



Environmental Planning Commission

Agenda Number: 6
Project #: 2020-003658
SI-2020-00356

Hearing Date: September 10, 2020

2nd Supplemental Staff Report

Agent	Consensus Planning, Inc.
Applicant	Greystar
Request	1) Major Amendment to Site Plan –EPC
Legal Description	Tracts 1-6 North Andalucia at La Luz Tract 4 North Andalucia at La Luz
Location	SE corner of Coors Blvd. NW and Montano Rd.
Size	Approximately 60 acres
Zoning	R-MH

Staff Recommendation

Approval of SI-2020-00356 based on Findings 1-19 beginning on p. 14 and Conditions of Approval beginning on p. 19.

Staff Planner
Leslie Naji, Senior Planner

Summary of Analysis

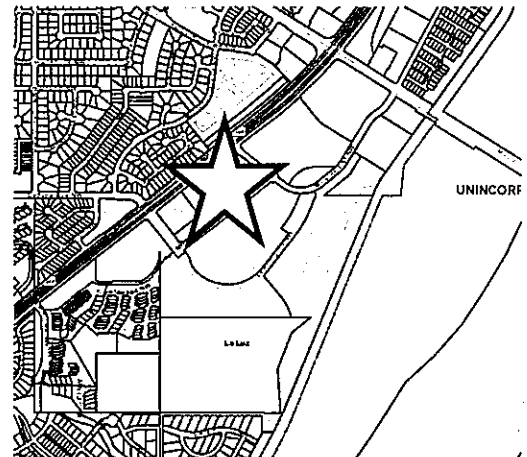
On July 9, 2020 the EPC began review of this request for Major Amendment of a Prior Approved Site Development Plan for property owned by Greystar. At that time, the EPC voted for a continuance.

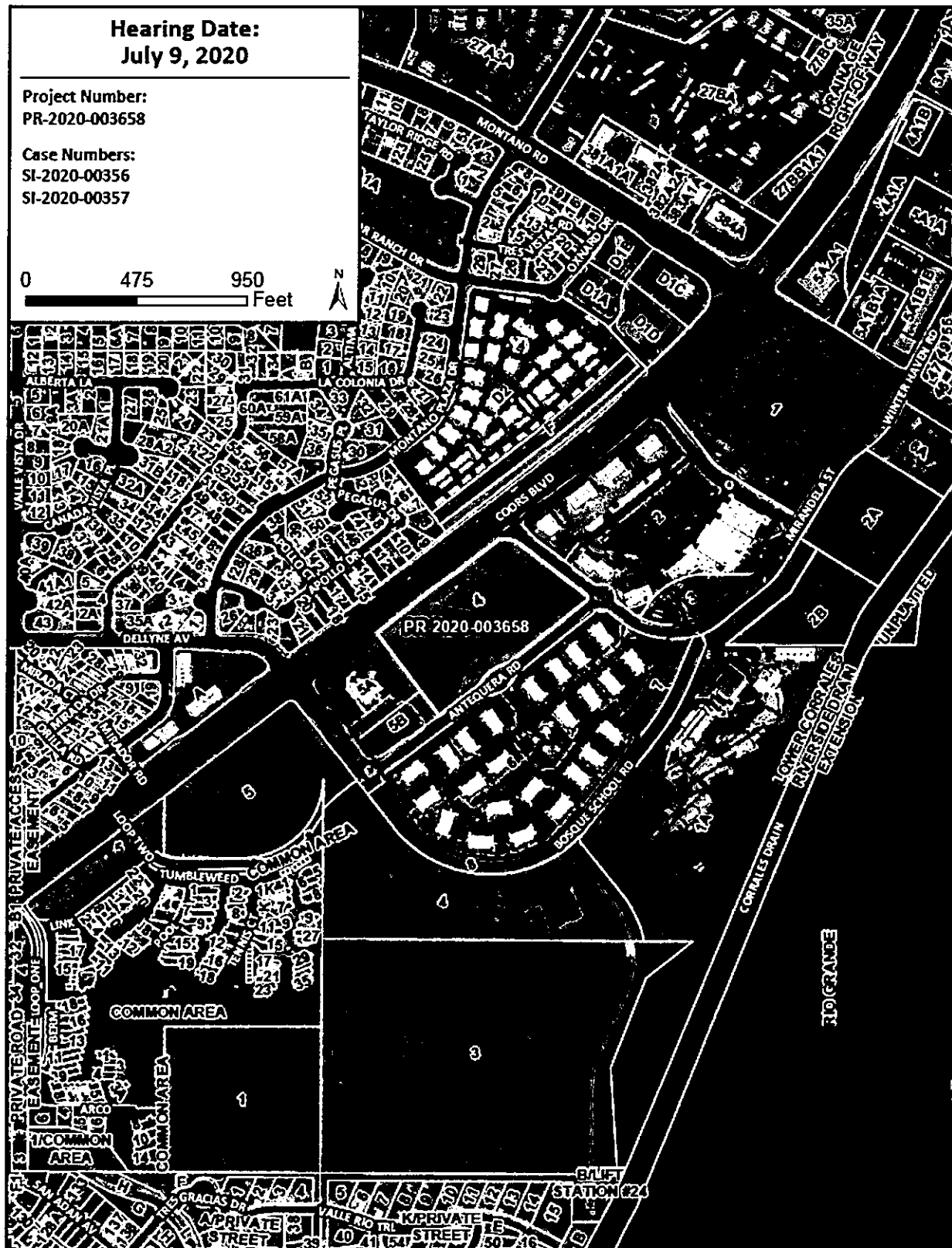
On August 8, the EPC heard analyses from the various parties which differed greatly in results. The case was deferred until September 10 for planning staff and the applicant to reach a consensus. The ZEO made a determination on the interpretation to be used for VPO analysis in this particular case.

The request consists of the following major changes to the existing, governing site development plan:

1. Increase in density on Tract 4 from 20 units per acre to 24 units per acre.
 - o 155 one and two-bedroom apartments
 - o 16 duplex cottages
2. Reduction in parking requirements:
 - o Multi-family above 1000 square feet from 2 per unit to 1.25 per unit
 - o Multi-family less than 1000 square feet from 1.5 per unit to 1.25 per unit

Re-evaluation of the view plane along with changes in the design warrants approval with conditions.





