

Environmental Planning Commission Agenda Number: 01 Project #: 2020-004024 SI-2020-00533 Hearing Date: August 13, 2020

# Staff Report

Agent	Modulus Architects, Inc.	Staff Recommendation
Applicant	Diamond Tail Realty LLC	Project #2020-004024,
Request	Major Amendment Site Plan– EPC	SI-2020-00533 –Major Amendment Site Plan– EPC
Legal Description	All or a portion of Tract G-1-A, G-2-A, G- 2-B, G-2-C, G-3, G-4-A, H-1, H-2, H-3, H- 4-A, H5, H6, H7, H8, H9, H10, H11, and H12 of Ventana Square Subdivision	APPROVAL of Project # 2020-004024, SI-2020-00533 based on the Findings and subject to the
Location	Located on the northeast corner and the southeast corner of Universe Blvd NW and Paradise Blvd NW, and north of Paseo Del Norte NW	Conditions of Approval within this report
Size	Approximately 39 acres	Staff Planner
Existing Zoning	MX-M	Linda Rumpf

## Summary of Analysis

This request is for a major amendment to an approved site plan to remove the undeveloped area from it. This will make this undeveloped area subject to the allowed uses and applicable development standards of the IDO and not the design standards and land use restrictions of the already developed area of the site.

The subject site is located on the northeast corner and the southeast corner of Universe Blvd NW and Paradise Blvd NW, and north of Paseo Del Norte NW, containing approximately 39 acres. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is zoned MX-M (Mixed-Use –Moderate Intensity Zone District).

The Westside Coalition of Neighborhood Associations was notified along with property owners within 100 feet of the site as required. There is no known opposition.

Staff recommends approval.



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ED VENTANA VILLAGE RD PARK LDRES LDBES PARK DRNG PARK ā LDRES LDRES HOOD RI LDRES TRANS LDRES LORES PARK DRES DRES DRNG LDRES IAEL WY PARK E VERDE RD LDRES LDRES VAL 3AF PARADISE BLVD OITAGA' BLVD LDRES LDRES UNIVERSE BELLINI LA LDRES LORES/ RA FRD LDRES LDRES LORES LDRES LORES AD LORES DRE TRANS PASEO DEL NORTE LDRES VAC VAC VAC LAND USE MAP Note: Gray shading indicates County Key to Land Use Abbreviations APRT | Airport





AGRI | Agriculture PARK | Parks and Open Space DRNG | Drainage VAC | Vacant UTIL | Utilities



SI-2020-00533

Zone Atlas Page: B-10

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### I. INTRODUCTION ...

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Surrounding	g zoning,	plan desi	tinations	and land	d uses:	

	Zoning	Comprehensive Plan Area	Land Use
Site	MX-M	Consistency	Vacant
North	MX-M	Consistency	Commercial Retail
South	MX-M	Change	Vacant
East	R-ML	Consistency	Commercial Services, Low-Density Residential
West	R-1A	Consistency	Low-Density Residential

## Request

This is a request for approval of a Major Amendment to prior approved EPC Site Plan for Subdivision to remove an undeveloped area from the site plan, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses with the currently adopted Integrated Development Ordinance (IDO). The parcels (the "subject site") was zoned SU-1 for restricted C-2 Uses and is now zoned MX-M (Mixed-Use – Moderate Intensity Zone District) and is approximately 39 acres.

The legal description is as follows: All or a portion of Tract G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2, H-3, H-4-A, H5, H6, H7, H8, H9, H10, H11, and H12 of Ventana Square Subdivision. The site is located on the northeast corner and the southeast corner of Universe Blvd NW and Paradise Blvd NW, and north of Paseo Del Norte NW, containing approximately 39 acres. The subject has partially developed from the date of the original approval.

This request will be dealing with only the south half of Ventana Square. The lots involved in this request are as follows: H-5, H-6, H-7, H-8, H-9, H-10, and H-11 for a total of +/- 10.95 acres.

The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans and as such the applicant is requesting that the standards for the undeveloped tracts default to IDO standards for all future development.

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## Figure 1. Existing 2000 Site Plan for Subdivision (Overall Site)

Figure 2. Current Conditions of Ventana Square Subdivision: Legend – Green: Developed, Red: Undeveloped (Subject Site)



The purpose of the existing MX-M zone district is to provide for a wide array of moderateintensity retail, commercial, institutional and moderate-density residential uses, with multistory buildings encouraged in Centers and Corridors. Future development on the subject site under the MX-M zone would be subject to IDO and DPM requirements. These would help ensure appropriate scale and location of development and character of building design.

The applicant stated that the current market demands have changed and the desire for small neighborhood scale pedestrian-friendly commercial development more accurately reflects the future development of Ventana Square. The Site Plan will not include proposed building uses or any pad layouts. It will just represent new parcel sizes to develop per IDO allowable uses (Table 4-2-1). The Site Plan will also include the layout of internal road circulation and pedestrian walkways.

The applicant has not stated what uses will be developed because they do not know what they are yet. They are negotiating with several tenants but no leases have been signed. They want to keep this as flexible as possible. This request of the amended Site Plan will establish modified lots to adjust to the existing market conditions and demands.

The applicant stated the following in the project letter:

Based on our coordination with City Engineering and Transportation we understand that approval of the Amendment by the EPC will still need to go to the DRB for "technical" review and enforcement of requirement improvements. Based on this, we are requesting that all future development that does not meet the threshold of an Administrative Amendment (AA), the project be delegated to the DRB as opposed to going back to original approving body (EPC). This will simplify and expedite the process while still being reviewed by the City. This delegation to the DRB will also help to coordinate the efforts by DMD to widen Paseo del Norte.

Staff response: Whether per the existing site plan or the requested major amendment, the development process for new projects is per the thresholds of the IDO. Based on the existing and proposed lot sizes and the scale of potential future development, all site plan review would be done via either the Site Plan – DRB process or the Site Plan – Administrative processes if the EPC approves removal of the undeveloped area from the existing site plan.

The applicant proposes the removal of the undeveloped portion of the existing site plan so that it will no longer be part of the site plan and therefore would not subject to its design standards and use restrictions. If the EPC approves this major amendment to the prior approval, then the property owner may go through the Development Review Board (DRB) process for future subdivision actions.

## Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to Integrated Development Ordinance (IDO) Section 6-4(Y), Amendments of Prior Approvals, which address applications for amendments to site development plans approved prior to the effective date of this IDO.

The EPC is the final decision-making body unless the EPC decision is appealed. 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 decision. This is a quasi-judicial matter.

## Context

The subject site lies in the west side of the City and is northeast of the intersection of Universe Blvd NW and Paseo Del Norte NW. The site is located along Universe Blvd NW and bordered by Paseo Del Norte NW, Paradise Blvd NW to the north and is adjacent to a commercial storage business to the east.

The site, known as the Ventana Square Subdivision, is located in an Area of Consistency as designated by the Comprehensive Plan. The area surrounding the subject site includes areas change and consistency, with land uses that include commercial services, commercial retail, low-density residential and vacant land.

The developed areas to the north of the site are commercial retail and the lots in the proposed site plan area are currently undeveloped. Each lot in the area affected by this request would be allowed to be subdivided into more equally sized lots, ranging between 1 and 2.2 acres. The applicant has proposed that tract H-6 will be divided into two tracts: H-6 (1.9931acres) and H-6A (1.0095acres). The subdivision of land action would be addressed by the Development Review Board. See the illustration below.

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## History

The IDO was adopted by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also adopted two sets of 6-month amendments. The **IDO** became effective on May 17, 2018. The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans. There have been several changes to the site and the surrounding context since the EPC approved the 2000 Site Plan.

The Environmental Planning Commission (EPC) voted to approved Project 00128 00000 00409 and 410 for a Site Plan for Subdivision and a Site Development Plan for Building Permit for Tracts G and H, Ventana Ranch Subdivision in May 2000. This plan did not fully develop as intended at that time, due in part to the economy and changed conditions.

The EPC delegated final sign-off authority of this Site Development Plan to the DRB. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. The EPC included additional conditions that were met and added to the Site Plan by the applicant.

In 2004, the EPC/DRB approved Project 1000390/03EPC02182, a request for site development Plan for Building Permit for Lots H1, H2, H3 and H4. The proposal included a

convenience store, drive-through, a bank and retail shops. The site plan had to go back to the EPC because the site was previously approved for a convenience store and retails shops, so the use of restaurant and a bank are new uses proposed for the site.

In 2005, the EPC/DRB approved project 1002346(05EPC-01264, 01263), a request for a Site Development Plan – Building Permit and for an Amended Site Development Plan – Subdivision for tracts G1, G2 and G4. The previous listed tracts were subdivided into tracts G-1A, G-2A, G-4A, G-5A and G-6A. The request also modified some of the Architectural Design Requirements (General Architecture, Color Pallet, Freestanding Signage, and Lighting). A major change to the General Architect section of the design standards was the increased maximum building height from 25' to 35' and 25' parapet heights.

There have been several changes and improvements to the site since the 2000 Site Plan for Subdivision was approved. Lots H5-H11 have stayed undeveloped. The applicant does not wish not make any modifications the existing developed lots, just the mentioned undeveloped lots.

*Existing development includes the following:* 

- Tract H-1 (Shell/Giant Gas Station)
- Tract H-2 (Blake's Lotaburger)
- Tract H-3 (Bank of America)
- Tract H-4 (Shops)
- Tract H-12 (Self-storage)

## Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

Paradise Blvd. NW and Universe Blvd NW are functionally classified as Minor Arterial roadways. In addition, Paseo del Norte is an NMDOT limited access facility and is an Intelligent Transportation System (ITS) Priority Corridor.

## Comprehensive Plan Corridor Designation

The site is bounded by the Paseo del Norte Commuter Corridor and the Paradise Boulevard Multi-Modal Corridor. The ABC Comprehensive Plan shows Paseo del Norte as a Future Premium Transit corridor, but the Albuquerque Geographic Information System (AGIS) does not map it as such until there are identified station locations and funding for a BRT along Paseo del Norte.

The site not part of a Character Protection or Historic Overlay Zone. A portion of the site is within the Northwest Mesa Escarpment View Protection Overlay Zone, which has some

additional color, window reflectivity, and screening requirements. That portion of the site is not within the VPO's building height restrictions sub-area.

## 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 indicates a proposed bike lane in the project area.

Per the comments received from City Transportation Development Services:

- For DRB approval, necessary features are required such as pedestrian facilities and bikeway facilities per MRCOG Bikeways Master Plan on Universe Boulevard and Paseo del Norte, and these will be required on an infrastructure list in addition to any recommendations within the Traffic Impact Study.
- Follow IDO requirements for pedestrian way widths for MX zoning.
- Because this is a developing Urban Center, 10-foot pedestrian walkways are requested along roadway frontage. Conform to study requirements.

## Transit

The site is on the Paseo del Norte Premium Transit Corridor but that will not be significant until development of the Volcano Mesa Town Center is further along.

## 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.

## II. ANALYSIS OF MAJOR AMENDMENT: PREVIOUSLY PROHIBITED USES AND DESIGN/DEVELOPMENT STANDARDS

The standards listed several uses that were prohibited within the development. The prohibited uses generally represent uses permissive and conditional in the C-2 zone. Those uses were identified as follows:

- 1. Automobile body shop
- 2. Automotive sales
- 3. Bar
- 4. Carnival, outdoor
- 5. Circus, outdoor
- 6. Disco, no liquor

- 7. Firework sales
- 8. Mobile homes sales
- 9. Mortuary
- 10. Nightclub
- 11. Parking lot or structure (as a separate business)
- 12. Rifle, pistol range, indoor
- 13. Trailer rental for use elsewhere
- 14. Trailer sales, mobile home and RV

The approved Site Plan identifies prohibited uses. Below is the applicant's the side-by-side analysis of the prohibited uses vs. their allowance in the MX-M zone and corresponding, built-in, applicable IDO development standards:

Side-by-Side Analysis of Uses	Side-by-	Side	Analysis	of	Uses
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Prohibited Uses (from 2000 Site Plan)	Current IDO Uses (MX-M Zoning)	Related IDO Development Standards That May Apply
Automobile body shop	Light vehicle repair – Permissive	4-3(D)(18)
Automotive sales	Light vehicle sales and rental – Permissive	4-3(D)(19)
Bar	Bar – Permissive	4-3(D)(8)
Carnival, outdoor	Fair, Festival, or Theatrical Performance - Temporary	4-3(G)(4)
Circus, outdoor	Circus – Temporary	4-3(G)(1)
Disco, no liquor	Nightclub – Permissive Liquor Retail –	4-3(D)(8) 4-3(D)(36)
	Permissive	4-2(0)(20)
Fireworks sales	Seasonal Outdoors Sales – Temporary	4-3(G)(10)

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Mobile home sales	Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair – Prohibited	No use specific standards
Mortuary	Mortuary – Permissive	No use specific standards
Nightclub	Nightclub – Permissive	4-3(D)(8)
Parking lot or structure (as a separate business)	Paid Parking Lot – Permissive	4-3(D)(21)
	Parking Structure – Permissive	
Rifle, pistol range, indoor	Other indoor entertainments – Permissive	4-3(D)(11)
Trailer rental for use elsewhere	Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair – Prohibited	N/A
Trailer sales, mobile home and RV	Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair – Prohibited	N/A
Restaurant fast food with drive up – - Not Permitted on pads 3 and 4 - Drive up window must be	Restaurant – Permissive	4-3(D)(8)
located only adjacent to Paseo Del Norte and Paradise Blvd or on east elevation.	Drive-through or drive- up facility – Permissive Accessory	4-3(F)(4)
Auto repair, tire, battery, accessories, parts, and detailing – Not permitted on pads 2,3,4,5, or M-4 - Service areas to face internal to	Light vehicle repair – Permissive	4-3(D)(18)
site Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone.		4-3(D)(36)

- Limited to Major 1,2,3 and 4;	Liquor	Retail	_
Pads 1,2,5,6,7 and 8; Shops 1 and	Permissiv	<i>v</i> e	
2			

The following information was provided in the applicant's project letter:

- 1. Automobile body shop This use would translate to light vehicle repair and is currently a prohibited use. The MX-M would make it permissive. Additional requirements defined in 4-3(D)(18) limit the use. In the MX-M zone district, this use shall be conducted within a building and cannot be located within 25 feet of any residential zone district or a lot containing a residential use in any Mixed-use zone district. The use is also prohibited within 330 feet of a Major Public Open Space.
- 2. Automotive sales This use would translate to light vehicle repair and is currently a prohibited use. The MX-M would make the use permissive. Additional requirements defined in 4-3(D)(19) limit the use. The use, for outdoor display, maintenance, storage and service will include additional screening, buffering and landscaping to any adjacent residential zone district or residential component of any Mixed-use zone district. Outdoor display, maintenance, storage and service are also prohibited within 50 feet of any residential zone district or lot containing a residential use in any Mixed-use zone district and are prohibited in any required front setback area.
- 3. Bar This use will also translate as a bar and would become permissive. Additional requirements defined in 4-3(D)(8) limit the use. The establishment MUST comply with all New Mexico state law requirements.
- 4. Carnival, outdoor This use will translate to fair, festival, or theatrical performance. This use is identified as Temporary Use in the MX-M zone district. It would require a Temporary Use Permit to ensure no adverse effects on the surrounding area. Additionally, standards would be placed on the use to ensure no harmful impacts such as a limit of 76 consecutive days and to 45 days in any calendar year unless a Conditional Use Approval is obtained.
- 5. Circus, outdoor This use translates to a circus as well and would become a Temporary Use. Additional requirements defined in 4-3(G)(1) limit the use. It would require a Temporary Use Permit to ensure no adverse effects on the surrounding area. Additional design standards would be placed on the use to ensure no harmful impacts such as a Fire Marshal approval and an approved Site Plan.
- 6. Disco, no liquor This use is defined as a night club with liquor retail. These uses will become permissive. Additional requirements defined in 4-3(D)(8) and in 4-3(D)(36) limit the use. The establishment MUST comply with all New Mexico state law requirements. Liquor retail has extensive measures put in place for approval. A Conditional Use Permit for liquor retail is required when proposed within 500 feet of any Residential or NR-PO zone district or any group home.

- 7. Firework sales This use translates to seasonal use outdoor sales and would become a Temporary Use. It would require a Temporary Use Permit to ensure no adverse effects on the surrounding area. This use is limited to a total of 45 days in any calendar year.
- 8. Mobile homes sales This use translates to heavy vehicle and equipment sales, rental, fueling, and repair and is prohibited in the MX-M zone district.
- 9. Mortuary Currently a mortuary is a prohibited use. Under the MX-M zone the use becomes permissive. This use if implemented on site would likely represent economic opportunities for the community with minimal risk of negative impact and would help to facilitate the desire of the comprehensive plan to provide the neighborhood residents with neighborhood scale needs at the local level.
- 10. Nightclub This use will become permissive in the MX-M zone district. Additional requirements defined in 4-3(D)(8) limit the use. The establishment MUST comply with all New Mexico state law requirements.
- 11. Parking lot or structure (as a separate business) This use will become permissive in the MX-M zone district. Additional requirements are defined in 4-3(D)(21) limit the use. These uses would be advantageous to the development of this site. The site contains a variety of shopping options. A parking lot or structure would provide neighborhood scale needs while shopping and would be convenient to the community.
- 12. Rifle, pistol range, indoor This use would translate to other indoor entertainment and would become permissive. Additional requirements are defined in 4-3(D)(11) limit the use. This use would provide neighborhood scale entertainment to an area of Albuquerque that currently lack such entertainment. It would add to the community and would be more convenient to the surrounding neighborhood to have entertainment closer to the surrounding residences.
- 13. Trailer rental for use elsewhere This use translates to heavy vehicle and equipment sales, rental, fueling, and repair and is prohibited in the MX-M zone district.
- 14. Trailer sales, mobile home and RV This use translates to heavy vehicle and equipment sales, rental, fueling, and repair and is prohibited in the MX-M zone district.
- 15. Restaurant fast food with drive up Not Permitted on pads 3 and 4 This is use is translated to Restaurant and drive-through or drive-up facility. A restaurant would become a permissive use and the drive-through is a permissive accessory use. There has been fast-food restaurants with drive-through facilities approved on the Site Plan. This specific restriction came from certain negotiated agreements. Prior to the IDO, uses and approvals were negotiated with conditions of approval from interested stakeholders and the City. There has been no finding on why exactly these two pads were excluded from having fast food. The agent did not receive calls or emails regarding this concern, so there is no evidence or record on why this restriction came about. There are currently only two fast food services that has been developed in this subdivision (Blake's and KFC/Taco Bell). This area is surrounding residential

developments and fast food services would be advantageous for the community and it will offer more convenience and needs to the community.

16. Auto repair, tire, battery, accessories, parts, and detailing – Not permitted on pads 2,3,4,5, or M-4 - This use would translate to light vehicle repair and is currently a prohibited use. The MX-M would make it permissive. This specific restriction came from certain negotiated agreements. Prior to the IDO, uses and approvals were negotiated with conditions of approval from interested stakeholders and the City. There has been no finding on why exactly these pads were excluded from listed uses. The agent did not receive calls or emails regarding this concern, so there is no evidence or record on why this restriction came about. Additional requirements defined in 4-3(D)(18) limit the use. In the MX-M zone district, this use shall be conducted within a building and cannot be located within 25 feet of any residential zone district or a lot containing a residential use in any Mixed-use zone district. The use is also prohibited within 330 feet of a Major Public Open Space.

