAL	12' HT. X 6' SPR.	MED						

MULCHES
 81,710 SF 3/4" GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
 12,940 SF 2"-4" COYOTE MIST COBBLE (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)

HARDSCAPE
 6" CONCRETE EDGER AT TURF

- KEY NOTES**
- PROPERTY LINE, TYP
 - CLEAR SIGHT TRIANGLE
 - RAISED ANNUAL BEDS
 - PONDING AREA. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN



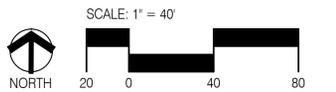
SUNSET GARDENS TOWNHOMES
 SEC SUNSET GARDENS ROAD AND 86TH STREET
 Albuquerque, New Mexico



CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

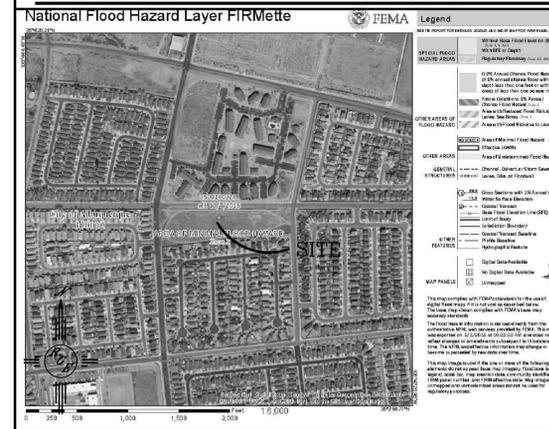
REVISIONS

DATE: MAY 30, 2018 ORB # 18-203



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



FIRM MAP:
LEGAL DESCRIPTION:
 TRACT 52, UNIT 2, TOWN OF ATRISCO GRANT

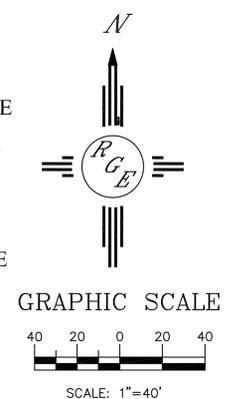
NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

LEGEND

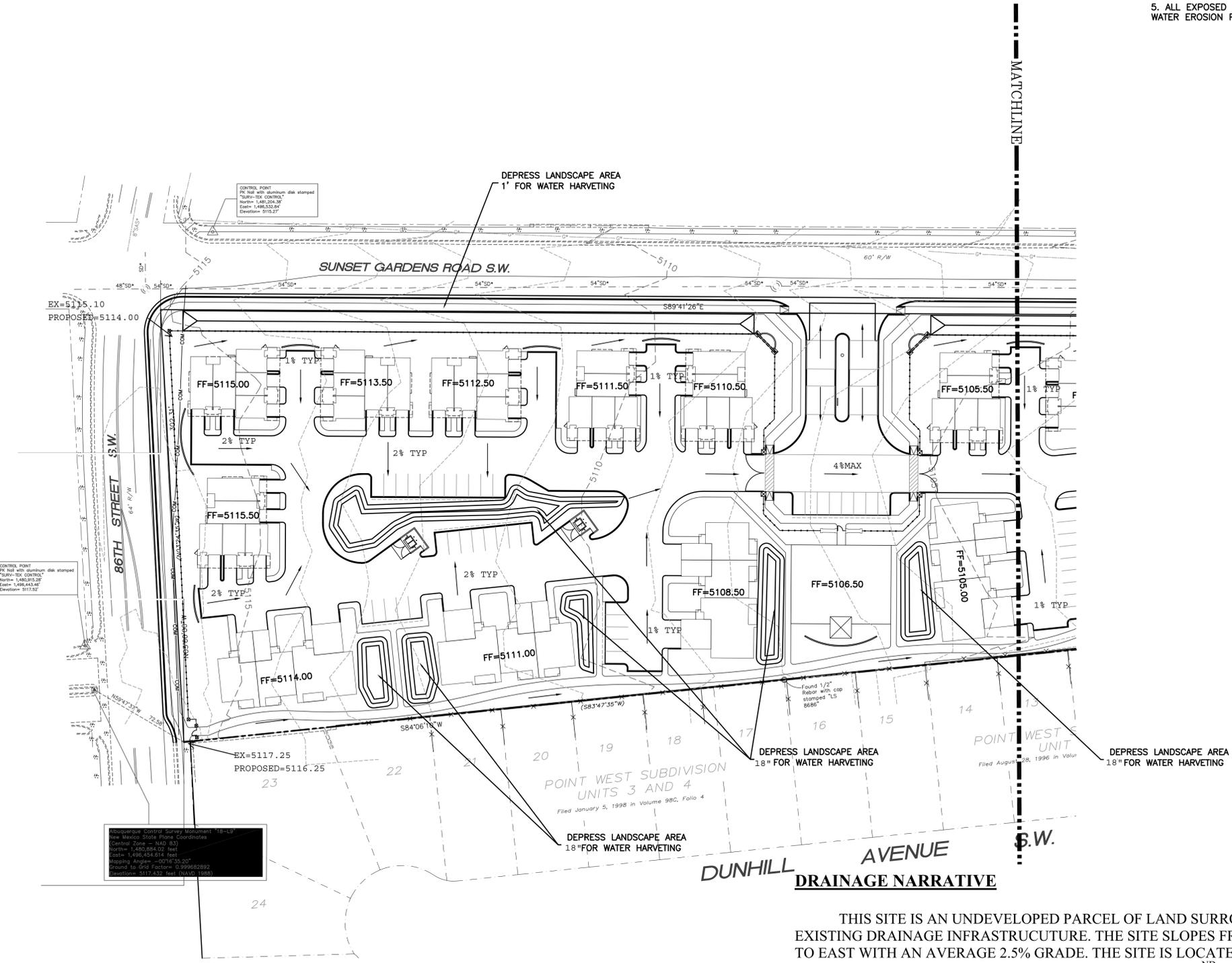
---	EXISTING CONTOUR
- - - -	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
—▲—	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
×	EXISTING SPOT ELEVATION
×	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED SCREEN WALL
---	NEW CONCRETE SIDEWALK

	86TH AND SUNSET GARDENS GRADING AND DRAINAGE PLAN	DRAWN BY WCUJ
		DATE 4-30-18
5/1/18		SHEET # 3A
DAVID SOULE P.E. #14522		JOB # 21894



THIS SITE IS AN UNDEVELOPED PARCEL OF LAND SURROUNDED BY EXISTING DRAINAGE INFRASTRUCTURE. THE SITE SLOPES FROM WEST TO EAST WITH AN AVERAGE 2.5% GRADE. THE SITE IS LOCATED WITHIN FLOOD ZONE X. THE SITE CURRENTLY DISCHARGES TO 82ND STREET. THE FLOWS ARE CAPTURED BY A SINGLE INLET WITHIN 82ND STREET. THE SITE PROPOSED DEVELOPMENT OF THIS SITE WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS. THE SITE WILL MATCH THE ALLOWED PEAK FLOW RATE ESTABLISHED BY THE GOVERNING MASTER DRAINAGE PLAN. THE SITE GRADING INCORPORATES SHALLOW LANDSCAPE PONDING TO RETAIN ONSITE THE REQUIRED FIRST FLUSH VOLUME. THE DEVELOPED DISCHARGE IS CAPTURED BY AN ONSITE INLET WHICH CONNECTS TO THE EXISTING CITY MAINTAINED STORM DRAIN IN 82ND STREET. THE STORM DRAIN HAS BEEN DESIGNED TO ACCEPT FLOW FROM THIS SITE. THERE ARE NO RETAINING WALLS GREATER THAN 30" PLANNED FOR THIS SITE. THERE ARE NO RETAINING WALLS GREATER THAN 2' AT ANY PROPERTY BOUNDARY. THE MAXIMUM CUT/FILL WILL BE 3'.

