

FINDINGS, Site Development Plan for Subdivision

Project # 1006864, Case # 18EPC- 40016

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Tract N-2-B and Tract N-2-C, Watershed Subdivision, zoned SU-2 for PDA, located on the western side of Tierra Pintada, between Willow Canyon Trail and Bear Lake Way, containing approximately 61.8 acres
2. The applicant requests an exception to the height limitations of the Northwest Escarpment Plan to allow a building height of up to 19 feet as shown on sheet 7 of 9 of the proposed Site Development Plan for Subdivision.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Northwest Mesa Escarpment 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 request is consistent with design standard 10A, the requirement to have less than 30% of the monument buffer be less than 50 feet.
5. Individual dwelling units will be approved through the building permit process.
6. The final phase of this development will be developed as part of the existing Del Webb community and will be restricted to persons over 55 years of age. Therefore, the impact on APS schools will be minimal.
7. 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 requests are 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 request furthers Policy 5.6.3 and a.

8. 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

9. The site is within boundaries of the Northwest Mesa Escarpment Plan. The request complies with Policy 7. The amendment request includes a request for a height between 15 feet and 19 feet for lots within the Impact Area. The process laid out within the NWMEP for the height increase request is that it is reviewed by the EPC as part of a site plan review, as with the process for the requested height increases.
10. The NWMEP seeks to protect views to the escarpment and protect the Petroglyph National Monument by capping the height of structures and also discouraging mass grading of the area, but allows that grading if it improves the site plan. In this case, the lower heights of the proposed structures can only be achieved through a grading plan that alters the natural topography of the site. The grading plan shows varied elevation in the pad site elevations, which, while not the same as the natural topography mimics the variation in topography and provides visual relief in the development. The applicant submitted a justification exhibit showing that the impact on views will be the same as if the lots were developed at the 15 foot height.
11. The subject site is governed by the Westland Master Plan.
 - B. Views (p. 79): The Westland properties offer spectacular views of the Sandias, the Rio Grande Bosque, and the Volcanic Escarpment. Significant visual features should be retained and enhanced through the methods described. Buildings with flat roofs are encouraged.

The proposed additional height will not have a negative impact on the escarpment or the views to the escarpment. Sheet 2 of 3, Exception Justification, shows that all structures will be below the escarpment face and will not block the views to the escarpment. The development generally slopes from northwest to southeast and will still offer views to the Sandias. The request furthers Westland Master Plan Guideline B, Views.

12. 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.
13. 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-40016, a request for Site Development Plan for Subdivision for all or a portion of Tract N-2-B and Tract N-2-C, Watershed Subdivision, zoned SU-2 for PDA, located on the western side of Tierra Pintada, between Willow Canyon Trail and Bear Lake Way, containing approximately 61.8 acres based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Subdivision

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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 applicant will address the transportation comments regarding a TIS prior to DRB final sign off.
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.