Staff Response: Planning staff is in general agreement with the applicant's reasoning to remove the undeveloped portion of the area from the prior-approved site plan so this undeveloped area is not subject to the "prohibited uses." Some of these uses are still not allowed by the MX-M zone and some are now only Temporary Uses. The remainder that would become allowed uses now have consistent development standards in the IDO intended to automatically require mitigation of potential adverse effects with built-in measures, such as buffers, distance separation requirements, and other requirements that did not existing in the 2000 Zoning Code.

## **Building Heights**

Per the applicant, the existing design guidelines standards do not establish a unique or consistent architectural style throughout the site, including building heights. Prior to the IDO, uses and approvals were negotiated with conditions of approval from interested stakeholders and the City. Development per the IDO requires projects to adhere to consistent design standards that are intended to further the Vision, Goals, and Policies of the Comprehensive Plan.

Staff response: Planning staff agrees that the change in height allowance to 45 feet will not be a significant change and the south parcels within the Northwest Mesa Escarpment View Protection Overlay Zone will follow the overlay requirements per IDO Section 14-16-3-6(E). The proposal requests removing the undeveloped area from the site plan and its design standards. The current standards do not establish a unique or consistent architectural style throughout the site. The generally smaller lots in the undeveloped area do not lend themselves to economically feasible, multi-story buildings more than two-stories in height.

Design/Development Standards

Additional design guidelines were approved and added to the site plan such as pedestrian connections, outdoor patio space, landscape buffers and pedestrian scales lighting. A majority of the guidelines are similar to the current standards of the IDO, including the landscaping standards, all established to protect the neighborhood edge. The corresponding IDO standards mirror the site plan standards and in some cases are more restrictive.

## Traffic Impact Study

A Traffic Study for the Ventana Square Development was approved in 2000. It was previously addressed with earlier arrangements. It has since expired and no longer valid. TIS reports are only considered relevant if less than 5 years old.

Per the applicant's Traffic Engineer as well as the City Transportation Division, an updated TIS will be required prior to DRB approval. At such time as this is completed it will be determined what offsite improvements will need to be made.

Per the comments received from City Transportation Development Services, after reviewing the submittal package, number of parcels, and the network of roadways, a Traffic Impact Study is required prior to DRB approval. As part of this study, determine sufficiency of existing left turn bays for the proposed site access.

Additional comments received from City Transportation Development Services:

- Based on required roadway, bikeway, and sidewalk facilities per the plan shown in the Volcano Heights Sector Development Plan and the Unser and Paseo del Norte crosssection (PDN) study, provide cross-sections to show how this fits with the overall proposed site plan. Sufficient right-of-way shall need to be dedicated as part of DRB action. Note: The DPM says that cross sections in adopted plan and road studies done within the past 10 years should be used as the basis of design for street projects in those areas, so that's why the comment references the Sector Development Plan. See <a href="http://www.cabq.gov/planning/plans-publications/plans-studies-transportation-cross-sections">http://www.cabq.gov/planning/plans-publications/plans-studies-transportation-cross-sections</a> for a copy of the sector plan.
  - 1. A total of 156 feet right-of-way is proposed for PDN to include a center median, additional vehicular lanes, bike lanes, a trail and sidewalks.
  - 2. As per the MRCOG Bikeway Master Plan and the Volcano Heights Sector Plan, bike lanes are required along Universe Blvd. frontage; a landscape buffer and sidewalk are also required. (Coordination with DMD is needed to determine if a bike trail could satisfy these bike lane and pedestrian way requirements along Universe frontage prior to DRB action.)
- A shared access and parking agreement would be needed between parcels at DRB level.
- Follow DPM requirements for required access easement width for two-way traffic based on number of lots served.

## III. ANALYSIS OF APPLICABLE PLANS AND ORDINANCES

## A. Albuquerque and Bernalillo County Comprehensive Plan

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Applicable Goals and policies are listed below. Staff analysis follows in *bold italic* text.

## Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request is consistent with Goal 4.1 because the proposed site plan amendment would enhance the existing area by providing commercial development which would contribute to protecting and preserving the community's distinct identity. The request is consistent with Goal 4.1.

<u>Policy 4.1.1 Distinct Communities</u>: Encourage quality development that is consistent with the distinct character of communities. [ABC]

The subject site is located in an Area of Consistency. The proposed site plan amendment will enable future developments to follow IDO standards which will adhere to the vision of this community. The request is consistent with Policy 4.1.1.

<u>Policy 4.1.2 Identity and Design</u>: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. [ABC]

Future development would be subject to IDO requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request is consistent with Policy 4.1.2.

<u>Goal 4.3 City Community Planning Area</u>: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

The subject site is located in the Northwest Mesa Community Planning Area. This site plan amendment and adopting IDO standards will complement the district characteristics of the Northwest Mesa community. Future developments will follow the IDO standards with IDO standards to meet the needs of this community. The request is consistent with Goal 4.3.

Chapter 5: Land Use

<u>Goal 5.1 Centers & Corridors</u>: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is not located in a Center but it is along the Paseo del Norte Commuter Corridor. This request is consistent with Goal 5.1 because infill development on this site can now be coordinated with roadway improvements per the IDO and the DPM.

<u>Policy 5.1.1 Desired Growth</u>: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

The proposed site plan would allow for a range of mixed uses in the MX-M zone adjacent to the Paseo del Norte Commuter Corridor and will contribute toward the growth of the surrounding community. This infill project, located in an Area of Consistency, would continue to encourage employment and development on Albuquerque's Westside and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge. This request is consistent with Policy 5.1.1.

Policy 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested MX-M zone allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses. This request is consistent with Policy 5.1.6(b).

<u>Goal 5.2 Complete Communities</u>: Foster communities where residents can live, work, learn, shop and play together.

The requested site plan amendment would continue to provide opportunities in the community where residents can live, work, learn, shop and play. This request is consistent with Goal 5.2.

<u>Policy 5.2.1 Land Uses</u>: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

<u>Policy 5.2.1 (a)</u>: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The proposed Site Plan amendment would allow for a development with a mix of uses that could create a healthy, sustainable and distinct community that brings goods and services within walking and biking distance of neighborhoods. The location along the Paseo del Norte Commuter Corridor offers choices for transportation to services and employment. This request is consistent with Policy 5.2.1 and Policy 5.2.1(a). <u>Policy 5.2.1 (h)</u>: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The requested Site Plan amendment would continue to allow for medium intensity commercial and mixed uses in an area surrounded by residential developments. The MX-M zone is compatible and desirable in form and scale to the surrounding developments. The IDO's built-in development standards, such as Neighborhood Edges will ensure compatible scale of future development. This request is consistent with Policy 5.2.1(h).

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

The requested Site Plan amendment would provide for smaller-scale commercial development that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request is consistent with Goal 5.3.

<u>Policy 5.3.1 Infill Development</u>: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The requested Site Plan amendment would support additional growth in an Area of Consistency with existing infrastructure and public facilities. This request is consistent with Policy 5.3.1.

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

The requested Site Plan amendment would provide a balance of jobs and housing by continuing to allow for job growth west of the Rio Grande. This request is consistent with Goal 5.4.

Policy 5.4.2: West Side Jobs: Foster employment opportunities on the West Side.

<u>Policy 5 4.2 (a)</u>: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Policy 5.4.2 (b): Prioritize employment opportunities within Centers.

The proposed Site Plan amendment would allow for continued employment opportunities on the West Side, prioritize employment opportunities in the area and ensure adequate capacity of land zoned for commercial, office, and artisanal manufacturing uses west of the Rio Grande to support additional job growth. The existing development serves as an oasis of commercial activities and services to these neighborhoods on the West Side. This request is consistent with Policy 5.4.2, Policy 5 4.2 (a) and Policy 5.4.2 (b).

Policy 5.6.2 (b): Encourage development that expands employment opportunities.

The proposed development will encourage commercial and office development that will expand employment opportunities in the area. This request is consistent with Policy 5.6.2(b).

<u>Policy 5.6.3 Area of Consistency</u>: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. [A]

Future development of this site would protect and enhance the character of existing single-family neighborhoods in this Area of Consistency by being subject to IDO development standards such as Neighborhood Edges. This request is consistent with Policy 5.6.3.

Chapter 6: Transportation

<u>Goal 6.1 Land Use – Transportation Integration</u>: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed site plan amendment would allow for continued development around the existing transportation system to support the planned character of existing and future land uses along the Paseo del Norte Commuter Corridor. This request is consistent with Goal 6.1

Chapter 7: Urban Design

<u>Policy 7.2.1: Walkability</u>: Ensure convenient and comfortable pedestrian travel. [ABC]

The undeveloped portion per this request currently lacks sidewalk and bike lane facilities. Development of the site will require sidewalk construction by the developer along the property's street frontage, creating better pedestrian connectivity to surrounding residential areas and will fill in voids in the current pedestrian network. This request is consistent with Policy 7.2.1.

Chapter 8: Economic Development

<u>Goal 8.1 Placemaking</u>: Create places where business and talent will stay and thrive.

Future development of this site would expand the area with places where business and talent may wish to locate and stay. This request is consistent with Goal 8.1.

<u>Policy 8.1.2 Resilient Economy</u>: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

The proposed amendment would continue to encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the west side. This type of economic development is best suited for infill locations supported by commercial corridors. This request is consistent with Policy 8.1.2. <u>Policy 8.1.3 Economic Base</u>: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

The proposed amendment would allow for future development of the property providing an incentive to local business to expand and diversify employment. This request is consistent with Policy 8.1.3.

As demonstrated in the above policy narrative, the proposed site plan amendment would be consistent with a preponderance of applicable Goals and policies found in the ABC Comprehensive Plan and would clearly facilitate its desired goals which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

#### Process

**6-4(Y) AMENDMENTS OF PRIOR APPROVALS** describes the process. Because this is a site plan replacement, 6-6(H)(3) Review and Decision Criteria (Site Plan-EPC) applies as well.

As mentioned previously, the purpose of this Major Amendment to Site Plan is to amend the approved Site Plan for Subdivision: Project Number: 1000390, Application Number: 00128-00000-00409 and 00128-00000-00410. The Site Plan was approved in 2000 was platted for a market that was driving the need for larger lots and larger developments.

## 6-6(H) SITE PLAN-EPC

6-6(H)(3) Review and Decision Criteria

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria. Staff analysis follows in *bold italic* text.

**6-6(H)(3)(a)** The Site Plan is consistent with the ABC Comp Plan, as amended.

The proposed site plan is consistent with the Comprehensive Plan, as demonstrated by the policy analysis in Section III. Analysis of Applicable Plans and Ordinances.

**6-6(H)(3)(b)** The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

This site is not subject to any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

**6-6(H)(3)(c)** The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

By removing the undeveloped area of the site plan from it and its design standards, future development will be consistent with the City's Goals and

# Policies as implemented by the regulations and standards of the IDO, DPM and all other adopted City regulations.

**6-6(H)(3)(d)** The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the proposed development. The initial approval of the Site Plan considered necessary infrastructure, which has been constructed according to the plan. Universe Blvd, on the north half of the subject site, Paseo Del Norte and Paradise Blvd have been fully constructed to date. The proposed site plan would tie into existing infrastructure.

**6-6(H)(3)(e)** The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The uses allowed by the site's MX-M zoning, in conjunction with applicable Development standards will not cause any significant adverse impacts on the surrounding area.

## III. SITE PLAN

## Request

This is a request for a Major Amendment of a Prior Approval (prior to the effective date of the IDO), for a Site Development Plan.

## **Dimensional Standards**

Development in MX-M zone shall comply with the dimensional standards in IDO Table 5-1-2, Mixed-use Zone District Dimensional Standards.

## Access and Connectivity

Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and reviewed and administered by the Development Review Board (DRB) and/or their staff members. All driveways and access points shall be constructed to the standards of the DPM.

## Parking and Loading

The purpose of this Section 14-16-5-5 is to ensure that development provides adequate offstreet parking spaces for all modes of transport by establishing standards and requirements that minimize traffic congestion, avoid increased parking on neighborhood streets, allow flexibility in addressing parking demand, and improve the visual appeal of the city by regulating the placement, layout, and design of parking areas, parking structures, and garages. Information regarding Parking and Loading is referenced in section 14-16-5-5 of the IDO.

## Landscaping, Buffering, and Screening

A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required. Requirements for Landscaping, Buffering, and Screening are provided in section 14-16-5-6 of the IDO. This section defines and regulates landscape requirements that establish visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit.

#### Walls and Fences

The standards in Section 14-16-5-7 regulate walls, fences, retaining walls, and vertical combinations of those items in order to enhance the visual appearance of development in the city; establish a consistent, attractive streetscape; ensure visual compatibility with public spaces such as City parks and trails, major arroyos, and Major Public Open Space; and promote street and neighborhood character. See IDO section 14-16-5-7 for wall and fence standards.

## Neighborhood Edges

Neighborhood edged are intended to preserve the residential neighborhood character of established low-density homes in any Residential zone district on lots adjacent to any Non-residential zone district. Portions of this site are adjacent to low-density residential land uses. See IDO section 14-16-5-9 for more information on standards.

## **Building Design**

Building design enhances the visual appearance of the development of the city, promotes street and neighborhood character and strengthens the pedestrian environment. For standards on ground floor height, façade design and outdoor seating and gathering areas, see IDO section 14-16-5-11(E).

## **IV. AGENCY and NEIGHBORHOOD CONCERNS**

#### **Reviewing Agencies**

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were adverse to the request. Refer to the agency comments at the end of the staff report.

#### Neighborhood/Public

The Westside Coalition of Neighborhood Associations (NA) was notified along with property owners within 245 feet south of the site and 225 feet north of the site, which is more than the 100 feet of the site required by the Planning Department. Planning staff received a few calls asking what was happening to the subject site, but no substantial issues arose. There was no request for a neighborhood meeting from neighborhood

representatives or members of the public. There has been no expressed opposition to nor support for the request.

## V. CONCLUSION

This request is for a major amendment to an approved site plan for subdivision to remove the undeveloped portion of the site from the site plan. This would make the undeveloped area not subject to the design standards and land use restrictions for a portion of the approved site plan. The subject site is located on the northeast corner and the southeast corner of Universe Blvd NW and Paradise Blvd NW, and north of Paseo Del Norte NW, containing approximately 39 acres.

The applicant wishes to modify the site plan to meet current market demands which have changed and are driving smaller lots to promote for small neighborhood scale pedestrian friendly development. This request for a major amendment to the site plan will allow the property owner to establish smaller lots, develop parameters, easements, vehicular and pedestrian access locations.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is zoned MX-M (Moderate Intensity).

There is no known opposition. Staff recommends approval.

## FINDINGS, SI-2020-00533, August 13, 2020 – Site Plan

- 1. This is a request for approval of a Major Amendment to prior approved EPC Site Plan for all or a portion of Tract G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2, H-3, H-4-A, H5, H6, H7, H8, H9, H10, H11, and H12 of Ventana Square Subdivision. The site is located on the northeast corner and the southeast corner of Universe Blvd NW and Paradise Blvd NW, and north of Paseo Del Norte NW, containing approximately 39 acres.
- 2. The purpose of this Major Amendment to the Site Plan is to remove the undeveloped area of the site from it so that this area is not subject to the design standards and land use restrictions.
- 3. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is zoned MX-M (Mixed-Use –Moderate Intensity Zone District).
- 4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the records for all purposes.
- 5. Future development will be guided and governed by the DPM, the Volcano Heights Sector Development Plan and the Unser and Paseo del Norte cross-section (PDN) study and/or other documents deemed relevant by the City.
- 6. Previous approvals:

- A. The Site Plan for Subdivision and a Site Development Plan for Building Permit for Tracts G and H, Ventana Ranch Subdivision (Project 00128 00000 00409 and 410) was approved by DRB in 2000. The request also included a Zone Map Amendment (00110 00000 00408). This plan did not fully develop as intended at that time, due in part to the economy and changed conditions.
- B. The Site Plan for Building Permit for Lots H1, H2, H3 and H4 (Project 1000390/03EPC02182) was approved by the Environmental Planning Commission in 2004.
- C. The Site Plan for Building Permit AND Amended Site Development Plan Subdivision for tracts G1, G2 and G4 (Project 1002346(05EPC-01264, 01263)) was approved by the Environmental Planning Commission in 2005.
- D. An Administrative Amendment (AA) was approved (1002346/ 06AA00960, 00961); the request amended parcel labels G-6A and G-5A to read as G-2-B and G-2-C was approved by Planning staff in 2006.
- 7. The request is consistent with the following Comprehensive Plan Goals and policy in Chapter 4: Community Identity:
  - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request is consistent with Goal 4.1 because the proposed site plan amendment would enhance the existing area by providing commercial development which would contribute to protecting and preserving the community's distinct identity. The request is consistent with Goal 4.1.

B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

The subject site is located in an Area of Consistency. The proposed site plan amendment will enable future developments to follow IDO standards which will adhere to the vision of this community. The request is consistent with Policy 4.1.1.

C. 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. [ABC]

Future development would be subject to IDO requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request is consistent with Policy 4.1.2.

D. Goal 4.3 City Community Planning Area: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

The subject site is located in the Northwest Mesa Community Planning Area. This site plan amendment and adopting IDO standards will complement the district characteristics of the Northwest Mesa community. Future developments will follow the IDO standards with IDO standards to meet the needs of this community. The request is consistent with Goal 4.3.

- 8. The request is consistent with the following Comprehensive Plan Goals and policies in Chapter 5: Land Use:
  - A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is not located in a Center but it is along the Paseo del Norte Commuter Corridor. This request is consistent with Goal 5.1 because infill development on this site can now be coordinated with roadway improvements per the IDO and the DPM.

B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

The proposed site plan would allow for a range of mixed uses in the MX-M zone adjacent to the Paseo del Norte Commuter Corridor and will contribute toward the growth of the surrounding community. This infill project, located in an Area of Consistency, would continue to encourage employment and development on Albuquerque's Westside and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge. This request furthers Policy 5.1.1.

C. Policy 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested MX-M zone allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses. This request furthers Policy 5.1.6(b).

D. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

The requested site plan amendment would continue to provide opportunities in the community where residents can live, work, learn, shop and play. This request furthers Goal 5.2.

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

Policy 5.2.1 (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The proposed Site Plan amendment would allow for a development with a mix of uses that could create a healthy, sustainable and distinct community that brings goods and

services within walking and biking distance of neighborhoods. The location along the Paseo del Norte Commuter Corridor offers choices for transportation to services and employment. This request furthers Policy 5.2.1 and Policy 5.2.1(a).

F. Policy 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The requested Site Plan amendment would continue to allow for medium intensity commercial and mixed uses in an area surrounded by residential developments. The MX-M zone is compatible and desirable in form and scale to the surrounding developments. The IDO's built-in development standards, such as Neighborhood Edges will ensure compatible scale of future development. This request furthers Policy 5.2.1(h).

G. 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.

The requested Site Plan amendment would provide for smaller-scale commercial development that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request furthers Goal 5.3.

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

The requested Site Plan amendment would support additional growth in an Area of Consistency with existing infrastructure and public facilities. This request furthers Policy 5.3.1.

I. 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 requested Site Plan amendment would provide a balance of jobs and housing by continuing to allow for job growth west of the Rio Grande. This request furthers Goal 5.4.

J. Policy 5.4.2: West Side Jobs: Foster employment opportunities on the West Side.

Policy 5 4.2 (a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Policy 5.4.2 (b): Prioritize employment opportunities within Centers.

The proposed Site Plan amendment would allow for continued employment opportunities on the West Side, prioritize employment opportunities in the area and ensure adequate capacity of land zoned for commercial, office, and artisanal manufacturing uses west of the Rio Grande to support additional job growth. The existing development serves as an oasis of commercial activities and services to these neighborhoods on the West Side. This request furthers Policy 5.4.2, Policy 5 4.2 (a) and Policy 5.4.2 (b).