DRAINAGE NARRATIVE

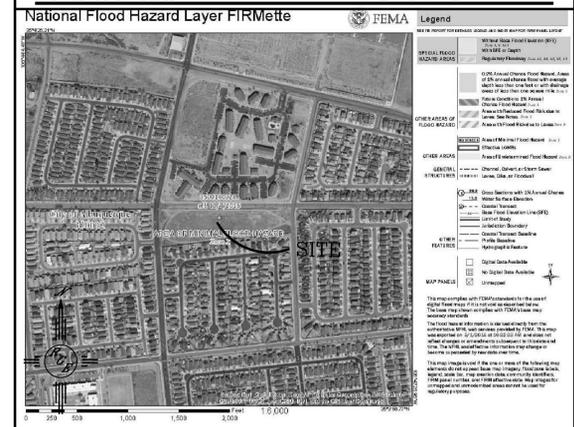


CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

Albuquerque Control Survey Monument 18-L3
 Rio Grande State Plane coordinates
 Central Zone - NAD 83
 North= 4480,85452 feet
 East= 1,496,454,814 feet
 Slope= 0.011635207
 Ground to Grid Factor= 0.99982892
 Elevation= 5177.422 feet (NAD 1983)

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FIRM MAP:

LEGAL DESCRIPTION:

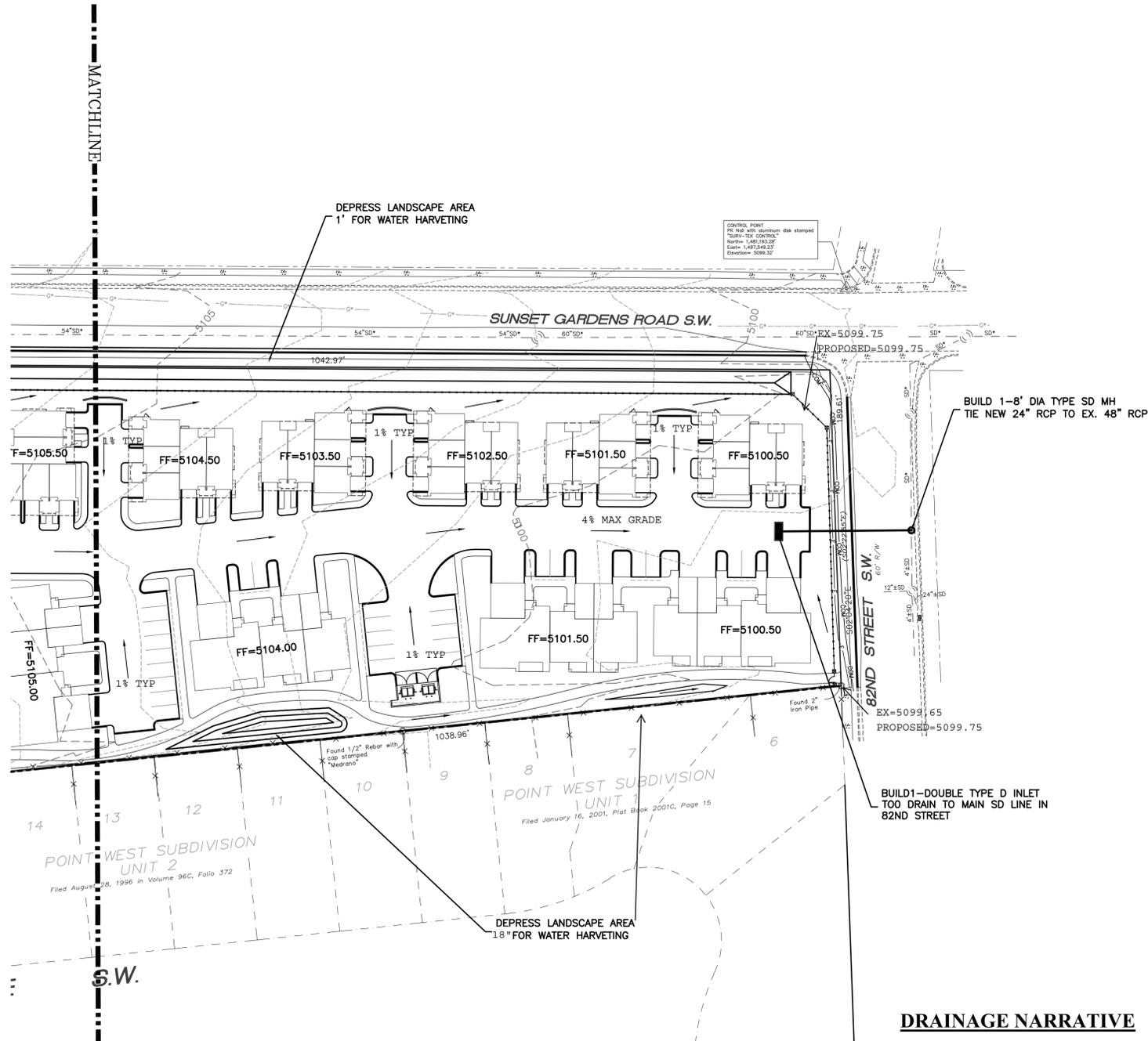
TRACT 52, UNIT 2, TOWN OF ATRISCO GRANT

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LEGEND

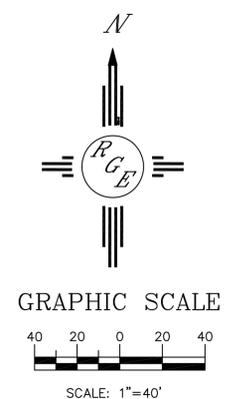
---5414---	EXISTING CONTOUR
---5415---	EXISTING INDEX CONTOUR
—5414—	PROPOSED CONTOUR
—5415—	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
× 4048.25	EXISTING SPOT ELEVATION
• 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED SCREEN WALL
---	NEW CONCRETE SIDEWALK



DRAINAGE NARRATIVE

THIS SITE IS AN UNDEVELOPED PARCEL OF LAND SURROUNDED BY EXISTING DRAINAGE INFRASTRUCTURE. THE SITE SLOPES FROM WEST TO EAST WITH AN AVERAGE 2.5% GRADE. THE SITE IS LOCATED WITHIN FLOOD ZONE X. THE SITE CURRENTLY DISCHARGES TO 82ND STREET. THE FLOWS ARE CAPTURED BY A SINGLE INLET WITHIN 82ND STREET. THE SITE PROPOSED DEVELOPMENT OF THIS SITE WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS. THE SITE WILL MATCH THE ALLOWED PEAK FLOW RATE ESTABLISHED BY THE GOVERNING MASTER DRAINAGE PLAN. THE SITE GRADING INCORPORATES SHALLOW LANDSCAPE PONDING TO RETAIN ONSITE THE REQUIRED FIRST FLUSH VOLUME. THE DEVELOPED DISCHARGE IS CAPTURED BY AN ONSITE INLET WHICH CONNECTS TO THE EXISTING CITY MAINTAINED STORM DRAIN IN 82ND STREET. THE STORM DRAIN HAS BEEN DESIGNED TO ACCEPT FLOW FROM THIS SITE. THERE ARE NO RETAINING WALLS GREATER THAN 30" PLANNED FOR THIS SITE. THERE ARE NO RETAINING WALLS GREATER THAN 2' AT ANY PROPERTY BOUNDARY. THE MAXIMUM CUT/ FILL WILL BE 3'.

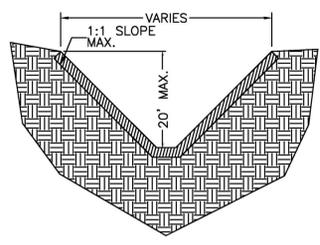
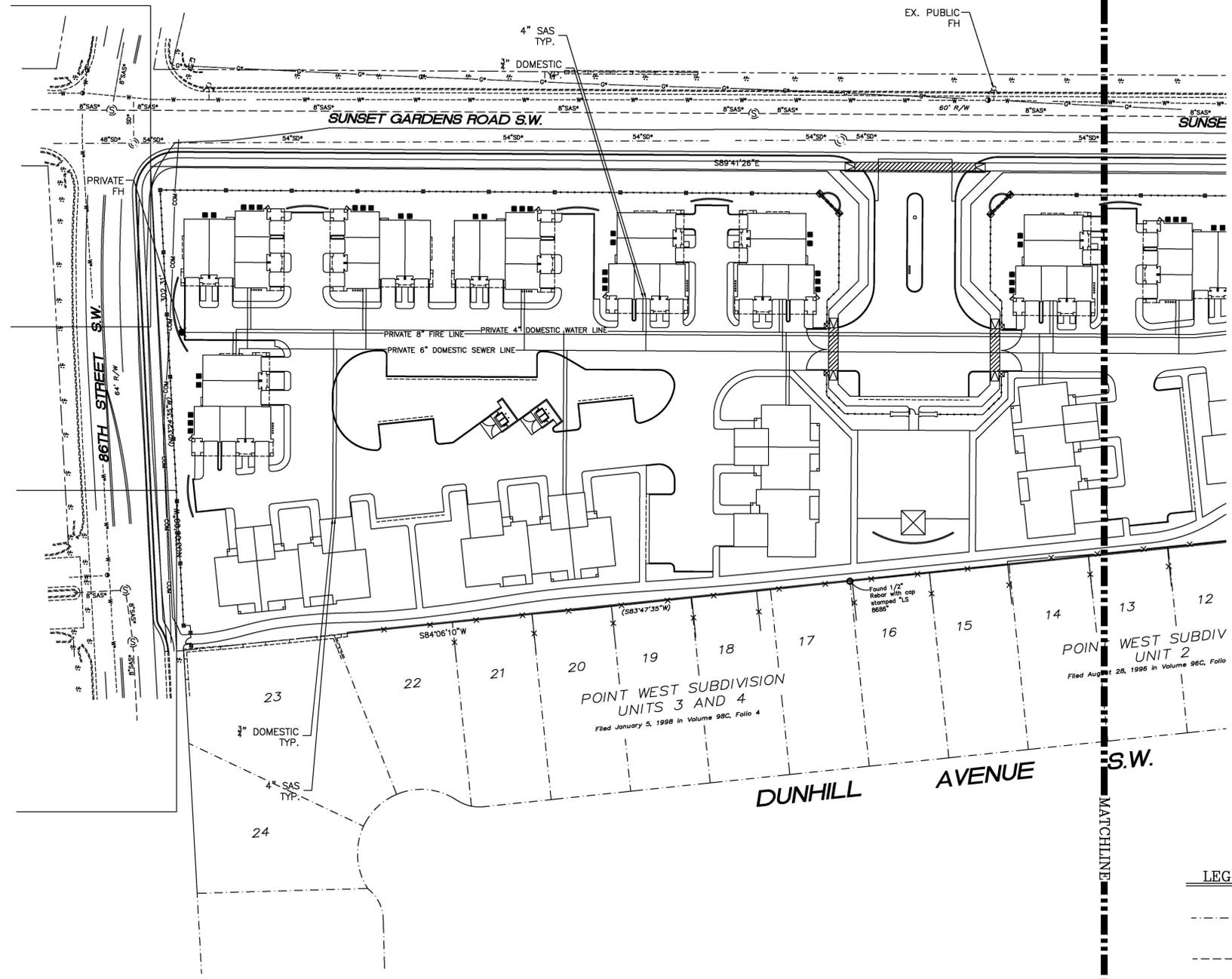
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	86TH AND SUNSET GARDENS GRADING AND DRAINAGE PLAN	DRAWN BY WCIJ DATE 4-30-18 21894-LAYOUT-5-01-18
		SHEET # 3B JOB # 21894

