

**M E M O**

**Date:** September 13, 2011

**To:** Jack Cloud, DRB Chair

**cc:** Louis Kolker, GAHP; IntegratedDesign&Architecture

**From:** Carol Toffaleti, Senior Planner  
Long Range Planning Division, tel. 924-3345, [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov)

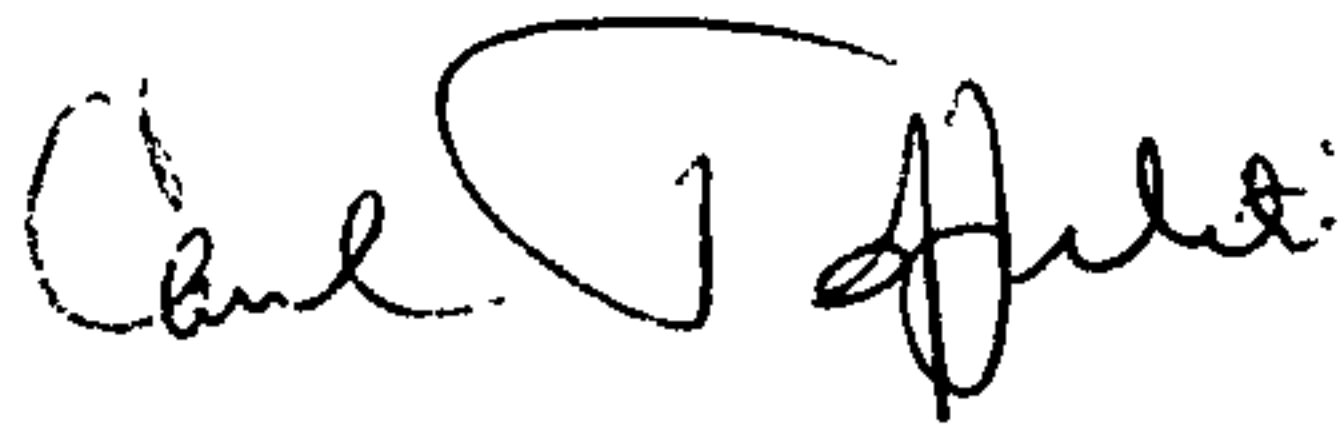
**Re:** Project #1007649, 09EPC-40006, SDP for Building Permit, Indian School Rd.

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The site development plan for building permit was approved by the EPC on April 16, 2009, along with a sector development plan map amendment and a site development plan for subdivision. The SDPS was signed off at DRB on April 14, 2010.

The EPC notice of decision was amended twice (see the most recent NOD dated April 20, 2010, att.). The changes consisted of: condition 3 was deleted and condition 4 i. was amended. The applicant has met all the conditions in the amended NOD.

Feel free to contact me with any questions.



4. **Project# 1003272**  
11DRB-70074 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11] **DEFERRED TO 9/28/11 AT THE AGENT’S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

5. **Project# 1005354**  
11DRB-70252 EPC APPROVED SDP  
FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for KESHET DANCE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1 &2, Tract(s) 2-D1, **ARBOLERA DE VIDA & SAWMILL VILLAGE Unit(s) 2B**, zoned SU-2/SU-1 FOR PRD WITH MICROBREWERY & SU-2 /SU-1 FOR PRD, located on NE CORNER OF BELLAMAH AND 18TH ST BETWEEN 19TH ST AND SAWMILL VILLAGE containing approximately 9.976 acre(s). (H&J-13) **DEFERRED TO 9/21/11 AT THE AGENT’S REQUEST.**

6. **Project# 1007649**  
11DRB-70247 EPC APPROVED SDP  
FOR SUBDIVISION

GREATER ALBUQUERQUE HOUSING PARTNERSHIP agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1,2,3, Block(s) 9, **FRANCISCAN ACRES** zoned PRD, located on INDIAN SCHOOL AND BROADWAY containing approximately 3 acre(s). (H-14) **TO BE RE-ADVERTISED AS SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY PLAT.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

7. **Project# 1008942**  
11DRB-70250 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for GEORGE STACKE request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **WHITE OAK ADDITION** zoned R-1, located on HAINES BETWEEN VALENCIA AND ALVARADO containing approximately .2428 acre(s). (J-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY AND REAL PROPERTY, AGIS DXF AND TO RECORD AFTER 15 DAY APPEAL PERIOD.**



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1007649  
**Application Number:** 11DRB-70247

**DRB Date:** 9/14/2011  
**Item Number:** 6

**Subdivision:**

Portion Lots 1, 2, 3, Block 9 Franciscan Acres

**Zoning:** SU-2 for PRD

**Zone Page:** H-14

**New Lots (or units)** 0

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

Add note to common green area to be developed and maintained by HOA.

Clarify if this is a site plan for building permit or subdivision.

**Signed:**   
Christina Sandoval, (DMD)

Phone: 768-3808



#3

COMPLETED 05/23/10stt  
DRB CASE ACTION LOG (Site Plan - Subd)  
REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No. 10DRB-70107 Project # 1007649  
Project Name: Franciscan Acres  
Agent: Greater Alb Housing Partnership Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - AGIS DXF File approval required.
  - Copy of recorded plat for Planning.



#3

# DRB CASE ACTION LOG (Site Plan - Subd)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70107 Project # 1007649  
 Project Name: Franciscan Acres  
 Agent: Greater Alb Housing Partnership Phone No.:

Your request was approved on 4-14-10 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

Created On:

**7649**

### DXF Electronic Approval Form

DRB Project Case #: 1007649

Subdivision Name: BROADWAY AND INDIAN SCHOOL PARCELS A & B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8645

DXF Received: 4/1/2010

Hard Copy Received: 4/1/2010

Coordinate System: NMSP Grid (NAD 83)

  
Approved

04.01.2010  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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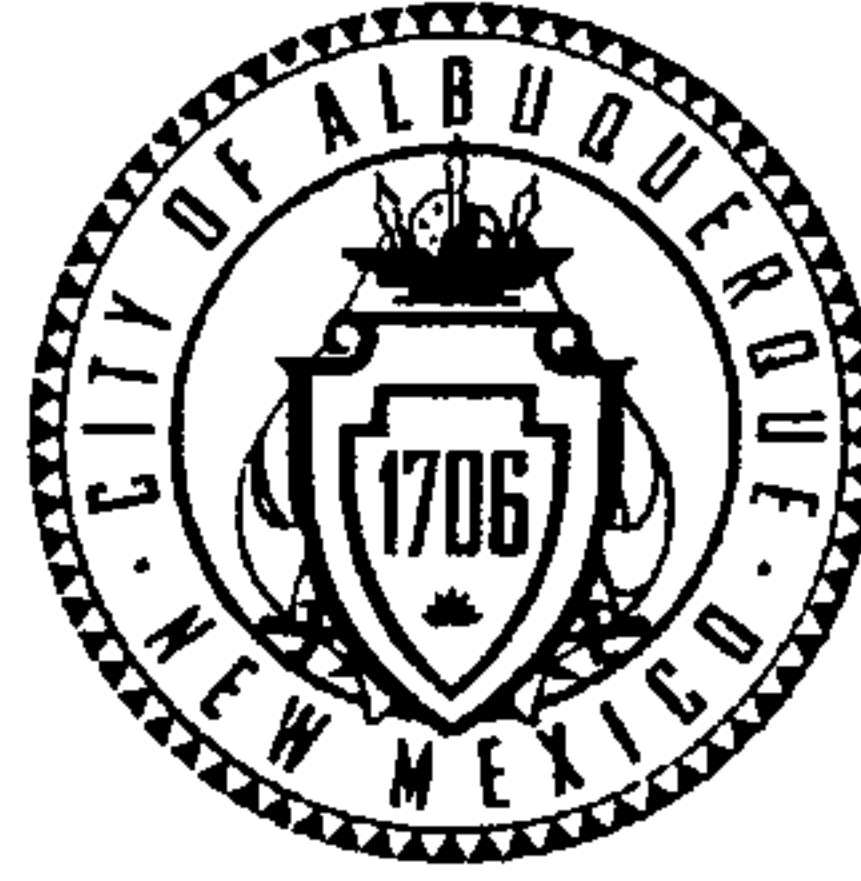
**AGIS Use Only**  
Copied fc **7649** to agiscov on **4/1/2010** Contact person notified on **4/1/2010**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

