



OFFICIAL NOTIFICATION OF DECISION

September 10, 2020

Greystar
1717 West 6th St.
Austin, TX. 78703

Project #2020-003658
SI-2020-00356 – Site Improvement
Major Amendment-Site Plan

LEGAL DESCRIPTION:

Consensus Planning, agent for Greystar, requests the above action for all or a portion of Tracts 1-6 North Andalucia at La Luz Subdivision, located at the SE corner of Coors Boulevard NW and Montañó Road, Tract 4, at 5301 Antequera NW, between Bosque School Road and Mirandela Street, approximately 60 acres (E-12)
Staff Planner Leslie Naji

On September 10, 2020, the Environmental Planning Commission (EPC) voted to approve PR-2020-003658/SI-2020-00356, a Major Amendment to a Site Plan, based on the following Findings and subject to Conditions:

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

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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 comprehensive view analysis presented by the applicant shows that the subject site design will meet the parameters for acceptable view/height encroachment per corresponding Condition number 3.
15. 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
16. 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.
17. 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.
18. As of the writing of this report, planning staff has received submittals with concerns and analysis of the View Plane and View Frame.

CONDITIONS OF APPROVAL

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.

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3. Building height at Sight Line A1, as shown in the Applicant's updated view analysis, shall be reduced from 37.5 feet to 36.15 feet maximum to comply with the VPO-1 view plane requirements calculated from the elevation of Coors Boulevard at each Sight Line (Coors VPO-1, including but not limited to Section 3-6(D)(5)(a)).
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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 25, 2020**. 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(U) of the 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 EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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 City Zoning Code must be complied with, even after approval of the referenced application(s).

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Sincerely,

for Brennon Williams
Planning Director

cc: EPC file

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