



Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision Amendment
☐ for Building Permit Amendment
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation

☒ V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ P ☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

☒ D ☐ Street Name Change (Local & Collector)

☒ L A **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
ADDRESS: 302 Eighth Street NW FAX: _____
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
APPLICANT: Hajjar Management Co., Inc. / Vista Realty Trust PHONE: (617) 296-5200
ADDRESS: 30 Adams Street FAX: _____
CITY: Milton STATE MA ZIP 02186 E-MAIL: _____
Proprietary interest in site: Trustee List all owners: Vista Realty Trust

DESCRIPTION OF REQUEST: Final sign off of Amendments to Vista de La Luz Site Plan for Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.


Lot or Tract No. Tracts K1 and K2 Block: _____ Unit: _____
Subdiv/Addn/TBKA: Vista de La Luz Commercial
SU-1 for PRD and one restaurant with
Existing Zoning: full service liquor Proposed zoning: No proposed change MRGCD Map No. _____
Zone Atlas page(s): F-11-Z UPC Code: 101106130035422844, 101106128332522845

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
#1004675; 06EPC-00140; 07EPC-40026; 07EPC-40027; 17EPC - 40038

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? _____
No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.8 ac.
LOCATION OF PROPERTY BY STREETS: On or Near: Southwest corner of Coors Boulevard NW and Sevilla Avenue NW
Between: _____ and _____
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE  DATE 12/6/17
(Print Name) Jacqueline Fishman, AICP Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

FORM P(3): SITE DEVELOPMENT PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- ☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover applicationMeetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover applicationMeetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center (SC): Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover applicationMeetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- ☐ **AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- ☐ **AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover applicationMeetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- ☐ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05)** **Maximum Size: 24" x 36"**
- ☒ **FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06)** **Maximum Size: 24" x 36"**
 - ☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ☐ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ☐ Solid Waste Management Department signature on Site Plan for Building Permit
 - ☒ Zone Atlas map with the entire property(ies) clearly outlined
 - ☒ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - ☐ Infrastructure List, if relevant to the site plan
 - ☐ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - ☒ List any original and/or related file numbers on the cover applicationMeetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jacqueline Fishman, AICP

Applicant name (print)

12/6/17

Applicant signature / date



☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers

Form revised November 2010

Planner signature / date

Project #:



December 6, 2017

Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Vista de La Luz - Project #1004675; Site Plan for Subdivision Amendment, 17EPC-40038

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Dicome:

The purpose of this letter is to transmit the Vista de La Luz the overall Site Development Plan for Subdivision for approval by the Development Review Board (DRB). The project was approved by the Environmental Planning Commission (EPC) on September 15, 2017.

The Conditions of Approval and the applicant's responses are provided below:

Conditions 17EPC-40038 Site Development Plan for Subdivision Amendment

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.

Agreed, this letter outlines how the EPC conditions have been satisfied.

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.

We have contacted Staff Planner, Maggie Gould, on October 27, 2017 with a copy of the updated Site Plan for Building Permit and Subdivision, per the Conditions of Approval of the EPC Notice of Decision. Ms. Gould deemed the site plans reflect the EPC conditions provided that we meet the condition to replat at DRB. Please see a copy of email correspondence included as part of this application.

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, P.L.A.
ASLA, LEED AP
Jacqueline Fishman, AICP

From: Gould, Maggie S.
To: [Erin Ganaway](#)
Cc: [Jackie Fishman](#)
Subject: RE: Vista de La Luz #1004675, EPC Case#17EPC-40036, 17EPC-40037, 17EPC-40038
Date: Friday, October 27, 2017 2:01:40 PM

Thank you Erin,

I think that the site plans are pretty straight forward and we don't need to meet.
The site plans reflect the EPC conditions provided that you are replatting at DRB.
You are free to submit on Tuesday.

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

From: Erin Ganaway [<mailto:Ganaway@consensusplanning.com>]
Sent: Friday, October 27, 2017 1:47 PM
To: Gould, Maggie S.
Cc: Jackie Fishman
Subject: Vista de La Luz #1004675, EPC Case#17EPC-40036, 17EPC-40037, 17EPC-40038

Good Morning Maggie,

We hope to submit our DRB application for the Vista de La Luz (#1004675) next Tuesday, October 31, 2017. We have updated the plans with signature blocks and today's date.

While we would be happy to meet with you if needed, we hope that this email and attached plans satisfy Condition #2 ("applicant shall meet with staff planner..."). Please let us know if you have any questions or comments.