3. **Project# 1007649**  
10DRB-70106 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
10DRB-70107 EPC APPROVED SDP  
FOR SUBDIVISION  
10DRB-70108 EPC APPROVED SDP  
FOR BUILD PERMIT
- INTERGRATED DESIGN & ARCHITECTURE agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 9, FRANCISCAN ACRES, zoned SU-2, M-1, & NRC, located on INDIAN SCHOOL RD NE BETWEEN BROADWAY NE AND EDITH BLVD NE containing approximately 3 acre(s). (H-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS INDEFINITELY DEFERRED. THE PRILIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF THE APPROVED PLAT MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**
4. **Project# 1007867**  
10DRB-70112 EPC APPROVED SDP  
FOR BUILD PERMIT  
10DRB-70113 EPC APPROVED SDP  
FOR SUBDIVISION  
10DRB-70068 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON, INC agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LAND, zoned C-3, located on SAN MATEO BLVD NE BETWEEN MCCLEOD RD NE AND LINCOLN RD NE containing approximately 6.2 acre(s). (F-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/14/10, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND TO PLANNING FOR CASE PLANNER INITIALS. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO THE PLANNING DEPARTMENT. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
5. **Project# 1007958**  
10DRB-70096 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
10DRB-70097 EPC APPROVED SDP  
FOR BUILD PERMIT
- TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, BOSQUE REDONDO ADDITION zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19) *[Deferred from 3/31/10, 4/7/10]* **DEFERRED TO 4/21/11 AT THE AGENT'S REQUEST.**

HEARING DATE 4-14-10 (P<sub>1</sub>F, S<sub>1</sub>S, S<sub>2</sub>F)





Date: April 20, 2010

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

**AMENDED OFFICIAL  
NOTIFICATION OF DECISION**

**FILE: Project # 1007649**  
09EPC-40006 SITE DEVELOPMENT -  
BUILDG PRMT  
09EPC-40007 AMEND SECTOR  
DEVELOPMENT PLAN MAP  
09EPC-40011 SITE DEVELOPMENT -  
SUBDIVISION

Greater Albuquerque Housing Partnership  
320 Gold Ave. SW  
Albuquerque, NM 87102

**LEGAL DESCRIPTION:** INTEGRATED  
DESIGN & ARCHITECTURE agent(s) for  
GREATER ALBUQUERQUE HOUSING  
PARTNERSHIP request(s) the above action(s)  
for all or a portion of lot(s) 1-3, block 9,  
FRANCISCAN ACRES zoned SU-2/M1 AND  
NRC to SU-2/SU-1 for PRD located on INDIAN  
SCHOOL BETWEEN BROADWAY AND  
EDITH containing approximately 3 acre(s). (H-  
14) Carol Toffaleti, Staff Planner

On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40007, a request for a sector development plan map amendment for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES zoned SU-2/M1 AND NRC to SU-2/SU-1 for PRD, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Sector Development Plan Map Amendment for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., from SU-2/M1 (Light Manufacturing) and SU-2/NRC (Neighborhood Residential/Commercial) to SU-2/SU-1 for PRD (Planned Residential Development).

AMENDED OFFICIAL NOTICE OF DECISION (4/20/10)

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2. The request is accompanied by a site development plan for subdivision and a site development plan for building permit (09EPC-40011, -40006). A development of affordable ownership housing is proposed to include 18 townhouses and 48 apartments.
3. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The SU-2/NRC zoning of lots 2 and 3 was established by the current sector development plan. Lot 1 was already zoned SU-2/M-1 and retained as such.
5. Lot 3 is vacant and undeveloped.
6. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The zone change contributes to greater choice in housing and to the supply of affordable housing (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. Development allowed in the proposed PRD zone respects existing neighborhood values by strengthening, and therefore stabilizing, the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).
  - c. The zone change allows the development of vacant and underutilized land in an older neighborhood in the Central Urban and Established Urban Areas, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).
  - d. The zoning allows higher density housing in an area that has good access to the major street network and an established pattern of mixed density (CP Established Urban Area policies II.B.5.h).

- e. The SU-1 for PRD zone makes efficient use of a site in a central location that has access to major roads, transit and bike networks, which reduces the need to travel by car. (CP Transportation and Transit Goal, Air Quality policy II.C.1.b.)
- f. The zoning allows innovative design, including energy- and water-conserving techniques. The clustered homes are inherently more energy-efficient than detached buildings and provide shared open space and on-site detention of stormwater. Techniques such as front porches, rear parking, a new residential loop street and a pleasant pedestrian environment, encourage neighborly interaction and a safe living environment (CP Established Urban Area policies II.B.5.f and I, Water Management policy II.D.2.b, Energy Management policy II.D.3.c, MSBSDP infrastructure objective).

8. The applicant provided an acceptable justification for the zone change per R-270-1980:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The zone change to SU-1 for PRD is consistent with health, safety, morals and general welfare of the city. It allows a higher density infill development that makes use of available public infrastructure and proximity to transit, a neighborhood high school, park, and downtown facilities. It allows for open space that doubles as an on-site detention facility, which reduces runoff to the nearby floodplain.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed PRD zoning is compatible with existing residential uses on adjoining lots and can be designed to minimize potential conflicts with adjoining commercial uses. It facilitates development of one lot that has been vacant for decades and two under-utilized lots, which helps stabilize land use in the area. The applicant provided an acceptable justification for the zone change in their application and a supplementary letter dated March 26<sup>th</sup>, 2009 .

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The applicant cited applicable goals and policies in the Comprehensive Plan and the Martineztown/Santa Barbara sector development plan and demonstrated that a preponderance are furthered by the proposed zone change.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:

- 1. There was an error when the existing zone map pattern was created; or
- 2. Changed neighborhood or community conditions justify the change; or

3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The change is justified based on #2 and 3. Changed conditions include considerable public and non-profit investment in the area since adoption of the current sector plan, such as parks, road and drainage improvements and housing. These make the site more appropriate for residential development than the commercial or industrial uses allowed under the existing NRC and M-1 zones.

The proposed zone is more advantageous to the community as articulated in city planning goals and policies cited by the applicant under Section C. It respects neighborhood values by strengthening the residential component of the Martineztown/Santa Barbara area. Residents of the new medium-density development will support existing social, cultural and recreational resources in the community and contribute to the vitality of the downtown. A comprehensive redevelopment of vacant and underutilized land will upgrade this older neighborhood and eliminate a possible nuisance to surrounding residents and businesses.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The zone change will result in a housing development that contributes "eyes on the street" and will be helpful rather than harmful to adjacent properties and the surrounding area. The medium density zoning is complementary to adjacent single-family and commercial uses. The consolidation of two existing zones into a single SU-1 for PRD zone allows more design flexibility and a comprehensive review of the layout, to ensure that any potential harmful impact on adjacent residential and commercial properties is minimized.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The zone change will not result in unprogrammed expenditures by the city, as the site is already served by infrastructure and services.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Economic considerations were not raised by the applicant as a determining factor.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant is not requesting the zone change based on the site's location on a major street.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The SU-1 is an appropriate spot zone because it strengthens the residential component of the neighborhood, which realizes a goal and objective of the sector development plan. The proposed zone also provides a transition between the interstate to the north and existing residential properties in the NRC and SU-1 zones south of the subject site.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This section does not apply to the request.

9. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

**CONDITIONS:**

1. Final sign-off at DRB of the accompanying site development plan for subdivision (09EPC-40011).  
[Amended]
2. Replatting of the site [Amended] when final layout is determined. (CC)

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On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40011, a request for a site development plan for subdivision for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Site Development Plan for Subdivision for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).
2. The request is accompanied by a zone change request and a site development plan for building permit (09EPC-40007, -40006). A development of affordable ownership housing is proposed with 18 rowhouses (townhouses) and 48 flats (apartments).
3. The request is to remove existing lot lines and subdivide the site into: 18 fee-simple lots for rowhouses, 2 larger parcels each containing apartment buildings, 3 parcels for off-street parking, and 1 parcel for a common green (open space). Land for a new public street within the site and additional right-of-way on Broadway Blvd. is dedicated to the City in fee simple.
4. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Lot 3 is vacant and undeveloped.
6. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The subdivision contributes to greater choice in housing and to the supply of affordable housing in the neighborhood and city (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. The residential subdivision respects existing neighborhood values by strengthening, and therefore stabilizing, the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).
  - c. The residential subdivision allows the development of vacant and underutilized land in an older neighborhood in the Central Urban Area of the Established Urban Area, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).

- d. The subdivision allows higher density housing in an area that has good access to the major street network and an established pattern of mixed density (CP Established Urban Area policies II.B.5.h).
  - e. The subdivision makes efficient use of a site in a central location that has access to major roads, transit and bike networks, which reduces the need to travel by car. (CP Transportation and Transit Goal, Air Quality policy II.C.1.b.)
  - f. The subdivision allows the clustering of residential units which is an energy-efficient form of development and provides space for shared facilities and amenities such as parking and green space (CP Established Urban Area policies II.B.5.f and I, Water Management policy II.D.2.b, Energy Management policy II.D.3.c, MSBSDP infrastructure objective).
8. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

**CONDITIONS:**

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.
3. *[Deleted]*
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:  
Conditions of approval for the proposed Sector Development Plan Map Amendment and Site Development Plan for Building Permit shall include:

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. Provide an 8' width for compact car spaces.
  - c. Provide a 5' keyway at the end of the west parking lot.
  - d. Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.
  - e. To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.
  - f. Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.
  - g. Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.
  - h. Site plan shall comply and be designed per DPM Standards, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.
  - i. A platting action is required at DRB. *[Amended]*
  - j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian school Road adjacent the proposed development.
5. Add basic site data, i.e. the zoning and the proposed uses for each lot and parcel.
  6. The scale shall be 1"=20' and the bar scale shall match the actual scale.
  7. Amend the site development plan for subdivision to include the design requirements of the SU-1 for PRD zone, per 14-16-2-22 (25)(b) of the Zoning Code.
  8. Change title from "Plat" to "Site Development Plan for Subdivision".
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On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40006, a request for a site development plan for building permit for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Site Development Plan for Building Permit for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).