K. Policy 5.6.2 (b): Encourage development that expands employment opportunities.

The proposed development will encourage commercial and office development that will expand employment opportunities in the area. This request furthers Policy 5.6.2(b).

L. Policy 5.6.3 Area 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]

Future development of this site would protect and enhance the character of existing single-family neighborhoods in this Area of Consistency by being subject to IDO development standards such as Neighborhood Edges. This request furthers Policy 5.6.3.

- 9. The request is consistent with the following Comprehensive Plan Goal and policy in Chapter 6: Transportation:
  - A. Goal 6.1 Land Use Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed site plan amendment would allow for continued development around the existing transportation system to support the planned character of existing and future land uses along the Paseo del Norte Commuter Corridor. This request furthers Goal 6.1

- 10. The request is consistent with the following Comprehensive Plan Goal and policies in Chapter 7: Urban Design
  - A. Policy 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]

The undeveloped portion per this request currently lacks sidewalk and bike lane facilities. Development of the site will require sidewalk construction by the developer along the property's street frontage, creating better pedestrian connectivity to surrounding residential areas and will fill in voids in the current pedestrian network. This request furthers Policy 7.2.1.

- 11. The request is consistent with the following Comprehensive Plan Goal and policies in Chapter 8: Economic Development:
  - A. Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Future development of this site would expand the area with places where business and talent may wish to locate and stay. This request furthers Goal 8.1.

B. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

The proposed amendment would continue to encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the west side. This type of economic development is best suited for infill locations supported by commercial corridors. This request furthers Policy 8.1.2.

C. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

The proposed amendment would allow for future development of the property providing an incentive to local business to expand and diversify employment. This request furthers Policy 8.1.3.

- The applicant notified the following affected neighborhood organization as 12. required: the Westside Coalition of Neighborhood Associations (NA). Property owners within 100 feet of the subject site were notified as required.
- There was no request for a facilitated meeting from neighborhood representatives 13. or members of the public.
- 14. There is no known opposition to or support for this request.

## **RECOMMENDATION – SI-2020-00533, August 13, 2020**

APPROVAL of Project #2020-004024, SI-2020-00533, a request for Major Amendment to a Prior Approval, Site Development Plan, for all or a portion of Tract G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2, H-3, H-4-A, H5, H6, H7, H8, H9, H10, H11, and H12 of Ventana Square Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

## CONDITIONS OF APPROVAL, SI-2020-00533, August 13, 2020 – Site Plan

1. The applicant shall meet with the Staff planner to ensure that all conditions of approval are met. Upon receiving final approvals, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.

Linda Rumpf Staff Planner

## Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on August 13, 2020.

## AGENCY COMMENTS

## PLANNING DEPARTMENT

## Long Range Planning

The applicant, Diamond Tail Realty LLC, represented by Modulus Architects, is requesting a site plan amendment that would remove design standards, guidelines, conditions, and restricted/prohibited uses for a portion of the current site and replace them with the IDO standards and allowable uses for the MX-M zone district.

The proposed replacement of site plan standards with IDO standards for MX-M would impact allowable uses, design standards, and the configuration of the lots. Multiple uses that are currently prohibited by the site plan would become permissive if this request were approved, including:

- Automobile body shop (light vehicle repair would be permissive)
- Automotive sales
- Bar
- Carnival, outdoor (Temporary)
- Circus, outdoor (Temporary)
- Drive-through or drive up facility
- Firework sales (Temporary)
- Mortuary
- Nightclub
- Parking lot or structure (as a separate business)
- Restaurant
- Other Indoor Entertainment (specifically a rifle, pistol range, indoor)

The applicant states that the site, called Ventana Square, "is largely a master planned residential community. The subject site is reserved for commercial uses." This statement is confusing, since there seems to be no residential development anywhere on the site.

This request may represent a significant upzone, as the uses that are restricted through the site plan result in a bundle of uses that are closer to allowances in MX-L than in MX-M. The MX-M zone district allows more Food, Beverage, and Indoor Entertainment uses, larger General Retail uses, and Wholesaling and distribution center uses than the next less intense zone, MX-L. The IDO zone conversion rules looked at the zones referenced in the SU-1 description rather than the individual uses allowed or prohibited through the SU-1 zoning or site plan. Said another way, the old system commonly referenced a straight zone from the Zoning Code and then either removed uses (C-2 minus uses) or added uses (C-1 plus uses). The zone conversion ignored the pluses and minuses and converted to the closest matching

straight zone, then carried over the pluses and minuses of adopted site plans through IDO Section 1-10(A). Both the MX-L and MX-M zone districts allow more uses than are allowed through this site plan, most significantly the sale of alcohol and automotive sales and repairs. The EPC should carefully consider the requested site plan amendment, as it will result in more allowable uses on the site.

The existing development to the north and east and the existing transportation infrastructure (divided boulevards) may provide effective buffering for surrounding residential areas. The potential uses for the site would somewhat buffer and may complement future development to the southeast, which has been zoned NR-BP, Non-residential Business Park. The NR-BP area is currently completely undeveloped, as is the surrounding parcels zoned MX-M and MX-T.

The proposal also requests replacing the site plan design standards with the IDO standards. The current standards do not establish a unique or consistent architectural style throughout the site. The only notable change would be building heights. Currently the site plan restricts building heights to 25 feet, including parapets, for major building walls and 22 feet, including parapets, for building walls of pad buildings, with some extension allowed for accenting the building architecture. The MX-M zone allows building heights up to 45 feet. This would be a significant change. A portion of the site is within the Northwest Mesa Escarpment View Protection Overlay Zone, which has some additional color, window reflectivity, and screening requirements. That portion of the site is not within the VPO's building height restrictions sub-area.

Each lot in the area affected by this request would be allowed to be subdivided into more equally sized lots, ranging between 1 and 2.2 acres. This action needs to go to the DRB for a Minor Subdivision request.

## **Comp Plan Policy Analysis**

The IDO requirements are consistent with several Comp Plan goals including protecting neighborhood identify and design (4.1.2 Identity and Design), encouraging employment density (5.1.5 Employment Centers), providing neighborhood-oriented services (5.1.6 Activity Centers), support Complete Communities (5.2), decrease need for travel by car (6.1.3 All Users, 6.4.2 Air Quality), and goals related to economic development (8.1.3 Economic Base). Increased services, employment opportunities, the fact that infrastructure already exists at this site, and its location on the west side all support approval of this application. The request to remove the site plan design standards and use limitations would mean that the site could develop consistently with MX-M development city-wide. Removing the one-off prior SU-1 zone restrictions would implement the regulatory alignment Comp Plan policies 5.2.7 and 5.2.7.a (Regulatory Alignment).

## Conclusion

More employment opportunities and services should be encouraged within the site, and development of these lots would benefit the area and largely align with Comp Plan goals. However, the greater height allowed under MX-M is considerably more than is currently
permissible according to the Site Plan, and the amendment would remove limits on uses allowed in MX-M. The EPC should carefully consider the changes to use and development standard that would be allowed if this request were approved to ensure that the resulting intensity allowed on the site is appropriate and is consistent with the ABC Comp Plan.

#### Transportation Development Services

- After reviewing the submittal package, number of parcels, and the network of roadways, a Traffic Impact Study is required prior to DRB approval. As part of this study, determine sufficiency of existing left turn bays for the proposed site access.
- For DRB approval, necessary features are required such as pedestrian facilities and bikeway facilities per MRCOG Bikeways Master Plan on Universe Boulevard and Paseo del Norte, and these will be required on an infrastructure list in addition to any recommendations within the Traffic Impact Study.
- Based on required roadway, bikeway, and sidewalk facilities per the plan shown in the Volcano Heights Sector Development Plan and the Unser and Paseo del Norte cross-section (PDN) study, provide cross-sections to show how this fits with the overall proposed site plan. Sufficient right-of-way shall need to be dedicated as part of DRB action. *Note: The DPM says that cross sections in adopted plan and road studies done within the past 10 years should be used as the basis of design for street projects in those areas, so that's why the comment references the Sector Development Plan. See <u>http://www.cabq.gov/planning/plans-publications/plans-studies-transportation-cross-sections for a copy of the sector plan.</u>* 
  - 3. A total of 156 feet right-of-way is proposed for PDN to include a center median, additional vehicular lanes, bike lanes, a trail and sidewalks.
  - 4. As per the MRCOG Bikeway Master Plan and the Volcano Heights Sector Plan, bike lanes are required along Universe Blvd. frontage; a landscape buffer and sidewalk are also required. (Coordination with DMD is needed to determine if a bike trail could satisfy these bike lane and pedestrian way requirements along Universe frontage prior to DRB action.)
- A shared access and parking agreement would be needed between parcels at DRB level.
- Follow IDO requirements for pedestrian way widths for MX zoning.
- Because this is a developing Urban Center, 10-foot pedestrian walkways are requested along roadway frontage. Conform to study requirements.
- Follow DPM requirements for required access easement width for two-way traffic based on number of lots served.

• Submit prior approved infrastructure list for informational purposes to determine any additional requirements other than what has been identified already.

#### **POLICE DEPARTMENT/Planning**

- Ensure adequate lighting throughout the project exterior lighting on the building and any future building(s).
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building to the street and the street to the building. Also maintain natural surveillance between the primary development and any future building(s).
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Customer Parking.
- Provide signage that clearly directs the client to the appropriate entrance.
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between customer areas and employee only areas.
- Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, and any sensitive areas such as cash handling and/or storage areas.
- Ensure that addresses are posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.

If you have any questions regarding these CPTED recommendations, please call Laura Kuehn at 768-2006. She is also available to do an on-site security survey after the project is complete.

#### SOLID WASTE MANAGEMENT DEPARTMENT

A site plan to scale 1"=50' will be required for Solid Waste approval. This is to ensure the refuse vehicle will have access to the proposed project area.

#### ABC WATER UTILITY AUTHORITY (ABCWUA)

As a condition of approval each lot being developed shall request an Availability Statement. Requests can be made at the link <u>http://www.abcwua.org/Availability\_Statements.aspx</u>. Request shall include a City Fire Marshal approved Fire 1 Plan, a proposed utility plan, and a zone map showing the site location.

For Information Only:

From the conceptual Utility Plan provided with the request it is understood that several utility improvements are proposed with the full buildout of the site. It is unclear which improvements are proposed public and which are proposed private. It should be noted that all public water infrastructure shall be within a dedicated public water and public sanitary sewer easement.

Hydrants that are located outside of this easement or are located in a manner that services only one lot shall be considered private and painted safety orange.

The utility plan also shows a force main that is intended to serve Tract H-6, H-9, H-8, H-10, and H-11 but does not show a discharge point into the public system. All discharge from the proposed development should be via gravity sewer (if possible, force main if absolutely necessary) north to the onsite eight inch collector line. Discharge east, to the eight inch collector line within TR B PLAT OF VITTORIA SUBDIVISION AT VENTANA RANCHA REPLAT OF TRACT J VENTANA RANCH, will only be considered if easements can be obtained.

#### ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: Permissive uses in the MX-M zone include residential such as townhome and multi-family. Master development plan provided with application is dated 2000. Application states that updates have occurred in the interim, but legible, clearly dated current plan does not appear with application. At present, approximately 11 acres (in 7 tracts: H-5, H-6, H-7, H-8, H-9, H-10, H-11), remain undeveloped. Should residential construction occur, the following schools will be impacted: Sunset View Elementary School, James Monroe Middle School, and Cibola High School.

School	2019-2020 40 <sup>th</sup> Day Enrollment	Facility Capacity	Space Available
Sunset View Elementary School	648	660	12
James Monroe Middle School	1,029	1,135	106
Cibola High School	1,904	2,160	256

#### Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments.

## **MID-REGION COUNCIL OF GOVERNMENTS** (MRCOG) / Mid-region metropolitan planning organization (MRMPO)

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the 2040 Metropolitan Transportation Plan (MTP) and the maps therein; Transportation

*Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

MRMPO has no adverse comments.

For informational purposes:

- Paradise Blvd. NW and Universe Blvd NW are functionally classified as Minor Arterial roadways.
- A proposed bike lane is identified in the LRBS in Paradise Blvd NW in the project area.

#### PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

1. An existing overhead 115kV transmission line is located along the west side of the property on the subject site. It is the applicant's obligation to abide by any conditions or terms of those easements. And to ensure electric safety clearances from any structures on the property according to code and PNM Electric Service Guide.

2. There is a requirement for all electric utility poles to be shown on the site plan. None are shown.

3. The developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.

4. 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 is requesting that no direct access will be allowed to NM 473 Paseo Del Norte and that no additional access would be allowed of off Universe unless to complies with State Access Management Manuel guidelines.
- If there are any questions, please feel free to contact Peter Kubiak at 505.249.5718 or Peter.Kubiak@state.nm.us.

\*\*\*

APPENDIX

SITE PHOTOS













#### APPLICATION INFORMATION

# Albuquerque



#### **DEVELOPMENT REVIEW APPLICATION**

Effective 5/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.					
Administrative Decisions	☐ Historic Certificate of Appropriateness – Major (Form L)		□ Wireless Telecommunications Facility Waiver (Form W2)		
□ Archaeological Certificate (Form P3)	□ Historic Design Standards and Guidelines (Form L)		Policy Decisions		
□ Historic Certificate of Appropriateness – Minor (Form L)			□ Adoption or Amendment of Comprehensive Plan or Facility Plan ( <i>Form Z</i> )		
□ Alternative Signage Plan (Form P3)	XSite Plan – EPC includin (Form P1)	g any Variances – EPC	□ Adoption or Amendment of Historic Designation ( <i>Form L</i> )		
□ WTF Approval (Form W1)	□ Site Plan – DRB (Form F	P2)	□ Amendment of IDO Text (Form Z)		
□ Minor Amendment to Site Plan (Form P3)	□ Subdivision of Land – Mi	inor <i>(Form S2)</i>	□ Annexation of Land (Form Z)		
Decisions Requiring a Public Meeting or Hearing	□ Subdivision of Land – Ma	ajor <i>(Form S1)</i>	□ Amendment to Zoning Map – EPC (Form Z)		
□ Conditional Use Approval (Form ZHE)	$\Box$ Vacation of Easement or	<sup>r</sup> Right-of-way <i>(Form V)</i>	□ Amendment to Zoning Map – Council (Form Z)		
□ Demolition Outside of HPO (Form L)	□ Variance – DRB (Form V	/)	Appeals		
□ Expansion of Nonconforming Use or Structure (Form ZHE)	□ Variance – ZHE (Form Z	HE)	□ Decision by EPC, LC, DRB, ZHE, or City Staff ( <i>Form A</i> )		
APPLICATION INFORMATION					
Applicant: Diamond Tail Realty LLC			Phone: 505-250-5049		
Address: 20 Fall Pippin LN Suite 20	3	r	Email: tgrowney@growney-inc.com		
city: Asheville		State: NC	Zip: 28803		
Professional/Agent (if any): Modulus Arch	nitects		Phone: 505-338-1499		
Address: 100 Sun Ave NE Suite 600	) Albuquerque, NM	87109	Email:awilliomson@modulusarchitects.com		
City: Albuquerque		State: NM	Zip: 87109		
Proprietary Interest in Site: Agent		List all owners: Diamon	nd Tail Realty LLC		
BRIEF DESCRIPTION OF REQUEST					
Amend existing Site Development Pla and resticted/prohibited uses with the			esign standards, guidelines, conditions		
SITE INFORMATION (Accuracy of the existing lo			necessary.)		
Lot or Tract No.: See attachment "Site Inform	nation"	Block:	Unit:		
Subdivision/Addition: Ventana Square		MRGCD Map No.:	UPC Code:See attachment "Site Information"		
Zone Atlas Page(s): B-10-Z	Existing Zoning: MX	K-M	Proposed Zoning: N/A		
# of Existing Lots: 18	# of Proposed Lots: 1	9	Total Area of Site (acres): +/- 38.26		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: Paradise Blvd NW ABQ 87114 Between: Universe Blvd and: Paradise Blvd					
CASE HISTORY (List any current or prior project	ct and case number(s) that	may be relevant to your re	quest.)		
Project # 1000390					
Signature: Regime Otogo,			Date: 6/25/20		
Printed Name: Regina Okoye			□ Applicant or XAgent		
FOR OFFICIAL USE ONLY					
Case Numbers		Action	Fees		
-					
-					
-					
Meeting/Hearing Date:		1	Fee Total:		
Staff Signature:		Date:	Project #		
			· · · · · · · · · · · · · · · · · · ·		

SITE INFORMATION:

Lot of Tract No:

G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2 H-3, H-4-A, H-5, H-6, H-7, H-8, H-9, H-10, H-11, H-12

UPC Code:

#### FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

#### SITE PLAN - EPC

MASTER DEVELOPMENT PLAN

X MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- **EXTENSION OF SITE PLAN EPC OR MASTER DEVELOPMENT PLAN** 
  - Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language:
  - A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabg.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
  - Х Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - Signed Traffic Impact Study (TIS) Form
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
  - N/AExplanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
    - X Office of Neighborhood Coordination neighborhood meeting inquiry response
    - $\overline{\mathbf{X}}$  Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - Sign Posting Agreement
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - ${
      m X}$  Office of Neighborhood Coordination notice inquiry response
    - X Copy of notification letter and proof of first class mailing
    - X Proof of emailed notice to affected Neighborhood Association representatives
  - X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- N/A Completed Site Plan Checklist
- X Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
  - Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

#### □ VARIANCE – EPC

In addition to the above requirements for the Site Plan - EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.				
Signature: Regime Otton		Date: 6/24/20		
Printed Name: <sup>[]</sup> Regina Okoye		$\Box$ Applicant or ${f X}$ Agent		
FOR OFFICIAL USE ONLY				
Case Numbers:	Project Number:			
Staff Signature:				
Date:				

### SIGN POSTING AGREEMENT

#### REQUIREMENTS

#### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

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

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

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
- 3. PHYSICAL POSTING
  - A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
  - B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
- 4. TIME

)togo Regina ( 6/25/2020 То Signs must be posted from

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

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

	(Applicant or Agent)	(Date)		
I issued signs for this application, _	,,,,	(Staff Member)		
PROJECT NUMBER:				



City of Albuquerque Environmental Planning Commission Plaza Del Sol, 600 Second Street NW Albuquerque, NM 87102

## Re: Agent Authorization Notice - Ventana Square (Universe Blvd and Paradise Blvd)

To Whom It May Concern,

Diamond Tail Realty LLC, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at Universe Blvd and Paradise Blvd Albuquerque NM 87114 and legally described as:

Tract H-5: TR H-5 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT .8064 AC

Tract H-6: TR H-6 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT 3.2901 AC

Tract H-7: TR H-7 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT 1.0952 AC

Tract H-8: TR H-8 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT 1.1061 AC

Tract H-9: TR H-9 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT 2.4808 AC

Tract H-10: TR H-10 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT 1.0656 AC

Tract H-11: TR H-11 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE ATVENTANA RANCH A REPLAT OF TRACT H-A VENTANA RANCHCONT 1.0858 AC

This authorization is valid until further written notice Diamond Tail Realty LLC, or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely, - MANAGING MENDER ALLA Diamond Tail Realty LC 20 Fall Pippin LN Suite 203

Page | 1

Asheville NC 28803



Tim Keller, Mayor Sarita Nair, CAO City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103 Planning Department David S. Campbell, Director

DATE: June 18, 2020

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

 Case Number(s):
 PR-2020-003988

 Agent:
 Modulus Architects, Inc.