NOTICE TO CONTRACTORS

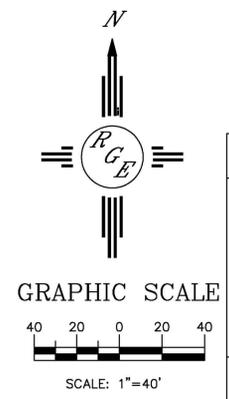
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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE #8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE FOR ALL WORK.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER. IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK, CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
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12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures
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25. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.
26. CONTRACTOR SHALL MAINTAIN 1' SEPARATION BETWEEN ELECTRICAL AND SAS CROSSINGS.



SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V:2-13 OSHA STANDARD SPECIFICATIONS
 NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

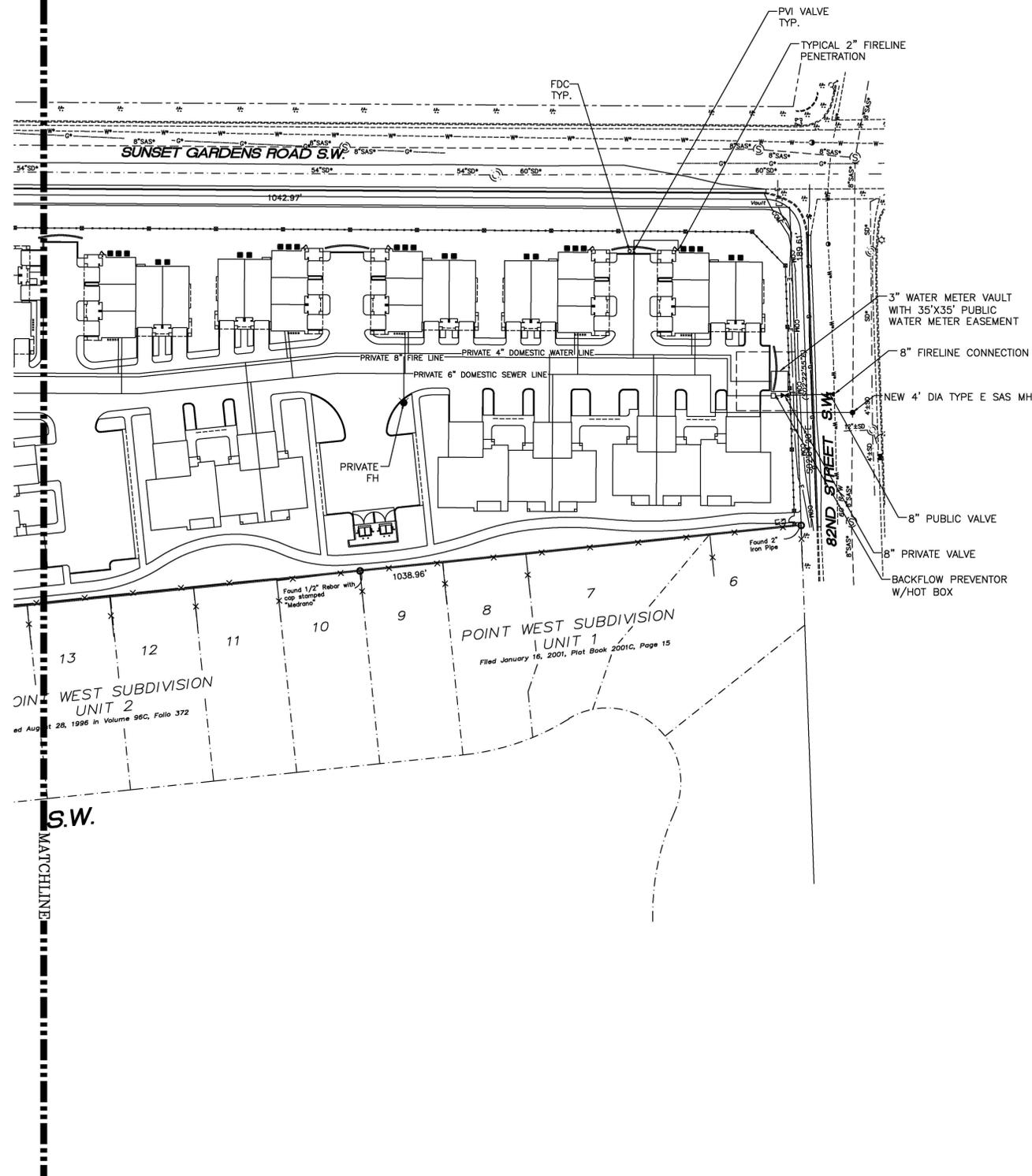
LEGEND		
---	EX. 12" SD	EXISTING STORM SEWER LINE
○		EXISTING SAS MANHOLE
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⊗		EXISTING VALVE W/BOX
---	EX. 6" WL	EXISTING WATER LINE
□		PROPOSED METER
●		PROPOSED FIRE HYDRANT
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---		BOUNDARY LINE
---		CENTERLINE
---		RIGHT-OF-WAY
---		LOT LINES
☼		STREET LIGHTS
////		CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR).



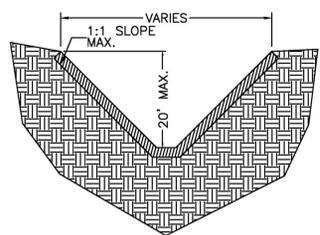
ENGINEER'S SEAL DAVID SOULE P.E. #14522	86TH AND SUNSET GARDENS MASTER UTILITY PLAN	DRAWN BY WCWJ DATE 5-30-18 21894-LAYOUT-5-01-18
	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 4A JOB # 21894

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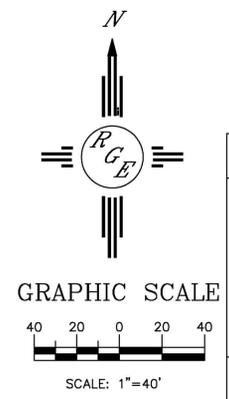