2. The request is a Site Development Plan for Building Permit for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).
3. The request is accompanied by a zone change request and a site development plan for subdivision (09EPC-40007, -40011).
4. A development of affordable ownership housing is proposed containing 18 rowhouses (townhouses) and 48 flats (apartments). Each rowhouse has 3 bedrooms, 2 baths and 1,240 gsf. Each flat has 2 bedrooms, 1 bath and 917 gsf. Total square footage is 66,336 gsf. Vehicular access to the site is from Broadway Blvd. and a new internal street off Indian School Rd.. Three off-street parking areas and a common green (open space) are provided within the site. On-street parking is also available on abutting streets--Broadway Blvd., Indian School Rd. and the internal loop road.
5. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. Lot 3 of the site is vacant and undeveloped.
7. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
8. The site development plan for building permit furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The mix of housing types contributes to greater choice in housing and to the supply of affordable housing in the neighborhood and city (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. The development respects existing neighborhood values by strengthening the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).

AMENDED OFFICIAL NOTICE OF DECISION (4/20/10)

APRIL 16, 2009

PROJECT 1007649

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- c. The multi-family residential project replaces vacant and underutilized land in an older neighborhood in the central part of the city, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).
  - d. The higher density housing is appropriate in a central location, with access to transit and bike routes as well as major roads, and in an area with an established pattern of mixed density. (CP Established Urban Area policy II.B.5.h , Transportation and Transit Goal, Air Quality policy II.C.1.c)
  - e. The townhouses and apartment buildings are clustered, which provides an energy-efficient site layout and larger shared open space (CP Established Urban Area policies II.B.5.f and l, Energy Management policy II.D.3.b, MSBSDP infrastructure objective).
  - f. The pedestrian-oriented site design, drought-tolerant landscaping and regional architecture are appropriate to this older neighborhood in the Central Urban area and will improve the quality of the visual environment (CP Established Urban Area policies II.B.5.l and m, Developed Landscape policy II.C.8.d).
  - g. Innovative stormwater management techniques are used to promote infiltration and supplement irrigation, including on-site detention in the common green, pervious paving and tree wells with curb cuts (CP Water Management policy II.D.2.b)
9. The Martineztown/Santa Barbara sector development plan (1990, amended 1993) includes § 4, on p. 77 that limits the entitlement period for a site development plan for a specific building to two years after approval, unless a building permit has been issued. One six-month extension may be approved administratively if the City Planner finds that a building permit will probably be obtained within six months and there is no public purpose in holding a hearing.
  10. An update of the Martineztown/Santa Barbara sector development plan is underway. If an updated plan is adopted within the 2-year entitlement period for the subject proposal, then the entitlement period in the new plan will apply. If no entitlement period is specified in the new plan, the standard entitlement period in the Zoning Code will apply per 14-16-3-11 (C). EPC approval of a site development plan comes into effect with final sign-off at DRB. Any appeals and litigation relative to a site development plan suspends the entitlement period until the matter is resolved.
  11. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

12. The EPC has the authority to modify the height regulations of the R-2 zone for sites zoned SU-1, per 14-16-2-22 (D) of the Zoning Code.

**CONDITIONS:**

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.

3. *[Deleted]*

4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Sector Development Plan Map Amendment and 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, as may be required by the Development Review Board (DRB).
  - b. Provide an 8' width for compact car spaces.
  - c. Provide a 5' keyway at the end of the west parking lot.
  - d. Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.
  - e. To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.
  - f. Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.
  - g. Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.
  - h. Site plan shall comply and be designed per DPM, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.
- ⇒ A platting action is required at DRB. *[Amended]*

- j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian school Road adjacent the proposed development.

5. Site development plan:

- a. Increase the maximum building heights on Sheet 1 to reflect proposed building heights, including the height of any chimneys and future roof-top solar collectors, and the finished grade of the site. Maximum building height from average finished grade is 42 ft. for the flats buildings and 28 ft. for the rowhouses.
  - b. Under phasing legend, move one refuse/recycle enclosure to phase 2 and 3.
  - c. Provide a diagram clarifying the phasing of the development. Make any appropriate adjustments to phase lines shown on Sheet 1.
  - d. Provide a diagram showing how the row of flats buildings at the east boundary of the site accords with the R-2 height regulations.
  - e. Add a note stating that roof-top solar collectors are permissive, and are included in the maximum building height above finished grade of 42 ft for the flats buildings and 28 ft. for the rowhouses.
6. Walls/Fences: the 6' wall on Broadway Blvd. that screens the southwest parking area shall comply with wall design regulations concerning layout and façade in the Zoning Code (14-16-3-19(B)(2)(a) and (b)).
7. Parking: No more than one third of the parking spaces in the off-street parking areas shall be compact spaces, per 14-16-1-5 in the Zoning Code.
8. Pedestrian Access:
- a. Add a crosswalk across the entrances to the off-street parking areas at the southwest and southeast corners of the site.
  - b. Add a crosswalk across the southwest curve of the internal street, that will link the disabled ramps.

- c. Material of the additional crosswalks and the crosswalk shown across the southeast curve of the internal street shall be textured, colored concrete or equivalent, not striped.

9. Lighting:

- a. In Keyed Note 9 on Sheet 1, change sheet reference to "9". Under legend on sheet 1, change reference to "see sheet 9".
- b. Show and label the wall mounted lighting on the elevations. Include text stating that they comply with area lighting regulations (14-16-3-9). Provide color and material of fixtures.
- c. Add a note on the building elevations stating that recessed or shielded lighting shall be provided above the front and rear entrances to the rowhouses and flat buildings.

10. Landscaping:

- a. Add a reference to Detail A, Sheet 9 in General Note I.
- b. Key a typical curb cut and tree well. Include text stating that they are on the internal street only.
- c. Show calculations for total landscaped area provided.
- d. Calculations shall reflect the provision of any off-site landscaped area provided in the public ROWs.
- e. Correct the tree calculations and demonstrate that trees provided comply with zoning requirements for off-street parking, street trees and multi-family uses (14-16-3-10 (G)).
- f. Remove Desert Willow from live cover calculations.
- g. Add an accent tree to the street tree palette and state that it will only be used where there are height constraints, e.g. due to overhead lines.
- h. Correct the heights of the street trees, per the City Forester's plant list.

AMENDED OFFICIAL NOTICE OF DECISION (4/20/10)

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- i. Planting detail - 1. Describe planting mixture. 2. Notes on planting detail shall include  
\*Plant root collar at finish grade \*Remove all wire, twine, rope, tags, and burlap \*All soil  
in tree well shall be uncompacted, desirable planting mixture, and free of construction  
debris.

11. Building elevations:

- a. The elevations shall clarify that the heights of structural elements are above finished floor (architectural building heights). A note shall be added stating the allowable difference between finished floor and finished grade. The heights on the elevations shall be consistent with the maximum building heights on Sheet 1 and with diagram C on sheet 8.
- b. Sheet 7, south elevations of rowhouses - Replace "B" with "C" in title and add "C" to key plan.
- c. Add material and color of roof, i.e. "low albedo white membrane" or equivalent, to the key on all the elevation sheets and show locations where it applies.
- d. The building height diagram (C, on Sheet 8) shall indicate that the 26' height is measured above finished grade.

12. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements. Adequate clearance for electric utilities must be provided for safe operation, maintenance and repair purposes. Any relocation of existing electric utilities will be at customer's expense.

13. The site development plan for building permit shall be consistent with design requirements of the accompanying site development plan for subdivision (09EPC-40011).