STAFF REPORT

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Attachment A- Neighborhood Submittals

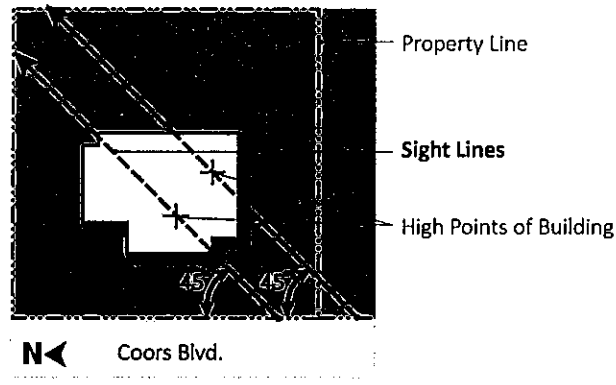
I. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

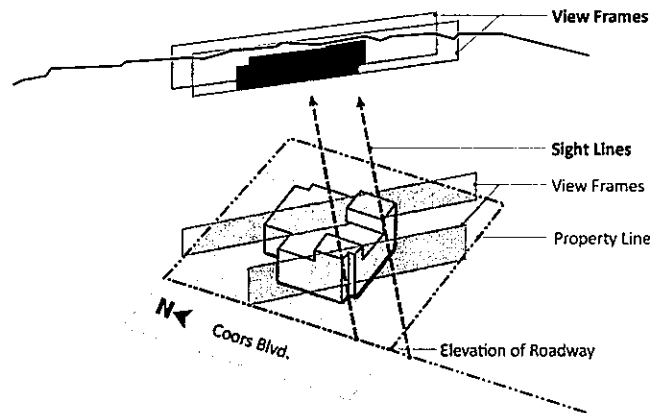
The subject site is zoned PD - Planned Development for residential development. The Master Site Plan for Andalucia at La Luz was approved prior to the effective date of the IDO and may be amended per Subsection 14-16-6-4(Y).

a. Definitions in Use

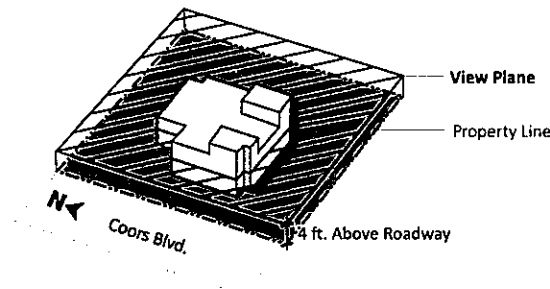
Sight Lines: Lines that begin at the east edge of the Coors Boulevard right-of-way and follow a 45-degree angle to the road alignment, in an approximately northeast direction toward the Sandia ridgeline. Sight lines are required to intersect the highest point(s) of the proposed building(s) on the site and, if the building has no higher point, the lowest elevation(s) of the Coors Boulevard right-of-way abutting or nearest the site (see figure below).



View Frame: A vertical rectangular frame drawn perpendicular (i.e. 90 degrees) to a given sight line through the highest point of the proposed building. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the Coors Boulevard right-of-way where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines. As many view frames as necessary to capture all the sight lines on a site are required (see figure below).



View Plane: A view plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard and extending horizontally above sites located east of Coors Boulevard (see figure below).



b. Determination of the Zoning Enforcement Officer

TO: Brennon Williams, Planning Director
Dan Serrano, EPC Chair
Alan Varela, Asst. City Attorney

FROM: James M. Aranda, Deputy Director and Zoning Enforcement Officer (ZEO)

SUBJECT: Determination of the Appropriate Application of Section 3-6(D) of the Integrated Development Ordinance

OVERVIEW

Urban Design and Development Division staff have requested a determination to the proper application of the provisions of 14-16-3-6(D) of the Integrated Development Ordinance (IDO) in regard to a request for a Major Amendment of a Prior Approval of a Site Plan - EPC for an approximately 69-acre property known North Andalucia. The subject site is zoned PD - Planned Development for residential development and is located along Coors Blvd NW, a designated

Major Transit Corridor. The Master Site Plan for Andalucia at La Luz was approved prior to the effective date of the IDO and is proposed to be amended per Subsection 14-16-6-4(Y).

Amendments to the plan are for Tract 4, a 7.7-acre site described by the applicant as the Overture Andalucia, (the “subject site”). Major Amendments are required to be heard by the original, approving body, which in this case is the EPC. Three major changes to the existing site plan are proposed: 1) An increase in density on Tract 4 from 20 units per acre to 24 units per acre to accommodate a total of (155) one and two-bedroom apartments, and (16) duplex cottages; 2) A reduction in parking requirements; and 3) The addition of a multi-story multi-family housing development on the 7.7-acre subject site.

According to analysis conducted by UD&D Planning staff, the request is generally consistent with a preponderance of applicable Goals and Policies of the ABC Comp Plan. The request also complies with the applicable design standards of the existing Site Plan, and meets most applicable IDO requirements. However, after two iterations of analyses conducted by Planning staff with feedback from a subject matter expert in view analyses and the Coors Blvd VPO, UD&D staff maintains that the submitted application, specifically the Site Plan for the apartments, fails to meet the provisions of IDO §3-6(D)(5)(a)(b)&(d).

Staff came to that conclusion by conducting a view analysis that uses multiple sight lines along the subject site per the Coors VPO-1 (IDO Section 3-6(D)). This methodology is consistent with the intent of the Coors VPO, its definitions, and because the request proposes multiple buildings throughout the site, and it accounts for the varying elevation of the Coors Boulevard roadway. According to analysis conducted by staff, the proposed height of the primary multi-story structure is too tall, and the Applicant’s alignment of the single Sight Line for generating the View Frame is improperly located. Staff also affirms that because the Site Plan includes multiple buildings, multiple site lines need to be analyzed. The applicant contends that utilizing multiple site lines for analysis of the proposed development is without precedent and that the traditional analytical method was to use the elevations along sight lines. The applicant has cited several examples where this is the case. However, most if not all of these examples all use multiple sight lines and

FINDINGS

My interpretation and determination are based on the following findings:

1. Pursuant to the provisions of the Integrated Development Ordinance, interpretive authority is granted to the Zoning Enforcement Officer—this includes making formal determinations as to how the IDO applies to specific situations and proposed development projects.

- Pursuant to IDO §6-2(B)(1)(c)(1), the Zoning Enforcement Officer (ZEO) is a member of the City Planning Department staff and has authority to interpret this IDO pursuant to Subsection 14-16-6-4(A)(Interpretation).

- Pursuant to IDO §6-2(B)(1)(c)(2), the ZEO has responsibility for making formal determinations as to how this IDO applies to specific situations, proposed development projects, and parcels of land.