 Applicant:
 Diamond Tail Realty LLC.

 Legal Description:
 H1, H2, H3, H4A, H5, H6, H7, H8, H9, H10, H11, H12 Ventana Square at Ventana Ranch

 Zoning:
 MX-M

 Acreage:
 25.58

 Zone Atlas Page(s):
 B-10-Z

CERTIFICATE OF NO EFFECT:	✓ Yes	No
CERTIFICATE OF APPROVAL:	Yes	√ No

#### SUPPORTING DOCUMENTATION:

historic Google earth Images

SITE VISIT: N/A

#### RECOMMENDATIONS:

Aerial photographs indicate area was completely bladed prior to March, 2002 CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

8-20

Douglas H. M. Boggess, MA, RPA Date Senior Principal Investigator Acting City Archaeologist Lone Mountain Archaeological Services, Inc. SUBMITTED TO:

Russell Brito, Planning Manager City of Albuquerque Planning Department



Mr. Dan Serrano, Chairman Environmental Planning Commission City of Albuquerque 600 Second Street NW Albuquerque, NM. 87102

UPDATED: July 28, 2020

RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR SUBDIVISION AND REMOVE AND REPLACE EXISITING DESIGN GUIDELINES, REQUIREMENTS, STANDARDS, CONDITIONS AND THE RESTRICTED/PROHIBITED USES APPROVED BY THE EPC/DRB WITH THE INTEGRATED DEVELOPMENT ORDINANCE – EPC 6-4(Y) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1000390

VENTANA SQUARE – LOCATED ON THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF UNIVERSE BLVD NW AND PARADISE BLVD NW, AND NORTH OF PASEO DEL NORTE NW, APPROXIMATELY 39 ACRES, LEGALLY DESCRIBED AS:

G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2 H-3, H-4-A, H-5, H-6, H-7, H-8, H-9, H-10, H-11, H-12 OF VENTANA SQUARE SUBDIVISION

EPC REQUEST AFFECTS ONLY PARCELS: H-5, H-6, H-7, H-8, H-9, H-10, and H-11

#### Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents Diamond Tail Realty LLC, hereafter referred to as "Applicant". We, "Agent" is requesting approval of a Major Amendment to prior approved EPC Site Plan for Subdivision and to replace the existing Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses with the currently adopted Integrated Development Ordinance (IDO). The parcels (the "subject site") was zoned SU-1 for restricted C-2 Uses and is now zoned MX-M (Mixed-Use – Moderate Intensity Zone District) and is approximately 38.26 acres. This request will be dealing with only the south half of the Ventana Square Subdivision. The lots involved in this request are as followed: H-5, H-6, H-7, H-8, H-9, H-10, and H-11 for a total of +/- 10.95 acres. The subject site is located south of Universe Blvd NW, south/east of Paradise Blvd. NW, and north of Paseo del Norte NW. The subject has partially developed from the date of the original approval.

The purpose of this Major Amendment to the Site Plan is to amend the current approved Site Plan for Subdivision now referred to as "Site Plan," previously identified as Project Number: 1000390, Application Number: 00128-00000-00409 and 00128-00000-00410. The Site Plan for Subdivision was approved in 2000 by the EPC/DRB for the project named "Ventana Square". The request also included a Zone Map Amendment (00110 00000 00408). This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. The current market demands have changed and the desire for small neighborhood scale pedestrian-friendly commercial development more accurately reflects the future development of Ventana Square. This request of the amended Site Plan will establish modified lots to adjust to the existing market conditions and demands. The request will further a preponderance of Goals

and Policies in the Albuquerque Bernalillo Comprehensive Plan as well as meet the requirements of the Integrated Development Ordinance (IDO).

The request also includes removing the existing Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses and replacing them with the Integrated Development Ordinance as adopted and amended. The **IDO** was **adopted** by the City Council through Ordinance 2017-49 (O-17-49) in November 2017. Council also **adopted** two sets of 6-month amendments. The **IDO** became effective on May 17, 2018. The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans. The approval of this request will be more suitable for development and ensure the best development outcomes and protections for the neighborhoods. There are no specific uses known at this time. This will allow flexibility for future developments while still abiding by the IDO allowable uses (Table 4-2-1) for the MX-M zone district. There have been several changes to the site since the 2000 Site Plan for Subdivision was approved. This justification narrative will go in depth on the background of this subject site below in the section called "Background".





The purpose of this letter is to provide the very pertinent background, policy support and justification for the proposed Site Plan Amendment request. All parcels within the Site Plan amendment area are zoned MX-M. Following the standards of the MX-M zone allows a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. This zone follows in line with the original intent of SU-1 to integrate mixed-use offices, commercial/retail & service centers. The subject site is

reserved for commercial uses. The MX-M standards and modified lots are appropriate in this location and would achieve and exceed the original goal that was envisioned in the approved Site Plan for Subdivision.

#### PROPOSED AMENDMENT

This Amendment to the approved Site Plan for Subdivision (Site Plan) request seeks to modify the existing undeveloped parcels. The undeveloped lots are as followed: H5, H6, H7, H8, H9, H10, and H11. This request does not include any of the developed lots that are a part of the Site Development Plan. The developed lots not a part of our application are as followed: G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2 H-3, H-4-A, and H-12 (they will keep the design standards). This proposal includes approximately 11 acres. The amended tracts that this request proposes are as followed: Tracts H-5, 6, 6A, 7, 8, 9, 10, 11. The Site Plan will not include proposed building uses or any pad layouts. It will just represent new parcel sizes with an additional lot included (H6A). This will allow the undeveloped lots to develop per IDO allowable uses (Table 4-2-1) and to be consistent with the MX-M zone. The Site Plan will also include the layout of internal road circulation and pedestrian walkways. This will promote the site to be pedestrian-friendly and create safe and pleasant non-motorized travel conditions, both to and within the site. At this time, it is unknown what if any public infrastructure will be required as a result of future development on the subject site. That will be determined at the DRB. The amended Site Plan will replace both the Site Plan for Subdivision and the Site Plan for Building Permit for the mentioned undeveloped tracts. The request also includes replacing the existing Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses of all the undeveloped tracts with the currently adopted Integrated Development Ordinance (IDO).

Based on our coordination with City Engineering and Transportation we understand that approval of the Amendment by the EPC will still need to go to the DRB for "technical" review and enforcement of requirement improvements. Based on this, we are requesting that all future development that does not meet the threshold of an Administrative Amendment (AA), the project be delegated to the DRB as opposed to going back to original approving body (EPC). This will simplify and expedite the process while still being reviewed by the City. This delegation to the DRB will also help to coordinate the efforts by DMD to widen Paseo del Norte.

A Traffic Study for the Ventana Square Development was approved in 2000. It was previously addressed with earlier arrangements. It has since expired and no longer valid. TIS reports are only considered relevant if less than 5 years old. Per our Traffic Engineer as well as the City Transportation Division, an updated TIS will be required prior to DRB approval. At such time as this is completed it will be determined what offsite improvements will need to be made.

After the IDO was adopted, the site was zoned Mixed-use-Moderate Intensity Zone District (MX-M). The MX-M zone district standards and the modified lots are more in line with the continuation of developing this site. This request is currently more advantageous/appropriate to the community and location as articulated in accordance of the IDO Section 14-16-6-4(Y)(1)(b) and 14-16-6-6(H)(3) noted in our review and decision criteria portion of this letter. This would allow the undeveloped land to be developed in a way that is consistent with its prior use and with the surrounding land uses.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Future development on the subject site under the MX-M zone would be subject to IDO and DPM requirements. These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such

as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM.

#### BACKGROUND

On May 18, 2000, the Environmental Planning Commission(EPC) voted to approved Project 00128 00000 00409 and 410 for a Site Plan for Subdivision and a Site Development Plan for Building Permit for Tracts G and H of Ventana Ranch Subdivision. The request also changed the initial zoning from C-2 to SU-1 for restricted C-2 uses. The Development Review Board (DRB) approved the above EPC Site Plans in 2000 (Project 1000390). The subject site includes approximately 38.26 acres. The Site Plan proposed building pads for each lot. It laid out all uses, pad sizes, internal road lay out, to clearly identify the design of this subdivision. It also included alternate uses for the pads that where approved. The concept stated: "If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC".

The EPC delegated final sign-off authority of this Site Development Plan to the DRB. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. The EPC included additional conditions that were met and added to the Site Plan by the applicant.

In 2004, the EPC/DRB approved Project 1000390/03EPC02182, a request for Site Development Plan for Building Permit for Lots H1, H2, H3 and H4. The proposal included a convenience store, drive-through, a bank and retail shops. The Site Plan had to go back to the EPC because the site was previously approved for a convenience store and retails shops, so the use of restaurant and a bank are new uses proposed for the site.

In 2005, the EPC/DRB approved project 1002346(05EPC-01264, 01263), a request for a Site Development Plan – Building Permit and for an Amended Site Development Plan – Subdivision for tracts G1, G2 and G4. The previous listed tracts were subdivided into tracts G-1A, G-2A, G-4A, G-5A and G-6A. The request also modified some of the Architectural Design Requirements (General Architecture, Color Pallet, Freestanding Signage, and Lighting). A major change to the General Architect section of the design standards was the increased maximum building height from 25' to 35' and 25' parapet heights. In 2006, an Administrative Amendment (AA) was approved (1002346/ 06AA00960, 00961); the request amended parcel labels G-6A and G-5A to read as G-2-B and G-2-C.

The Site Development Plan for Subdivision established design "requirements", "guidelines", "standards", "conditions", and "restricted/permissive uses" for the entire site. The proposed design requirements and layout were intended to ensure that future development would complement residential areas; future development would be sited to minimize the adverse effects of noise, lighting pollution, and traffic on residential environments. The proposed height restrictions would ensure that urban and site design would maintain and enhance unique vistas and that future development on the subject site would improve the quality of the visual environment. After approval of the subject request, all subsequent Site Plans for Building Permit must develop consistent with the design "standards". Conversely, guidelines are only encouraged and not required. Standards and guidelines are provided for architecture, screening, signage, pedestrian circulation, landscaping, awning, glazing, lighting, setbacks, traffic regulations, walls, screening, and parking.

There have been several changes and improvements to the site since the 2000 Site Plan for Subdivision was approved. Lots H5-H11 have stayed undeveloped and the original intent and pads being proposed have changed based on the market and community needs. We do not wish not make any modifications the existing developed lots, just the mentioned undeveloped lots. The current area for the Ventana Square Subdivision is approximately 38.26 acres. It is our intent to replace the current design standards and subject this undeveloped property to all standards and guidelines in the Integrated Development Ordinance. The standards of the IDO have replaced the old zoning code, overlay zones and sector plans across the City of

Albuquerque. The IDO's intended purpose is for the same protections and will allow for consistent oversight and enforcement for development of this properties(s).

The approved Site Development Plan identified prohibited uses and we have provided a side-by-side analysis of the prohibited uses and the MX-M zone. It is important to note that we notified all of the Neighborhood Associations and residents and did not receive a request for a meeting. Our notices were clear in our intent to request a replacement of the current design standards with the requirements of the IDO.

The standards listed several uses that were prohibited within the development. The prohibited uses generally represent uses permissive and conditional in the C-2 zone. Those uses were identified as follows:

- 1. Automobile body shop
- 2. Automotive sales
- 3. Bar
- 4. Carnival, outdoor
- 5. Circus, outdoor
- 6. Disco, no liquor
- 7. Firework sales
- 8. Mobile homes sales
- 9. Mortuary
- 10. Nightclub
- 11. Parking lot or structure (as a separate business)
- 12. Rifle, pistol range, indoor
- 13. Trailer rental for use elsewhere
- 14. Trailer sales, mobile home and RV

#### Table 1. Side-by-Side Analysis of Uses

Prohibited Uses (from 2000 Site	Current IDO Uses (MX-	Related IDO Development Standards That
Plan)	M Zoning)	May Apply
Automobile body shop	Light vehicle repair – Permissive	4-3(D)(18)
Automotive sales	Light vehicle sales and rental – Permissive	4-3(D)(19)
Bar	Bar – Permissive	4-3(D)(8)
Carnival, outdoor	Fair, Festival, or Theatrical Performance - Temporary	4-3(G)(4)
Circus, outdoor	Circus – Temporary	4-3(G)(1)

Disco, no liquor	Nightclub – Permissive	4-3(D)(8)
	Liquor Retail – Permissive	4-3(D)(36)
Fireworks sales	Seasonal Outdoors Sales – Temporary	4-3(G)(10)
Mobile home sales	Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair – Prohibited	No use specific standards
Mortuary	Mortuary – Permissive	No use specific standards
Nightclub	Nightclub – Permissive	4-3(D)(8)
Parking lot or structure (as a separate business)	Paid Parking Lot – Permissive	4-3(D)(21)
	Parking Structure – Permissive	
Rifle, pistol range, indoor	Other indoor entertainments – Permissive	4-3(D)(11)
Trailer rental for use elsewhere	Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair – Prohibited	N/A
Trailer sales, mobile home and RV	Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair – Prohibited	N/A
Restaurant fast food with drive up – - Not Permitted on pads 3 and 4 - Drive up window must be located	Restaurant – Permissive Drive-through or drive-	4-3(D)(8)
only adjacent to Paseo Del Norte and Paradise Blvd or on east elevation.	up facility – Permissive Accessory	4-3(F)(4)
Auto repair, tire, battery, accessories, parts, and detailing – Not permitted on pads 2,3,4,5, or M- 4 - Service areas to face internal to site	Light vehicle repair – Permissive	4-3(D)(18)
Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone. - Limited to Major 1,2,3 and 4; Pads 1,2,5,6,7 and 8; Shops 1 and 2	Liquor Retail – Permissive	4-3(D)(36)

The uses that were identified as prohibited in the design standards and outlined have also become nonconsequential for the following reasons:

- Automobile body shop This use would translate to light vehicle repair and is currently a prohibited use. The MX-M would make it permissive. Additional requirements defined in 4-3(D)(18) limit the use. In the MX-M zone district, this use shall be conducted within a building and cannot be located within 25 feet of any residential zone district or a lot containing a residential use in any Mixed-use zone district. The use is also prohibited within 330 feet of a Major Public Open Space.
- 2. Automotive sales This use would translate to light vehicle repair and is currently a prohibited use. The MX-M would make the use permissive. Additional requirements defined in 4-3(D)(19) limit the use. The use, for outdoor display, maintenance, storage and service will include additional screening, buffering and landscaping to any adjacent residential zone district or residential component of any Mixed-use zone district. Outdoor display, maintenance, storage and service are also prohibited within 50 feet of any residential zone district or lot containing a residential use in any Mixed-use zone district and are prohibited in any required front setback area.
- 3. Bar This use will also translate as a bar and would become permissive. Additional requirements defined in 4-3(D)(8) limit the use. The establishment MUST comply with all New Mexico state law requirements.
- 4. Carnival, outdoor This use will translate to fair, festival, or theatrical performance. This use is identified as Temporary Use in the MX-M zone district. It would require a Temporary Use Permit to ensure no adverse effects on the surrounding area. Additionally, standards would be placed on the use to ensure no harmful impacts such as a limit of 76 consecutive days and to 45 days in any calendar year unless a Conditional Use Approval is obtained.
- 5. Circus, outdoor This use translates to a circus as well and would become a Temporary Use. Additional requirements defined in 4-3(G)(1) limit the use. It would require a Temporary Use Permit to ensure no adverse effects on the surrounding area. Additional design standards would be placed on the use to ensure no harmful impacts such as a Fire Marshal approval and an approved Site Plan.
- 6. Disco, no liquor This use is defined as a night club with liquor retail. These uses will become permissive. Additional requirements defined in 4-3(D)(8) and in 4-3(D)(36) limit the use. The establishment MUST comply with all New Mexico state law requirements. Liquor retail has extensive measures put in place for approval. A Conditional Use Permit for liquor retail is required when proposed within 500 feet of any Residential or NR-PO zone district or any group home.
- 7. Firework sales This use translates to seasonal use outdoor sales and would become a Temporary Use. It would require a Temporary Use Permit to ensure no adverse effects on the surrounding area. This use is limited to a total of 45 days in any calendar year.
- 8. Mobile homes sales This use translates to heavy vehicle and equipment sales, rental, fueling, and repair and is prohibited in the MX-M zone district.
- 9. Mortuary Currently a mortuary is a prohibited use. Under the MX-M zone the use becomes permissive. This use if implemented on site would likely represent economic opportunities for the community with minimal risk of negative impact and would help to facilitate the desire of the comprehensive plan to provide the neighborhood residents with neighborhood scale needs at the local level.
- 10. Nightclub This use will become permissive in the MX-M zone district. Additional requirements defined in 4-3(D)(8) limit the use. The establishment MUST comply with all New Mexico state law requirements.
- 11. Parking lot or structure (as a separate business) This use will become permissive in the MX-M zone district. Additional requirements are defined in 4-3(D)(21) limit the use. These uses would be advantageous to the development of this site. The site contains a variety of shopping options. A parking lot or structure would provide neighborhood scale needs while shopping and would be convenient to the community.
- 12. Rifle, pistol range, indoor This use would translate to other indoor entertainment and would become permissive. Additional requirements are defined in 4-3(D)(11) limit the use. This use

would provide neighborhood scale entertainment to an area of Albuquerque that currently lack such entertainment. It would add to the community and would be more convenient to the surrounding neighborhood to have entertainment closer to the surrounding residences.

- 13. Trailer rental for use elsewhere This use translates to heavy vehicle and equipment sales, rental, fueling, and repair and is prohibited in the MX-M zone district.
- 14. Trailer sales, mobile home and RV This use translates to heavy vehicle and equipment sales, rental, fueling, and repair and is prohibited in the MX-M zone district.
- 15. Restaurant fast food with drive up Not Permitted on pads 3 and 4 This is use is translated to Restaurant and drive-through or drive-up facility. A restaurant would become a permissive use and the drive-through is a permissive accessory use. There has been fast-food restaurants with drive-through facilities approved on the Site Plan. This specific restriction came from certain negotiated agreements. Prior to the IDO, uses and approvals were negotiated with conditions of approval from interested stakeholders and the City. There has been no finding on why exactly these two pads were excluded from having fast food. The agent did not receive calls or emails regarding this concern, so there is no evidence or record on why this restriction came about. There are currently only two fast food services that has been developed in this subdivision (Blake's and KFC/Taco Bell). This area is surrounding residential developments and fast food services would be advantageous for the community and it will offer more convenience and needs to the community.
- 16. Auto repair, tire, battery, accessories, parts, and detailing Not permitted on pads 2,3,4,5, or M-4 This use would translate to light vehicle repair and is currently a prohibited use. The MX-M would make it permissive. This specific restriction came from certain negotiated agreements. Prior to the IDO, uses and approvals were negotiated with conditions of approval from interested stakeholders and the City. There has been no finding on why exactly these pads were excluded from listed uses. The agent did not receive calls or emails regarding this concern, so there is no evidence or record on why this restriction came about. Additional requirements defined in 4-3(D)(18) limit the use. In the MX-M zone district, this use shall be conducted within a building and cannot be located within 25 feet of any residential zone district or a lot containing a residential use in any Mixed-use zone district. The use is also prohibited within 330 feet of a Major Public Open Space.