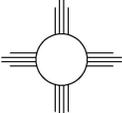
LEGEND	
---EX. 12" SD---	EXISTING STORM SEWER LINE
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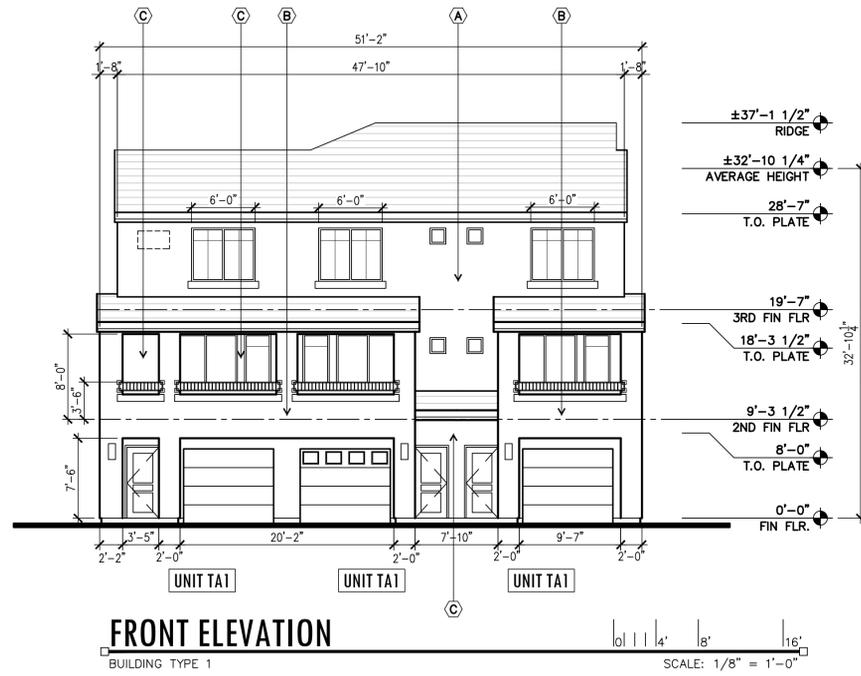
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NTS--PER FIGURE V:2-13 OSHA STANDARD SPECIFICATIONS
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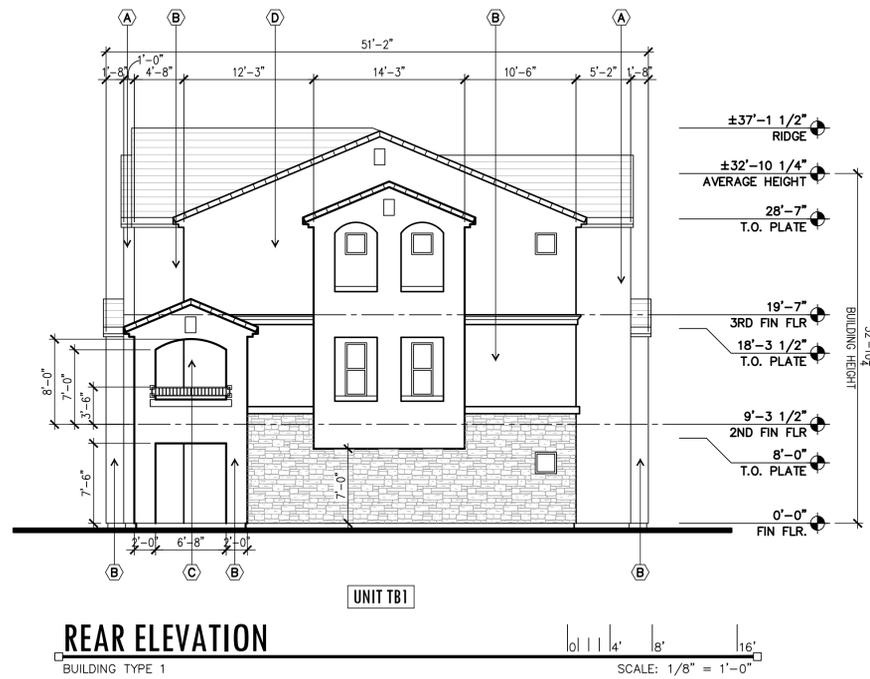
ENGINEER'S SEAL  DAVID SOULE P.E. #14522	86TH AND SUNSET GARDENS MASTER UTILITY PLAN	DRAWN BY WCWJ DATE 5-30-18 21894-LAYOUT-5-01-18
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FILE: F:\04\ORB Job Files\Sunset Gardens\18-203_Sunset Gardens\CAD Files\Preliminary\18203_A312_Bldg1 Elevations.dwg USER: jca DATE: May, 02 2018 TIME: 03:21 pm



LEFT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



REAR ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES:

- A LIGHT BEIGE
- B DARK BEIGE
- C DARK BROWN
- D LIGHT BROWN
- E DARK GRAY
- F STONE VENEER
- G ROOF TILE

SUNSET GARDENS APARTMENTS
SEC SUNSET GARDENS ROAD AND 86TH STREET
Albuquerque, New Mexico



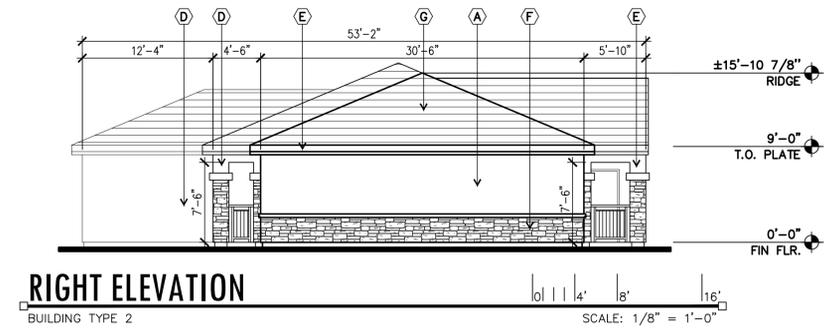
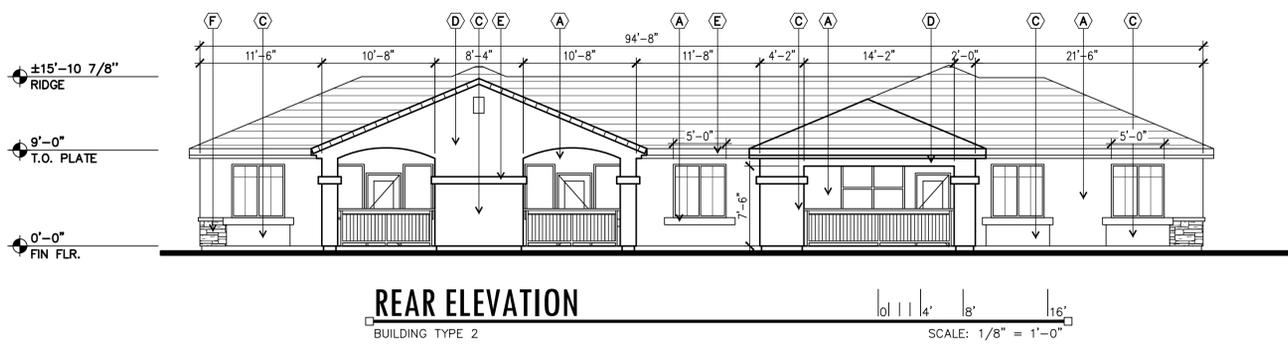
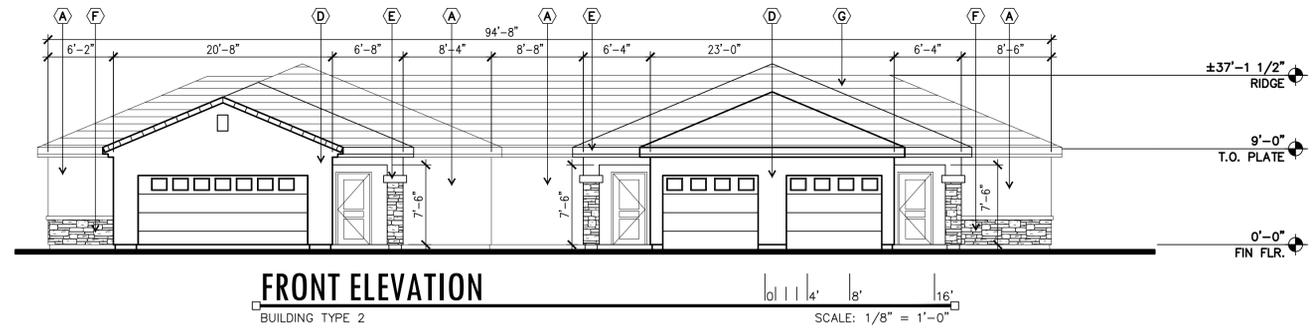
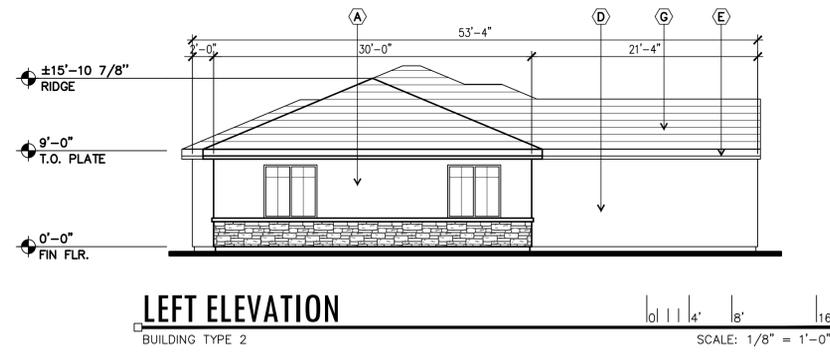
DATE: MAY 2, 2018 ORB # 18-203