- Pursuant to IDO §6-4(A), the ZEO has authority to interpret this IDO, including the authority to determine its applicability to specific properties or situations and the authority to interpret the boundaries of zone districts and Overlay zones on the Official Zoning Map.

2. The Purpose of the View Protection Overlay zone is to preserve unique views such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan.

- Pursuant to IDO §3-6(A), the purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.

- IDO §3-6(D)(2) is explicit in regard to what views are protected by VPO-1. They are views from Coors Boulevard right-of-way, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and Sandia Mountains.

3. Multiple sight lines and view frames are required pursuant to the standards and provisions of IDO §3-6(D).

- Section 3-6(D)(3)(a) explicitly requires that sight lines intersect the highest point(s) of the proposed building(s) on the site and, if the building has no higher point, the lowest elevation(s) of the Coors Boulevard right-of-way abutting or nearest the site.

- Per IDO 3-6(D)(3)(b), as many view frames as necessary to capture all the site lines on a site are required.

- IDO §3-6(D)(3)(b) also defines the bottom of the view frame as the elevation of the Coors Boulevard right-of-way where the sight line begins.

- View Plane is defined in IDO 3-6(D)(3)(c) as a view plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard and extending horizontally above sites located east of Coors Boulevard.

- Pursuant to IDO §3-6(D)(5)(a), no more than 1/3 of the height of structures are allowed to penetrate above the view plane.

4. Sight lines are required to intersect the highest points of the proposed buildings on the site and the lowest elevations of the Coors Boulevard right-of-way.

- Section 3-6(D)(3)(a) explicitly requires that sight lines intersect the highest point(s) of the proposed building(s) on the site and, if the building has no higher point, the lowest elevation(s) of the Coors Boulevard right-of-way abutting or nearest the site. If site lines intersect the highest points of the proposed buildings on the site as required by the provision, logic rules that there are no higher points—rendering the “qualifier” moot.

- The explicit inclusion of “and” in the provision signifies the intent that site lines are required to intersect the lowest elevations of Coors Boulevard in addition to the highest points of proposed buildings.

5. Multiple View Planes, each originating from the Sight lines points are required to accurately reflect the visual impact of the height, bulk, and massing of the proposed buildings on the site from the multiple, varied elevation points along the sloping Coors Boulevard right-of-way.

- The necessary application of Section 3-6(D)(3)(c) in combination with 3-6(D)(5) logically require that the sloping Coors Blvd roadway be accommodated to reflect that there are more than one Sight line and more than one View frame as one’s perspective moves from south to north.

- Since the Coors Blvd roadway slopes down from south to north along the western edge of the subject site, it is appropriate for the View Plane to parallel the surface of the roadway (see illustration for 3-6(D)(3)) to accurately apply 3-6(D)(3) and 3-6(D)(5) to determine the conformity of proposed building heights and massing to the requirements of 3-6(D)(5)(a) and (b).

DETERMINATION

Upon thorough review of the applicable provisions of the Integrated Development Ordinance (IDO), it is my official interpretation that IDO §3-6(D) (and provisions wherein) is explicit in the requirement that multiple view frames and sight lines from the highest points of all buildings on the site and from the lowest elevations of Coors are required for analysis. In conducting my review of the application file and public record regarding the matter, I have also come to determination that UD&D staff’s methodology of analysis is a correct application of, and consistent with, the provisions of IDO Section §3-6(D).

Respectfully,

James M. Aranda, MCRP
Deputy Director and Zoning Enforcement Officer,
Albuquerque Planning Department

c. Coors View Protection Overlay, VPO-1

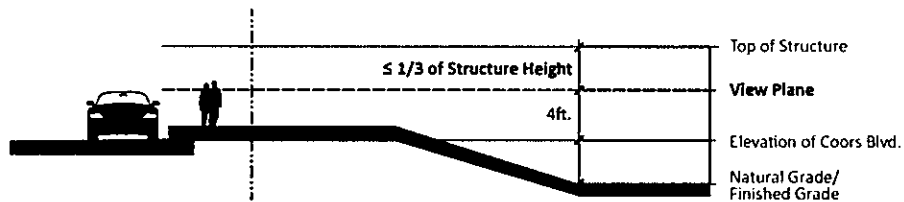
The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.

Views protected by this VPO-1 are from Coors Boulevard right-of-way, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and Sandia Mountains.

3-6(D)(5) Height, Bulk, and Massing

All development within this VPO-1 shall meet all of the following requirements.

3-6(D)(5)(a) No more than 1/3 of the height of structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as shown in section diagram below. On lots with developable area that is constrained because the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard and may also include sensitive lands (see Subsection 14-16-5-2(C)), a total height of 16 feet for low-density residential and 20 feet for other uses is allowed (see figure below).



The applicant has submitted a revised design which removes the third story from the building along Coors Blvd. at the lower elevations. The lower building height places most of the building in compliance with the view plane analysis. A portion still remains more than 1/3 above the plane ranging from 2'4" down to 0 over a 75' distance.

On the eastern side of the building the degree of non-compliance is slightly higher ranging from 5'-3' down to 0 over 100'. This portion, being further from Coors would have less impact than the west part of the building.

Staff has interpreted this View Plane to be a sloping plane since the right driving lane of Coors is sloping. The ZEO has confirmed the appropriateness of this method in his determination.