**PROTEST: 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 DECISION, WHICH IS BY MAY 1, 2009.**

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY MAY 1, 2009 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.**

AMENDED OFFICIAL NOTICE OF DECISION (4/20/10)

APRIL 16, 2009

PROJECT 1007649

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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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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,

*C Manone*  
for Deborah Stover  
Planning Director

DS/CT/ma

cc: Bob Hall, Integrated Design & Architecture, 624 Tijeras Ave. NW, Albuquerque, NM 87102  
Phil Hern, Santa Barbara-Martineztown Assoc., 509 San Ignacio NE, Albuquerque, NM 87102  
Chal-Marie Lucero, Santa Barbara-Martineztown Assoc., 420 Hannett NE, Albuquerque, NM 87102  
Keith Rockwell, 1942 Broadway Blvd. NE, Albuquerque, NM 87102



September 16, 2009

Mr. Jack Cloud  
Planning Manager  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

RE: Request for a six (6) month extension for the DRB Approval of a Site Development Plan for Subdivision Project # 1007649, 09EPC-40006 SITE DEVELOPMENT PLAN BUILDING PERMIT, 09EPC-40007 AMEND SECTOR DEVELOPMENT PLAN MAP, and 09EPC-40011 SITE DEVELOPMENT PLAN – SUBDIVISION

Dear Mr. Cloud,

In approving the Greater Albuquerque Housing Partnership's (GAHP) request to Amend the Sector Development Plan Map, approve a Site Development Plan for Subdivision, and approve a Site Development Plan for Building Permit for Lots 1,2, and 3 Block 9 of Franciscan Acres on April 16, 2009, the Environmental Planning Commission of the City of Albuquerque conditioned those approvals on the sign of at DRB of the Site Development Plans for Subdivision and Building Permit (09-40011 and 09-40006).

In my discussions with Carol Toffaleti, Planner of the Current Planning Division City of Albuquerque Planning Department who was the Planner on our EPC submittal, the GAHP has six (6) months to seek DRB approval, but may request a six (6) month extension for applying for that approval. Based on my earlier conversation with you in mid-August, I am now sending you the formal request for that extension. I am asking for an extension until April 16, 2010, a six (6) month extension beyond the original six (6) month due date of October 16, 2009. I hope this meets with your approval.

If you have any questions, or if I may be of any further help in securing this extension please call me at 505-244-1614. Thank you very much for your assistance in this matter.

Yours truly,

Louis Kolker  
Executive Director  
Greater Albuquerque Housing Partnership

14-16-4-1 (C) (1185)

10-16



**RTIFIED MAIL™**



7008 1140 0003 9350 8928

**RETURN RECEIPT  
REQUESTED**

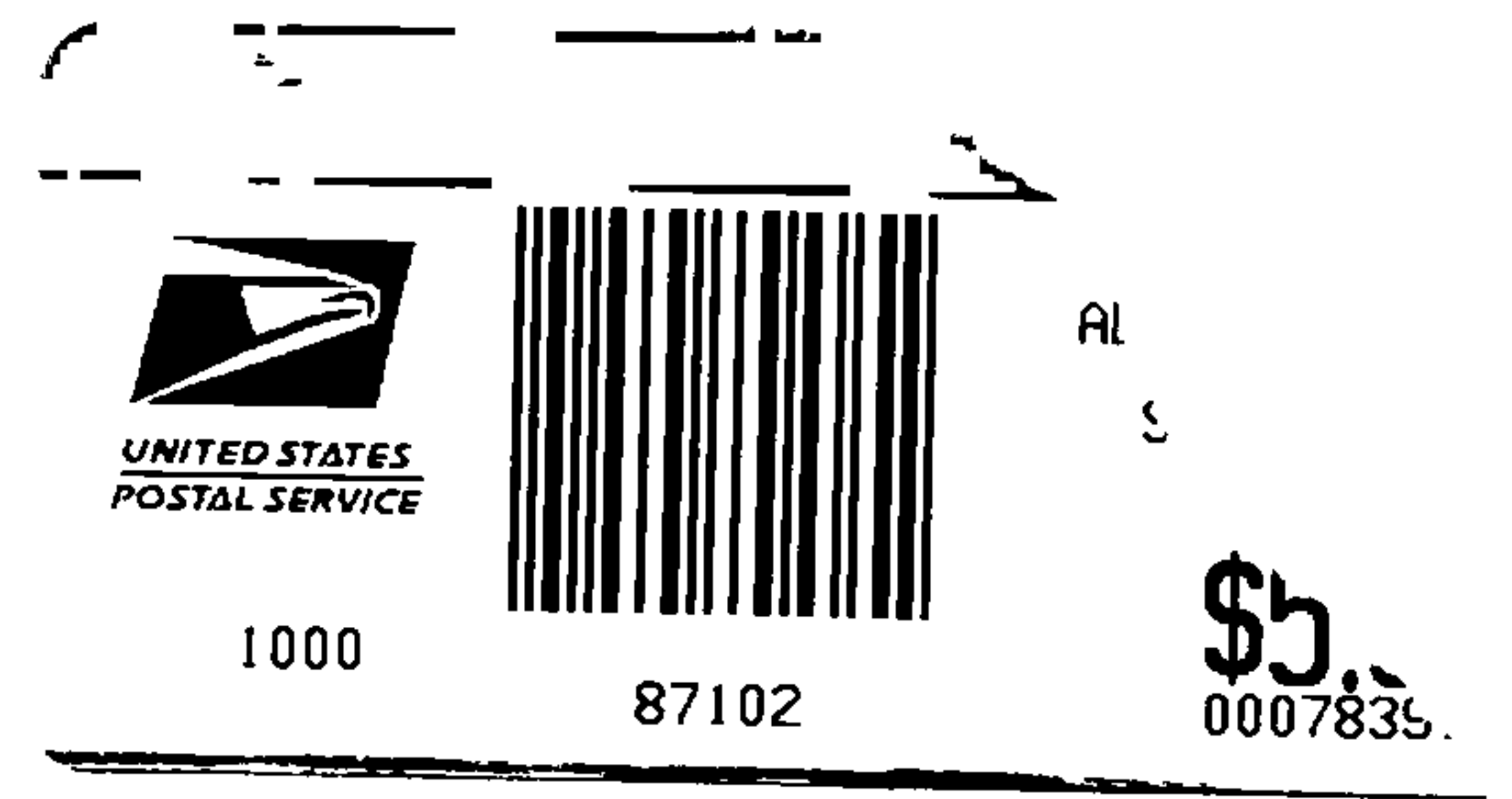


320 Gold Street SW, Suite 918  
Albuquerque, NM 87102

Mr. Jack Cloud  
Planning Manager  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM ~~87102~~

87102

87102+2265





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

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 2<sup>nd</sup> 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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Greater ALBUQUERQUE HOUSING PARTNERSHIP PHONE: 505-244-1614  
 ADDRESS: 320 GOLD SW # 918 FAX: 505-244-0137  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: abrqahp@msn.com  
 Proprietary interest in site: OWNER List all owners: GAMP

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR BUILDING PERMIT

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. LOTS 1, 2, 3 Block: 9 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: FRANCISCAN ACRES  
 Existing Zoning: PRD Proposed zoning: PRD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-14-Z UPC Code: 1014 059493 41415, 1014059516081 41411

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): 3.0  
 LOCATION OF PROPERTY BY STREETS: On or Near: INDIAN SCHOOL AND BROADWAY NE  
 Between: BROADWAY BLVD and EDITH BLVD

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 9/1/11  
 (Print Name) LOUIS KOIKER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>110RB - 70247</u>	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				<b>Total</b>
Hearing date <u>Sept. 14, 2011</u> <u>1007649</u>				<u>\$ 20.00</u>

[Signature] Staff signature & Date 9-1-11

Project # 1008966

**FORM P(3): SITE 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 application

Meetings 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 application

Meetings 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: 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 application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED 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 application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - 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 application

Meetings 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.

*Louis Koller*  
 \_\_\_\_\_  
 Applicant name (print)  
*LS 10/11*  
 \_\_\_\_\_  
 Applicant signature / date



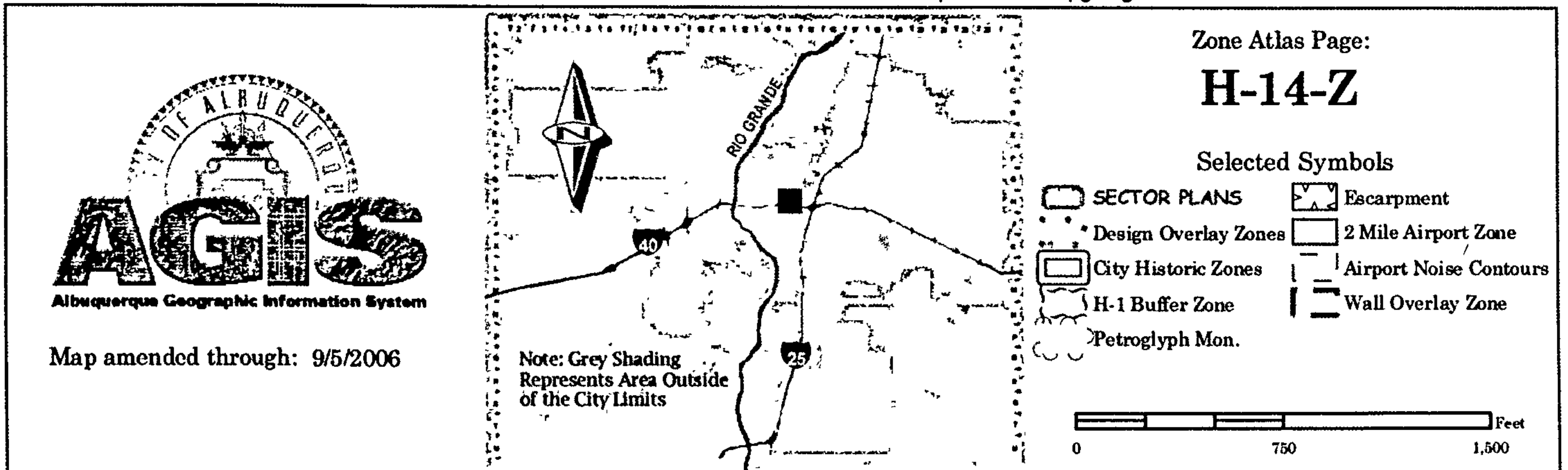
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 11 DRB - 70247

*[Signature]* 9-1-11  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1008966



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



Environmental Planning Commission  
c/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

August 29, 2011

RE: Project # 1007649  
09 EPC #40006, 40007, & 40011  
Amended Official Notification of Decision

Dear Planning Commission

On May 6, 2009 the Environmental Planning Commission issued an Amended Official Notification of Decision. Within this notice is a statement of approval of the project number listed above. The approval is subject to the conditions listed in the notice. The following is a list of how each condition has been met.