A3.12

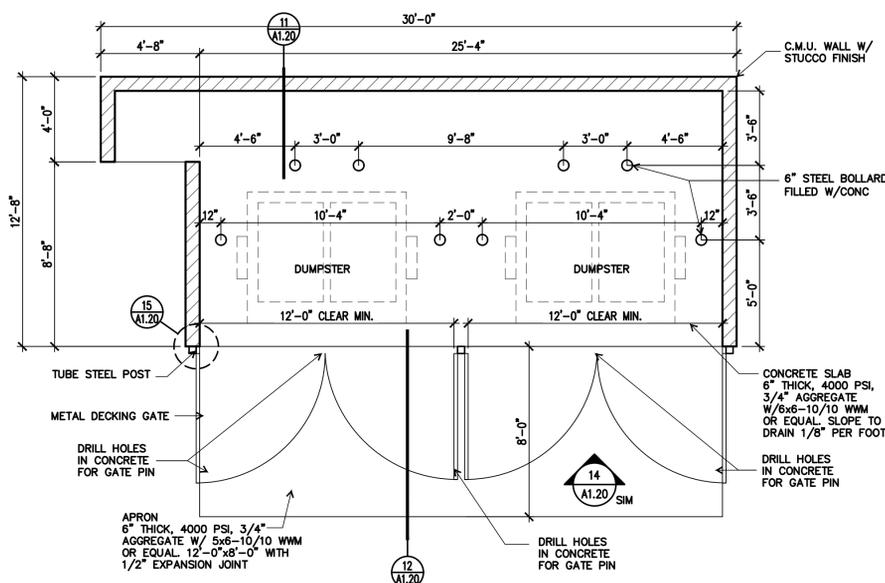
BUILDING TYPE 1
ELEVATIONS

MATERIAL KEY NOTES:

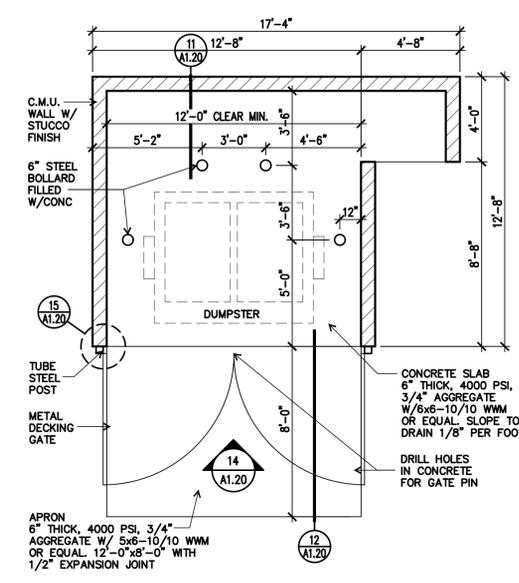
- (A) LIGHT BEIGE
- (B) DARK BEIGE
- (C) DARK BROWN
- (D) LIGHT BROWN
- (E) DARK GRAY
- (F) STONE VENEER
- (G) ROOF TILE



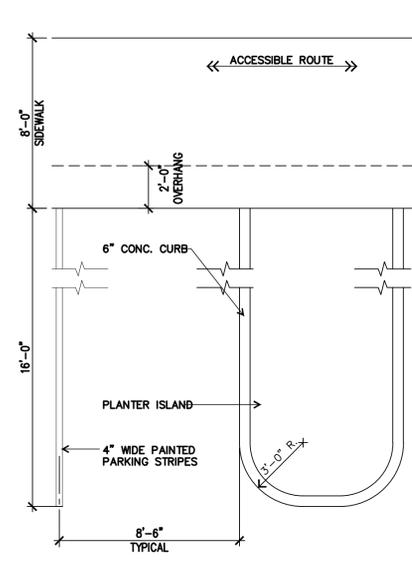
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10 DOUBLE TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

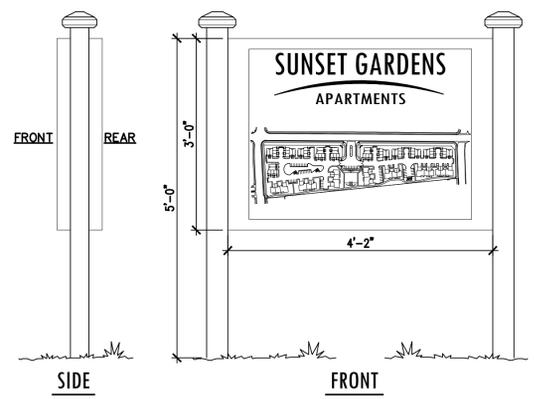


04 SINGLE TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

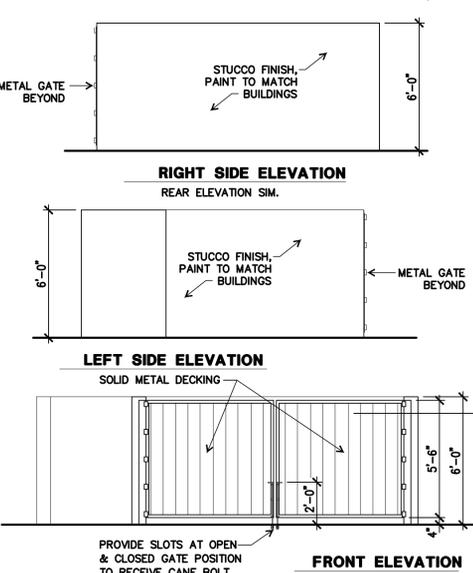


01 TYPICAL PARKING STALL WITH ISLAND
 SCALE: 1/4" = 1'-0"

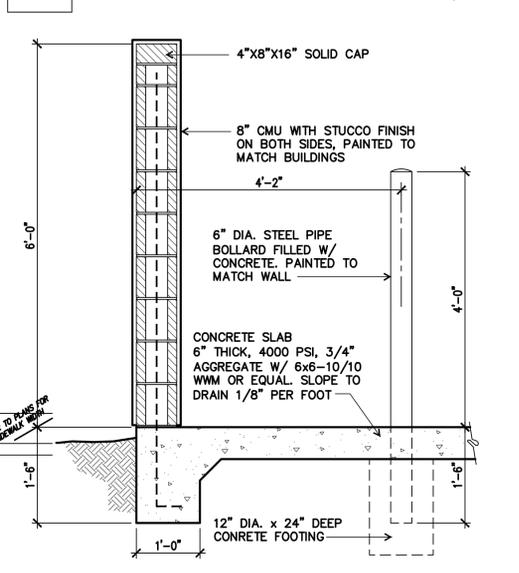
NOTES:
 - INTERNALLY ILLUMINATED SITE MAP DIRECTORY
 - FACE IS CONTRASTING (3) COLOR SCOTCHPRINT LAMINATED TO WHITE OR CLEAR ACRYLIC BACKER WITH OUTER PROTECTIVE FACE. SHOWING BUILDING AND UNIT LOCATIONS.
 - PAINTED CABINET IS CONSTRUCTED OF EXTRUDED ALUMINUM WITH (3) 48" HORIZONTAL LAMPS AND (1) HO BALLAST MOUNTED BETWEEN TWO 4" SQUARE WOOD POSTS WITH TOP FINISH CAPS.
 - PRIMARY ELECTRIC (120V) SUPPLIED BY OTHERS.



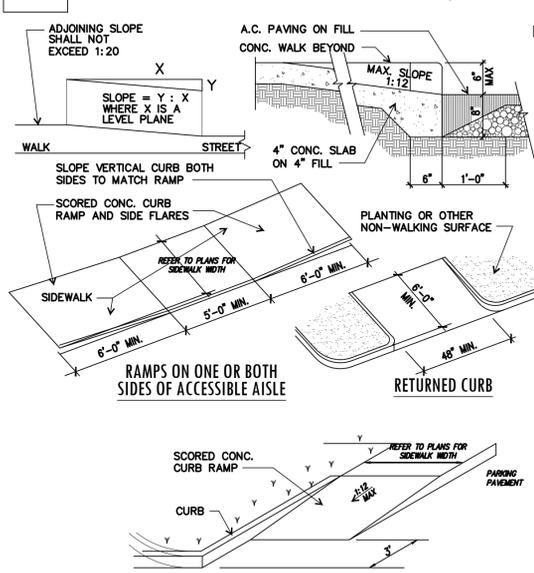
11 SITE DIRECTORY MAP
 NOT TO SCALE



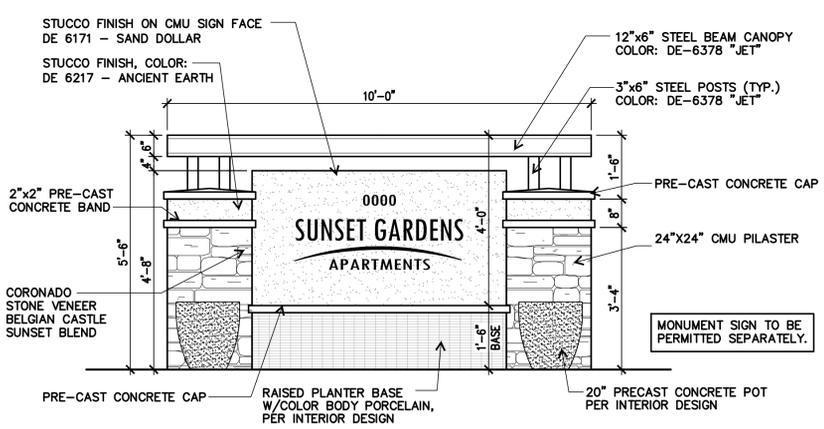
08 REFUSE ENCLOSURE ELEVATIONS
 SCALE: 1/4" = 1'-0"