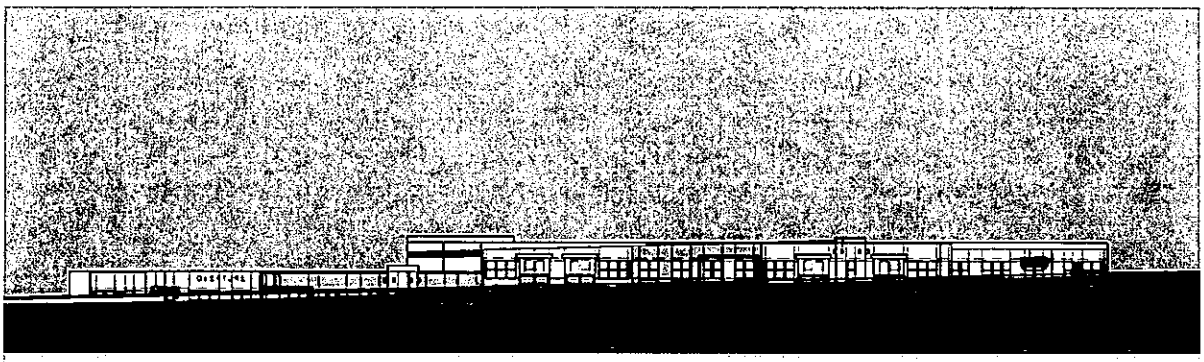
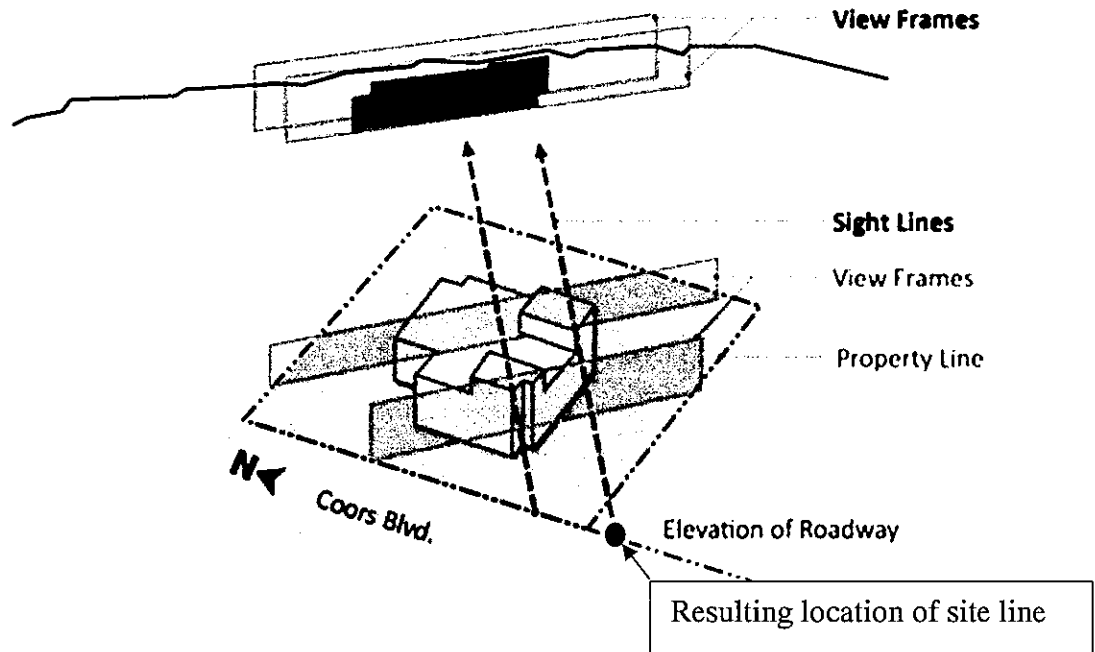


Figure 1: Continuous View Plan

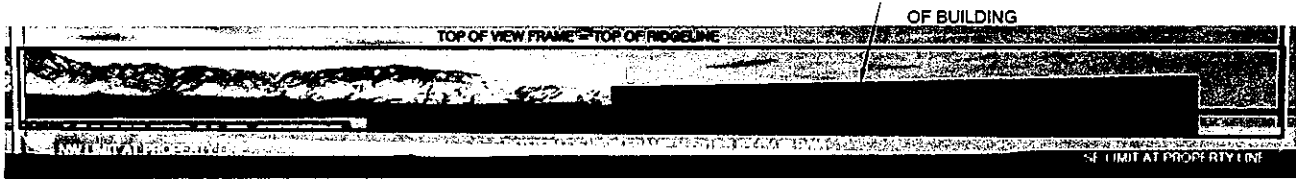


The proposed building has been redesigned to remove the third-floor portion of the primary building from the northwest corner of the building. The unit count is maintained by adding a three-story section through the middle of the courtyard. The highest point of the building remains at 39'-0" along the eastern elevation. The placement of the original View Frame is determined by establishing a sightline that runs from the Coors right-of-way at a 45-degree angle towards the Sandia Mountains and passing through the highest point of the building. That resulting location was approximately 70 feet to the south of the site.

The View Field is then configured showing all of the building above the elevation of the Coors right-of-way at the beginning of the sightline, this being the bottom of the frame, the top of the highest peak of the Sandia's forms the top line of the frame, and the sides representing the property line.

The applicant has submitted additional sightlines and view frames for additional points on the main building originating lower on Coors as well as view frames taken through the smaller cottages at the northern end of the site.

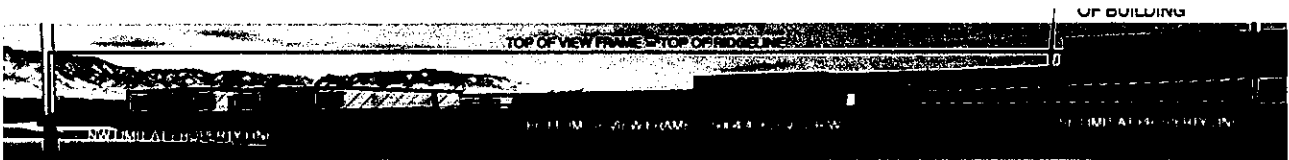
The View Frame should result in a slice of the building at the frame location. The View Frame provided by the applicant show the building with a tapering roof line as in perspective. This should not be the case. The building height should be at a straight height.



VIEW FRAME AREA 20 8162
 BLOCKED AREA 7 0716 (33.97%)
VIEW FRAME AT SIGHT LINE A1



VIEW FRAME AREA 16 7985
 BLOCKED AREA 6 9390 (41.31%)
VIEW FRAME AT SIGHT LINE A2



VIEW FRAME AT SIGHT LINE B

When correcting the applicant's perspective on the view frames, the amount of blockage from the buildings is less than presented.



31.4%

View Frame A1



35.8%

View Frame A2



45%

View Frame B

All view frames of the revised design fall within the View Frame parameters of less than 50% blockage of the frame.

The IDO does not restrict buildings from crossing the ridgeline of the Sandia Mountains. Views are protected through the 50% openness of the view frame.

II. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

No new comments

Neighborhood/Public

Concern continues on the part of neighborhood representatives concerning definitions; however, the determination of the ZEO is the final say in that discussion. Comments are attached.

It was also pointed out that the designation of Coors as a Premium Transit Corridor was reverted back to Major Transit Corridor in 2017. Any reductions in parking for premium transit are not applicable.