The link below is a Sharefile link for the Site Plan for Building Permit/Subdivision and the overall Site Plan for Subdivision. This is a new service our office is testing, please let me know if you have any issues. I believe you will create a login but will not need to pay for or download anything. If you have any issues let me know and I will share via dropbox.

<https://consensusplanning.sharefile.com/d-s764f02b74cf4056a>

Thank you,

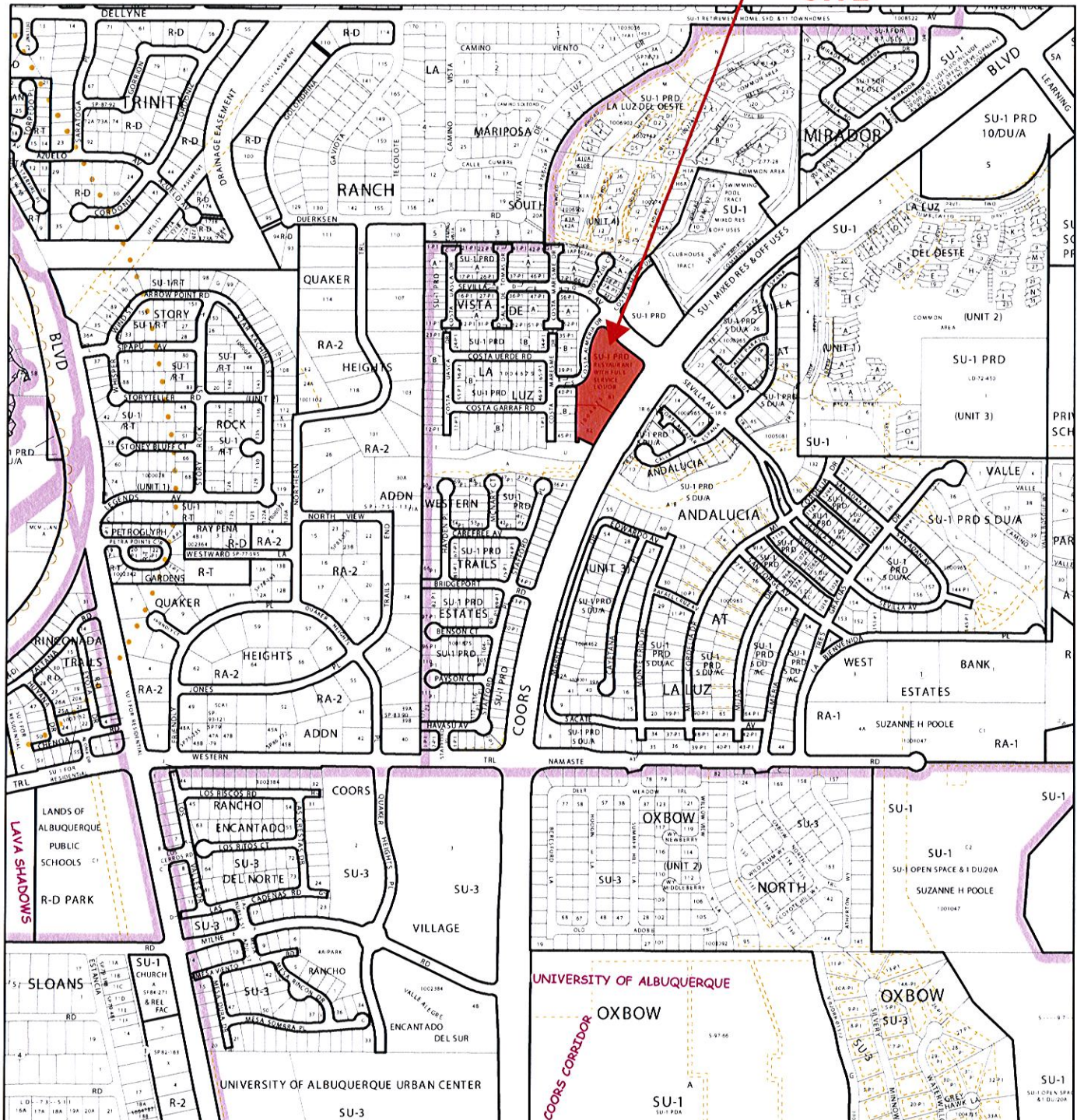
Erin Ganaway

Consensus Planning, Inc.