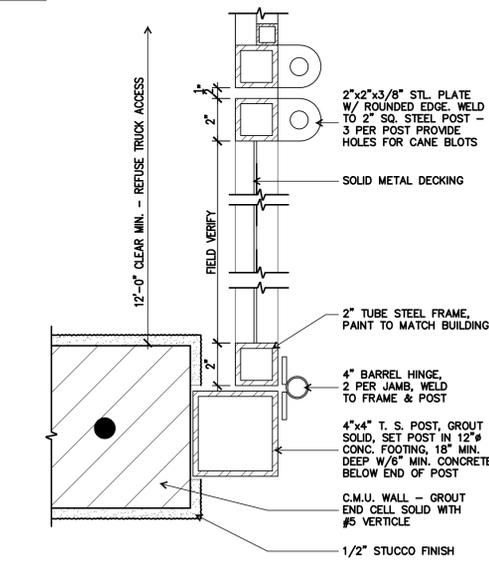
05 TRASH ENCLOSURE WALL
 SCALE: 3/4" = 1'-0"



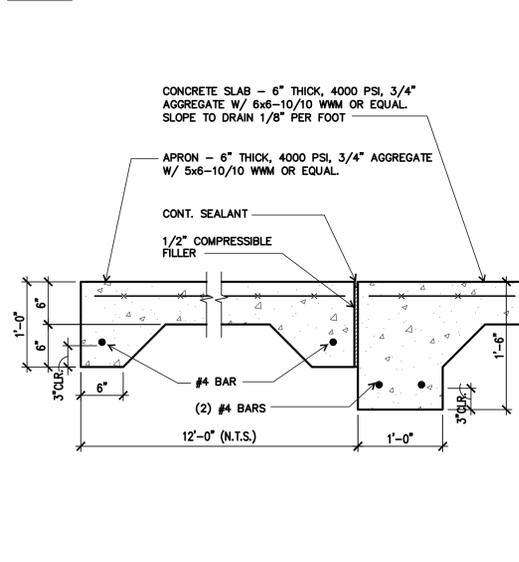
02 TYPICAL ACCESSIBLE RAMP
 NOT TO SCALE



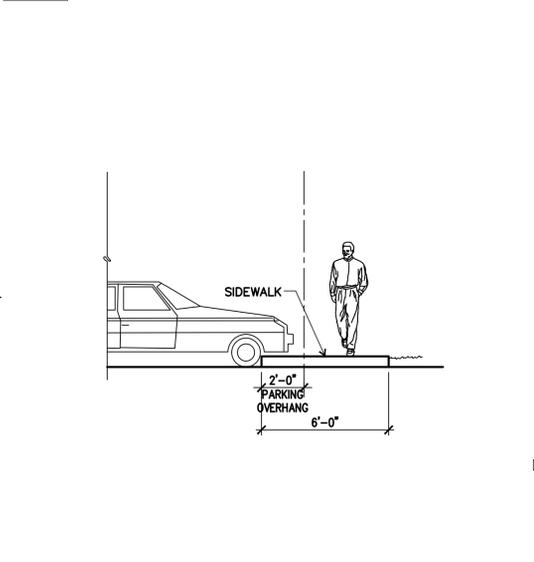
15 MONUMENT SIGN AT ALAMEDA DRIVE - ELEVATION
 SCALE: 1/2" = 1'-0"



09 TRASH ENCLOSURE GATE
 SCALE: 3" = 1'-0"

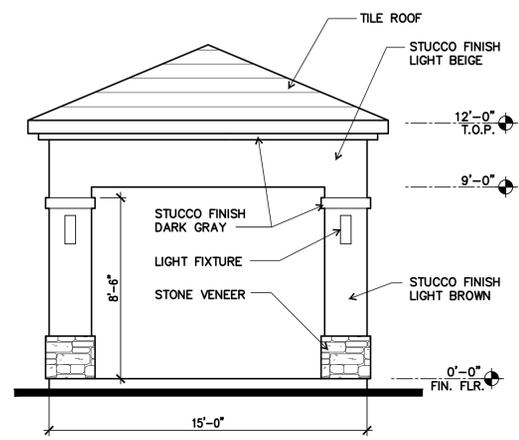


06 REFUSE ENCLOSURE SLAB JOINT
 SCALE: 1" = 1'-0"

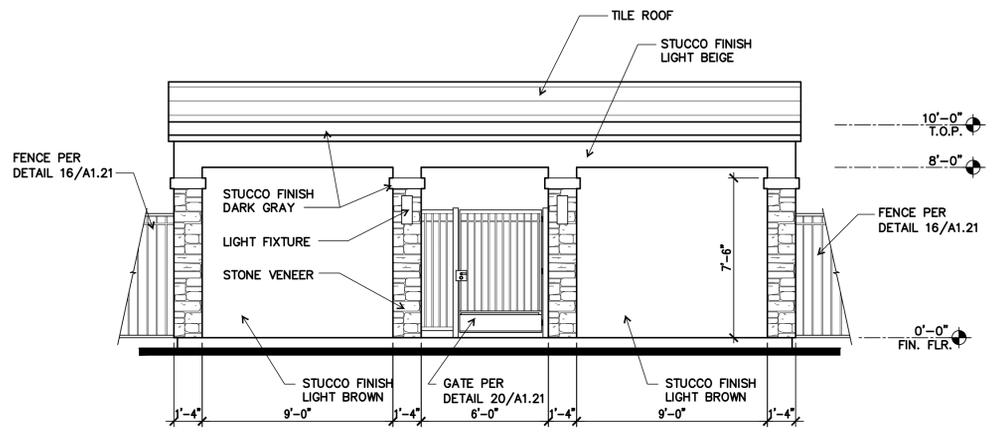


03 SIDEWALK AT PARKING
 SCALE: 1/4" = 1'-0"

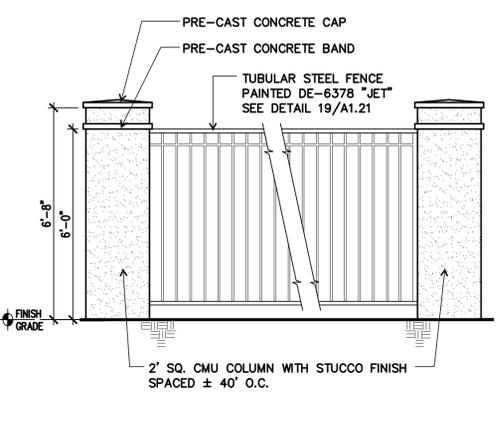
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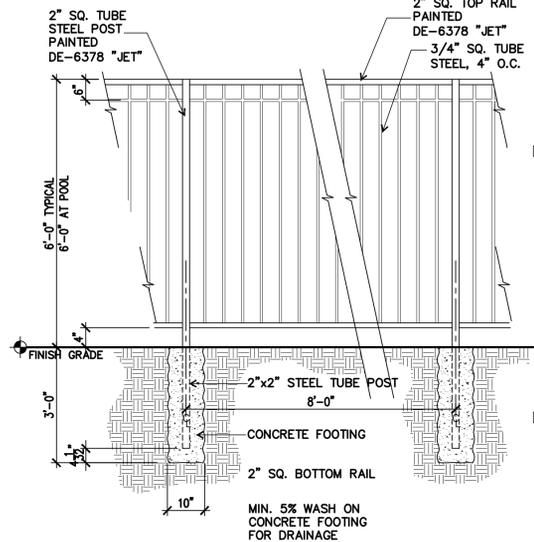
28 RAMADA ELEVATION
 SCALE: 1/4" = 1'-0"



