



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

Date: December 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002332**

02EPC-01690 Zone Map Amendment
02EPC-01692 EPC Sector Development Plan
02EPC-01694 EPC Site Development Plan-

Don Keith
7116 Edwina Ct. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tract(s) 75, **Town of Atrisco Grant**, a zone map amendment from C-2 & Building Permit R-1 to SU-1 for Apartments, located on 59TH ST. SW, between 57TH ST. SW and 61ST SW, containing approximately 1 acre(s). (K-11) Makita Hill, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002332/ 02EPC 01694, a request for an amendment to the zoning map of the West Route 66 Sector Development Plan from C-2 and R-1 to SU-1 for Apartments, for Tract 75, Town of Atrisco Grant Unit 6, a 0.68-acre site located at 100 59th Street NW at 59th Street and Central Avenue NW, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the West Route 66 Sector Development Plan (WR66SDP) for Tract 75, Town of Atrisco Grant Unit 6. The 0.68-acre site is located at 100 59th Street SW at 59th and Central Avenue and is currently vacant.
2. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed site development plan for building permit will facilitate development of vacant land with existing City services, and the development of apartments on the site will provide a transition between the single family residences to the south of the site and the more intense commercial development on Central Avenue. Together, these elements will serve to support the existing single-family neighborhood and will likely result in minimal traffic impacts on the neighborhood (Established Urban, policies d, e, h, k, l). The request is also consistent with design policies for Enhanced Transit Corridors as established in the Centers and Corridors component of the Comprehensive Plan.

3. The request with policies in the West Side Strategic Plan (WSSP) regarding high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.28, West Central Community Area).
4. The proposed amendment to the WR66SDP will facilitate development which is consistent with architectural and landscape design standards of the West Route 66 Sector Development Plan (WR66SDP) Design Overlay Zone standards. The proposed zone map amendment will also facilitate development that addresses one of the plan's issues for the Central Avenue corridor area: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings" (WR66SDP, p. 14). The requests will facilitate new apartment residential development that will be a positive investment in the image of the Central Avenue corridor area.
5. The agent has argued that the proposed zone map amendment meets the requirements of R-270-1980 in that the proposed SU-1 for Apartments zoning will be advantageous to the community as articulated in the Comprehensive Plan, WSSP, and the WR66SDP.
6. There is no neighborhood opposition to this request.

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002332/ 02EPC 01690, a request for zone map amendment from C-2 and R-1 to SU-1 for Apartments, for Tract 75, Town of Atrisco Grant Unit 6, a 0.68-acre site located at 100 59th Street NW at 59th Street and Central Avenue NW, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from C-2 and R-1 to SU-1 for Apartments for Tract 75, Town of Atrisco Grant Unit 6. The 0.68-acre site is located at 100 59th Street SW at 59th and Central Avenue and is currently vacant. This request for SU-1 zoning is accompanied by a site development plan for building permit.
2. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed changes will facilitate development of vacant land with existing City services, and the development of apartments on the site will provide a transition between the single family residences to the south of the site and the more intense commercial development on Central Avenue. Together, these elements will serve to support the existing single-family neighborhood and will likely result in minimal traffic impacts on the neighborhood (Established Urban, policies d, e, h, k, l). The request is also consistent with design policies for Enhanced Transit Corridors as established in the Centers and Corridors component of the Comprehensive Plan.

3. The request with policies in the West Side Strategic Plan (WSSP) regarding high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.28, West Central Community Area).
4. The proposed zone map amendment will facilitate development which is consistent with architectural and landscape design standards of the West Route 66 Sector Development Plan (WR66SDP) Design Overlay Zone standards. The proposed zone map amendment will also facilitate development that addresses one of the plan's issues for the Central Avenue corridor area: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings" (WR66SDP, p. 14). The requests will facilitate new apartment residential development that will be a positive investment in the image of the Central Avenue corridor area.
5. The agent has argued that the proposed zone map amendment meets the requirements of R-270-1980 in that the proposed SU-1 for Apartments zoning will be advantageous to the community as articulated in the Comprehensive Plan, WSSP, and the WR66SDP.
6. There is no neighborhood opposition to this request.

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002332/ 02EPC 01692, a request for site development plan for building permit for Tract 75, Town of Atrisco Grant Unit 6, a 0.68-acre site located at 100 59th Street NW at 59th and Central Avenue NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 75, Town of Atrisco Grant Unit 6. The 0.68-acre site is located at 100 59th Street SW at 59th and Central Avenue and is currently vacant.
2. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed site development plan for building permit will facilitate development of vacant land with existing City services, and the development of apartments on the site will provide a transition between the single family residences to the south of the site and the more intense commercial development on Central Avenue. Together, these elements will serve to support the existing single-family neighborhood and will likely result in minimal traffic impacts on the neighborhood (Established Urban, policies d, e, h, k, l). The request is also consistent with design policies for Enhanced Transit Corridors as established in the Centers and Corridors component of the Comprehensive Plan.

3. The request with policies in the West Side Strategic Plan (WSSP) regarding high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.28, West Central Community Area).
4. The proposed site development plan for building permit will facilitate development which is consistent with architectural and landscape design standards of the West Route 66 Sector Development Plan (WR66SDP) Design Overlay Zone standards. The proposed zone map amendment will also facilitate development that addresses one of the plan's issues for the Central Avenue corridor area: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings" (WR66SDP, p. 14). The requests will facilitate new apartment residential development that will be a positive investment in the image of the Central Avenue corridor area.
5. Slight modifications are needed to the site design to be in compliance with all City agency comments and City design standards.
6. There is no neighborhood opposition to this request.

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. Conditions of approval from the Public Works Department and the City Engineer's Office for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. Driveways to be 25' minimum width. Curb returns with 25' radius recommended but not required.
 - d. Driveways to be located a minimum of 50' from Central.
 - e. Provide 5' keyed area at south end of parking lot.
 - f. No passenger car parking adjacent to refuse container.
 - g. Sidewalk adjacent to parking shall be 6' wide.
 - h. Provide for clear site distance at the intersection of Central and 59th St. per AASHTO.

- i. Adequate fire protection will be contingent on developer construction of public infrastructure as established in the water / sewer availability statement of September 6.
 - j. An approved conceptual 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.
3. A new 6 ft. high fence is to be built at the south end of the side that incorporates material and design characteristics similar to those intended for the building balcony railing.
 4. The developer shall install street trees adjacent to Central Avenue and 59th Street that will produce a 25-foot canopy at maturity.
 5. The developer shall install additional Cherry Plum and/or Crabapple trees in the southeast corner of the site to provide additional buffering for the adjacent single-family residences.
 6. The applicant shall identify outdoor areas for each apartment on the site plan.
 7. The dumpster shall be relocated to an area away from Central Avenue.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT #1002332
PAGE 6

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


For Victor J. Chavez
Planning Director

VJC/MH/ac

cc: James L. Hewitt, PE, 3730 Coors Blvd. NW, Suite E, Albuquerque, NM 87120
Jeanette Baca, Alamosa NA, 901 Field SW, Albuquerque, NM 87121
Klarissa Pena, Alamosa NA, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Edna Strauss, West Mesa NA, 5117 La Subida NW, Albuquerque, NM 87105