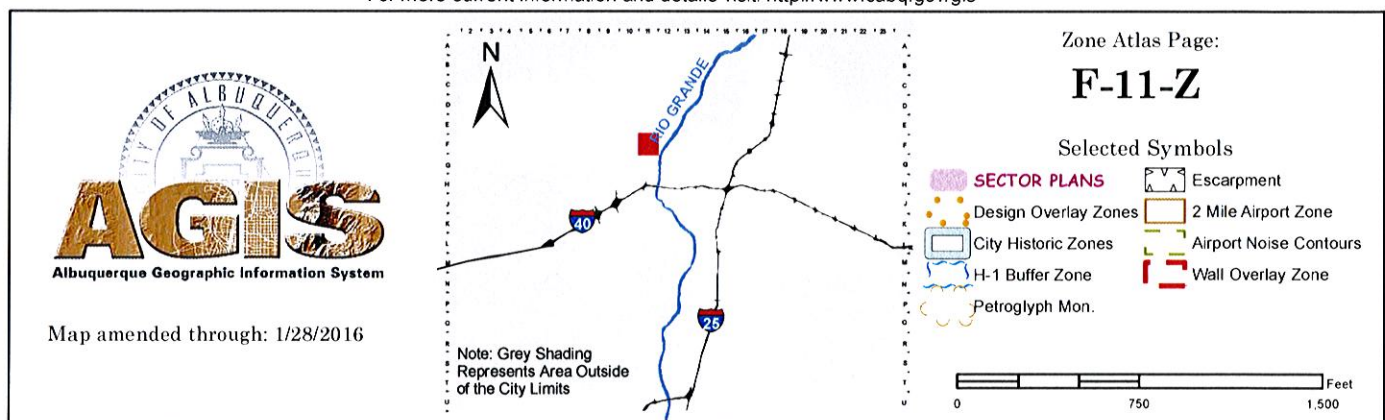
Office: 505.764.9801

Cell: (505) 221-1799

SITE



For more current information and details visit: <http://www.cabq.gov/gis>



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

September 15, 2017

Hajjar Management Co Inc.
Vista Realty Trust
30 Adams St.
Milton, MA 02186

Project# 1004675

17EPC-40036 Site Development Plan for Building Permit
Amendment

17EPC-40037 Site Development Plan for Subdivision Amendment

17EPC-40038 Site Development Plan for Subdivision Amendment

LEGAL DESCRIPTION:

The above actions for all or a portion of Lots 1-72 P1 Block A Plat for Vista de la Luz, Lots 1-65, P1 Block B Plat for Vista de la Luz, zoned SU-1 PRD and Tracts K1 and K2, Vista De La Luz Commercial, zoned SU-1 PRD and one restaurant with full service liquor, located on the SW corner of Coors Blvd. NW and Sevilla Ave. NW, containing approximately 30 acres. (F-11)
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque On September 14, 2017 the Environmental Planning Commission (EPC) voted to APPROVE
Project 1004675/17EPC-40036, a Site Development Plan for Building Permit, 17EPC-40037, a Site
Development Plan for Subdivision Amendment, and 17EPC-40038, a Site Development Plan for
NM 87103 Subdivision Amendment, based on the following findings:

FINDINGS 17EPC-40036 Site Development Plan for Building Permit Amendment:

www.cabq.gov

1. This is a request for a for an amendment to the Site Development Plan for Building Permit for Tract K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of Coors Boulevard and Sevilla Avenue and containing approximately 3 acres.
2. The request will replace the previously approved 3,729 square foot office and assorted amenities with a parking area. The parking lot will add 36 spaces to entire site for a total of 150 spaces.
3. The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road and showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts, K-1 and K-2 in October of 2007.
4. A Site Development Plan for Subdivision amendment (17 EPC-40037)and Site Development Plan for Subdivision (17 EPC 40038) amend are heard concurrently with the request.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 2 of 13

5. The applicant is requesting an exception to 35 foot landscaped buffer required by the Coors Corridor Plan. The parking area will encroach into the 35 foot landscaped setback area by about 15 feet.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The following Comprehensive Plan Policies apply:

The Character 4.1

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment to the SPBP and SPS will allow the development of a parking area that will serve the existing businesses and prevent spillover parking into the adjacent residential areas. The SPBP shows a 15 foot landscape buffer between the residential development and the parking area. The request furthers policy 4.1.2.

Land Use 5.

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

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposed changes to the SPS, SPS and SPBP partially further the major transit goal by providing a well landscaped parking area that will buffer the existing residential development from Coors Boulevard, but will add additional parking in an area where transit is encouraged.

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.