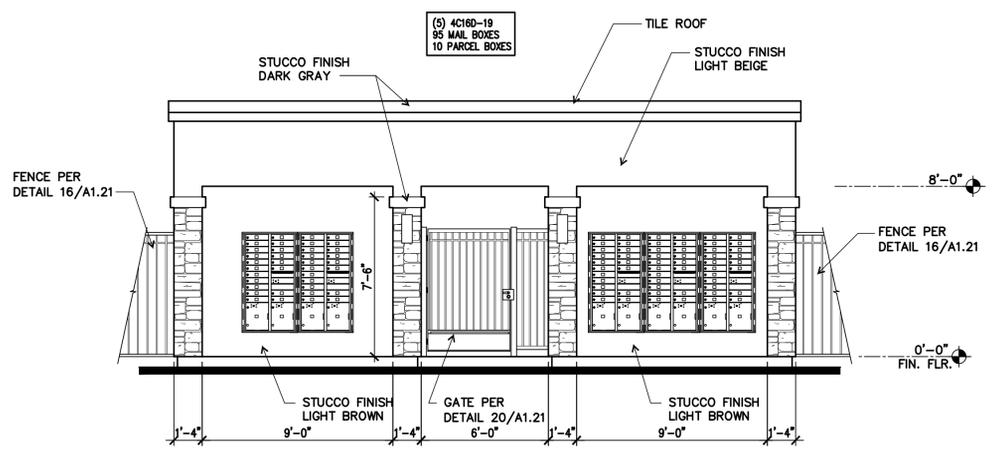
25 MAIL KIOSK ELEVATION - OUTSIDE VIEW
 SCALE: 1/4" = 1'-0"



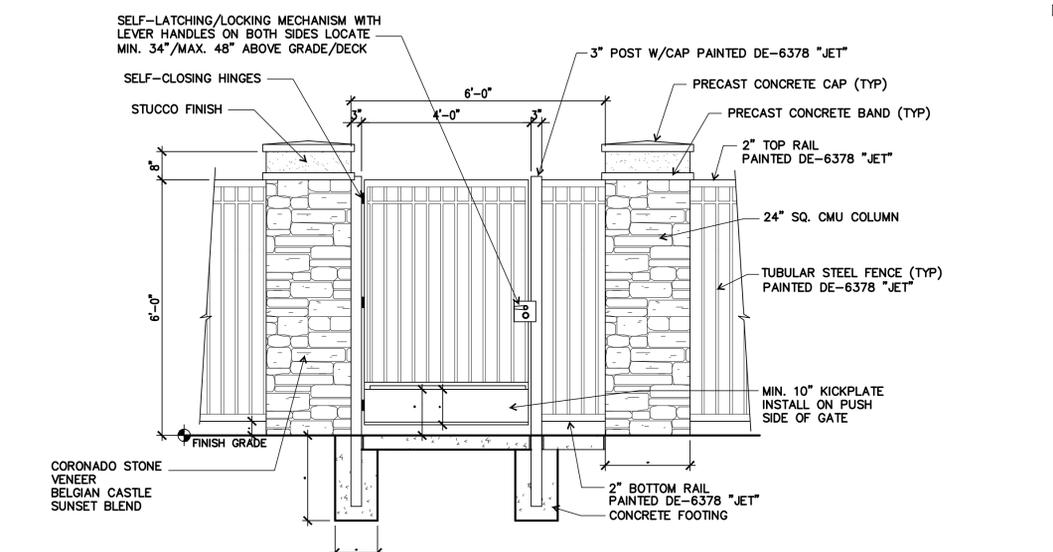
19 PILASTER AT PERIMETER TUBULAR STEEL FENCE
 SCALE: 3/8" = 1'-0"



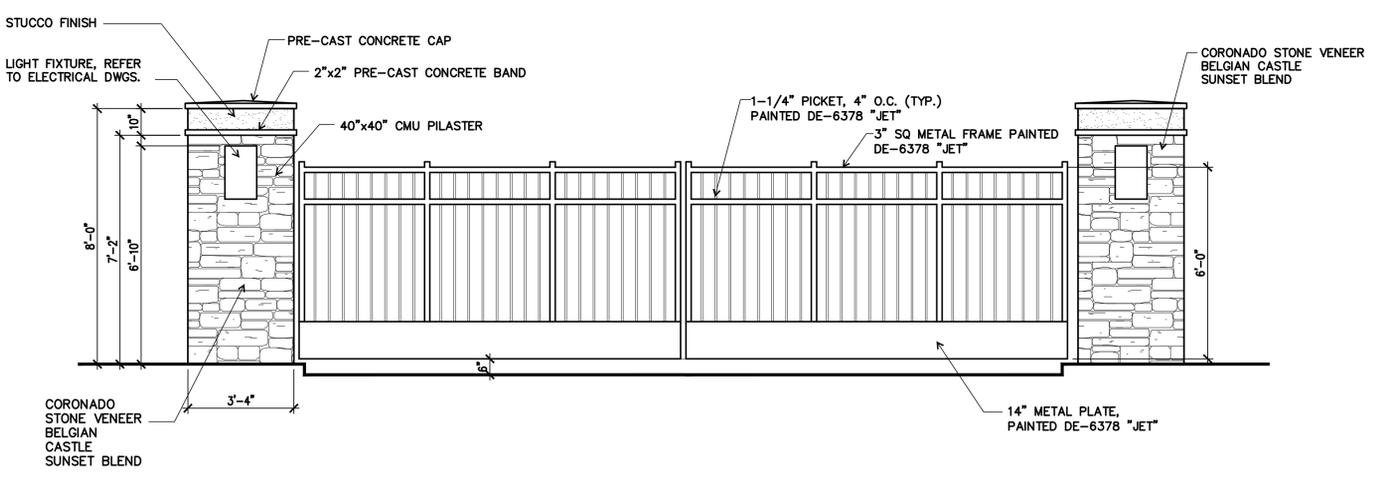
16 TUBULAR STEEL FENCE
 SCALE: 1/2" = 1'-0"



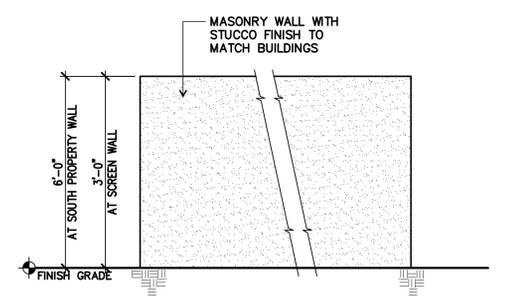
26 MAIL KIOSK ELEVATION - INSIDE VIEW
 SCALE: 1/4" = 1'-0"



20 PEDESTRIAN ENTRY GATE
 SCALE: 1/2" = 1'-0"



27 VEHICULAR ENTRY GATE
 SCALE: 3/8" = 1'-0"



18 PERIMETER MASONRY WALL
 SCALE: 3/8" = 1'-0"

FILE: F:\04\ORB Job Files\18-203_Sunset Gardens\CAD Files\18-203_A1.21_Site_Details.dwg USER: jco DATE: May, 02, 2018 TIME: 03:20 pm

SUNSET GARDENS APARTMENTS

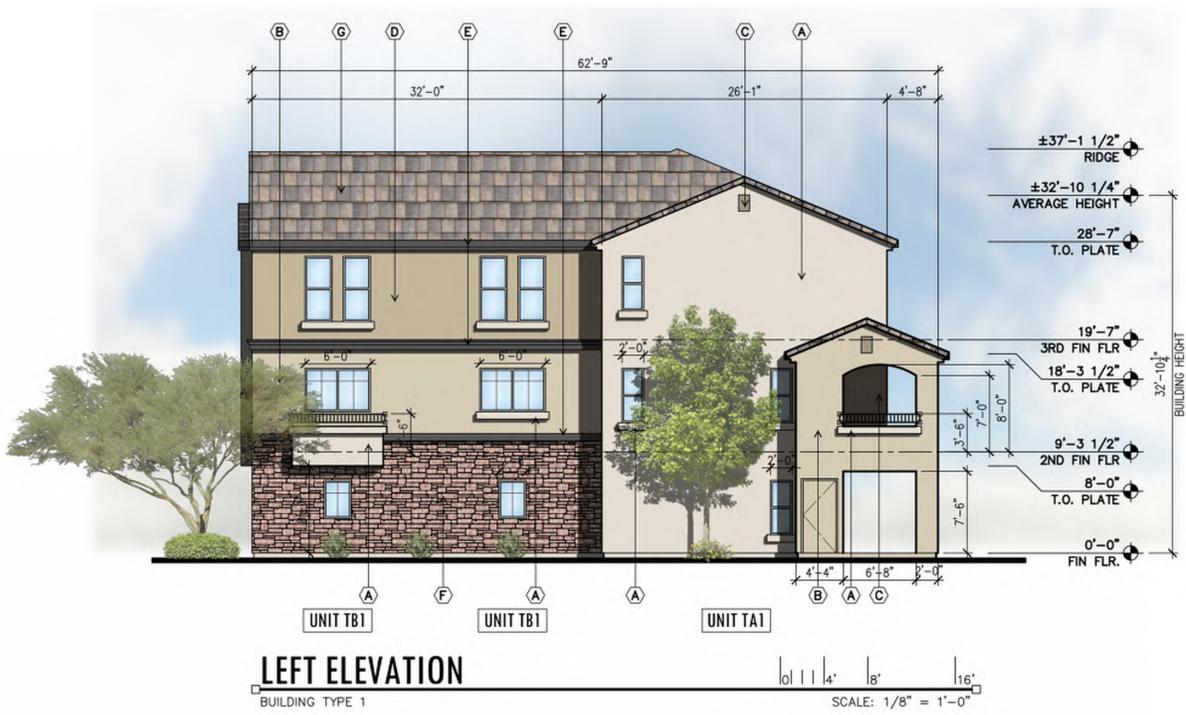
SEC SUNSET GARDENS ROAD AND 86TH STREET
Albuquerque, New Mexico

