



ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, May 14, 2015

COMMISSIONER MEMBERS PRESENT: Peter Nicholls, Chair
Karen Hudson, Vice-Chair
Bill McCoy
Maia Mullen
Victor Bessera
Moises Gonzalez

COMMISSIONER MEMBERS ABSENT:
James Peck
Derek Bohannan

STAFF PRESENT: Kym Dicome, Urban Design and Development, Planning Department
Vicente Quevedo, Urban Design and Development, Planning Department
Maggie Gould, Urban Design and Development, Planning Department
Catalina Lehner, Urban Design and Development, Planning Department
Dora Henry, Recording Secretary, Planning Department

Call to Order: 8:40 A.M.

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

3. Project #1000596
15EPC-40008 Amendment to Site
Development Plan for Subdivision

The Hartman & Majewski Design Group, agent for Lovelace Medical Center, requests the above action for Tracts 1-A, 2-A, 2B-1, 2-B2 and 2-C, St. Joseph Hospital Complex, zoned SU-1 For Hospital And Related Uses and Hotel, located on Elm St. NE between Dr. Martin Luther King Jr. Blvd. NE and Lomas Blvd NE., containing approximately 24.5 acres.
(J-14 & 15 & K-14 & 15)
Staff Planner: Catalina Lehner (**DEFERRED FROM THE April 9, 2015 hearing**)

STAFF PRESENTING CASE:

Catalina Lehner

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:

NONE

FINAL ACTION TAKEN:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC), voted to APPROVE the WITHDRAWAL for Project #10005960/15EPC-40008, an Amendment to a Site Development Plan for Subdivision.

MOVED BY COMMISSIONER MCCOY

SECONDED BY COMMISSIONER BESERRA MOTION PASSED 6 to 0

2. Project# 1010409

15EPC-40011 Amendment to Zone Map
(Zone Change)

William E Burk III, dba Bill Burk Third, Architect agent for King Tran, request the above action for all or a portion of Lot 8, Block D, Cacy Subdivision, zoned O-1 to R-2, located on NE corner of Corona Dr. NW and Quail Rd. NW, containing approximately .28 acre. (H-11)
Staff Planner: Vicente Quevedo

STAFF PRESENTING CASE:

Vicente Quevedo

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:

NONE

FINAL ACTION TAKEN:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC), voted to DEFER Project #1010409/15EPC-40011, an Amendment to Zone Map (Zone Change), to the June 11, 2014 hearing, based on the following findings:

FINDINGS:

1. This request is for a Zone Map Amendment (Zone Change) from O-1 to R-2 for Lot 8, Block D, Cacy Subdivision, an approximately .28 acre parcel located on the northeast corner of Corona Dr. NW and Quail Rd. NW.
2. The applicant requests a 30-day deferral to the June 11, 2015 EPC Hearing because the applicant's agent will not be able to attend the hearing. The applicant is in agreement with this request.
3. A written request for the deferral from the applicant has been included as part of the record for the case.
4. The 30 day deferral will ensure that the applicant's agent will attend the public hearing and adequately present the case before the EPC.

MOVED BY COMMISSIONER HUDSON
SECONDED BY COMMISSIONER MCCOY MOTION PASSED 6 TO 0

1. Project# 1005237

15EPC-40012 Amendment to Site
Development Plan for Building Permit
15EPC-40013 Amendment to Site
Development Plan for Subdivision

High Mesa Consulting Group, agent for Mark 3S Inc
c/o Tina Patel, request the above actions for all or a
portion of Tracts A & B, Mark 3S Holly Development,
zoned SU-2/ Mixed Use, located on Holly Ave. NE,
between Ventura St NE and Holbrook St NE,
containing approximately 1.34 acres. (C-20)
Staff Planner: Maggie Gould

STAFF PRESENTING CASE:

Maggie Gould

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:

NONE

FINAL ACTION TAKEN:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC),
voted to APPROVE Project# 1005237/15EPC-40012, an Amendment to Site Development Plan for
Building Permit, 15EPC-44013, an Amendment to Site Development Plan for Subdivision, based on the
following findings and conditions:

**FINDINGS – 15 EPC-40013 - May 14th, 2015-Amendment to Site Development Plan for
Subdivision**

1. This is a request for an amendment to a Site Development Plan for Subdivision for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will update the previously approved Site Development Plan for Subdivision to show a proposed new building and the improvements and replat that occurred since the previous approval (06- EPC-01580).
3. The site is subject to the design guidelines of the La Cueva Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. An amendment to the previously approved SPBP (15EPC-40012) is heard concurrently with this request.

6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan: The western quarter of the subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment..” Applicable policies include:
 - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
The proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request furthers Policy II.B.5.d.
 - B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request furthers Policy II.B.5.e.
 - C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.
The proposed development connects to the existing trail corridor along Paseo del Norte. The request furthers Policy II.B.5g.
 - D. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furthers Policy II.B.5i.
 - E. The eastern $\frac{3}{4}$ of the site is in the area designated Rural by the Comprehensive Plan:
Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.
The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furthers Policy II.B 3b.

Economic Development

 - F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.
The applicant is a local business owner. The request furthers Policy II.D.6b because it will allow the expansion of an existing local business.
7. The request is consistent with the policies of La Cueva Sector Development Plan:

A. Bullet 4: Land uses that are compatible with existing development.
The request will result in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.

B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population. The request furthers Principle two because it will allow the development of a service use (school) that may serve children in the area.

C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request furthers Principle 8.

D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request furthers Principle 9.

8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.
9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

CONDITIONS OF APPROVAL - 15EPC-40013- May 14th, 2015- Amendment to Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

MOVED BY COMMISSIONER MULLEN

SECONDED BY COMMISSIONER BESERRA MOTION PASSED 6 to 0

FINDINGS - 15EPC-40012- May 14th, 2015- Amendment to Site Development Plan for Building Permit

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will allow the development of a new two story, 9,707 square foot building for a private elementary school. The request amend the previously approved SPBP (06EPC-01581) which showed a one story office building on Tract A and a preschool, now constructed on Tract B.
3. The site is subject to the requirements of the La Cueva Sector Development Plan
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. An amendment to the previously approved SPS (15EPC-40013) is heard concurrently with this request.
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan:

The western quarter of the subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment..” Applicable policies include:

A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
The proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request furthers Policy II.B.5.d.

B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request furthers Policy II.B.5.e.

C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.
The proposed development connects to the existing trail corridor along Paseo del Norte. The request furthers Policy II.B.5g.

D. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furthers Policy II.B.5i.

E. The eastern $\frac{3}{4}$ of the site is in the area designated Rural by the Comprehensive Plan: Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furthers Policy II.B 3b.

Economic Development

F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local business owner. The request furthers Policy II.D.6b because it will allow the expansion of an existing local business.

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B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population. The request furthers Principle two because it will allow the development of a service use (school) that may serve children in the area.

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CONDITIONS OF APPROVAL – 15 EPC-40012-May 14th, 2015-Amendment to Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The applicant will continue to work with PNM to clarify the issue of distribution lines.

MOVED BY COMMISSIONER MULLEN
SECONDED BY COMMISSIONER MCCOY

MOTION PASSED 6 to 0

4. OTHER MATTERS:

A. Approval of March 12, 2015 Minutes

MOVED BY COMMISSIONER MCCOY

MOTION PASSED 6 to 0

SECONDED BY COMMISSIONER HUDSON

B. Approval of April 9, 2015 Minutes

MOVED BY COMMISSIONER MCCOY

MOTION PASSED 6 to 0

SECONDED BY COMMISSIONER BESERRA

C. Update on the Integrated Development Ordinance (IDO) by Staff

5. ADJOURNED: 10:13 A.M.