### Page 11 Conditions

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.*

#### **No action required**

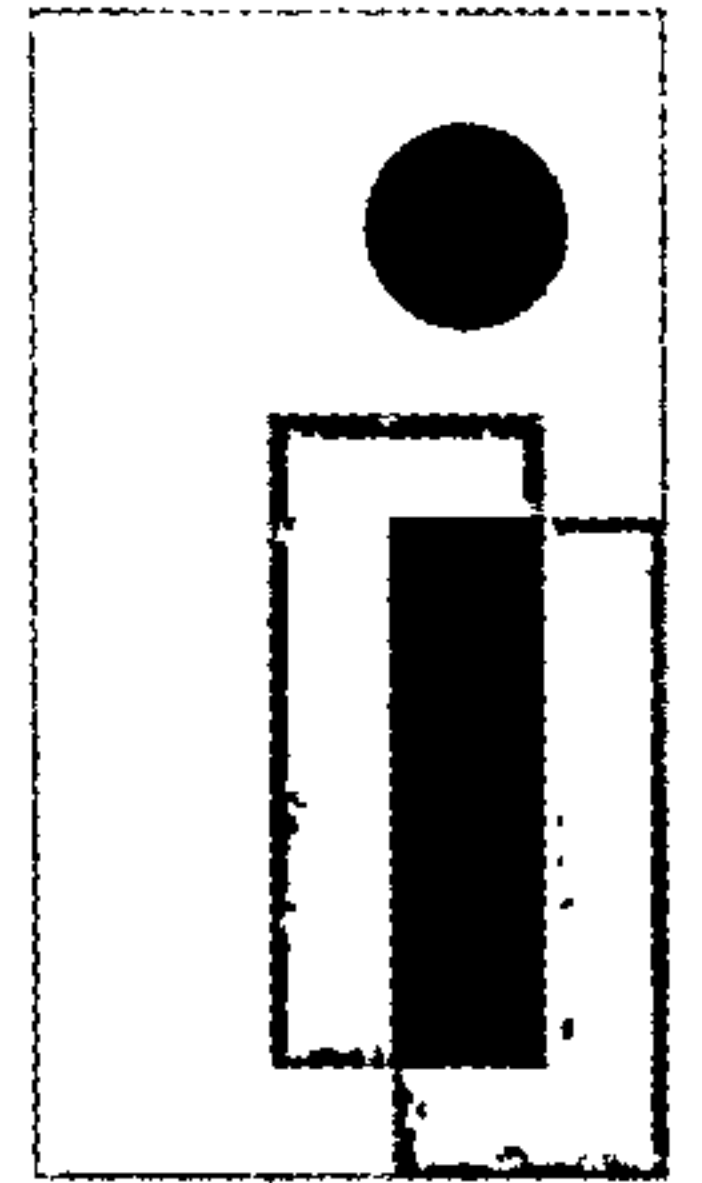
2. *Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.*

#### **Addressed**

3. *Concurrent final sign-off at DRB of the associated site development plan for subdivision (09EPC-40011).*

#### **Will Address at DRB**

4. *RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:*



**integrated**  
design architecture

- a. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).*

**Addressed: Note added to General Notes on Sheet 1**

- b. *Provide an 8' width for compact car spaces.*

**Addressed: Compact Car parking Space were modified**

- c. *Provide a 5' keyway at the end of the west parking lot.*

**Addressed: Parking lot has been modified**

- d. *Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.*

**Addressed: See Sheet 1**

- e. *To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.*

**Addressed: See Sheet 1**

- f. *Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking to site drives intersecting with the New Street.*

**Addressed: See Sheet 1**

- g. *Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- h. *Site plan shall comply and be designed per DPM, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.*

**Addressed**

- i. *A concurrent platting action is required at DRB.*

**A concurrent platting action will be indicated at DRB**

- j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian School Road adjacent the proposed development.*

**Addressed: The R.O.W is not being modified by this development**

**5. Site development plan:**

- a. Increase the maximum building heights on Sheet 1 to reflect proposed building heights, including the height of any chimneys and future roof-top solar collectors, and the finished grade of the site. Maximum building height from average finished grade is 42 ft. for the flats buildings and 28 ft. for the rowhouses.*

**Addressed: See “Site Information” on Sheet 1**

- b. Under phasing legend, move one refuse/recycle enclosure to phase 2 and 3.*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- c. Provide a diagram clarifying the phasing of the development. Make any appropriate adjustments to phase lines shown on Sheet*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- d. Provide a diagram showing how the row of flats buildings at the east boundary of the site accords with the R-2 height regulation.*

**Addressed: Diagram C on Sheet 8**

- e. Add a note stating that roof-top solar collectors are permissive, and are included in the maximum building height above finished grade of 42 ft for the flats buildings and 28 ft. for the rowhouses.*

**Addressed: See “Site Information” on Sheet 1**

**6. Walls/Fences: The 6' wall on Broadway Blvd. that screens the southwest parking area shall comply with wall design regulations concerning layout and façade in the Zoning Code (14-16-3-19 (B)(2)(a) and (b)).**

**Addressed**

7. *Parking: No more than one third of the parking spaces in the off-street parking areas shall be compact spaces, per 14-16-1-5 in the Zoning Code.*

**Addressed: 73 provided off-street parking spaces / 3 = 24 allowed compact spaces > 19 provided compact parking spaces**

8. *Pedestrian Access:*

- a. *Add a crosswalk across the entrances to the off-street parking areas at the southwest and southeast corners of the site.*

**Addressed: Crosswalk added, see Sheet 1**

- b. *Add a crosswalk across the southwest curve of the internal street that will link the disabled ramps.*

**Addressed: Crosswalk added, see Sheet 1**

- c. *Material of the additional crosswalks and the crosswalk shown across the southeast curve of the internal street shall be textured, colored concrete or equivalent, not striped.*

**Addressed: See Keyed Note 18 on Sheet 1**

9. *Lighting:*

- a. *In Keyed Note 9 on Sheet 1, change sheet reference to "9." Under legend on sheet 1, change reference to "see sheet 9."*

**Addressed: Keyed Noted modified, see Sheet 1**

- b. *Show and label the wall mounted lighting on the elevations. Include text stating that they comply with area lighting regulations (14-16-3-9). Provide color and material of fixtures.*

**Addressed; See Keyed Note 9 on Sheet 1 & Note on Sheet 5**

- c. *Add a note on the building elevations stating that recessed or shielded lighting shall be provided above the front and rear entrances to the rowhouses and flat buildings.*

**Addressed: Note added to Sheet 1, See Keyed Note 9**

10. *Landscaping:*

- a. *Add a reference to Detail A, Sheet 9 in General Note I.*



**Addressed: See Sheet 2**

- b. Key a typical curb cut and tree well. Include text stating that they are on the internal street only.*

**Addressed: See Sheet 2**

- c. Show calculations for total landscaped area provided.*

**Addressed: See Sheet 2, Landscape Area Calculations**

- d. Calculations shall reflect the provision of any off-site landscaped area provided in the public ROWs.*

**Addressed: See site Square footage, see Sheet 2**

- e. Correct the tree calculations and demonstrate that trees provided comply with zoning requirements for off-street parking, street trees and multi-family uses (14-16-3-10 (G)).*

**Addressed: See Tree Calculations, Sheet 2**

- f. Remove Desert Willow from live cover calculations.*

**Addressed: Plant removed from ground cover see Sheet 2**

- g. Add an accent tree to the street tree palette and state that it will only be used where there are height constraints, e.g. due to overhead lines.*

**Addressed: See Tree/ Shrub Legend, Sheet 2**

- h. Correct the heights of the street trees, per the City Forester's plant list.*