The existing design guidelines standards do not establish a unique or consistent architectural style throughout the site. They also addressed building heights. Prior to the IDO, uses and approvals were negotiated with conditions of approval from interested stakeholders and the City. Post IDO, all design standards are based strictly on the IDO. We wish to follow the clear and concise standards of the IDO. The MX-M zone would restrict overall height of all structures to a maximum of 45 feet. The 10 feet difference will not be a significant change and the south parcels within the Northwest Mesa Escarpment View Protection Overlay Zone will follow the overlay requirements per IDO Section 14-16-3-6(E). This will allow all future structures to be consistent with one another. IDO regulations will encourage development that enhances the built environment and is compatible with the character of the surrounding context and similar in height mass and volume to adjacent developments. It will be in line with the Area of Consistency and the Northwest Mesa Community Planning Area.

Additional design guidelines were approved and added to the SDP such as pedestrian connections, outdoor patio space, landscape buffers and pedestrian scales lighting. A majority of the guidelines meet or are in close comparison with the current standards of the IDO, as does the landscaping standards. These were all established to protect the neighborhood edge. This adoption of the IDO standards will mirror the original standards or in some cases will be more restrictive and better defined.

The adoption of the IDO replaced the City's Zoning Code, Subdivision Ordinance and Sector Development plans and as such we are requesting that they replace the standards approved with the previous Subdivision plan and that all future development shall comply with the Integrated Development Ordinance. There will be no proposed building per tract because this will allows the future of Ventana Square to develop per market demands and the demands of the surrounding community. It will not restrict what can and cannot go on a tract, rather it will develop per the IDO and the uses allowed in this MX-M zone district. This will allow consistency for the surrounding community and the subdivision.



#### Figure 2. Existing 2000 Site Plan for Subdivision (Site Plan)



Figure 3. Current Conditions of Ventana Square Subdivision: Legend – Green: Developed, Red: Undeveloped (Subject Site)

#### Table 2. Summary of Subdivision Changes

SUMMA	SUMMARY OF SUBDIVISION CHANGES:						
	C	URRENT SUBD	IVISION	PROPOSED SUBDIVISION			
TRACT	Lot Size (AC)	Pad/Building (SF)	Developed as Intended (Yes/NO)	TRACT	AREA (AC)		
G-1-A	1.05	Shops 3 – 9,000	Yes - Shops	-	-		
G-2-A	4.45		No – Shops	-	-		
G-2-B	0.88		No – KFC/Taco Bell	-	-		
G-2-C	0.72		No – Paradise Liquors	-	-		
G-3	1.98	Major 4 – 15,120	Yes – Walgreens	-	-		
G-4-A	1.10	Shops 4 – 9,000	Yes – Shops	-	-		
H-1	1.73	Pad 5 – 4,000	Yes ( Giant C-Store)	-	-		
H-2	0.96	Pad 6 – 2,860	Yes (Blake's Lotaburger)	-	-		
H-3	0.87	Pad 7 – 3,440	Yes (Bank of America)	-	-		

H-4-A	0.93	Pad 8 – 7,800	Yes (Shops)	-	-
H-5	0.81	Shop 2 – 9,000	Undeveloped	H-5	1.1198
H-6	3.28	Major 2 – 23,000	Undeveloped	H-6	1.9931
		Shops 1 – 7,200			
				H-6A	1.0095
H-7	1.10	Pad 4 – 6,400	Undeveloped	H-7	1.4592
H-8	1.11	Pad 3 – 6,400	Undeveloped	H-8	.9994
H-9	2.49	Major 1 – 28,000	Undeveloped	H-9	2.2008
H-10	1.08	Pad 2 – 4,800	Undeveloped	H-10	1.0656
H-11	1.08	Pad 1 — 8,000	Undeveloped	H-11	1.0858
H-12	5.19	2,800	Yes ( Self-Storage)	-	-

Figure 4. (Below) Development on Tract H-1 (Shell/Giant Gas Station)



Figure 5. Development on Tract H-2 (Blake's Lotaburger)



Figure 6. Development on Tract H-3 (Bank of America)



Figure 7. Development on Tract H-4 (Shops)



Figure 8. Development on Tract H-12 (Self-storage)



Figure 9. Undeveloped Tracts (H5 –H11)



#### **REVIEW AND DECISION CRITERIA**

#### 14-16-6 ADMINISTRATION AND ENFORCEMENT – AMENDMENT OF PRIOR APPROVALS

Our application to the Environmental Planning Commission is pursuant to policies of the IDO (Integrated Development Ordinance) regarding amendment of prior approvals as defined for a Major Amendment as identified below:

#### 6-4(X)(3) Major Amendments

All amendments to permits or approvals that do not qualify as Minor Amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public meeting or hearing) used to issue the original permit or approval.

#### 6-4(Y) AMENDMENTS OF PRIOR APPROVALS

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y).

The purpose of this Major Amendment to Site Plan is to amend the approved Site Plan for Subdivision: Project Number: 1000390, Application Number: 00128-00000-00409 and 00128-00000-00410. The Site Plan for Subdivision was approved in 2000 was platted for a market that was driving the needed for larger lots and larger developments. This approval was granted prior to the effective date of the IDO.

#### 6-4(Y)(1) Site Development Plans

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

#### 6-4(Y)(1)(b) Major Amendments

All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.

#### Response:

This Amendment exceeds the thresholds established for a Minor Amendment, therefore per 6-4(Y)(1)(b) Major Amendments – We are requesting approval from the original approving body, the Environmental Planning Commission that approved this Site Plan for Subdivision/Building Permit, Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses in 2000.

- 2. For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
  - Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

#### Response:

The approved Site Plan for Subdivision has associated Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses that were approved by the Environmental Planning Commission in 2000. We are requesting that the standards be stricken in their entirety for the proposed subject site of Ventana Square Subdivision (Tracts H5- H11) excluding all of other lots associated with Ventana Square. We are requesting that all future development subsequent to the amended Site Plan approval follow all standards of the IDO as adopted and amended as well as any DPM standards.

b. Any change affecting an easement.

#### Response:

This request for a Major Amendment to the Site Plan does not affect current easements but does allow for new ones for access to the modified lots being created. Approval of this request will allow us to establish the new easements needed for the modified lot lines and the pedestrian/vehicular circulation.

c. Any expansion of a nonconforming use or structure.

#### Response: This request does not expand a nonconforming use or structure.

#### POLICY ANALYSIS

#### 6-6(H) SITE PLAN – EPC 6-6(H)(3) Review and Design Criteria

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria: 6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

#### Response:

The proposed Site Plan Amendment is consistent with the ABC Comp Plan, as amended as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

#### CHAPTER 4: CHARACTER

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

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

#### Response:

The subject site is located within an Area of Consistency and in a Community Planning area. A Community Planning Area distinctively defines each area. This amended Site Plan and adopting the IDO will fall in line with the district characteristics of the Northwest Mesa community. Future developments with follow the IDO standards and the standards will not deviate from the vision of this community. The request furthers Policy 4.1.1.

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. [ABC]

#### Response:

Future development that would be allowed with this request to amend the Site Plan and associated Design Standards would be subject to IDO requirements neighborhood edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request furthers Policy 4.1.2.

#### Goal 4.3 City Community Planning Area:

Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

#### Response:

This request for a Site Plan (Amendment) would further this Goal because MX-M zoning allows for a wider array of developments for the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protection to allow the site to develop with identity of the existing community. They will also keep future developments consistent, while protecting the surrounding community. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. The request further Goal 4.3.

#### CHAPTER 5: LAND USE

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

#### Response:

The request furthers Policy 5.1.1 and Policy 5.1.1(c) because permitting the range of mixed uses permitted by the requested MX-M zone near Volcano Heights Urban Center will contribute toward the growth of the surrounding community. MX-M zone will permit the property owners to develop per IDO regulations in an efficient process rather than following recommended guidelines and standards. The requested MX-M zone will encourage employment density, compact developments and infill in an area that is seeking mixed use area that provide for employment, entertainment and services without requiring driving. This would be an infill project located in an Area of Consistency. It would encourage employment density and development on Albuquerque's Westside and would further this policy as it would reduce the need for trips across
the river, accommodate growth and discourage the need for development at the urban edge. This request furthers Policy 5.1.1 and Policy 5.1.1(c).

POLICY 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

# Response:

This policy is furthered by the MX-M zone. The requested MX-M zone allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. This site is an ideal location for an MX-M zone. The site is surrounded by residential zone districts. By following the MX-M development standards this site will provide neighborhood-oriented commercial, retail, institutional and public series. This request furthers Policy 5.1.6(b).

POLICY 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

a) Prioritize office and commercial employment in areas with good access via automobile and transit.

# Response:

The proposed Site Plan (Amendment) has thus far developed into a bustling employment center with shops, restaurants, a bank, a c-store and a self-storage on Albuquerque's Westside adding to the Volcano Heights urban center that prioritizes employment and fosters synergy amongst businesses. With approximately 11 acres of commercial acreage left undeveloped the opportunity to continue the current trend of development furthers Policy 5.1.5.

POLICY 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]

### Response:

This request furthers this policy because an amended Site Plan allowing for the modification of the existing lot lines will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6.

GOAL 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

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

POLICY 5.2.1 (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents

# Response:

This request furthers Goal 5.2, Policy 5.2.1 and Policy 5.2.1(a) because the proposed Site Plan amendment request would allow for a mixture of uses that could help create a healthy, sustainable and distinct community in an Area of Consistency on Albuquerque's Westside, while reinforcing the character and intensity of the surrounding area. The request would make possible development of commercial uses along Paseo del Norte, Paradise, and Universe in a predominantly residentially developed area with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a commuter corridor (Paseo del Norte) offers choice transportation to services and employment. Characteristics of the community will be maintained and remain consistent since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an existing mixeduse zone within a commuter corridor.

Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river. This request furthers Goal 5.2, Policy 5.2.1 and Policy 5.2.1(a).

POLICY 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

### Response:

The requested MX-M zone and the Area of Consistency furthers this policy by allowing for medium intensity commercial and mixed uses in an area surrounded by residential developments. The MX-M zone is compatible and desirable in form and scale to the surrounding developments, it will also not deviate from the areas Consistency intent.

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

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

# Response:

This request furthers Goal 5.3 and Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Consistency with existing infrastructure and public facilities. The property is well served by existing infrastructure and other public facilities including access roads, water, and sewage. This request furthers Goal 5.3 and Policy 5.3.1.

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.

POLICY 5.4.2: West Side Jobs: Foster employment opportunities on the West Side.

POLICY 5 4.2 (a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

POLICY 5.4.2 (b): Prioritize employment opportunities within Centers.

# Response:

The requested adoption of the IDO to follow the MX-M zone district will further this goal and policies by allowing for development that will create jobs on the West Side. The requested MX-M zone at this location is far more suited to further this goal and policy than the current Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses. It makes for a clear and concise development processes. By adopting the IDO it will provide clear designs standards that must be followed. There are not suggested guidelines like what is in place right now.

On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

# Response:

As mentioned before, the designation of MX-M zoning will encourage commercial and institutional development that will expand employment opportunities in the area.

Policy 5.6.3 Area 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]

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

# Response:

Future development of this site will be subject under MX-M zone and subject to the IDO requirements including neighborhood edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale, consistency and location of development and character of building design. These standards will protect and enhance the character of existing single-family neighborhoods. It will allow this land to develop increasing the aesthetics of the community while protecting its character. The requested MX-M zone will offer an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the character and intensity of the surrounding area. This request furthers Policy 5.6.3.

# CHAPTER 6: TRANSPORTATION

POLICY 6.1.3 – Auto Demand: Reduce the need for automobile traveling by increasing mixed-use development, infill development within Centers and travel demand management (TDM) programs.

# Response:

This request would reduce the need for automobile traveling by increasing mixed-use development and infill development adjacent to the Volcano Heights Urban Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3.

# CHAPTER 7: URBAN DESIGN

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian development in urban contexts, and increase pedestrian safety in auto-oriented context.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]

# Response:

Currently, this subject site is partially developed. The undeveloped portion per this request lacks any sidewalks or bike lanes. Development within the MX-M zone will require sidewalk construction by the developer along the property's street frontage, creating better pedestrian connectivity to surrounding residents and fill a longstanding void in the connectivity of pedestrian travel. This will allow residents in the community to have more community necessities that they currently lack. This will in turn promote walking to more convenient locations within their community. The development of this site will encourage a pedestrian-friendly community. This request furthers Goal 7.2 and Policy 7.2.1.

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

### Response:

The request furthers Policy 7.3.4 because the requested MX-M zone will permit a more efficient development process with mixed-uses in an infill location. IDO regulations will encourage development that enhances the built environment and is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development. It will be in line with the Area of Consistency and the Northwest Mesa Community Planning Area.

# CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 Placemaking: Create places where business and talent will stay and thrive.

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. [ABC]

# Response:

This request furthers Goal 8.1 and Policy 8.1.1 because this request for an amendment to the Site Plan will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to Albuquerque Westside for an opportunity to create a sense of "place" and encourage a diverse range of economic development opportunities in an Area of Consistency. This request furthers Goal 8.1 and Policy 8.1.1.

POLICY 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

# Response:

This request furthers this policy because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.

POLICY 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

# Response:

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

As demonstrated in our policy narrative, the proposed Major Amendment Site Plan - EPC and the removal of associated Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses from the Site Plan would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

# Response:

This site was previously zoned SU-1 for restricted C-2 Uses (Permissive & Conditional) with associated Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses. Since adoption of the IDO, the site is now zoned MX-M (Mixed- Use-Medium Intensity Zone District). The request will replace the design requirements, guidelines, standards, conditions and restricted/prohibited uses (Tracts H5-H11 only) of the previous approval and be consistent with the Cities current policies found in the IDO. The amended Site Plan will also not have any pad layouts or uses associated with it. They allowable uses will follow the IDO (Table 4-2-1 Allowable Uses) for the MX-M zone district.

6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

# Response:

By removing the Design Requirements, Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses in place for this subdivision, the site will be consistent with the City's goals and policies for future development as per the IDO, DPM and all other adopted City regulations. All future development subsequent to the amended Site Plan for Tracts H5-H11 shall follow all standards of the IDO as adopted and amended as well any DPM standards.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

# Response:

Since the initial approval of the Site Development Plan, the City's infrastructure has been constructed according to the plan. Initially, there were partially developed public roads surrounding the site and there was not full off-site public street connectivity. Universe Blvd, on the north half of the subject site, Paseo Del Norte and Paradise Blvd have been fully constructed to date. All future public improvements and infrastructure have been developed per plan. This request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing undeveloped tracts (H5-H11). In anticipation of the need to widen Paseo del Norte, 4.096 acres were previously dedicated to the City of Albuquerque for future ROW.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

# Response:

The previous zoning, site plans, and design standards have created a clear limitation on the permissive development uses allowed on this site as compared to the IDO. The permissive uses that are allowed in the IDO compared to the existing standards will not cause any significant adverse impacts on the surrounding area, rather allow for more variety to the community needs. The uses of the IDO are still limited in that it will protect the community because the uses will not cause or allow excess noise, pollution, or hazardous conditions. Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

# CONCLUSION

The Westside Coalition of Neighborhood Associations (NA) were notified along with property owners within 245 feet south of the site and 225 feet north of the site. There was no opposition to the request, a few calls were received inquiring on what was happening to the subject site and there was no request for a neighborhood meeting from neighborhood representatives or members of the public.

The approval of this application will help develop the site into a small-scale neighborhood commercial pedestrian-friendly environment. The modified lots that are being proposed will bring in smaller developments to increase community needs. By following the IDO, it will keep future developments consistent, while protecting the surrounding community.

Future development on the subject site under the MX-M zone would be subject to IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, continuous development of this subject site must still go through a review with the DRB to ensure compliance and adherence to the standards of the IDO as well as the DPM.

The approval of this request for an Amendment to the previously approved Site Development Plan for Subdivision (Site Plan) for the subject properties will develop in a manner that is consistent with the Comprehensive Plan as well as the IDO and will ensure that the opportunity for development on Albuquerque's Westside remains a viable project prime for development. We respectfully request that the EPC support this request with an approval.

Sincerely,

ngela M. Williamson

Angela M. Williamson, CEO/Principal (Agent) Modulus Architects, Inc. 100 Sun Ave NE, Suite 305 Albuquerque, New Mexico 87109 Office: 505.338.1499 ext. 1000 Cell: 505.999.8016 Email: <u>awilliamson@modulusarchitects.com</u>



# CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects dat	TE OF REQUEST: $6/3/20$ zone atlas page(s): $B-10-Z$				
CURRENT: ZONING MX-M	LEGAL DESCRIPTION: H-5 thru H-11 LOT OR TRACT #BLOCK #				
PARCEL SIZE (AC/SQ. FT.) 10.93 acres	SUBDIVISION NAME Ventana Square				
REQUESTED CITY ACTION(S):					
ANNEXATION [ ]	SITE DEVELOPMENT PLAN:				
ZONE CHANGE [ ]: From To	_ SUBDIVISION* [X] AMENDMENT []				
SECTOR, AREA, FAC, COMP PLAN [ ]	BUILDING PERMIT [ ] ACCESS PERMIT [ ]				
AMENDMENT (Map/Text) [ ]	BUILDING PURPOSES [ ] OTHER [ ] *includes platting actions				
PROPOSED DEVELOPMENT:	GENERAL DESCRIPTION OF ACTION: Lot line				
NO CONSTRUCTION/DEVELOPMENT	# OF UNITS:				
NEW CONSTRUCTION	BUILDING SIZE:(sq. ft.) adjustment only				
EXPANSION OF EXISTING DEVELOPMENT [ ]					
determination. APPLICANT OR REPRESENTATIVE ROUND	s, from the information provided above, will result in a new TIS DATE $6/3/2020$ processing by the Traffic Engineer)				
Planning Department, Development & Building Services D 2 <sup>ND</sup> Floor West, 600 2 <sup>nd</sup> St. NW, Plaza del Sol Building, City, 8	Division, Transportation Development Section - 87102, phone 924-3994				
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO	X ] BORDERLINE [ ]				
THRESHOLDS MET? YES [ ] NO [X ]       MITIGATING RE         Notes:       No TIS required for a lot line adjustment.	EASONS FOR <b>NOT</b> REQUIRING TIS: PREVIOUSLY STUDIED: [ ]				
	velopment process manual) must be held to define the level of analysis hanges to the development proposal identified above may require an				
MPm P.E.	6/10/2020				
TRAFFIC ENGINEER	DATE				

Required **TIS** <u>must be completed prior to applying to the EPC and/or the DRB.</u> 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 \_\_\_/\_\_/\_\_\_

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

PA# <u>20-098</u> Date: <u>6/5/20</u> Time: <u>N/A (sent via email)</u>

Address: Paradise Blvd NW Albuquerque 87114

# AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Linda Rumpf (lrumpf@cabq.gov)

Code Enforcement: Charles Maestas (cdmaestas@cabq.gov)

Fire Marshall: Bob Nevárez (rnevarez@cabq.gov) (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

### PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

**REQUEST:** Remove all restrictions, design standards and building requirements approved by the EPC/DRB as

part of the SU-1 for C-2 uses and replace the standards with the IDO. Also including a major amen the existing Site Plan for Subdivision

### SITE INFORMATION:

Zone: <u>MX-M</u>	Size: <u>+-38.26 acres</u>
Use: <u>Commercial Retail</u>	Overlay zone: <u>x</u>
Comp Plan Area of: <u>Consistency</u>	Comp Plan Corridor: <u>x</u>
Comp Plan Center: <u>x</u>	MPOS or Sensitive Lands: <u>x</u>
Parking: <u>5-5, page 225</u>	MR Area: <u>x</u>
Landscaping: <u>5-6, page 251</u>	Street Trees: <u>5-6(D)(1), page 258</u>

Use Specific Standards: Allowable Uses, Table 4-2-1, p. 130

Dimensional Standards: Table5-1-2: Mixed-use Zone District Dimensional Standards p. 194

\*Neighborhood Organization/s: none

\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at <u>www.cabq.gov/neighborhoods.resources</u>.