III. CONCLUSION

The request is for a Major Amendment of a Prior Approval of a Site Plan for an approximately 69-acre property known North Andalucia. Amendments to the plan are for Tract 4, a 7.7-acre site known as the Overture Andalucia, (the “subject site”). Major Amendments are required to be heard by the original, approving body, which in this case is the EPC. Two major changes to the existing site development plan are proposed:

1. 1 Increase in density on Tract 4 from 20 units per acre to 24 units per acre.
 - 155 one and two-bedroom apartments
 - 16 duplex cottages
2. Reduction in parking requirements:
 - Multi-family above 1000 square feet from 2 per unit to 1.25 per unit
 - Multi-family less than 1000 square feet from 1.5 per unit to 1.25 per unit

Several neighborhood organizations are affected and were notified as required. Property owners within 100 feet of the subject site were also notified, as required. The applicant conducted three neighborhood meetings. The greatest concern for the surrounding neighborhood associations is the protection of the view.

The subject site is along a Major Transit Corridor and in a Premium Transit (PT) area. The request

generally furthers a preponderance of applicable Goals and policies and meets most applicable IDO requirements. Criteria for the VPO are not met. Building height is too high and the location of the Sight Line for generating the View Frame is improperly located, since the high point selected will need to be reduced.

FINDINGS –SI-2020-00356, August 13, 2020 - Site Plan Major Amendment

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for North Andalucia at La Luz (“prior approval”). The property contained within the prior approval is legally described as Tracts 1 thru 4, 5-A, 5-B, and 6, Plat of North Andalucia at La Luz, containing approximately 69.6 acres.
2. The proposed amendment will facilitate the development of senior independent living on Tract 4, North Andalucia at La Luz, containing 7.7061 acres (“subject site”). North Andalucia at La Luz is located on the east side of Coors Boulevard NW, south of Montano Road NW.
3. The subject site is within the larger North Andalucia at La Luz development located on Antequera Road NW south of Mirandela Street NW. Coors Boulevard forms the western edge of the subject site.
4. The request consists of the following major changes to the existing, governing site development plan:
 1. Increase in density on Tract 4 from 20 units per acre to 24 units per acre.
 - 155 one and two-bedroom apartments
 - 16 duplex cottages
 2. Reduction in parking requirements:
 - Multi-family above 1000 square feet from 2 per unit to 1.25 per unit
 - Multi-family less than 1000 square feet from 1.5 per unit to 1.25 per unit
5. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
6. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Located along Coors Blvd. the subject site is along a Major Transit Corridor.

7. The Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan) and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

8. The request generally furthers the following Comprehensive Plan Goals and policies pertaining to development patterns: *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.

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

The proposed development is located along a major transit corridor and within walking distance of the Coors/Montano Village Activity Center. It places growth and development where it is appropriate.

B. Policy 5.1.10 - Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

a) Encourage higher-density residential developments within ¼ mile of transit stops or stations.

The proposed amendment to the design standards allows for higher density residential infill development adjacent to Coors Boulevard, a designated Corridor, and the Coors/Montano Village Activity Center. Greater densities and lower parking requirements support transit ridership and the new residents will be able to walk to nearby commercial retail and services and have access to an extensive pedestrian and bicycle trail network. Tracts 4 and 6 have long been planned for residential development and these requests maintain the original intent to provide a significant number of dwellings that will support the neighboring commercial developments.

C. 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.

a) Encourage development that offers choice in transportation, work areas, and lifestyles.
d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The requests add to the existing mixed-use character of North Andalucia at La Luz. Approval of the requested senior, age-restricted multi-family development encourages a new housing option for active seniors near shopping, dining, and recreational opportunities. This location also offers a choice in transportation options including

transit on both Coors Boulevard and Montano Road as well as walking and bicycling on nearby trails.

- D. 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.

The requests further this goal and policy by facilitating development of an infill property with existing development in all directions and infrastructure installed and available for use. This development provides for additional growth in an area with existing roadways, transit service, grocery stores, recreational trails, and utilities among other public facilities and amenities.

- E. Goal 5.6-City Development Areas: 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.

Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The requests will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as single-story duplex-style apartments that add to the overall density while maintaining a view corridor and offering an alternative to a larger singular building on the property. The added density will counter the abundance of single-family houses in the area.

9. The request furthers the following Comprehensive Plan Goals and policies pertaining to development patterns: *Chapter 7: Urban Design*

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

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed development includes numerous trees along Antequera Road and Coors Boulevard, which will help improve the pedestrian environment between La Luz to the south and the shopping centers to the north. Trees located between the sidewalk and travel-way also provide protection to pedestrians and traffic calming effects along Antequera.

- B. Goal 7.4-Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on

development context.

The proposed amendment to parking requirements directly affects the provision of parking. By allowing a smaller parking ratio for the unique use proposed on Tract 4, this plan will discourage oversized parking facilities. Located at the intersection of two Major Transit Corridors, development in this area is an opportunity to decrease parking and promote transit ridership on the west side of Albuquerque.

10. The request furthers the following Comprehensive Plan Goals and policies pertaining to development patterns: *Chapter 9: Housing*

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- e) Provide for the development of quality housing for elderly residents.
- i) Provide for the development of multi-family housing close to public services, transit, and shopping.

The requested amendment to density, directly responds to a need identified in these policies for quality housing for elderly residents. Census data over the last several years shows the largest percentage increase shown for those residents between 65 and 85+ years of age is an indication that housing addressed to their needs is essential. This housing will be located near shopping and services along two Major Transit Corridors, which will relieve development pressures at the urban edge.

- B. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The requested Site Plans directly respond to a need identified in these policies for quality housing for elderly residents. This housing will be located near shopping and services along two Major Transit Corridors, which will relieve development pressures at the urban edge.

This site meets the criteria for preferred growth. It is near major transit and commuter corridors, has existing services and infrastructure, and is near to many activities or transit that provides easy accessibility.

11. The subject site is within the Coors Character Protection Overlay Zone, CPO-2 and meets the requirements for setback from Coors, exterior lighting, signage and landscaping.

12. The subject site is within the Coors View Protection Overlay, VPO-1, the purpose of the View Protection Overlay (VPO) zone being to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.
13. The Coors VPO-1 is to protect views of both the Sandia Mountains and the Bosque tree canopy.
14. Following formula and criteria for analyzing developments falling within the VPO, as presented in the IDO, the subject site design fails to meet those parameters for acceptable view encroachment. Building height exceeds 1/3 of total height above view plane for a length of 75 feet on the western elevation and 100 feet on the eastern elevation.
15. Building height must be reduced by a minimum of two feet on the west side and 4.5 feet on the east side of the building to be in compliance.
16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan EPC and meets the design criteria, with conditions, for the following applicable criteria. Applicable criteria to this site plan are those of:
 - Access and Connectivity
 - Parking and Loading
 - Landscaping, Buffering, and Screening
 - Walls and Fences
 - Outdoor Lighting
 - Building Design for Multi-Family housing
 - Signs
17. The applicant notified the applicant notified the La Luz Landowners Association, Westside Coalition of Neighborhood Associations, and Taylor Ranch NA as required. The applicant also notified property owners within 100-feet of the property boundaries as required. Facilitated meetings were held with some changes recommended being incorporated in the final design submittal.
18. The applicant conducted two facilitated neighborhood meetings on April 22, 2020 and June 29, 2020. Most of the concerns focused on the building heights and VPO-1 encroachment. Additional meetings concerning the View Analysis have been conducted with neighborhood designees.
19. As of the writing of this report, planning staff has received submittals with concerns and analysis of the View Plane and View Frame.

