

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

August 18, 2022

Keystone Homes
7550 E. McDonald Dr., Suite G
Scottsdale, AZ 85250

Project # PR-2022-007141
RZ-2022-01298– Site Plan- Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, agent for Keystone Homes, requests a Site Plan- Major Amendment for all or a portion of Tracts A-1, A-2, A-3 and Tracts C-1, C-2, C-3 plat of tracts A-1 thru A-3 and C-1 thru C-3; and Tract B-1 (being a re-plat of Tract B), Heritage Marketplace, located at 1700 Unser Blvd. NW, between Hanover Rd. NW and Ladera Dr. NW, approximately 20 acres (H-09-Z)
Staff Planner: Leroy Duarte

On August 18, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007141/SI-2022-01298, a Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions of Approval:

Findings:

1. The request is for a Site Plan EPC-Major Amendment of a Pre IDO-Approval for an approximately 9.1-acre site legally described as Tracts A-1, A-2, A-3 and Tracts C-1, C-2, C-3 plat of tracts A-1 thru A-3 and C-1 thru C-3; and Tract B-1 (being a re-plat of Tract B), Heritage Marketplace, located at 1700 Unser Blvd. NW, between Hanover Rd. NW and Ladera Dr. NW (“the subject site”).
2. The subject site is zoned MX-L (Mixed-use – Low intensity), a zoning designation received upon adoption of IDO in May 2018.
3. The subject site is within the controlling Heritage Marketplace Site Development Plan for Subdivision (project#1003275), which has design standards. The subject site would remain in the Heritage Marketplace controlling Site Development Plan for Subdivision but will adopt IDO standards when design standards are silent.
4. The EPC is hearing this request because IDO Section 1-10(A) Pre-IDO Approvals states that any approvals granted prior to the effective date of the IDO shall remain valid, subject to expiration. Major Amendments of Pre-IDO Approvals return to the original decision-making body pursuant to 14-16-6-4(Z)(1)(b).

5. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. It is located along a Commuter Corridor but is not located in a Center as designated by the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following Goals and policies from Comprehensive Plan Chapter 5: Land Use:

- A. Goal 5.1- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate future development of low-density townhomes that would complement the surrounding area which consists of multi-family development, commercial retail, and outdoor trails. The request would foster communities where residents can live, shop, learn and play together.

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

The request would contribute to a healthy and sustainable community because it would facilitate future development in an area with a mix of uses including commercial retail, commercial services, low-density residential, and multi-family residential. Furthermore, the subject site is on a Commuter Corridor with access to existing paved bike trails and sidewalks that have connections to the surrounding neighborhoods.

- C. Sub-Policy (b)- 5.2.1 Land Use: Encourage development that offers choice in transportation, work areas, and lifestyles.

The request would facilitate the development of townhomes that would be adjacent to the Unser Commuter Corridor. The subject site is well served by bus routes 92 and 94 and provides a wide variety of commercial retail services including a grocery store. The development would offer a choice in transportation and work areas.

- D. Sub-Policy (d)- 5.2.1 Land Use: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would facilitate the development of townhomes that would broaden housing options that meet a range of incomes and lifestyles ranging from 1-bedroom to 3-bedrooms.

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

The request would facilitate the development of townhomes and add complementary uses to the surrounding area. The request would be compatible in form and scale because the surrounding development consists of multi-family and low-density residential housing.

- F. Sub-Policy (n) 5.2.1- Land Uses: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The subject site is located along a Commuter Corridor, the request would encourage a productive use of what currently exists as an under-utilized lot to facilitate the development of approximately 129 townhomes. The low-density development would provide housing and would be more beneficial to the community than its current state.

- 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 request would facilitate future development on vacant land that would support the public good by providing various housing options that would maximize the existing infrastructure already in place within the Heritage Marketplace and also utilize public facilities and transportation that is along the subject site.

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

The request is located in an Area of Consistency and would facilitate low-density development that would reinforce the character and intensity of the surrounding area.

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

The request would protect and enhance the character of the existing neighborhood by adding more low-density residential housing to the area and would enhance the community by following the Heritage Marketplace Design Standards, thus keeping the character of the area consistent.

8. The request is consistent with the following policy from Comprehensive Plan Chapter 7: Urban Design:

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.

The subject site is located in an Area of Consistency and on a designated Corridor, a prime infill location as highlighted by the Comprehensive Plan. The request is to facilitate low-density residential development-townhomes. The subject site would remain in the controlling Heritage Marketplace Site Plan for Subdivision and be required to follow the design standards. The request would promote infill that blends in style with the surrounding development.

9. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-L; therefore, this criterion does not apply.
- C. 14-16-6-6(J)(3)(c) The proposed major amendment is to facilitate future development of approximately 129 townhomes. The subject site is within the controlling Site Development Plan for Subdivision Heritage Marketplace, which has design standards. The request would

comply with all applicable provisions of the IDO (when design standards are silent), DPM, and Heritage Marketplace Design Standards.

- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. The applicant has stated that the request would enhance existing infrastructure (sidewalks) and the completed sidewalks would create connectivity to the regional trails at the end of Hanover Rd.
 - E. 14-16-6-6(J)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The proposed major amendment would allow the change from multi-family to low-density residential uses and facilitate the development of approximately 129 townhomes on the subject site. The subject site is zoned MX-L in which townhouses are already permissible. The proposed development would comply with the design standards within the controlling Site Plan for Subdivisions and the IDO (when standards are silent), mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan. It is within the boundaries of the Heritage Marketplace Site Development Plan for Subdivision and is zoned MX-L. The request to facilitate the development of approximately 129 townhomes on the subject site is permissible under this zone district pursuant to IDO 14-16-2-4-(B).
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.
10. The affected neighborhood organizations are the Laurelwood Neighborhood Association (NA), Westside Coalition of NA, and Parkway NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
11. A pre-application neighborhood meeting was held on Tuesday June 7, 2022 from 5:30 pm to 7:30 pm via Zoom. Questions and concerns were expressed by neighbors regarding traffic, congestion, architectural aesthetics, and school capacity were answered during the meeting. There were no unesolved issues or concerns.
12. As of this writing, Staff has not been contacted and is unaware of any opposition.

Conditions:

1. The EPC delegates final sign-off authority of this site plan to the Site Plan- Administrative Process as per IDO Section 14-16-6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff planner prior to submitting for building permit.
3. Pedestrian Access:
Pedestrian crossings must comply with design standards and be labeled on site plan.
4. Provide dumpster details.

5. Landscape Plan:
Provide dimensions for all plant beds, distances between trees, etc.
6. Walls and fences:
Provide details of fencing and material type.
7. Lighting:
 - A. Show locations of light poles on the site plan.
 - B. Provide light pole detail indicating height, color, and finish.
 - C. Lighting shall comply with design standards.
8. Signage:
 - A. Signage area calculations shall be provided.
 - B. Building mounted signs shall comply with design standards.
 - C. Provide signage details and information.
9. Conditions from PNM:
 - A. Applicant will coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
 - B. Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.
 - C. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 2, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/LD

cc: Laurelwood NA, Frank Comfort, laurelwoodna@gmail.com
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