**Addressed: See Tree / Shrub Legend, see Sheet 2**

- i. Planting detail – 1. Describe planting mixture. 2. Notes on planting detail shall include \*Plant root collar at finish grade \*Remove all wire, twine, rope, tags, and burlap \*All soil in tree well shall be uncompacted, desirable planting mixture, and free of construction debris.*

**Addressed: See Details B & C on Sheet 9**

11. *Building elevations:*

- a. *The elevations shall clarify that the heights of structural elements are above finished floor (architectural building heights). A note shall be added stating the allowable difference between finished floor and finished grade. The heights on the elevations shall be consistent with the maximum building heights on Sheet 1 and with diagram C on Sheet 8.*

**Addressed: All building envelope heights have been coordinated**

- b. *Sheet 7, south elevations of rowhouses – Replace “B” with “C” in title and add “C” to key plan.*

**Addressed; Diagram has been modified**

- c. *Add material and color of roof, i.e. “low albedo white membrane” or equivalent, to the key on all the elevation sheets and show locations where it applies.*

**Addressed: Note added to the section / elevation drawings, see Elevation B on Sheet 8**

- d. *The building height diagram (C, on Sheet 8) shall indicate that the 26’ height is measured above finished grade.*

**Addressed**

12. *It is the applicant’s obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements. Adequate clearance for electric utilities must be provided for safe operation, maintenance and repair purposes. Any relocation of existing electric utilities will be at customer’s expense.*

**No Action Required**

13. *The site development plan for building permit shall be consistent with design requirements of the accompanying site development plan for subdivision (09EPC-40011).*

**Addressed**



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, CURRENT PLANNING DIVISION  
P.O. BOX 1293, ALBUQUERQUE, NM 87103

July 20, 2010

Greater Albuquerque Housing Partnership  
320 Gold Ave. SW  
Albuquerque, NM 87102

CERTIFICATE OF ZONING

FILE: 09EPC-40007 (Project 1007649)

DATE OF FINAL ACTION: April 16, 2009

LEGAL DESCRIPTION: for all or a portion of lots 1-3, block 9,  
FRANCISCAN ACRES, from SU-2/M1 and NRC to SU-2/SU-1  
for PRD, located on Indian School Road NE between Broadway  
and Edith, containing approximately 3 acres. (H-14)

Carol Toffaleti, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED  
PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM: SU-2/M1 AND NRC**

**TO: SU-2/SU-1 FOR PRD**

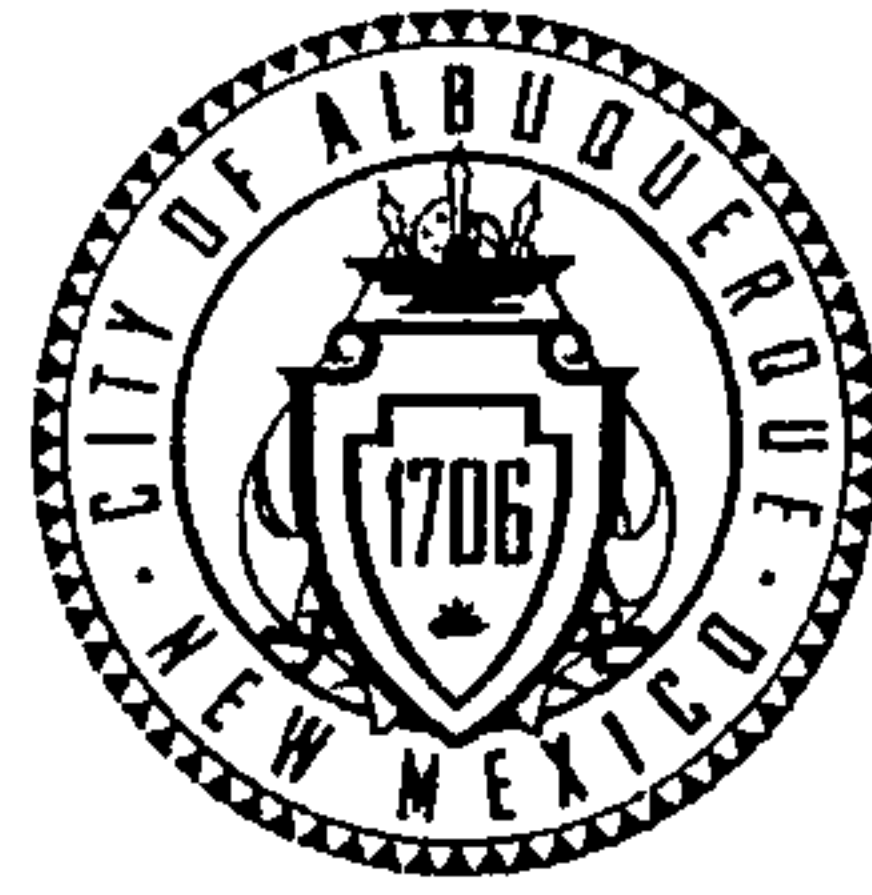
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

*CMarrone*

*for* Deborah Stover  
Planning Director

cc: Zoning Code Services Division  
Michelle Gricius, AGIS Division  
File



Date: April 20, 2010

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

**AMENDED OFFICIAL  
NOTIFICATION OF DECISION**

**FILE: Project # 1007649**  
09EPC-40006 SITE DEVELOPMENT -  
BUILDG PRMT  
09EPC-40007 AMEND SECTOR  
DEVELOPMENT PLAN MAP  
09EPC-40011 SITE DEVELOPMENT -  
SUBDIVISION

Greater Albuquerque Housing Partnership  
320 Gold Ave. SW  
Albuquerque, NM 87102

**LEGAL DESCRIPTION:** INTEGRATED  
DESIGN & ARCHITECTURE agent(s) for  
GREATER ALBUQUERQUE HOUSING  
PARTNERSHIP request(s) the above action(s)  
for all or a portion of lot(s) 1-3, block 9,  
FRANCISCAN ACRES zoned SU-2/M1 AND  
NRC to SU-2/SU-1 for PRD located on INDIAN  
SCHOOL BETWEEN BROADWAY AND  
EDITH containing approximately 3 acre(s). (H-  
14) Carol Toffaleti, Staff Planner

On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40007, a request for a sector development plan map amendment for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES zoned SU-2/M1 AND NRC to SU-2/SU-1 for PRD, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Sector Development Plan Map Amendment for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., from SU-2/M1 (Light Manufacturing) and SU-2/NRC (Neighborhood Residential/Commercial) to SU-2/SU-1 for PRD (Planned Residential Development).

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2. The request is accompanied by a site development plan for subdivision and a site development plan for building permit (09EPC-40011, -40006). A development of affordable ownership housing is proposed to include 18 townhouses and 48 apartments.
3. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The SU-2/NRC zoning of lots 2 and 3 was established by the current sector development plan. Lot 1 was already zoned SU-2/M-1 and retained as such.
5. Lot 3 is vacant and undeveloped.
6. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The zone change contributes to greater choice in housing and to the supply of affordable housing (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. Development allowed in the proposed PRD zone respects existing neighborhood values by strengthening, and therefore stabilizing, the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).
  - c. The zone change allows the development of vacant and underutilized land in an older neighborhood in the Central Urban and Established Urban Areas, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).
  - d. The zoning allows higher density housing in an area that has good access to the major street network and an established pattern of mixed density (CP Established Urban Area policies II.B.5.h).

- e. The SU-1 for PRD zone makes efficient use of a site in a central location that has access to major roads, transit and bike networks, which reduces the need to travel by car. (CP Transportation and Transit Goal, Air Quality policy II.C.1.b.)
  - f. The zoning allows innovative design, including energy- and water-conserving techniques. The clustered homes are inherently more energy-efficient than detached buildings and provide shared open space and on-site detention of stormwater. Techniques such as front porches, rear parking, a new residential loop street and a pleasant pedestrian environment, encourage neighborly interaction and a safe living environment (CP Established Urban Area policies II.B.5.f and I, Water Management policy II.D.2.b, Energy Management policy II.D.3.c, MSBSDP infrastructure objective).
8. The applicant provided an acceptable justification for the zone change per R-270-1980:
- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The zone change to SU-1 for PRD is consistent with health, safety, morals and general welfare of the city. It allows a higher density infill development that makes use of available public infrastructure and proximity to transit, a neighborhood high school, park, and downtown facilities. It allows for open space that doubles as an on-site detention facility, which reduces runoff to the nearby floodplain.
  - B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed PRD zoning is compatible with existing residential uses on adjoining lots and can be designed to minimize potential conflicts with adjoining commercial uses. It facilitates development of one lot that has been vacant for decades and two under-utilized lots, which helps stabilize land use in the area. The applicant provided an acceptable justification for the zone change in their application and a supplementary letter dated March 26<sup>th</sup>, 2009 .
  - C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The applicant cited applicable goals and policies in the Comprehensive Plan and the Martineztown/Santa Barbara sector development plan and demonstrated that a preponderance are furthered by the proposed zone change.
  - D. The applicant must demonstrate that the existing zoning is inappropriate because:
    - 1. There was an error when the existing zone map pattern was created; or
    - 2. Changed neighborhood or community conditions justify the change; or

3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The change is justified based on #2 and 3. Changed conditions include considerable public and non-profit investment in the area since adoption of the current sector plan, such as parks, road and drainage improvements and housing. These make the site more appropriate for residential development than the commercial or industrial uses allowed under the existing NRC and M-1 zones.