RECOMMENDATION - SI-2020-00356, August 13, 2020

APPROVAL of Project #2020-003658, Case # SI-2020-00356, a Major Amendment to an existing Site Plan for an approximately 68-acre site located east of Coors Blvd NW and South of Montano. The specific Tract 4 is further located south of Mirandela Rd and north of Learning, zoned PD, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2020-00356, September 10, 2020

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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. The applicant shall meet with the Staff planner prior to applying to the DRB 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.
3. Building should be reduced by either the extent to which the height is over the View Plane by more than 1/3 of the building height or by removal of the third floor in those area.
4. Per IDO 5-5(C)(5)(d), at least 2 percent of the vehicle parking spaces shall include electric vehicle charging stations with a rating of 240 volts or higher. At least 4 electric vehicle charging stations must be provided with at least one being generally accessible and not in a garage. This can be clarified through DRB.
5. The retaining walls indicated on the plan do not have accompanying details. These shall be provided and then reviewed and approved through DRB prior to building permit.
6. Refuse enclosure gate indicates painted wood cedar. More durable material such as painted Hardie board, shall be used.
7. Grading and Drainage:
 - Where acceptable to City Hydrology, show curb cuts for water harvesting.
 - Outdoor lighting on the site is to be at a maximum height of 16 feet with a fully shielded lighting head. Currently it is only indicated on the site plan with a note stating intended compliance. Lighting locations shall be shown on site plan with mounting details.

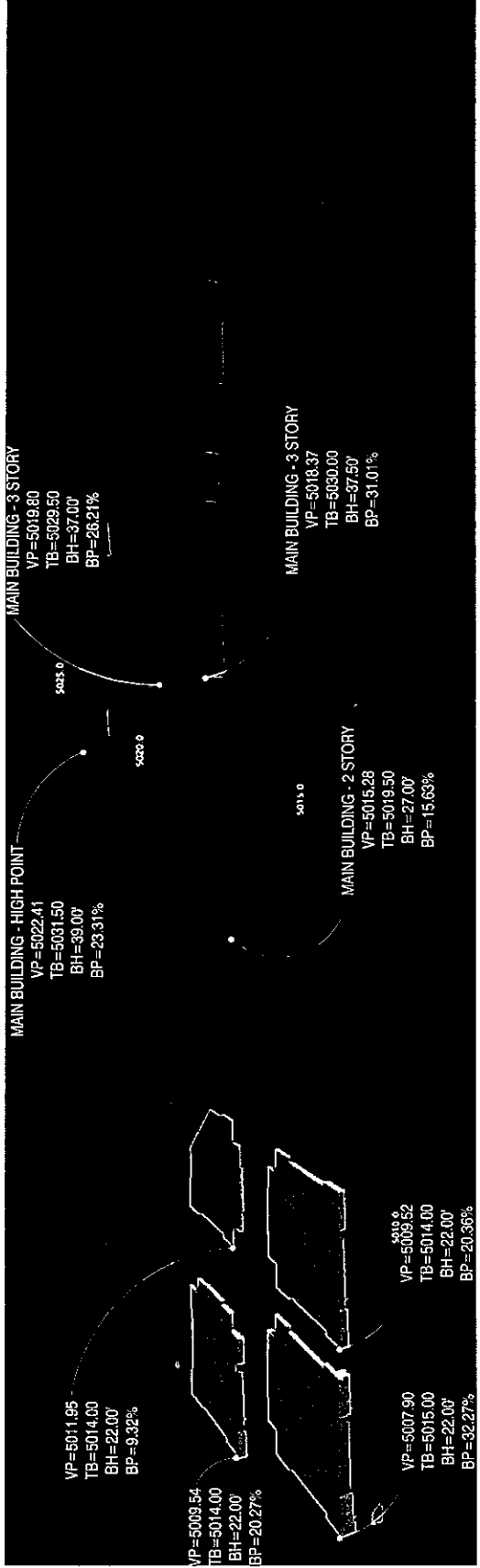
8. Condition from the Solid Waste Management:
 - Site Improvement- The tree that is shown on the SE island leading to the proposed double trash shall be relocated.
 - Compactors units cannot be any larger than a 2-cubic yard compactor.
 9. A Water and Sewer Availability Statement request and Fire Marshal approval must be completed prior to issuance of a building permit for construction of the development.
-
-


Leslie Naji
Senior Planner

Notice of Decision CC list:

La Luz Landowners Association, Jonathan Abdalla, laluzlandowners@azulstar.com
La Luz Landowners Association, Dan Jensen, dgj1958@gmail.com
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com
Westside Coalition of Neighborhood Associations, Harry Hendriksen, hlhen@comcast.net
Taylor Ranch NA, Rene Horvath, aboard111@gmail.com
Taylor Ranch NA, Diana Shea, secretary@trna.org
Sharon Miles, sharon@seniorcareoptions.net
Alan Varela, avarela@cabq.gov

**APPLICATION
SUPPORT MATERIALS**



3D VIEW PLANE ANALYSIS

LEGEND

FF = FINISH FLOOR
 BS = BASE

GARAGES: 1 STORY (ROOF VARIES, 17'-0" TALL MIN. 19'-0" MAX.)