MATERIAL KEY NOTES:

- (A) LIGHT BEIGE
- (B) DARK BEIGE
- (C) DARK BROWN
- (D) LIGHT BROWN
- (E) DARK GRAY
- (F) STONE VENEER
- (G) ROOF TILE



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LEFT ELEVATION

BUILDING TYPE 1

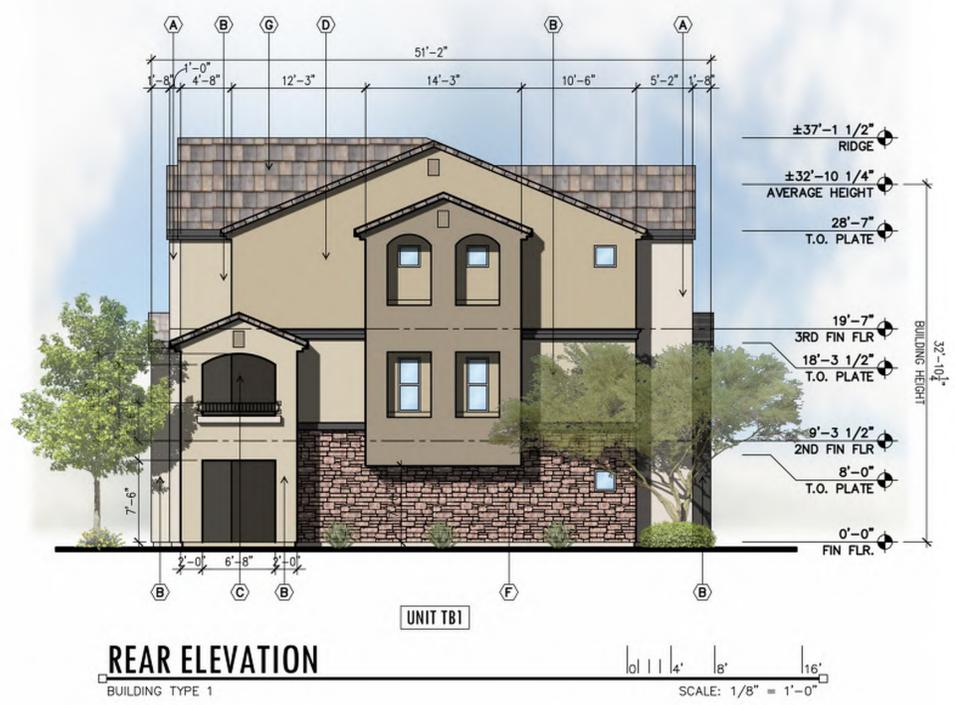
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

BUILDING TYPE 1

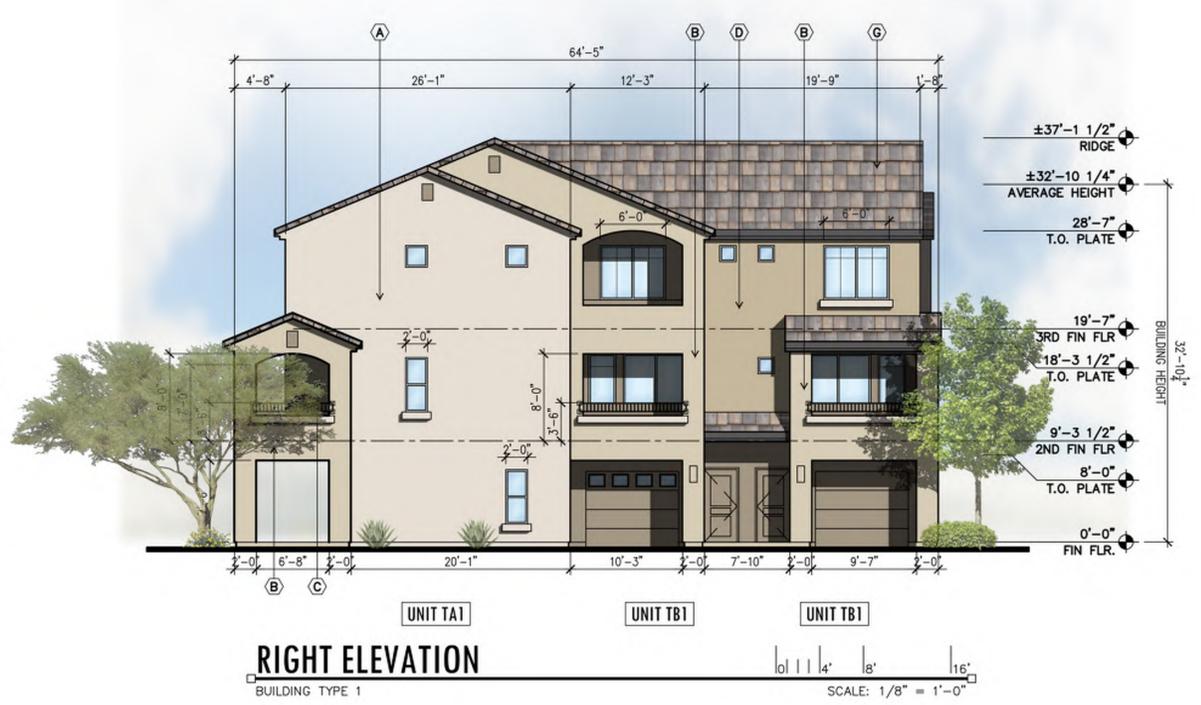
SCALE: 1/8" = 1'-0"



REAR ELEVATION

BUILDING TYPE 1

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 1

SCALE: 1/8" = 1'-0"

DATE: MAY 2, 2018 ORB # 18-203

A3.12

BUILDING TYPE 1 ELEVATIONS

SUNSET GARDENS APARTMENTS

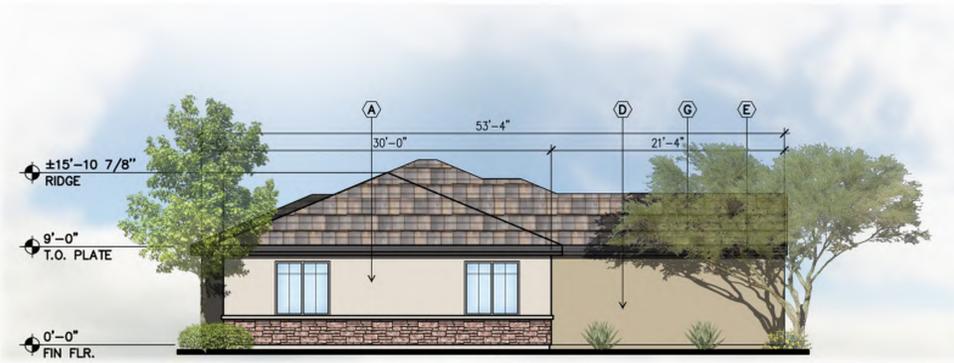
SEC SUNSET GARDENS ROAD AND 86TH STREET
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- (G) ROOF TILE



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LEFT ELEVATION

BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



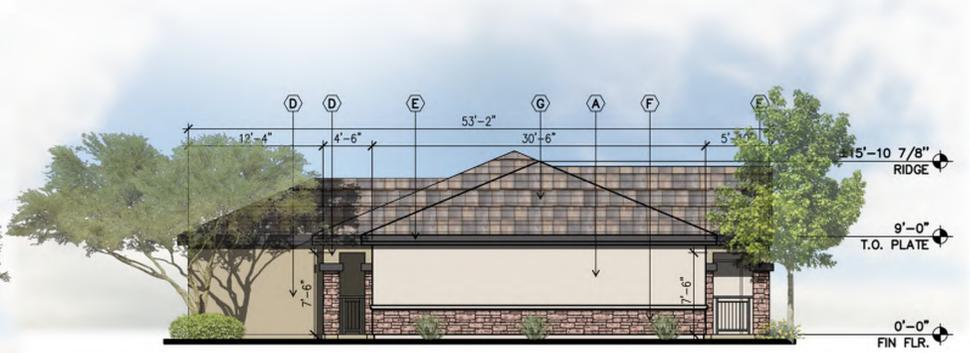
FRONT ELEVATION

BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



REAR ELEVATION

BUILDING TYPE 2 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

BUILDING TYPE 2 SCALE: 1/8" = 1'-0"