The request furthers goal 5.6 because the proposed changes allow the development of a parking area in an area of change.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 3 of 13

- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The proposed parking area is an area of change; the residential development to the west of the parking area is an area of consistency. The parking area will be landscaped, light poles are limited to 16 feet in height within 70 feet of residential areas and will discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.

Chapter 7: Urban Design

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.

The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area connection to building 1.

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

- a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.
- b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
- c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.

- 8. The subject site is within the boundaries of the West Side Strategic Plan. The following policies apply:
Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 4 of 13

The proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services.

The proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.

9. The subject site is with the boundaries of the Coors Corridor Plan:

Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located to the side of the existing buildings; these building are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.

10. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan.
11. Property owners with one hundred feet of the subject site were notified. Staff received a phone call asking about the request from a property owner in the subdivision to the west of Vistas de la Luz. No opposition to the request was expressed.

CONDITIONS 17EPC-40036 Site Development Plan for Building Permit Amendment:

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.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 5 of 13

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 landscaping plan shall comply with regulations of the Coors Corridor Plan.
4. The landscape plan can be altered to meet a landscaping permit from the New Mexico Department of Transportation if needed.
5. 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.

FINDINGS 17EPC-40037 Site Development Plan for Subdivision Amendment:

1. This is a request for a for an amendment to the Site Development Plan for Subdivision for Tracts K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of Coors Boulevard and Sevilla Avenue and containing approximately 3 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision to replat the existing tracts K-1 and K-2 into one tract.
3. The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road and showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts , K-1 and K-2 in October of 2007.
4. A Site Development Plan for Subdivision amendment (17 EPC-40037)and Site Development Plan for Building Permit (17 EPC 40036) amend are heard concurrently with the request
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The following Comprehensive Plan Policies apply:

The Character 4.1

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment to the SPBP and SPS will allow the development of a parking area that will serve the existing businesses and prevent spillover parking into the adjacent residential areas. The SPBP shows a 15 foot landscape buffer between the residential development and the parking area. The request furthers policy 4.1.2.

Land Use 5.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 6 of 13

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

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposed changes to the SPS, SPS and SPBP partially further the major transit goal by providing a well landscaped parking area that will buffer the existing residential development from Coors Boulevard, but will add additional parking in an area where transit is encouraged.

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.

The request furthers goal 5.6 because the proposed changes allow the development of a parking area in an area of change.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The proposed parking area is an in area of change; the residential development to the west of the parking area is an area of consistency. The parking area will be landscaped, light poles are limited to 16 feet in height within 70 feet of residential areas and will discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.

Chapter 7: Urban Design

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.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 7 of 13

The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area connection to building 1. .

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

- a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.
- b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
- c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.

7. The subject site is with the boundaries of the West Side Strategic Plan. The Following policies apply:

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services.

The proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.

8. The subject site is with the boundaries of the Coors Corridor Plan:

Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located to the side of the existing buildings; these building are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 8 of 13

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.

9. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan. The applicant met with the Vista de la Luz HOA at the site to explain the request. Staff has not received any comments from the HOA regarding this meeting, but the applicant states that the HOA is comfortable with the request.
10. Property owners with one hundred feet of the subject site were notified. Staff received a phone call asking about the request from a property owner in the subdivision to the west of Vistas de la Luz. No opposition to the request was expressed.

CONDITIONS 17EPC-40037 Site Development Plan for Subdivision Amendment:

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.

FINDINGS 17EPC-40038 Site Development Plan for Subdivision Amendment:

1. This is a request for a for an amendment to the Site Development Plan for Subdivision for Tracts K-1 and K-2 of the Vista de la Luz commercial located on southwest corner of Coors Boulevard and Sevilla Avenue and containing approximately 3 acres.
2. The applicant proposes to amend the Site Development Plan for Subdivision to replat the existing tracts K-1 and K-2 into one tract.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 9 of 13

3. The EPC approved a Site Development Plan for Subdivision for the entire 30 acre site in May of 2006, this plan set up the residential subdivision lots and road and showed the commercial tracts as future development with O-1 and C-1 permissive uses with exclusions. The commercial tracts were required to return to the EPC for approval when a specific uses was proposed. The EPC approved the SPS and SPBP for the commercial tracts , K-1 and K-2 in October of 2007.
4. A Site Development Plan for Subdivision amendment (17 EPC-40037)and Site Development Plan for Building Permit (17 EPC 40036) amend are heard concurrently with the request
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The following Comprehensive Plan Policies apply:

The Character 4.1

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment to the SPBP and SPS will allow the development of a parking area that will serve the existing businesses and prevent spillover parking into the adjacent residential areas. The SPBP shows a 15 foot landscape buffer between the residential development and the parking area. The request furthers policy 4.1.2.