# PROCESS:

Type of Action: 6-4(Y) Amendments of Prior Approvals, pg. 368; Site Plan – EPC - Major Amendment, P. 397

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRT NOTES FORM-UPDATED 032420.DOCX

PA# <u>20-098</u>

Date: <u>5/29/20</u>

Time: <u>N/A (sent via email)</u>

Address: Paradise Blvd NW Albuquerque 87114

# NOTES:

5/28/20 Question: emailed Angela. Would you please be more specific on which lots you are asking about? Is it the south side of Paradise? Looks like there are 12 lots, with 7 undeveloped and 5 developed. - Linda 5/28/20 response: I will be modify all seven lots on the south side of Paradise. - Angela



### See the Integrated Development Ordinance

http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

https://www.cabq.gov/clerk/public-records

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <u>https://cabq.nextrequest.com/</u>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

Linda Rumpf, <u>lrumpf@cabq.gov</u>

PA# <u>20-098</u>

Time: <u>N/A (sent via email)</u>

Address: Paradise Blvd NW Albuquerque 87114

# **Development Services Comments**

Please contact Jay Rodenbeck for information on how to submit files electronically. He can be reached at <u>jrodenbeck@cabq.gov</u>.

Date: <u>5/29/20</u>

# **UD&D** Comments

On the front page of the existing site plan is a list of uses that are not allowed (exceptions) and Conditional uses that are permissive per the previous SU-1 zoning. These use standards listed on the prior approved Site Plan prevail over the IDO for this site (IDO Section 1-10(A)). This "site plan replacement" request need to go back to the EPC as a Site Plan – EPC - Major Amendment. The list of uses is on the large, controlling, 2000 Site Plan.

-Russell Brito, <u>RBrito@cabq.gov</u>

# **Zoning Comments**

- Paradise and Universe, Multiple Non-addressed lots, Ventana Square at Ventana Ranch subdivision, zoned MX-M
  - Pre-IDO zoning of SU-1 for restricted C-2 uses described in file 00110-00408
  - Case History
    - 1000390
- Applicant is proposing removing all restrictions, design standards and building requirements approved by the EPC/DRB as part of the SU-1 for C-2 uses and replace with the IDO. Also including a major amendment to the existing Site Plan for Subdivision.
  - **Process:** 6-4(Y) Amendments of Prior Approvals, pg. 368

Applicant's questions:

Q: What is the process to replace the existing EPC/DRB standards, set in place, with the IDO standards?

A: There is a process in discussion that would involve having the ability to rescind an approved Site Plan through review of the Zoning Committee. This process is currently being reviewed by City Legal and is not a formalized process. Until then, this type of request will follow the Amendments of Prior Approvals – Major Amendment process and will be reviewed by the original approving body.

Q: Any other information that will help with the process?

- A: Please clarify.
- Q: Will a re-plat be required?

PA# <u>20-098</u>

Date: <u>5/29/20</u> Time: <u>N/A (sent via email)</u>

### Address: Paradise Blvd NW Albuquerque 87114

A: Depends on parcels to be developed. If there will be development across many parcels then a replat would be required.

- Q: What is the process for a Major amendment to a Site Plan for Subdivision?
- A: See Process listed above.

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3850 option 8.

# **Transportation Development comments**

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991).

- Any changes to an existing EPC/DRB approved site plan will need to be submitted thru the AA (Administrative Amendment) process since this will be a Major Amendment
- I recommend a meeting with Jeanne Wolfenbarger prior to any submittal since you want to alter the existing design and possible re-plat.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at <u>lrumpf@cabg.gov</u>



# Figure 3.9.5-2 Intersection Sight Distance

# Table 3.9.5-2 Minimum Intersection Sight Distance

	Minimum Intersection Sight Distance (ft)								
Limit (mph)	2 Lane	Undivided		ivided or 2 Lane v/ 12' Median	4 Lane Undivided				
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn			
20	230	200	240	200	250	200			
25	280	240	300	240	320	240			
30	340	290	360	290	380	290			
35	390	340	420	340	440	340			
40	450	390	480	390	500	390			
45	500	430	530	430	570	430			
50	560	480	590	480	630	480			

# 3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

# Figure 3.9.5-3 Mini Clear Sight Triangle



# 3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

# 3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

# 3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed. NEIGHBORHOOD INFORMATION

From:	Carmona, Dalaina L. <dlcarmona@cabq.gov></dlcarmona@cabq.gov>
Sent:	Friday, June 19, 2020 10:14 AM
То:	Regina Okoye
Subject:	Universe Blvd and Paradise Public Notice Inquiry
Attachments:	02 - Zone Atlas Map.pdf

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First	Last	Email	Address Line 1	City	State	Zip	Mobile	Phone
	Name	Name						Phone	
Westside Coalition of Neighborhood	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral	Albuquerque	NM	87114	5054074381	
Associations		-		Circle NW					
Westside Coalition of Neighborhood	Rene	Horvath	aboard111@gmail.com	5515 Palomino	Albuquerque	NM	87120		5058982114
Associations				Drive NW					

### IDO - Public Notice Requirements & Template: <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>

IDO – Neighborhood Meeting Requirements & Template: <u>https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance</u>

IDO - Administration & Enforcement section: http://documents.cabg.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf

