



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 18, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1000898**

02EPC-01347 Site Development Plan-
Amendment to Subdivision

02EPC-01348 Site Development Plan-
Building Permit

T.S. McNaney & Assoc.
400 Gold SW, Suite 700
Albuq., NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract(s) G, **Village Center North**, zoned SU-1 for R-2, located WEST OF UNSER BOULEVARD NW AND SOUTH OF SUMMER RIDGE ROAD NW, between MCMAHON BOULEVARD NW and WESTSIDE BOULEVARD NW, containing approximately 13.02 acres. (A-11) Len Malry, Staff Planner

On October 17, 2002 the Environmental Planning Commission voted to approve Project 1000898 / 02EPC-01347, a request for site development plan for subdivision for Tract G, Village Center North Subdivision, zoned SU-1 for R-2, located west of Unser Boulevard NW, south of Summer Ridge Road NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 13.02 acres site to be known as Villa de Villagio. The site is located west of Unser Boulevard NW, south of Summer Ridge Road.
2. The applicant proposes to replat the site, which is zoned SU-1 for R-2, into 95 single-family residential lots and local streets.
3. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment (Established Urban Goal).

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1000898/02EPC-01347 & 01348

October 17, 2002

Page 3

5. The submitted site plan conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide* (Resolution 249 Section 4.B).
6. This request will be adequate with some minor changes and additions which are outlined in the Conditions of approval.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 eastern portion of the subdivision shall provide functional pedestrian and bicycle access to the adjacent subdivision to the east.
3. The applicant shall de-emphasize garages by either staggering the building setbacks, recessing the garages or locating the garages to the rear of the building. This shall be done for a minimum of half (47) of the dwelling units.
4. The locations of the perimeter wall shall be noted on the site plan as well as the location of the entry wall sign.

5. **Public Works Conditions of Approval:**

RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:

Conditions of approval for the proposed Site Development Plan Amendment for Subdivision and Site Development Plan for Building Permit shall include:

- a. Developer shall contribute financially to offsite traffic mitigation consistent with other developments in the area.
- b. Site Plan shall comply and be designed per DPM Standards.
- c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- d. Developer to provide bicycle and pedestrian connections to Stonebridge Subdivision on the east and if possible Monterrey Park Subdivisions on the south.
- e. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- f. An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- g. Re-platting should be concurrent with site plan approvals.