Land Use 5.

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

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposed changes to the SPS, SPS and SPBP partially further the major transit goal by providing a well landscaped parking area that will buffer the existing residential development from Coors Boulevard, but will add additional parking in an area where transit is encouraged.

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.

The request furthers goal 5.6 because the proposed changes allow the development of a parking area in an area of change.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 10 of 13

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The proposed parking area is an in area of change; the residential development to the west of the parking area is an area of consistency. The parking area will be landscaped, light poles are limited to 16 feet in height within 70 feet of residential areas and will discourage spillover parking into the neighborhood. The request furthers policy 5.6.4.

Chapter 7: Urban Design

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.

The request furthers goal 7.2 because the proposed parking area has a sidewalk along the west side of the site and existing pedestrian connections to the commercial buildings. The parking area contains a pedestrian connection in the northeast corner of the parking area connection to building 1. .

Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

- a) Locate off-street parking to respond appropriately for each Center and Corridor per Tables 7-3 and 7-4.
- b) Incorporate trees, vegetation, and pervious surfaces in parking areas to mitigate environmental impacts, minimize heat and glare, and improve aesthetics.
- c) Ensure safe pedestrian pathways in parking areas that connect to building entrances, adjacent roadways, and adjacent sites.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 11 of 13

The request furthers Policy 7.4.3 because the proposed parking area is well landscaped and has pedestrian connections to the sidewalk and building 1. There is an existing pedestrian path from the bus stop along Coors Boulevard to the patio of building 1.

7. The subject site is within the boundaries of the West Side Strategic Plan. The following policies apply:

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed parking area has pedestrian connections between buildings. There is existing bike parking on site and a bike trail along Coors Boulevard. Access to the bike trail is via the existing sidewalk along Seville and Costa Almeria.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement efficient location for receiving City services.

The proposed parking area will have the required landscaping and will not obstruct views to or from the escarpment.

8. The subject site is within the boundaries of the Coors Corridor Plan:

Policy 5 Off Street Parking: Generally Off Street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located to the side of the existing buildings; these buildings are close to the edge of the site. There will be landscaping along the edge of the site. The subject is approximately 10 feet above the grade of Coors Boulevard.

Issue 3 Land Use and Intensity of Development- Policy 5 Development Intensity: The intensity of development shall be compatible with roadway function, existing zoning or recommended land use, environmental concerns and design guidelines.

The proposed parking area is compatible with the existing development because it will add to the parking for the existing business, will comply with the design standards of the SPS and the Coors Corridor Plan.

9. The Vista de la Luz HOA, Taylor Ranch NA and Westside Coalition of NA were notified. A facilitated meeting was not requested. The Vista de la Luz HOA submitted a letter to the applicant with concerns regarding the sidewalk along the western boundary and a perimeter sidewalk for the site, the location of a light pole near the residential development and landscaping plan. The applicant met with the Vista de la Luz HOA at the site to explain the request. Staff has not received any comments from the HOA regarding this meeting, but the applicant states that the HOA is comfortable with the request.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 12 of 13

10. Property owners with one hundred feet of the subject site were notified. Staff received a phone call asking about the request from a property owner in the subdivision to the west of Vistas de la Luz. No opposition to the request was expressed.

CONDITIONS 17EPC-40038 Site Development Plan for Subdivision Amendment:

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. A replat is required at DRB to replat the existing tracts K-1 and K-2 into one tract.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 29, 2017**. 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 14-16-4-4 of the Zoning Code. 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).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

OFFICIAL NOTICE OF DECISION

Project #1004675

September 14, 2017

Page 13 of 13

Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: Hajjar Management Co., Inc./Vista Realty Trust, 30 Adams Street, Milton MA 02186
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Vista De La Luz HOA, Sherrol Maratta, 5005 Costa Uasca Dr. NW, ABQ, NM 87120
Vista De La Luz HOA, Jack Corder, P.O. Box 45960, Rio Ranch, NM 87174
Taylor Ranch NA, Jolene Wolfley, 7216 Carson Trl. NW, ABQ, NM 87120
Taylor Ranch NA, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition of NA's, Jerry Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120
Westside Coalition of NA's, Harry Hendriksen, 10592 Rio Del Sole Ct, NW, ABQ, NM 87114-2701