The proposed zone is more advantageous to the community as articulated in city planning goals and policies cited by the applicant under Section C. It respects neighborhood values by strengthening the residential component of the Martineztown/Santa Barbara area. Residents of the new medium-density development will support existing social, cultural and recreational resources in the community and contribute to the vitality of the downtown. A comprehensive redevelopment of vacant and underutilized land will upgrade this older neighborhood and eliminate a possible nuisance to surrounding residents and businesses.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The zone change will result in a housing development that contributes "eyes on the street" and will be helpful rather than harmful to adjacent properties and the surrounding area. The medium density zoning is complementary to adjacent single-family and commercial uses. The consolidation of two existing zones into a single SU-1 for PRD zone allows more design flexibility and a comprehensive review of the layout, to ensure that any potential harmful impact on adjacent residential and commercial properties is minimized.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The zone change will not result in unprogrammed expenditures by the city, as the site is already served by infrastructure and services.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Economic considerations were not raised by the applicant as a determining factor.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant is not requesting the zone change based on the site's location on a major street.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The SU-1 is an appropriate spot zone because it strengthens the residential component of the neighborhood, which realizes a goal and objective of the sector development plan. The proposed zone also provides a transition between the interstate to the north and existing residential properties in the NRC and SU-1 zones south of the subject site.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This section does not apply to the request.

9. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

**CONDITIONS:**

1. Final sign-off at DRB of the accompanying site development plan for subdivision (09EPC-40011).  
[Amended]
2. Replatting of the site. [Amended] *when final layout is determined. (CC)*

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On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40011, a request for a site development plan for subdivision for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES, based on the following Findings and subject to the following Conditions:



**FINDINGS:**

1. The request is a Site Development Plan for Subdivision for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).
2. The request is accompanied by a zone change request and a site development plan for building permit (09EPC-40007, -40006). A development of affordable ownership housing is proposed with 18 rowhouses (townhouses) and 48 flats (apartments).
3. The request is to remove existing lot lines and subdivide the site into: 18 fee-simple lots for rowhouses, 2 larger parcels each containing apartment buildings, 3 parcels for off-street parking, and 1 parcel for a common green (open space). Land for a new public street within the site and additional right-of-way on Broadway Blvd. is dedicated to the City in fee simple.
4. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Lot 3 is vacant and undeveloped.
6. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The subdivision contributes to greater choice in housing and to the supply of affordable housing in the neighborhood and city (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. The residential subdivision respects existing neighborhood values by strengthening, and therefore stabilizing, the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).
  - c. The residential subdivision allows the development of vacant and underutilized land in an older neighborhood in the Central Urban Area of the Established Urban Area, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).

- d. The subdivision allows higher density housing in an area that has good access to the major street network and an established pattern of mixed density (CP Established Urban Area policies II.B.5.h).
  - e. The subdivision makes efficient use of a site in a central location that has access to major roads, transit and bike networks, which reduces the need to travel by car. (CP Transportation and Transit Goal, Air Quality policy II.C.1.b.)
  - f. The subdivision allows the clustering of residential units which is an energy-efficient form of development and provides space for shared facilities and amenities such as parking and green space (CP Established Urban Area policies II.B.5.f and I, Water Management policy II.D.2.b, Energy Management policy II.D.3.c, MSBSDP infrastructure objective).
8. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

**CONDITIONS:**

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.
3. *[Deleted]*
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. Provide an 8' width for compact car spaces.
  - c. Provide a 5' keyway at the end of the west parking lot.
  - d. Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.
  - e. To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.
  - f. Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.
  - g. Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.
  - h. Site plan shall comply and be designed per DPM Standards, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.
  - i. A platting action is required at DRB. *[Amended]*
  - j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian school Road adjacent the proposed development.
5. Add basic site data, i.e. the zoning and the proposed uses for each lot and parcel.
  6. The scale shall be 1"=20' and the bar scale shall match the actual scale.
  7. Amend the site development plan for subdivision to include the design requirements of the SU-1 for PRD zone, per 14-16-2-22 (25)(b) of the Zoning Code.
  8. Change title from "Plat" to "Site Development Plan for Subdivision".

---

On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40006, a request for a site development plan for building permit for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Site Development Plan for Building Permit for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).

2. The request is a Site Development Plan for Building Permit for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).
3. The request is accompanied by a zone change request and a site development plan for subdivision (09EPC-40007, -40011).
4. A development of affordable ownership housing is proposed containing 18 rowhouses (townhouses) and 48 flats (apartments). Each rowhouse has 3 bedrooms, 2 baths and 1,240 gsf. Each flat has 2 bedrooms, 1 bath and 917 gsf. Total square footage is 66,336 gsf. Vehicular access to the site is from Broadway Blvd. and a new internal street off Indian School Rd.. Three off-street parking areas and a common green (open space) are provided within the site. On-street parking is also available on abutting streets--Broadway Blvd., Indian School Rd. and the internal loop road.
5. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. Lot 3 of the site is vacant and undeveloped.
7. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
8. The site development plan for building permit furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The mix of housing types contributes to greater choice in housing and to the supply of affordable housing in the neighborhood and city (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. The development respects existing neighborhood values by strengthening the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).

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- c. The multi-family residential project replaces vacant and underutilized land in an older neighborhood in the central part of the city, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).
  - d. The higher density housing is appropriate in a central location, with access to transit and bike routes as well as major roads, and in an area with an established pattern of mixed density. (CP Established Urban Area policy II.B.5.h , Transportation and Transit Goal, Air Quality policy II.C.1.c.)
  - e. The townhouses and apartment buildings are clustered, which provides an energy-efficient site layout and larger shared open space (CP Established Urban Area policies II.B.5.f and l, Energy Management policy II.D.3.b, MSBSDP infrastructure objective).
  - f. The pedestrian-oriented site design, drought-tolerant landscaping and regional architecture are appropriate to this older neighborhood in the Central Urban area and will improve the quality of the visual environment (CP Established Urban Area policies II.B.5.1 and m, Developed Landscape policy II.C.8.d).
  - g. Innovative stormwater management techniques are used to promote infiltration and supplement irrigation, including on-site detention in the common green, pervious paving and tree wells with curb cuts (CP Water Management policy II.D.2.b)
9. The Martineztown/Santa Barbara sector development plan (1990, amended 1993) includes § 4, on p. 77 that limits the entitlement period for a site development plan for a specific building to two years after approval, unless a building permit has been issued. One six-month extension may be approved administratively if the City Planner finds that a building permit will probably be obtained within six months and there is no public purpose in holding a hearing.
  10. An update of the Martineztown/Santa Barbara sector development plan is underway. If an updated plan is adopted within the 2-year entitlement period for the subject proposal, then the entitlement period in the new plan will apply. If no entitlement period is specified in the new plan, the standard entitlement period in the Zoning Code will apply per 14-16-3-11 (C). EPC approval of a site development plan comes into effect with final sign-off at DRB. Any appeals and litigation relative to a site development plan suspends the entitlement period until the matter is resolved.
  11. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

12. The EPC has the authority to modify the height regulations of the R-2 zone for sites zoned SU-1, per 14-16-2-22 (D) of the Zoning Code.

**CONDITIONS:**

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.

3. *[Deleted]*

4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Sector Development Plan Map Amendment and 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, as may be required by the Development Review Board (DRB).
- b. Provide an 8' width for compact car spaces.
- c. Provide a 5' keyway at the end of the west parking lot.
- d. Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.
- e. To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.
- f. Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.
- g. Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.
- h. Site plan shall comply and be designed per DPM, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.
- i. A platting action is required at DRB. *[Amended]*

- j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian school Road adjacent the proposed development.

5. Site development plan:

- a. Increase the maximum building heights on Sheet 1 to reflect proposed building heights, including the height of any chimneys and future roof-top solar collectors, and the finished grade of the site. Maximum building height from average finished grade is 42 ft. for the flats buildings and 28 ft. for the rowhouses.
- b. Under phasing legend, move one refuse/recycle enclosure to phase 2 and 3.
- c. Provide a diagram clarifying the phasing of the development. Make any appropriate adjustments to phase lines shown on Sheet 1.
- d. Provide a diagram showing how the row of flats buildings at the east boundary of the site accords with the R-2 height regulations.
- e. Add a note stating that roof-top solar collectors are permissive, and are included in the maximum building height above finished grade of 42 ft for the flats buildings and 28 ft. for the rowhouses.