COTTAGES: 1 STORY (22'-0" TALL)

COURTHOUSE: 1 STORY (22'-8" TALL)

MAIN BUILDING: 2 STORY (27'-9" TALL)

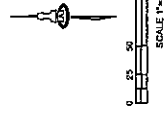
MAIN BUILDING: 3 STORY (37'-0" TALL)

MAIN BUILDING: 3 STORY (37'-9" TALL)

HIGHEST POINT: 3 STORY (39'-0" TALL)

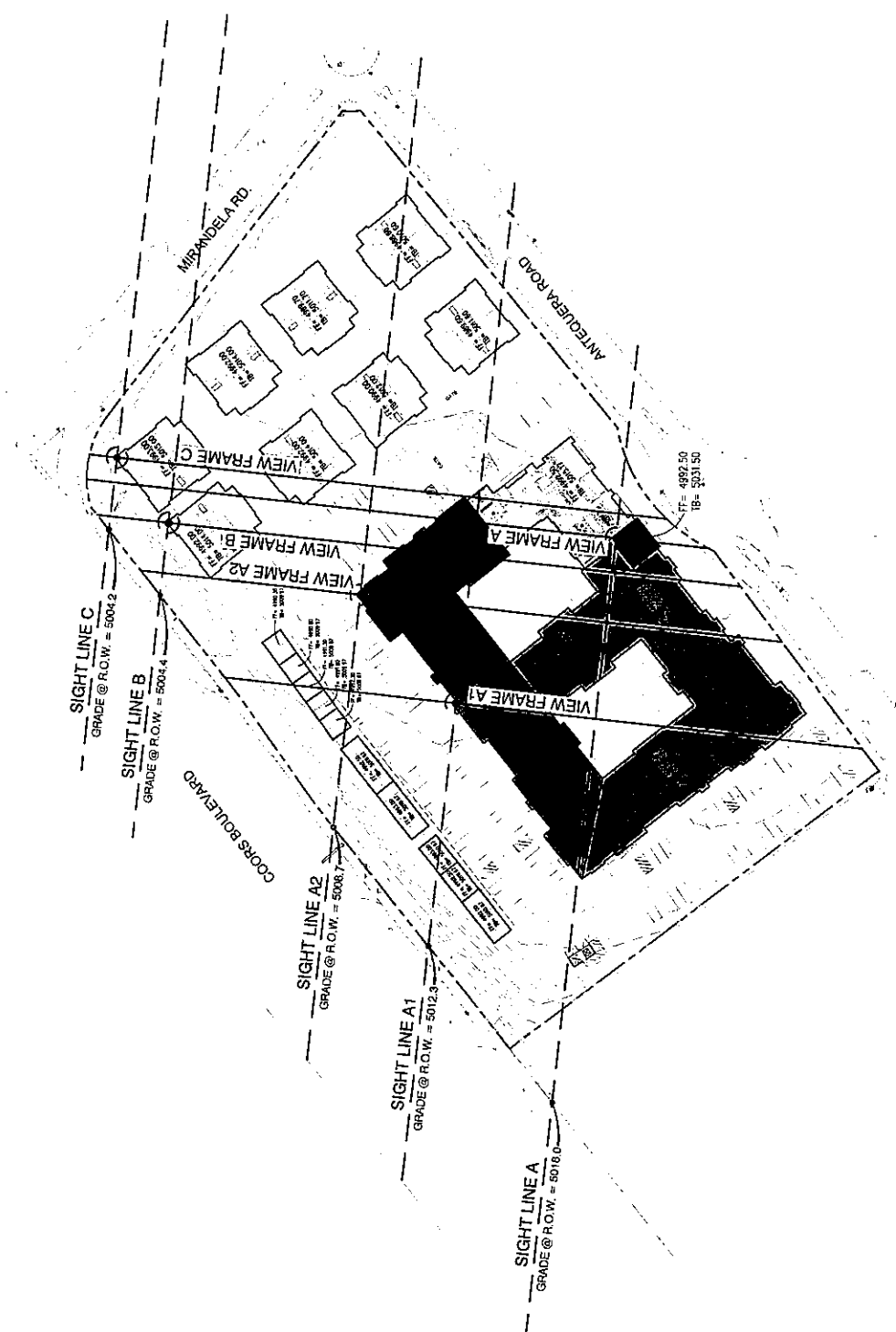


Consistent with IDD Section 14-163-6(0)(5)(c)
 This project provides for a variety in building size and massing. The lower, smaller buildings are located closer to Coors Boulevard, with the larger, taller building located farther back on the property

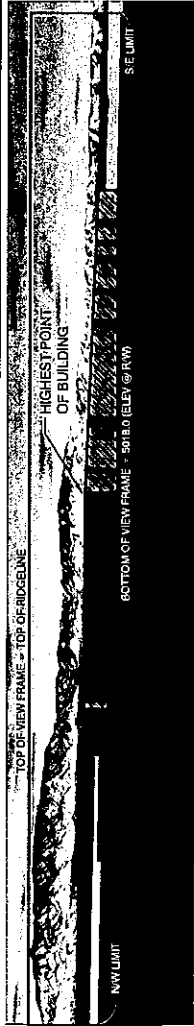


Isaacson & Artman, Inc.
 CMT Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87102
 505-243-4400
 www.isaacson-artman.com

ANDALUCIA SENIOR LIVING	
VIEW ANALYSIS SITE EXHIBIT	
Date:	03/20/2020
Drawn by:	1
Checked by:	
Scale:	1"=50'
Sheet:	SH. 06

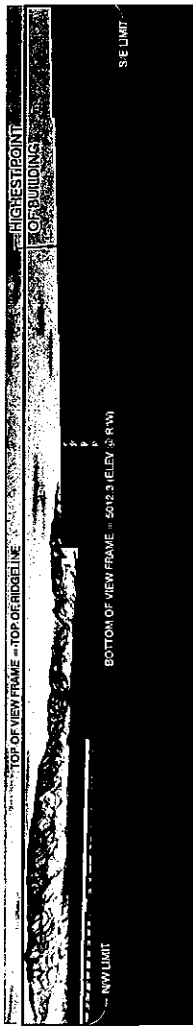


The north, orientation, and accuracy of this plan are based on the project of location as provided by the client. The user of this plan is responsible for verifying the accuracy of the information provided and for obtaining any necessary permits.



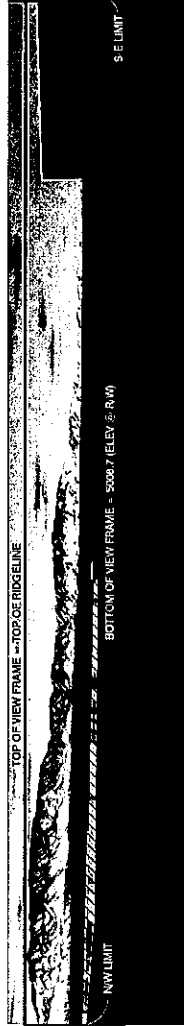
VIEW FRAME AREA 25.2005
BLOCKED AREA 4.0278 (16.574)