Thanks,



Dalaina L. Carmona Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor Albuquerque, NM 87102 505-768-3334 dlcarmona@cabg.gov or ONC@cabg.gov Website: www.cabg.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, June 19, 2020 8:45 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission
Public Notice Inquiry For:
       Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
       Regina Okoye
Telephone Number
       5052677686
Email Address
       rokoye@modulusarchitects.com
Company Name
       Modulus Architects
Company Address
       100 sun ave ne
City
       Albuquerque
State
       NM
ZIP
       87109
Legal description of the subject site for this project:
       Tract G and H at Ventana Square
Physical address of subject site:
       Tract G and H at Ventana Square
```

### Subject site cross streets: Universe Blvd and Paradise Other subject site identifiers: This site is located on the following zone atlas page: B-10-Z

This message has been analyzed by Deep Discovery Email Inspector.

# **Regina Okoye**

From:	Carmona, Dalaina L. <dlcarmona@cabq.gov></dlcarmona@cabq.gov>
Sent:	Thursday, May 21, 2020 10:21 AM
То:	Regina Okoye
Subject:	Universe Blvd and Paradise Neighborhood Meeting Inquiry
Attachments:	Zone Atlas Map.pdf

# Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association	First	Last Name	Email	Address	City	State	Zip	Phone
Name	Name			Line 1				
Westside	Rene	Horvath	aboard111@gmail.com	5515	Albuquerque	NM	87120	5058982114
Coalition of				Palomino				
Neighborhood				Drive				
Associations				NW				
Westside	Harry	Hendriksen	hlhen@comcast.net	10592	Albuquerque	NM	87114	5058903481
Coalition of	-			Rio Del				
Neighborhood				Sol NW				
Associations								

IDO - Public Notice Requirements & Template: <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>

**IDO** – Neighborhood Meeting Requirements & Template: <u>https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance</u>

**IDO - Administration & Enforcement section:** <u>http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf</u>

Thanks,



# Dalaina L. Carmona

Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor Albuquerque, NM 87102 505-768-3334 <u>dlcarmona@cabq.gov</u> or <u>ONC@cabq.gov</u> Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Wednesday, May 20, 2020 4:16 PM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For: Environmental Planning Commission If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below: Contact Name Regina Okoye Telephone Number 5052677686 Email Address <u>rokoye@modulusarchitects.com</u> Company Name Company Address Modulus Architects City Albuquerque State NM ZIP 87109 Legal description of the subject site for this project: Tract G and H at Ventana Square Physical address of subject site: Subject site cross streets: Universe Blvd and Paradise Other subject site identifiers: This site is located on the following zone atlas page: B-10-Z

\_\_\_\_\_

This message has been analyzed by Deep Discovery Email Inspector.

# GARCIA ASHLEY 6416 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5018

MILLER BRANDON J R & NATASHA 6427 DANTA LN NW ALBUQUERQUE NM 87114-5024

MILLER SARA M & MILLER IAIN B 9812 TAPATIO DR NW ALBUQUERQUE NM 87114-3645

KIRBY JOSEPH L & GAMMIE DONNA L 9908 CHELON PL NW ALBUQUERQUE NM 87114

HERMANN THOMAS H 6443 DANTE LN NW ALBUQUERQUE NM 87114-5024

ARCHULETA TINA L 6439 DANTE LN NW ALBUQUERQUE NM 87114-5024

EDWARDS MARK & BRENDA 9900 CHELON PL NW ALBUQUERQUE NM 87114

RAINBIRD KATHERINE L & TERRY W 6420 DANTE LN NW ALBUQUERQUE NM 87114-5023

SPINROD EVAN M & PATTY HOO-SPINROD TRUSTEES SPINROD FAMILY TRUST 2865 PTARMIGAN DR APT 1 WALNUT CREEK CA 94595-3139

AVILA GAIL E 6423 MICHAELANGELO LN NW ALBUQUERQUE NM 87114-5020 DENNIG YASMIN 1900 CENTRAL AVE SW UNIT 203 ALBUQUERQUE NM 87104-1178

COOPER JAMES R & CAROL A 9904 CHELON PL NW ALBUQUERQUE NM 87114

FLORES JENNIFER R & EDUARDO S 6432 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5018

COLSON TODD A 9808 TAPATIO DR NW ALBUQUERQUE NM 87114-3645

TRUJILLO ALFONSO J & MARY PEARL 6431 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5020

BURTNETT-COTINOLA BRIEANA LYN 9718 TAPATIO DR NW ALBUQUERQUE NM 87114-3611

AMAFCA 2600 PROSPECT AVE NE ALBUQUERQUE NM 87107-1836

G-4 VENTANA LLC PO BOX 30801 ALBUQUERQUE NM 87190

6419 MICHELANGELO LANE NW LLC 273 CIELO AZUL CORRALES NM 87048-9604

MAESTAS ELEUTO R 6600 HOOD RD NW ALBUQUERQUE NM 87114-3759 MARTINEZ ROBERT D & JANICE M 6416 DANTE LN NW ALBUQUERQUE NM 87114-5023

MARTINEZ PAMELA 9804 TAPATIO DR NW ALBUQUERQUE NM 87114-3645

DIVELEY GEORGE A & LAURIE A 6432 DANTE LN NW ALBUQUERQUE NM 87114-5023

> 848 LLC 6015 N 11TH ST PHOENIX AZ 85014-1934

DAVIS ELLIS D 6412 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5018

CANDELARIA YVETTE M 6424 DANTE LN NW ALBUQUERQUE NM 87114-5023

HARRIGAN DAVID J & DEBORAH A 6423 DANTE LN NW ALBUQUERQUE NM 87114-5024

RODRIGUEZ KATHLEEN N & RASMUSSEN MATTHEW J 6435 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5020

STANFORD TIMOTHY & MARY 6427 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5020

SLEEPING INDIAN INVESTMENTS LLC 3205 RICHMOND DR NE ALBUQUERQUE NM 87107-0000 CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE NM 87103-2248

# MENDOZA CLAUDIA 10012 ERLITZ DR NW ALBUQUERQUE NM 87114-4678

LAS VENTANAS H-3 LLC C/O CRES - BOKF ATTN: PROPERTY TAX ADM PO BOX 2300 TULSA OK 74102-2300

ARAGON MATTHEW R & KIM M 6605 LOS PRADOS RD NW ALBUQUERQUE NM 87114

DOUGHTY DANIEL H & ELIZABETH CHRISTINE CO TRUSTEES DOUGHTY TRUST 139 BIG HORN RIDGE RD NE ALBUQUERQUE NM 87122-1903

GILBERT MARY F 9504 LA ROCCA CT NW ALBUQUERQUE NM 87114-3449

KIE BIANCA & VALENTINO 6423 BELLINI LN NW ALBUQUERQUE NM 87114-5272

> PADILLA HEIDI 9500 LA ROCCA CT NW

MALDONADO ANGELINA 6420 MICHELANGELO LN NW

ALBUQUERQUE NM 87114-5018

ALBUQUERQUE NM 87114-3449

MANCIA WILLIAM R & ABEYTA-MANCIA VICTORIA 9728 TAPATIO DR NW ALBUQUERQUE NM 87114-3643

URBAN BRIAN J & PHILIP A SALAS 9628 PUCCINI TRL NW ALBUQUERQUE NM 87114-4698 DIAMOND TAIL REALTY LLC 20 FALL PIPPIN LN SUITE 203 ASHEVILLE NC 28803-8802

SEDILLO ANNA & DAVID JR 9709 PUCCINI TRL NW ALBUQUERQUE NM 87114

LUCERO AMBER J 9731 PUCCINI TRL NW ALBUQUERQUE NM 87114-4697

MARUFFI JOSEPH NATHAN 9616 PUCCINI TRL NW ALBUQUERQUE NM 87114

PLACENCIO JESSICA 9715 PUCCINI TRL NW ALBUQUERQUE NM 87114

VENTANA RANCH COMMUNITY ASSOC C/O HOAMCO PO BOX 67590 ALBUQUERQUE NM 87193

> HERRERA ROXANNE 9604 PUCCINI TRL NW ALBUQUERQUE NM 87114

ALVARADO DEVELOPMENT LLC 924 W COLFAX AVE SUITE 302 DENVER CO 80204-2629

GARNETT ALLAN L & MARISA J 9612 PUCCINI TRL NW ALBUQUERQUE NM 87114

ARAGON JOSEPH P & ISABEL M 6431 BELLINI LN NW ALBUQUERQUE NM 87114-5272 HOLLOWAY MARTINA N 9711 PUCCINI TRL NW ALBUQUERQUE NM 87114-4697

AMERICAN HOMES 4 RENT PROPERTIES NINE LLC 30601 AGOURA RD SUITE 200 AGOURA HILLS CA 91301-2148

FLORES JENNIFER R & EDUARDO S 6432 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5018

TOQUINTO LUIS A JR & BACA ANN M PACHECO 9720 TAPATIO DR NW ALBUQUERQUE NM 87114

LUCERO SARAH J 6428 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5018

ROMERO LISA C 9708 PUCCINI TRL NW ALBUQUERQUE NM 87114

GRADY GROUP LLC PO BOX 30801 ALBUQUERQUE NM 87190

SANBORN BENJAMIN & JESSICA L 9732 PUCCINI TRL NW ALBUQUERQUE NM 87114-5273

ROMERO LISA C & MALDONADO JUAN CARLOS 9724 PUCCINI TRL NW ALBUQUERQUE NM 87114

KALLENBERGER DAVID & RENEE 9620 PUCCINI TRL NW ALBUQUERQUE NM 87114

# ESQUIBEL MARLENE S 1011 MOONLIGHT DR SW ALBUQUERQUE NM 87105-8118

RODRIGUEZ DANIEL M & DORA D 9723 PUCCINI TRL NW ALBUQUERQUE NM 87114

RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT PO BOX 7457 ALBUQUERQUE NM 87194-7457

WEST SEVENTY LLC PO BOX 7457 ALBUQUERQUE NM 87194-7457

LAS VENTANAS H-1 LLC C/O GIANT INDISTRIES PROPERTY TAX DEPT PO BOX 592809; TX1-047 SAN ANTONIO TX 78259-0190

VENTANA RANCH SELF STORAGE LLC C/O URBAN SELF STORAGE 918 S HORTON ST SUITE 1000 SEATTLE WA 98134-1955

> CASTRO EDDIE & THERESE 9732 TAPATIO DR NW ALBUQUERQUE NM 87114

BURTNETT-COTINOLA BRIEANA LYN 9718 TAPATIO DR NW ALBUQUERQUE NM 87114-3611

ROMANDIA FRANCISCO & ESQUISELA 9508 LA ROCCA CT NW ALBUQUERQUE NM 87114-3449

> LIVINGSTON LARRY 9727 PUCCINI TRL NW ALBUQUERQUE NM 87114

DHANES RICHARD P & MARTHA A TRUSTEES DHANES FAMILY TRUST 3637 TWINLAKE RIDGE WESTLAKE VILLAGE CA 91361-3928

LOPEZ DANIEL T 9716 PUCCINI TRL NW ALBUQUERQUE NM 87114

PATRIARCA ANGELA R 6605 LA ROCCA RD NW ALBUQUERQUE NM 87114-3657

STITH EVE PO BOX 67938 ALBUQUERQUE NM 87193-7938

FREEMAN STEPHEN P & SHEILA F 6424 MICHELANGELO LN NW ALBUQUERQUE NM 87114-5018

GRIFFITH ALBUQUERQUE LLC 2552 E ALAMEDA AVE UNIT 19 DENVER CO 80209-3324

BARTHOLF JON M & BARTHOLF-NOE HEATHER J 6604 LOS PRADOS RD NW ALBUQUERQUE NM 87114-3477

REY CESAR O & CORRINE V 9728 PUCCINI TRL NW ALBUQUERQUE NM 87114-5273

STATKUS ROBERT G & JOANNA 9736 TAPATIO DR NW ALBUQUERQUE NM 87114

BUNCH TARA LYNN & ACCARDI SALVATORE J & LENORA 9708 TAPATIO DR NW ALBUQUERQUE NM 87114-3611 MAESTAS KATHLEEN F PO BOX 3494 FAIRVIEW NM 87533

LUJAN GARY S JR 6439 BELLINI LN NW ALBUQUERQUE NM 87114-5272

AYERS KACI 6600 LOS PRADOS RD NW ALBUQUERQUE NM 87114

CHUNG HAE SUN 6609 LA ROCCA RD NW ALBUQUERQUE NM 87114

DAVIS LAWRENCE L & JESSICA R 9609 PUCCINI TRL NW ALBUQUERQUE NM 87114-4699

HERRERA JANETTE E 5524 HAVASU AVE NW ALBUQUERQUE NM 87120-3218

PECHERER & PECHERER ONE LLC C/O MICHAEL S PECHERER 24 RIO VISTA ORINDA CA 94563

6531 PARADISE LLC 6531 PARADISE BLVD NW ALBUQUERQUE NM 87114-6075

HAUPT KERRY D & DEBRA Z 9712 TAPATIO DR NW ALBUQUERQUE NM 87114

PRESBYTERIAN HEALTHCARE SERVICES ATTN: REAL ESTATE DEPT PO BOX 26666 ALBUQUERQUE NM 87125-6666 WILSON DANIEL E & CHACON WILSON DEBRA PO BOX 205 CARLSBAD NM 88221

APODACA CHRISTINE M 9719 PUCCINI TRL NW ALBUQUERQUE NM 87114-4697

SALAZAR SYLVIA 9716 TAPATIO DR NW ALBUQUERQUE NM 87114

VIGIL KEVIN 9615 PUCCINI TRL NW ALBUQUERQUE NM 87114-4699

WISEMAN KIMBERLY A 9516 LA ROCCA CT NW ALBUQUERQUE NM 87114

SANCHEZ ROMAN & VANESSA 6419 BELLINI LN NW ALBUQUERQUE NM 87114-5272

VIGIL NICHOLE D 9704 PUCCINI TRL NW ALBUQUERQUE NM 87114-5273

BLACK JOHN F & JOANN 1882 BUCHANAN AVE LAS CRUCES NM 88001-8488

WESTSIDE COALITION OF NA RENE HORVATH 5515 PALOMINO DR NW ALBUQUERQUE, NM 87120 WHITTINGHILL JUDITH ANN 9627 PUCCINI TRL NW ALBUQUERQUE NM 87114

MOORE STANLEY E 9605 PUCCINI TRL NW ALBUQUERQUE NM 87114-4699

MARTINEZ VICTOR A & BARBARA A 6602 LOS PRADOS RD NW ALBUQUERQUE NM 87114-3477

WILSON NATHAN W & DIERDRE R 9624 PUCCINI TRL NW ALBUQUERQUE NM 87114-4698

ATENCIO CARLOS G & BETTY L 6608 LOS PRADOS RD NW ALBUQUERQUE NM 87114-3477

CHAVEZ ERNEST D & CELINA M 9520 LA ROCCA CT NW ALBUQUERQUE NM 87114 ARMENDARIZ MIGUEL & VALERIE 9601 PUCCINI TRL NW ALBUQUERQUE NM 87114

ROSS SHANE A & JAMMIE L 6601 LA ROCCA RD NW ALBUQUERQUE NM 87114

PARRA JESSICA & ERIC JOHNSON 9623 PUCCINI TRL NW ALBUQUERQUE NM 87114

MAESTAS JACK A & DIANE P 6831 LA ROCCA RD NW ALBUQUERQUE NM 87114-3650

SEGURA JAKE 9608 PUCCINI TRL NW ALBUQUERQUE NM 87114

VIGA LINDA M 9800 TAPATIO DR NW ALBUQUERQUE NM 87114-3610

CAVENEE CRYSTAL M 9600 PUCCINI TRL NW ALBUQUERQUE NM 87114

REDE HECTOR & PATRICIA & LELAND RACQUEL 9619 PUCCINI TRL NW ALBUQUERQUE NM 87114-4699

> WESTSIDE COALITION OF NA ELIZABETH HALEY 6005 CHAPARRAL CIRCLE NW ALBUQUERQUE, NM 87114

MENKE AMBER 9712 PUCCINI TRL NW ALBUQUERQUE NM 87114-5273

MATA EFRAIN & MELINDA 11 A CHULA VISTA ST ESPANOLA NM 87532-9627

WESTSIDE COALITION OF NA HARRY HENDRIKSEN 10592 RIO DEL SOL NW ALBUQUERQUE, NM 87114





### **Regina Okoye**

From: Sent: To: Cc: Subject: Attachments:	Regina Okoye Friday, May 22, 2020 9:20 AM 'aboard111@gmail.com'; 'hlhen@comcast.net' Angela Williamson RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION APPLICATION AT VENTANA SQUARE DRB Documents.pdf					
Tracking:	<b>Recipient</b> 'aboard111@gmail.com' 'hlhen@comcast.net' Angela Williamson	Delivery Delivered: 5/22/2020 9:21 AM				



May 22, 2020

### RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION APPLICATION AT VENTANA SQUARE TO AMEND CURRENT SITE PLAN FOR SUBDIVISION AND TO HAVE DESIGN STANDARDS REMOVED AND REPLACED WITH THE INTEGRATED DEVELOPMENT ORDINANCE.

To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application to amend the current Site Plan for Subdivision and to have design standards removed and replaced with the Integrated Development Ordinance.

Attached is the current Site Plan for Subdivision that was approved in 2000 by the EPC for the project named "Ventana Square". This plan did not fully develop as intended at that time, due in part to the economy and changed conditions. This amendment will help continue to develop this site and further the demand for a mix of uses to include employment, goods, and services.

This application is being proposed in or near your neighborhood and before we submit an application we would be glad to address any questions you may have. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would present the proposal, and we would discuss any ideas or concerns you may have.



### **Contact Information**

Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal (505) 338-1499 ext. 1000 awilliamson@modulusarchitects.com

Project or Development Proposal Ventana Square – Universe Blvd and Paradise Blvd Albuquerque, NM 87114 Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal **Per the IDO, you have 15 days from May 22, 2020 to respond,** by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **June 25, 2020**.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: IDO Text Amendment.

### **Useful Links**

### Integrated Development Ordinance (IDO) http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf

### IDO Interactive Map

https://tinyurl.com/IDOzoningmap

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me. Sincerely,

Angela Williamson, CEO/Principal Modulus Architects, Inc. 100 Sun Ave NE, Suite 600 Albuquerque, NM 87109 <u>awilliamson@modulusarchitects.com</u> Office (505) 338-1499 ext. 1000 Mobile (505) 999-8016

# REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS, INC. 100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003) Mobile + Text 505.267.7686 www.modulusarchitects.com







May 22, 2020

# RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION APPLICATION AT VENTANA SQUARE TO AMEND CURRENT SITE PLAN FOR SUBDIVISION AND TO HAVE DESIGN STANDARDS REMOVED AND REPLACED WITH THE INTEGRATED DEVELOPMENT ORDINANCE.

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Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal (505) 338-1499 ext. 1000 awilliamson@modulusarchitects.com

# **Project or Development Proposal**

Ventana Square – Universe Blvd and Paradise Blvd Albuquerque, NM 87114 Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal **Per the IDO, you have 15 days from May 22, 2020 to respond,** by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **June 25, 2020**.

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# **IDO Interactive Map**

https://tinyurl.com/IDOzoningmap

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal Modulus Architects, Inc. 100 Sun Ave NE, Suite 600 Albuquerque, NM 87109 <u>awilliamson@modulusarchitects.com</u> Office (505) 338-1499 ext. 1000 Mobile (505) 999-8016





Modulus Architects, Inc. 1900 100 San Avenue NE, Suite 200 MODULUS Allouguerque, New Mexico 87109

> AUGUS BASALAS 9715 TAPATIO DR NW ALBOQUERQUE NM 87214



Modulus Architects, Inc. Loco 100 Sun Avenue NE, Suite 446 MODULUS Albuquerque, New Mexico 87109

> DIAMES RICHARD F & MARTINA A TRUSTEES DRAMES FAMILY PRINT MEST TWALAKE RIGGE WESTLARE VELAGE CK 93361 (908

KALLENBERGER DAVID & RENEL

9620 PUCCINI TRL NW

ALBLIQUEROUS NM 87114



Modulus Architects, Inc. 100 Sun Avenue NE, Suite 206 Albaquerque, New Mexico 87109

ľG. ARCHITECTS

a.

161.

ARCHITECTS

MODULUS Albuquerque, New Mexico 87109

Modulus Architects, Inc. 1000 100 Sun Avenue NE, Suite-900

MODULUS Absquerque, New Mexico 87102

Modulus Architects, Inc. 1000 100 San Avenue NE, Suite-1009

MODULUS Albuquerque, New Mexico B7109

Modulus Architects, Inc. UCO 100 Sun Avenue NE, Suite 805

APODACA CHRISTINE M 9719 PUCCINI TRL NW ALBOODTADDE NM 87114-4697

ROSS SHANE & & JAMME L

6601 LA ROCCA RO MIH

ALBLADUERCOUE NM 87114

MOORE STANLEY E

5605 PLCCIPE TRE MAY ALBOQUERQUE MM 87154-4699



Modulus Architects, Inc. 100 Sun Avenue NE, Suite 2005 MODULUS Albuquerque, New Mexico 80109



1

WHITTINGHEL SUDITH ANY 9627 PUCCINI TRL MIR ALBUREREDUE NM 87214










..... ACADEMY 6255 SAN ANTONIO DR NE ALBUQUERQUE, NM 87109-9998 340128-0109 (800)275-8777 05/20/2020 11:13 AM and the second second Product Oty Unit Price Price US Flag Coil/100 1 \$55.00 \$55.00 -----Total: \$55.00 -----------Credit Card Remitd \$55.00 (Card Name:VISA) (Transaction #:914) (AID: A000000031010 Chip) (AL: VISA CREDIT) (PIN:Not Required CAPITAL ONE VISA) In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how. Preview your Mail Track your Packages Sign up for FREE @ www.informeddelivery.com All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business. HELP US SERVE YOU BETTER TELL AS ABOUT YOOR RECENT POSTAL EXPERIENCE Go to: https://postalexperience.com/Pos 840-\$870-0065-001-00053-81945-01 or scan this code with your mobile device: or call 1-800-410-7420. YOUR OPINION COUNTS Receipt #: 840-58700065-1-5381945-1

Clerk: 88



Mr. Dan Serrano, Chairman Environmental Planning Commission City of Albuquerque 600 Second Street NW Albuquerque, NM. 87102

June 25, 2020

**RE: NEIGHBORHOOD MEETING DENIAL** 

RE: MAJOR AMENDMENT TO APPROVED SITE PLAN FOR SUBDIVISION AND REMOVE AND REPLACE EXISITING DESIGN GUIDELINES, REQUIREMENTS, STANDARDS, CONDITIONS AND THE RESTRICTED/PROHIBITED USES APPROVED BY THE EPC/DRB WITH THE INTEGRATED DEVELOPMENT ORDINANCE – EPC 6-4(Y) AMENDMENTS OF PRIOR APPROVALS – PROJECT NO. 1000390

VENTANA SQUARE – LOCATED ON THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF UNIVERSE BLVD NW AND PARADISE BLVD NW, AND NORTH OF PASEO DEL NORTE NW, APPROXIMATELY 39 ACRES, LEGALLY DESCRIBED AS: G-1-A, G-2-A, G-2-B, G-2-C, G-3, G-4-A, H-1, H-2 H-3, H-4-A, H-5, H-6, H-7, H-8, H-9, H-10, H-11, H-12 OF VENTANA SQUARE SUBDIVISION

EPC REQUEST AFFECTS ONLY PARCELS: H-5, H-6, H-7, H-8, H-9, H-10, and H-11

Dear Mr. Chairman,

The Westside Coalition of Neighborhood Associations (NA) were notified along with property owners within 245 feet south of the site and 225 feet north of the site. There was no opposition to the request, a few calls were received inquiring on what was happening on the site and there was no request for a neighborhood meeting from neighborhood representatives or members of the public.

Sincerely, Angela M. Williamson, CEO/Principal (Agent) Modulus Architects, Inc. 100 Sun Ave NE, Suite 600 Albuquerque, New Mexico 87109 Office: 505.338.1499 ext. 1000 Cell: 505.999.8016 Email: awilliamson@modulusarchitects.com

#### **Regina Okoye**

 From:
 Brito, Russell D. <RBrito@cabq.gov>

 Sent:
 Friday, June 19, 2020 1:17 PM

 To:
 Regina Okoye

 Cc:
 Rodenbeck, Jay B.

 Subject:
 RE: EPC Zoom Info - August 13, 2020 Hearing

Regina,

Here you go:

EPC Hearing - August 13, 2020 - 8:40AM

Join Zoom Meeting https://cabq.zoom.us/j/93385552914

Meeting ID: 933 8555 2914 One tap mobile +12532158782,93385552914# US (Tacoma) +13462487799,93385552914# US (Houston)

Dial by your location +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) Meeting ID: 933 8555 2914 Find your local number: https://cabq.zoom.us/u/amvn8pu4r

Thanks,



RUSSELL D BRITO division manager urban design & development o 505.924.3337 e rbrito@cabq.gov cabq.gov/planning

From: Regina Okoye <rokoye@modulusarchitects.com> Sent: Friday, June 19, 2020 10:38 AM To: Brito, Russell D. <RBrito@cabq.gov> Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov> Subject: EPC Zoom Info - August 13, 2020 Hearing

Good Morning,

May you send me the zoom information for the EPC hearing set for August 13th, 2020.

Thank you,

#### **REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**

MODULUS ARCHITECTS, INC. 100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003) Mobile + Text 505.267.7686 www.modulusarchitects.com





This message has been analyzed by Deep Discovery Email Inspector.

1



June 25, 2020

# **RE: PUBLIC NOTICE OF EPC HEARING**

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Diamond Tail Realty, LLC will be submitting an application to the Environmental Planning Commission (EPC) for approval of lot line adjustments to the approved Site Development Plan for Subdivision. The amended Site Plan will replace both the Site Plan for Subdivision and the Site Plan for Building Permit for tracts H5-H11 of Ventana Square. The request also includes removing and replacing the existing Design Requirements, Design Guidelines, Design Standards, Conditions, and Restricted/Prohibited Uses with the Integrated Development Ordinance (IDO). We will be proposing the following subdivision changes:

CURRENT SUBDIVISION					PROPOSED SUBDIVISION	
TRACT	LOT SIZE (ACRES)	PAD/BLDG SF	DEVELOPED AS INTENDED	TRACT	LOT SIZE (ACRES	
H-1	LIJ ACRES	P405-4,000 SF	YES (C-STORE)			
H-2	Sé ACRES	PAD6-2,060 SF	TES (BLAKES LOTABURGER)		-	
H-3	#1 ACRES	PAD1-3,440 5F	TES (BANK OF AMERICA)	-		
H-4	93 ACRES	P408-1880 SF	TES (SHOPS)	-	-	
H-5	SI ACRES	5HOP5 2-3,000 5F	UNDEVELOPED	H-5	UNS ACRES	
H-6	328 ACRES	MAJOR 2-23,000 SF SHOPS 1-1200 SF	UNDEVELOPED	H-6	19931 ACRES	
				H-6A	LOODS ACRES	
H-1	UØ ACRES	P404-6,400 SF	UNDEVELOPED	H-1	14992 ACRES	
H-8	UI ACRES	P4D3-6,400 SF	UNDEVELOPED	H-8	.9994 ACRES	
H-9	2.49 ACRES	HAJOR 1-28,000 5F	UNDEVELOPED	H-9	22008 ACRES	
H-10	LOS ACRES	PAD2-4800 5F	UNDEVELOPED	H-10	LØ656 ACRES	
H-0	LØS ACRES	PADI-8,000 SF	UNDEVELOPED	H-II	LOODS ACRES	
H-12	5/8 ACRES	1,000 \$	(SELF STORAGE)	-		



## **Contact Information**

Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal (505) 338-1499 ext. 1000 awilliamson@modulusarchitects.com

## **Project or Development Proposal**

Ventana Square – Universe Blvd and Paradise Blvd Albuquerque, NM 87114 Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal

A Hearing will be held per the information below:

# EPC Hearing – August 13, 2020 – 8:40AM Join Zoom Meeting https://cabg.zoom.us/j/93385552914 Meeting ID: 933 8555 2914 One tap mobile +12532158782,,93385552914# US (Tacoma) +13462487799,,93385552914# US (Houston) Dial by your location +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) Meeting ID: 933 8555 2914 Find your local number: https://cabg.zoom.us/u/amvn8pu4r

## Useful Links

Integrated Development Ordinance (IDO) http://www.cabg.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal Modulus Architects, Inc. 100 Sun Ave NE, Suite 305 Albuquerque, NM 87109 Office (505) 338-1499 ext. 1000 Mobile (505) 999-8016 awilliamson@modulusarchitects.com













MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

> WESTSIDE COALITION OF NA HARRY HENDRIKSEN 10592 RIO DEL SOL NW ALBUQUERQUE, NM 87114

100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

MODULUS ARCHITECTS INC.

WILSON NATHAN W & DIERDRE R 9624 PUCCINI TRL NW ALBUQUERQUE NM 87114-4698

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

> WEST SEVENTY LLC PO BOX 7457 ALBUQUERQUE NM 87194-7457

> > MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

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THE REAL PROPERTY IN CONTRACT OF CONTRACT.

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109



MENKE AMBER 9712 PUCCINI TRL NW ALBUQUERQUE NM 87114-5273

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109

> VIGIL KEVIN 9615 PUCCINI TRL NW ALBUQUERQUE NM 87114-4699

MODULUS ARCHITECTS INC. 100 SUN AVENUE NE, SUITE 600 ALBUQUERQUE, NM 87109



REY CESAR O & CORRINE V 9728 PUCCINI TRL NW ALBUQUERQUE NM 87114-5273





CAVENEE CRYSTAL M 9600 PUCCINI TRL NW ALBUQUERQUE NM 87114



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Pli soles final on steppe and poslage. Refunds for guarantaed services only. Thank you for your business.

## Regina Okoye

From: Sent: To: Cc: Subject: Regina Okoye Thursday, June 25, 2020 9:09 AM 'ekhaley@comcast.net'; 'aboard111@gmail.com' Angela Williamson RE: PUBLIC NOTICE OF EPC HEARING

Recipient

'ekhaley@comcast.net' 'aboard111@gmail.com' Angela Williamson

Tracking:

Delivery

Delivered: 6/25/2020 9:10 AM



June 25, 2020

## **RE: PUBLIC NOTICE OF EPC HEARING**

To Whom It May Concern,

Modulus Architects, Inc. on behalf of the Diamond Tail Realty, LLC will be submitting an application to the Environmental Planning Commission (EPC) for approval of lot line adjustments to the approved Site Development Plan for Subdivision. The amended Site Plan will replace both the Site Plan for Subdivision and the Site Plan for Building Permit for tracts H5-H11 of Ventana Square. The request also includes removing and replacing the existing Design Requirements, Design Guidelines, Design Standards, Conditions, and Restricted/Prohibited Uses with the Integrated Development Ordinance (IDO). We will be proposing the following subdivision changes:

CURRENT SUBDIVISION					PROPOSED SUBDIVISION	
TRACT	LOT SUE (ACRES)	PAD/BLDG OF	DEVELOPED AS NUMBED	TRACT	LOT SIZE (ACRES	
H-1	(T) ACRES	PADS-4,000 SF	(C-STORE)	-		
H-3	36 ACRES	P/D0-1,000 SF	YES (BLAKES LOTABURGERU			
H-3	B1 ACRES	PAD1-3,440 5F	YES (BANK OF APERICA)			
н-4	N3 ACRES	PAD6-1,000 SF	YES (SHOPS)			
H-5	JI ACKES	540P6 2-5,000 SF	UNDEVELOPED	#5	LISS ACRES	
H-6	328 ACRES	MAJOR 2-23,000 SF 540P5 1-13.00 SF	UNDEVELOPED	H-6	L9931 ACRES	
				1664	10095 40885	
H-1	LIØ ACRES	P404-6,400 SF	WOEVELOPED	H-1	(455) ACRES	
H-8	UI ACRES	PAD3-6,400 SF	UNDEVELOPED	H-8	9994 ACRES	
H-9	2.45 ACRES	MAJOR 1-38,000 SF	WOEVELOPED	H-9	23000 //CRES	
H-10	LOB ACRES	PADD-4,000 SF	NOEVELOPED	H-10	10656 ACRES	
8-8	LOS ACRES	PADI-8,000 5F	UNDEVELOPED	H-1	LESSS ACKES	
H-2	5/0 ACRES	2,000 64	(SELT STORAGE)	-	1-1-1	



Contact Information Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal (505) 338-1499 ext. 1000 awilliamson@modulusarchitects.com

### Project or Development Proposal

Ventana Square – Universe Blvd and Paradise Blvd Albuquerque, NM 87114 Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal

A Hearing will be held per the information below:

EPC Hearing – August 13, 2020 – 8:40AM Join Zoom Meeting https://cabq.zoom.us/j/93385552914 Meeting ID: 933 8555 2914 One tap mobile +12532158782,,93385552914# US (Tacoma) +13462487799,,93385552914# US (Houston) Dial by your location +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) Meeting ID: 933 8555 2914 Find your local number: https://cabg.zoom.us/u/amvn8pu4r

Useful Links

Integrated Development Ordinance (IDO) http://www.cabg.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Interactive Map https://tinyurl.com/IDOzoningmap

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela Williamson, CEO/Principal Modulus Architects, Inc. 100 Sun Ave NE, Suite 305 Albuquerque, NM 87109 Office (505) 338-1499 ext. 1000 Mobile (505) 999-8016 awilliamson@modulusarchitects.com

#### REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 600 Albuquerque, NM 87109 Office 505.338.1499 (Ext. 1003) Mobile + Text 505.267.7686 www.modulusarchitects.com







## GEORGE RAINHART ARCHITECT AND ASSOCIATES PC 2325 SAN PEDRO N.E. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877



#### ARCHITECTURAL DRAWINGS

A1 SITEPLAN

A2 TRACT G SITEPLAN FOR SUBDIVISION A2.1 TRACT H SITEPLAN FOR SUBDIVISION A2.2 SITE PLAT AZA TRACT G SITEPLAN FOR BUILDING PERMIT A21A TRACT H SITEPLAN FOR BUILDING PERMIT A2.4 ALTERNATE USE PLAN A2.4A ALTERNATE USE ELEVATION PADS 1/8 AS AUTO SERVICE A2.4B ALTERNATE USE ELEVATION PADS 1,5,8, AND MAJOR 4 AS BANK ~ A2.4C ALTERNATE USE ELEVATION PADS 1,2,5,8 AND MAJOR 4 AS FAST FOOD A3 MAJOR 1 A4 MAJOR 2 - A5 MAJOR 3 - A6 MAJOR 4 A7 SHOPS 1 A8 SHOPS 2/3/4

A9 PAD 1/8 - A10 PAD2 A11 PAD 3/4 A12 PAD 5 A13 PAD 6/7 A14 SELFSTORAGE

GATHERING SPACES (ENLARGED PLAN) SEE L-2



LANDSCAPE ARCHITECTS AND CONTRACTORS 7909 EDITH N.E P.O BOX 10630 ALBUQUERQUE NEW MEXICO 87184 PNONE (505) 898-9690 FAX (505) 898-7737

LANDSCAPE

L1 LANDSCAPE TRACT G L1.2 LANDSCAPE TRACT H L2 GATHERING SPACES

Easterling & Associates, Inc.

2600 The American Rd., SE, Sulte 100 Rio Rancho, New Mexico 87124 (505) 898-8021 FAX (505) 898-8501

#### CIVII

C1 AND C2 CONCEPTUAL GRADING AND DRAINAGE C3 AND C4 CONCEPTUAL UTILITY PLAN









- Disco, no liquor Fireworks sales Mobile home sales

Mortuary Nightelub Nightelub

- Parking lot or structure (as a separate business)
- Rifle, pistol range, indoor Trailer rental for use elsewhere Trailer sales, mobile home and RV
- g C-2 Conditional Uses are allowed as permissive . The follow Apartment, assisted living, community residential program, and/or nursing home

#### Townhomes

- Brew pub Printing, publishing, lithography Retail store, business, or shops in which products may be manufactured or treated as an
- accessory use Drive in restauant and drive in drug store with prescription pick-up
- Dry cleaning, laundry, clothes pressing Outdoor vehicle storage as part of the warehouse, self storage use, including manager's:
- Outdoor ventices storage as pair to the mandate, per temper any the ventice of th

Freestanding signs are limited to a maximum height of 16 feet.

PARADISE HILLS COMMUNITY

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10003



TRACT G SITE PLAN FOR SUBDIVISION Tract G contains 12.68 gross acres. The site is currently zoned C-2 and is CONDITIONS: to be changed to SU-1 for restricted C-2 uses PEDESTRIAN AND VEHICULAR CIRCULATION See sheet A.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system INTERNAL CIRCULATION Easement See sheet A.2A for internal circulation BUILDING HEIGHTS AND SETBACKS FUTURE CITY The maximum height af buildings within tract G shall be 35'-0" See plan A.1 for additional restrictions TRACT F-I Zoning R-LT COMMUNITY PARK Sethacks are shown on sheet A2A Soll Cement from toon Line FLOOR AREA RATIOS The averall FAR for tract G shall nat exceed 10,000sq/ft per grass acre in acordance with the May 31,1998 agreen with the City of Albuquerque and the state of the ament Electric low 50') EXISTING LANDSCAPE N See sheet L1 and L2 TRACT Z 1 ROW Ω Plains EXISTING TRAIL NOTE: 8 837-9877 HALF ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTAMA SQUARE, AS PROPOSED ON SHEET A2 REQUIRES INDMDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING ic franchise building elevations or e ore permitted. scietic or vinyl building ponels, camings S89'48'41"E ASSOCIATES 0 121.82 king N70'07'15''E 4----VEST (202) PER ZONING s shall be screened by walls and architecturally integrated with the s for loading docks are limited to ing residential be compatible in noiseure shall be compatible in d material with building erchitectur Exist 1 GEORGE RANHART ARCHTECT AND 2335 SAN PEDRO NE SUITE 2-B ALBUCHERQUE, NEW MEXICO 8710 PHONE (505) 884-8110 FAX SU × 00128.0000-00409 -00128-00000-00410 ()shot was derive whether that are TRACT G-2 a anow notice camposy encourse that ( x 8 feet and be placed along the minimum intervals of 30 feet. and signs shall consist of individual 7.0983 Ac. oning ∢ NOISIVID È the light poles shall be included Light fixtures shall be a maximu Major 3 64,800 sq/ft LOT SIZE 312,299.26 sq/ft Existing Woter Line Easement H EPC CASE DRB CASE #\_ DENSITY =.21 This plan is consistent with the specific site development plan approved by Environmental Planning Commission (EPC) on **(114) 15 - 2000** and that the findings and conditions in the Official Netice; Notification of Decision have been completed with: approved by the N SUBI **Major 4** 15,120 sq/ft LOT SIZE 84,437 sq/ft DENSITY = .18 SITE DEVELOPMENT PLAN 個 FUTURE 6/21/00 Date Brudly 2. Bu ard 6-21-00 6/2100 Date ഗ di linde etnemente 112' > Ĩ of site plans fo 0 Engineering Division -Shops 3 9,000 sq/ft 6-21-00 Date HALF Ino 47,543.67 sq/ft DENSITY =.19 1 APPROVAL AND CONDITIONAL ACCEPTANCE: us specified by the ₩ X 150' ۲ 1 of the Public Works D Ď TRACT G-1 6/21/00 Ц EAST COUNT 5 'V Q 18 5.0 La - 21.00 Φ Row 15 Date σ -Subdiv C tine of õ oning 6-17-00 Date when the parts C New Marine Utilities INC. 86') e Paradise Boulevard NORTH HALF EXISTING ₹ø PROject # 1000390 4 ISTING Uni<u>v</u> Application #'s useo del Norte to Por (ROW 106')-2 TR N89'49'55"F SOUTH HALF FUTURE 00450-00000-00804 **B**O 00450-00000-008866 N plan 00 800 Square 41,913.8 sq/ft 38,294.3 sq/ RIV LOT SIZE X DENSITY =.11 DENSITY Site XX. 1 TRACT G SITE PLAN Ø FOR SUBDIVISION SCALE: 1"=60'-0" and prior to site plon and 6/9/00 A2 SCALE-

Party.

AND CONTRACT

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SCALE: 1/4" = 1'-0"

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GEORGE RANHART ARCHTECT AND ASSOCIATES PC 2225 SAN PERDAN DNE: SUITE 2-B LABOULEROLE, NEW MEXICO 8710 PHONE (505) 884-910

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**JOB NO** 99052

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Concept: If one of the approved schematic alternote use plans is selected for development in lieu of the opproved Site Plan for Building Permit, a complete Site Plan for Building Permit Purpases will be prepared and submitted to the DRB for review and opproval. (EPC review nat required unless the plan for development does nat match one of the alternate schematic plans). Any use that does nat canform to the approved site plan or olternote use plans will require a new submitted to EPC.



ALTERNATE USE Concept: 10 and the approved statematic effected are plote in existent for development in the or the approved 3ta have for Subday Premit, a conceler State Baday Price Propuese with as approved and automatic to be to State for inverse Baday Price Propuese with an approved and automatic to be to State in review match and an approximate the statematic to be to State in review match and automatic automatic branch. Aug are this for an existent to be appreciated alls plant or deterned a schematic and approximate and plant or adversed submark with requires a new advertised to DPC.



# ALTERNATE USE ELEVATION



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DATE

GEORGE RANHART ARCHTECT AND ASSOCIATES PC 2225 SAN PEDRO NE SUITE 2-8 LIBLOURENCE, NEW MEXICO 8710 PHONE (505) 884-910 PHONE (505) 884-910

SD

**JOB NO.** 99052

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NO.ECT TILE VENTANA SQUARE SWC of tract 6 and H at Ventano Ranch Abbusuerane New Mexico

DATE 6/9/00

SCALE /

Elevations

PROJECT MANAGER George Rainhort, AM Refer TITLE P 1,2,5,8 M-4

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Elevations

Exterior

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ASSOCIATES

837-9877

(202) 

george Ranhart Archtect A 2325 San Pedro Ne. Suite 2 Albuquerque, New Mexico 87 Phone (505) 884-910

DRAWN BY

**JOB NO.** 99052 w

SQUARE H at Ventana Ranch

VENTANA

DATE 3/17/00

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SCALE: 3/32" = 1'-0"

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ALTERNATE USE Concept: If one of the opproval schemics clisteriots use plans is selected for development this layer of the approved Schemics for Building Permit, a comparts Site Pein for Building Permit Purposes with be propared and submittate to the DBD for more and approved. (DC norms on injuried) unless the plan for development down or dimetation use at the distance schemics plane), how use that does not contern to be approved site pion or character use plane) in injuries of more Multification to the approved site pion.



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ALTERNATE USE Constant: 8 one of the approved submarks offended use plone is extended for development in the point of the form 6 Bulking hermit, a complete Site Point for Bulking internit Programs will be prepared and submitted to the USB for review and opposite. (CC) of where on transition times the point for development down and match one of the demets generation; plend, play task that down not contern to the approved site plan or alternative set in approximation to the approved site plan.

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lopment does not match one of arm to the approved site plan











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ALTERNATE USE

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ALTERNATE USE Concept: 1 and a sported shared stands takends take the selected or development is the of the opported time for the Dablegs Prant, a complete Site Fran, for Sableg Frank Progress of the segment dial selectaties to the Dables for and/or solverse. (Site Frank) and a nearbit using the pin for development due to not match and the time pin for and/or using the pin for development due not match and the databaset setematic pinet. Any well field data mit databaset to grid.

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GEORGE RAMMART ARCHTECT AND ASSOCIATES PC 2325 SAN PEDRO NE. SUITE 2-B 2400 SAN DELARM MEXICO 8710 PHONE (505) 834-910 FAX (505) 837-9877













PRECIP. RANFALL DEPTHS (INCHES) AT 100-YEAR STORM ZONE 1 HOUR 6 HOUR 24 HOUR 4 DAY 10 DAY 1 1.87 2.30 2.66 3.12 3.67

## EXISTING CONDITIONS

Table 1. Table

offetic flow impacts the elie. <u>Tract.H</u> Tract.H consists of approximately 20.66 acres. The site is mostly undeveloped, with the exception of site of approximately 20.66 acres. The site has a high port, with rurs exception of site of the site of the site of the site of the high point drains to the north. Approximately 1/3 of that runoff will port in the northwest comer. The remainder will pool in an existing depression at the northeest corner of the high point drains to the north. Approximately 1/3 of that runoff will port of the site. All areas south of the high point generally drains to the southeast corner of the site. From here, the runoff will impact and Tract. J where it will point an existing depression for the northeest consol de Norte Bivit, to the south, Poradies Bivit, to the north and undeveloped Tract J to the cost. <u>DEVLOPED CONDITIONS</u>.

<u>Developer constructs</u> <u>examples</u> <u>examples</u>

reinforced concrete pipe storm drain. <u>Tract H</u> <u>Tract H <u>Tract H</u> <u>Tract H <u>Tract H <u>Tract H <u>Tract H </u> <u>Tract H <u>Tract H </u> <u>Tract H </u> <u>Tract H </u> <u>Tract H <u>Tract H </u> <u>Tr</u></u></u></u></u></u></u>

Note system is Conservation. <u>FROSION CONTROL</u> All disturbed oness shall be eurfoced, londscaped or revegetated upon the completion of each phase of site development. Temporary swales, ponds, earth berms, straw bales and sit (encing shall be implemented as necessary during construction to arevent sediment erasion from site.

LEGEND		BENCHMARK	
• 16.20	ROCK ELEVATION WATER BLDCK NEW SURFACE FLOW NEW STORK DRAIN NEW STORK DRAIN NEW CATCH BASIN	1-810 N 1,525,682,2074 E 337,647,1265 ELEV, 5419,52 BRASS TABLET LOCATED 67.7' EAST OF UNIVER BLVO. CONTERLINE, AND 329,4' SOUTH OF THE PARADISE BLVD. CENTERLINE.	
~~~	ORAINAGE BOUNDARY EXISTING CONTOUR	LEGAL DESCRIPTION	
	EXISTING PAVEMENT	TRACTS C & H	

