

***FINDINGS, Site Development Plan for Subdivision Amendment***

***Project # 1006864, Case # 18EPC- 40022***

1. This is a request for an amendment to a site Development Plan for Subdivision originally, Project No. 1006864, 13EPC-40115, for the Del Webb @ Mirehaven subdivision, the Pulte @ Mirehaven subdivision and all N and M tracts and subtracts of the Watershed Subdivision, located in an area bounded by the Petroglyph National Monument to the north and west, West Creek Pl. and Tierra Pintada Blvd. to the east and Mirehaven Parkway to the southern boundary of tract N2C1 of the watershed subdivision and containing approximately 285 acres.
2. The request removes two access pints on Tract N-2-C and clarifies residential design standards as shown on sheets 5a-e.
3. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Westland Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject is within in an Area of Consistency in the Comprehensive Plan. The following policies are relevant to the request:

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 request will allow development that is of the same scale and character as the existing development in an existing residential area. Request furthers policy 4.1.2***

Policy 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

***The approved SPS ( 13 EPC -40115) contains a list of approved plants for the open space and natural areas; these species will be used for planting adjacent to the Petroglyph National Monument, Mirehaven Arroyo and in the open spaces in the Impact Area. The site plans show internal open spaces area a sensitive treatment of the edge of the Petroglyph Monument that include single loaded streets and appropriate drainage. Requests further policy 4.1.5.***

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

a )Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

***The request is consistent with existing development and will allow the existing development patterns to continue. The proposed site plan shows open space, trails and housing that is consistent with the existing development. The requirement to keep one additional access point is consistent with this policy. The request furthers Policy 5.6.3 and a.***

5. The subject site is within the boundaries of the Westside Strategic Plan The WSSP identifies 13 communities in established areas of the West Side. The subject site is located in the Westland North community, one of the largest in the Plan area.

Policy 3.81: The City of Albuquerque and Bernalillo County shall, through their land use and design decisions, minimize negative impacts upon the National Monument. The Park Service shall, through their actions, attempt to minimize their negative impacts on the City, County, and adjacent neighborhoods and landowners.

***The EPC, acting for the City, will make land use and design decisions that will affect the Petroglyph National Monument (PNM). The proposed additional height will not have a negative impact on the monument, because views will still be protected. The applicant included an analysis of the grading plan, a cut and fill diagram and a view analysis to show that the PNM would not be impacted. The request does not alter the access to the PNM or move drainage on to the PNM. The request furthers policy 3.81***

6. The subject site is governed by the Westland Master Plan. There are no specific goals or policies in the WMP, but the plan has design guidelines. The existing Site Development Plan for Subdivision is consistent with these design guidelines.
7. The Tres Volcanes NA, The Manors at Mirehaven Community Association Incorporated, Del Webb Mirehaven NA, The Estates at Mirehaven Community Association Incorporated and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting occurred on April 26, 2018. Some attendees were concerned about the height request for 18EPC-40016, access to the subdivision and dust caused by the construction in the area.
8. Property owners within 100 feet of the site were notified. Staff received four inquiries about the request, but has not received any comments as of this writing.

### **RECOMMENDATION**

***APPROVAL of 18EPC-40022, a request for Site Development Plan for Subdivision/ for 1. This is a request for an amendment to a site Development Plan for Subdivision originally, Project No. 1006864, 13EPC-40115, for the Del Webb @ Mirehaven subdivision, the Pulte @ Mirehaven subdivision and all N and M tracts and subtracts of the Watershed Subdivision, located in an area bounded by the Petroglyph National Monument to the north and west, West Creek Pl. and Tierra Pintada Blvd. to the east and Mirehaven Parkway to the southern boundary of tract N2C1 of the watershed subdivision and containing approximately 285 acres. , based on the preceding Findings and subject to the following Conditions of Approval.***

### **CONDITIONS OF APPROVAL, Site Development Plan for Subdivision Amendment Project # 10040022, Case # 18EPC- 40022**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have

been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The access point for tract N-2-B shown on the approved SPS dated 12-28-15 shall remain. The applicant can chose to have the gate remain or remove the gate.
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.