VIEW FRAME AT SIGHT LINE A



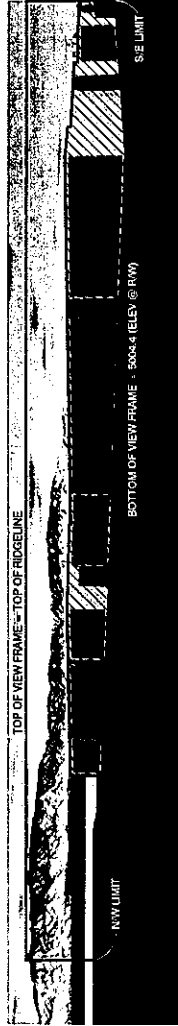
VIEW FRAME AREA 25.2004
BLOCKED AREA 9.2608 (36.574)

VIEW FRAME AT SIGHT LINE A1



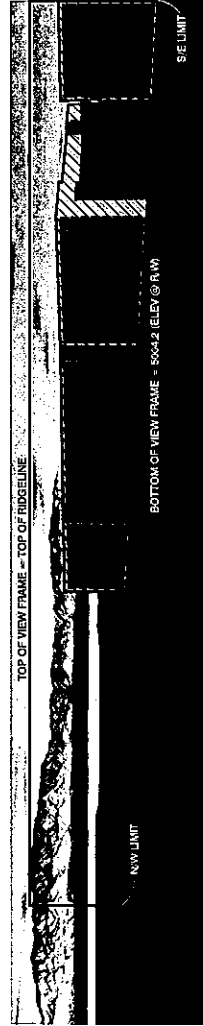
VIEW FRAME AREA 25.2005
BLOCKED AREA 7.4717 (29.74)

VIEW FRAME AT SIGHT LINE A2



VIEW FRAME AREA 25.2070
BLOCKED AREA 10.895 (43.294)

VIEW FRAME AT SIGHT LINE B



VIEW FRAME AREA 29.8035
BLOCKED AREA 14.8177 (58.174)

VIEW FRAME AT SIGHT LINE C

Isaacson & Artman, Inc.
Civil Engineering Consultants



128 Market Street NE
Albuquerque, NM 87108
505-244-4444

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ANDALUCIA
SENIOR LIVING

VIEW ANALYSIS	
VIEW FRAMES (STILLS FROM VIDEO)	
Date	08/20/20
Drawn By	PSA
Checked By	
Scale	1" = 200'
Sheet No.	2300
Sheet	1
Of	84
Of	CF

ADDITIONAL STAFF INFORMATION

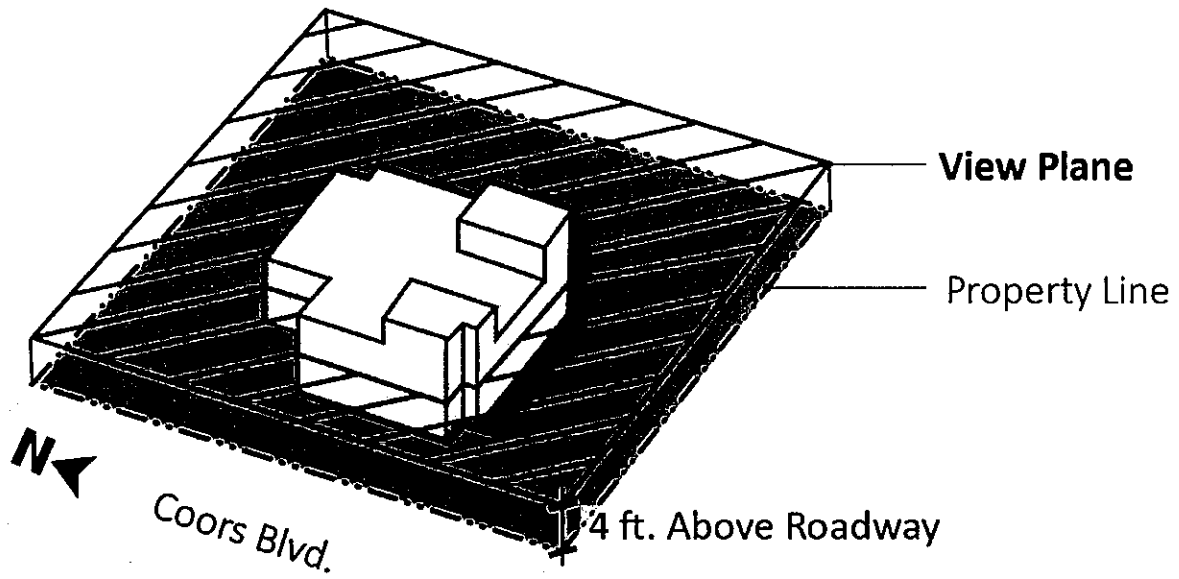
VIEW PLANE ANALYSIS

3-6(D)(2) Protected Views

Views protected by this VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and Sandia Mountains.

3-6(D)(3)(c) View Plane

A view plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard and extending horizontally above sites located east of Coors Boulevard (see figure below).



plane *noun* [C] (SURFACE)

in **mathematics**, a **flat** or **level** surface that **continues** in all **directions**:

an *inclined plane*

A flat surface on which a straight line joining any two points on it would wholly lie.

'the horizontal plane'

Vertical and horizontal

In astronomy, geography, and related sciences and contexts, a direction or plane passing by a given point is said to be vertical if it contains the local gravity direction at that point.

Conversely, a direction or plane is said to be horizontal if it is perpendicular to the vertical direction.

policy 1

view preservation

Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

rationale:

Views of the natural terrain, the bosque, the Rio Grande, the river valley, the east mesa, and the Sandia Mountains are particularly unique and attractive east of Coors Boulevard in corridor Segments 3 and 4. Site planning and design in this area should be especially sensitive to protection and enhancement of these views.

definitions:

View Plane: On the east side of Coors Boulevard in corridor Segments 3 and 4, a view plane is established at four feet above the elevation at the east edge of the east driving lane. The view plane extends horizontally at 90 degrees to the easterly boundary of the corridor.

Sighting Lines: Imaginary sighting lines at a 45-degree angle to the road alignment are shown on the View Preservation Maps, Figures 32, 33, and 34 for corridor Segments 3 and 4. The sighting lines indicate the most restrictive viewing angle of the motorist when travelling northbound on Coors Boulevard.

View Area: The view area for a parcel of land is a series of rectangular view frames created by the Coors Boulevard grade level as the bottom of the view frame; the highest point of the ridge line of the Sandia Mountains as the top of the view frame. The north and south edges of the view frame are created by vertical extensions from the north and south property lines of the parcel.* The series of view frames change as the viewer travels north on Coors Boulevard. The view frames are perpendicular to sighting lines. Collectively, the series of view frames is the view area.