# BERNALILLO COUNTY

NEW MEXICO

UNIVERSE







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### to Major 4 and another economing Shops 4 and Mayor 3. Condition real. There path into connection for residential area to the esset. These shall be disc connections between Paist 7 and 8 and 5 door 3 at the northeast economic logism in the Geothering Space horners Major 2 and 5 door 2 and then running Shapp 3 shall connect to Paist 7 and 8. These paths shall connect to the real discontent shapes and the shape of the other shapes and the logism in the Geothering Paise horners with 7 and 8. These paths shall connect to the real discontent shapes and the shapes of the other shapes and the logism in the connection shapes and the shapes of the other shapes and the logism in the discontent of the shapes of the discontent of the discontent of the shapes of the discontent of the DEVELOPMENT REVIEW BOARD (DRB) 16 M O n the northern half of the center will require the commercia #9 No plassis or viryl britling passis, averlegs or be integrated with building architecture. No frequenties and the set of the set CITY OF ALBUQUERQUE CITY OF ALBUQUERQUE Strapp 2 and a concern to Part 7 and 8. These period had a concern to its marked of Advid Tacoconcerns to items adord 1 and 6 and for an other parts in Advid Parts and the Advid Parts and Advid Parts and 1856 (00110 DECK) 00408 (00128 DECK) 00409 and 4100 UBLIC WORKS DIPARTME DEVELOPMENT SERVICE INTROLOGY DEVELOPMENT SECTION REVIEW COMMENTS By the UTILITY DEVELOPMENT SECTION (WATER & SEWER) these beam met are noted as york. Conditions that need to be met or warnes special attention response <u>authoritories</u>. and tions that Control for ear Longing does shall be servined by walks and covers that are archi-building. Covers for laiding doels not licensed to those doels finit Conditions was and the compatible in design, order and mate The gases shall be oppare; chain link gates are not allowed. Conditions was PMENT & BUILDING SERVICES DIVE PUBLIC WORKS DEPARTMENT PHONE 924-3149 in May 18, 2000, the Environmental Planning Commission voted to approve 50(12) 00000 56459, a size residenters plan for subdivision for Testiti G and H. Verstant Ranh Sahdriniave vehicre to the following The height of the lighting poles shall be reduced to 24 man 300 feet of a residential zone. SUBJECT. The general sequence data line general networks. The second sequence data line general networks. The second sequence data line general networks and the line and here the second sequence data line and the second sequence data line and here here and here the second sequence data line and here the second sequence data line and here the second D.R.B. CASE NO.: 1500 390 BATE 4440 TTEM NO. # 9 Suid (10) Sector Dev Pl BP (11) Goding Plan (12) SIA Exonsio (13) Master Devel v Lin. (14) Other ZONE ATLAS PAGE BIN LOCATION And & Universe (87) Vocalor (88) Fina) Plat (89) Infrarent (8) Sidewalk Variance (6a) Sidewalk Defeeral (8) Paritminary Plat REQUEST FOR Sile Plan Condition set: b. The entire, eartern anthesk of Lot UG-8 shall be into by wide landscaping buffer between the subject sile and Condition rest. e. Any growt used shall be compatible with the appen of Condition rest. Planning Commission wated to approve 66128 00000 00410, a site ACCINEL REDUESTED COMMENTS D Holocas D&M of Tenning LCH States ian to the DRB shall meet all EPC conditions (2) Show all required Like where some the Constitute not. 4. Screen or gasties walls, 2 to 3 feet high with orders and build note: Julidize generates shall be benefit along all parking areas of the state states walk meet to be labeled as such as the state plan. MONTERING COM Auspoorval conception parties a MATCA - Complete B. Chips and Sum shall not be lasted directly Competences 165 David 1 D Sec letter tran NAVI D side addressing connects added to place senemas some of poland saving an participg arms that from or a Screen wally need to be behaving an suck on the site plane. Presentating signs are limited to a maximum beight of 16 feet. Carabtee Not Elevations that e also algorante uno elevations shall be clearly i WHONED \_\_\_\_ DENED \_\_\_\_ DETENDED \_\_\_\_ ORMANTS MOVIDED \_\_\_ W SCHED-OFF. (SEC-FLIN SP-508) SP-109, (PP. 81) (US) (CE) (TRANS) (FRS: 07LNG) SSLEDUTED: (SEC-FLIN SP-508) SP-109, (PP. 10), (CE) (TRANS) (FRS: 07LNG) The following design requirements shall be deleted: a. Under "General Arabiacture", remove the last sentence: "The approval of site proverses for each site will be deletered to the city of althousances electrics staff." المتحمد المتحمد In addition to its im for balanger built, the neutron sky of CL 00-1-A Millower bittings and the balanger built (a set of the state of TRO BY NEW PRIOR TO DESIGN well as the additional guidelines of permits for each size will be delegated to the copy or annual of the copy of the second بني المراجع ماريك المراجع ners, wide landscope buffer (with trees at least 3 feet high at the time of erry lives which abut residential zones. Then shall be planled at a ing) is required Container Le <sup>1</sup> DATE OF VOR 20 First J. Againty City Endotropical AFCA Designed ration wire or plante viny! fencing is permitted, All the requirements of previous actions taken by the next, and the construction of right-of way for Pasadise and Universe Bondewards, and Pasan del North DATE 6/2400 SIGNED Royal His CITY UTILITIES COMMENTS 3/5 KDORESSED 2/5 1/5 VOL10121 10110 ng ungar de ichnemes 2014 to une <u>FCD</u> to une <u>FCD</u> ung angerte state the <u>FCD</u> <u>Trot & only</u> New Mexico Utilities inc. The model and instantiations and the standard st Histo Mexico Offitties Inc. May 1, 2000

Mr. Cleve Mitthews Vice President Sandia Properties Ltd., #10 Trawwy Joop NE Albuquerque NM 87123 Ro: Troots 6 and H. Ventage Banch Dear Mr. Hatthews Single ly. Bayers Operatio Surgers Interdept

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Mr. Cleve Methone. Vio Sench Proparties Ltd., v Managing Partner Las Venantes Limitad P to Tremany Loop, NE Monama, INM 6710 davice Uillings, (vi. wit where a severage IX alados 5 it is provided fract. The lift plates would be appreciant and (mt. subject to the miser that regulations of the New V acid back topics to the miser that regulations of the New V acid Ő.

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 All hydrasis speckd to protect an individual building must be able to provide a minut residual of 20 pdi, usear required fire flow coefficients. Descrimination of the Water System spacety to provide regified flows will be more by the Engineering Division, Water Assources Department (166-7250, based on pair day criteria. Design of private fire protection systems is the respensivility of the developer's consultant. Apprent of design must be made by the Engineerisp Division, Mater Resources Courtents. Copy one to individual. Copy two to file.

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PLEASE ATTACH SITE PLAN 1F MAILABLE SHOWING REQUIRED FIRE HIDRAYS

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DRB APPROVAL FOR SITE PLAN FOR SUBDIVISION & SITE PLAN FOR BUILDING PERMIT

Attachment #2

4/5-

REDUCTIONS