6. Walls/Fences: the 6' wall on Broadway Blvd. that screens the southwest parking area shall comply with wall design regulations concerning layout and façade in the Zoning Code (14-16-3-19(B)(2)(a) and (b)).

7. Parking: No more than one third of the parking spaces in the off-street parking areas shall be compact spaces, per 14-16-1-5 in the Zoning Code.

8. Pedestrian Access:

- a. Add a crosswalk across the entrances to the off-street parking areas at the southwest and southeast corners of the site.
- b. Add a crosswalk across the southwest curve of the internal street, that will link the disabled ramps.

- c. Material of the additional crosswalks and the crosswalk shown across the southeast curve of the internal street shall be textured, colored concrete or equivalent, not striped.

9. Lighting:

- a. In Keyed Note 9 on Sheet 1, change sheet reference to "9". Under legend on sheet 1, change reference to "see sheet 9".
- b. Show and label the wall mounted lighting on the elevations. Include text stating that they comply with area lighting regulations (14-16-3-9). Provide color and material of fixtures.
- c. Add a note on the building elevations stating that recessed or shielded lighting shall be provided above the front and rear entrances to the rowhouses and flat buildings.

10. Landscaping:

- a. Add a reference to Detail A, Sheet 9 in General Note I.
- b. Key a typical curb cut and tree well. Include text stating that they are on the internal street only.
- c. Show calculations for total landscaped area provided.
- d. Calculations shall reflect the provision of any off-site landscaped area provided in the public ROWs.
- e. Correct the tree calculations and demonstrate that trees provided comply with zoning requirements for off-street parking, street trees and multi-family uses (14-16-3-10 (G)).
- f. Remove Desert Willow from live cover calculations.
- g. Add an accent tree to the street tree palette and state that it will only be used where there are height constraints, e.g. due to overhead lines.
- h. Correct the heights of the street trees, per the City Forester's plant list.



- i. Planting detail - 1. Describe planting mixture. 2. Notes on planting detail shall include  
\*Plant root collar at finish grade \*Remove all wire, twine, rope, tags, and burlap \*All soil  
in tree well shall be uncompacted, desirable planting mixture, and free of construction  
debris.

11. Building elevations:

- a. The elevations shall clarify that the heights of structural elements are above finished floor (architectural building heights). A note shall be added stating the allowable difference between finished floor and finished grade. The heights on the elevations shall be consistent with the maximum building heights on Sheet 1 and with diagram C on sheet 8.
- b. Sheet 7, south elevations of rowhouses - Replace "B" with "C" in title and add "C" to key plan.
- c. Add material and color of roof, i.e. "low albedo white membrane" or equivalent, to the key on all the elevation sheets and show locations where it applies.
- d. The building height diagram (C, on Sheet 8) shall indicate that the 26' height is measured above finished grade.

12. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements. Adequate clearance for electric utilities must be provided for safe operation, maintenance and repair purposes. Any relocation of existing electric utilities will be at customer's expense.

13. The site development plan for building permit shall be consistent with design requirements of the accompanying site development plan for subdivision (09EPC-40011).

**PROTEST: 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 DECISION, WHICH IS BY MAY 1, 2009.**

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY MAY 1, 2009 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.**

AMENDED OFFICIAL NOTICE OF DECISION (4/20/10)

APRIL 16, 2009

PROJECT 1007649

PAGE 15 OF 15

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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 Deborah Stover  
Planning Director

DS/CT/ma

cc: Bob Hall, Integrated Design & Architecture, 624 Tijeras Ave. NW, Albuquerque, NM 87102  
Phil Hern, Santa Barbara-Martineztown Assoc., 509 San Ignacio NE, Albuquerque, NM 87102  
Chal-Marie Lucero, Santa Barbara-Martineztown Assoc., 420 Hannett NE, Albuquerque, NM 87102  
Keith Rockwell, 1942 Broadway Blvd. NE, Albuquerque, NM 87102

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**INDIAN SCHOOL & BROADWAY DEVELOPMENT**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**LOTS 1, 2 & 3, BLOCK 9, FRANCISCAN ACRES**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: \_\_\_\_\_  
 DRB Application No.: \_\_\_\_\_

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		2'-6"	STANDARD CURB & GUTTER	LOMA REDONDA PLACE	INDIAN SCHOOL	INDIAN SCHOOL	/	/	/
		28'	PERMANENT ASPHALT PAVING - RESIDENTIAL	LOMA REDONDA PLACE	INDIAN SCHOOL	INDIAN SCHOOL	/	/	/
		5'-6"*	CONCRETE SIDEWALK	LOMA REDONDA PLACE	INDIAN SCHOOL	INDIAN SCHOOL	/	/	/
		6"	WATERLINE	LOMA REDONDA PLACE	INDIAN SCHOOL	INDIAN SCHOOL	/	/	/
		8"	SANITARY SEWER	LOMA REDONDA PLACE	INDIAN SCHOOL	INDIAN SCHOOL	/	/	/
		18"	STORM DRAIN	LOMA REDONDA PLACE	INDIAN SCHOOL	200' SOUTH LOMA REDONDA PLACE	/	/	/
		2'-6"	STANDARD CURB & GUTTER	BROADWAY BLVD	INDIAN SCHOOL	280' SOUTH BROADWAY BLVD	/	/	/
		9'-6"	PERMANENT ASPHALT PAVING - ARTERIAL	BROADWAY BLVD	INDIAN SCHOOL	280' SOUTH BROADWAY BLVD	/	/	/
		6'	CONCRETE SIDEWALK	BROADWAY BLVD	INDIAN SCHOOL	314 1/2' SOUTH BROADWAY BLVD	/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

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							Private Inspector	P.E.	City Cnst Engineer
		6'	CONCRETE SIDEWALK	INDIAN SCHOOL	BROADWAY BLVD	440' EAST INDIAN SCHOOL	/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature _____ Date _____	City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 ENGINEER'S CERTIFICATION OF THE GRADING PLAN REQUIRED PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTEE.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

Gilbert Aldaz  
NAME (print)

Applied Engr. Inc.  
FIRM

[Signature]  
SIGNATURE Date  
03-03-10

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

\_\_\_\_\_ DRB CHAIR - date

\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_ UTILITY DEVELOPMENT - date

\_\_\_\_\_ CITY ENGINEER - date

\_\_\_\_\_ PARKS & RECREATION - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



#3

# DRB CASE ACTION LOG (Site Plan-BP)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70108 Project # 1007649  
 Project Name: Franciscan Acres  
 Agent: Greater Alb Housing Partnership Phone No.: \_\_\_\_\_

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - AGIS DXF File approval required.
  - Copy of recorded plat for Planning.

Created On:



# 3

# DRB CASE ACTION LOG

REVISED 10/08/07

(Preel / Final)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70106 Project # 10071649  
 Project Name: Franciscan Acres  
 Agent: Greater Alb Housing Partnership Phone No.: \_\_\_\_\_

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
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Created On:

**INFRASTRUCTURE LIST**

(Rev. 9-20-08)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**INDIAN SCHOOL & BROADWAY DEVELOPMENT**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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							/	/	/

Approval of Creditable Items:  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

NOTES  
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- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER  
Gilbert Aldaz  
 NAME (print)  
Applied Engr. Inc.  
 FIRM  
[Signature]  
 SIGNATURE  
 03-03-10

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date \_\_\_\_\_

TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_

UTILITY DEVELOPMENT - date \_\_\_\_\_

CITY ENGINEER - date \_\_\_\_\_

PARKS & RECREATION - date \_\_\_\_\_

AMAFCA - date \_\_\_\_\_

\_\_\_\_\_ - date \_\_\_\_\_

\_\_\_\_\_ - date \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2<sup>nd</sup> 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): INTEGRATED DESIGN & ARCHITECTURE PHONE: 243-3499  
 ADDRESS: 624 Tijeras Ave., NW FAX: 243-3583  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: info@integrateddesignarch.com

APPLICANT: Greater Albuquerque Housing Partnership PHONE: 244-1614  
 ADDRESS: 320 Gold Ave., SW #918 FAX: 244-0137  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: abqgahp@msn.com

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: \_\_\_\_\_ DRB FINAL SIGN-OFF  
FOR SUBDIVISION & MINOR SUBDIVISION ACTION

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. Lots 1-3 Block: 9 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Franciscan Acres  
 Existing Zoning: SU-2, M1, &NRC Proposed zoning: SU-1 for PRD MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-14 UPC Code: 101405949309341415, 101405951608141414

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
09EPC-4006, 09EPC-4007, 09EPC-4001

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 3 No. of proposed lots: 2 Total area of site (acres): 3.0  
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Rd.  
 Between: Broadway and Edith  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12/16/08

SIGNATURE [Signature] DATE 3/31/10  
 (Print) Bob Hall, Integrated Design & Architecture Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>10DRB 70106</u>	<u>PAF</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<u>10DRB 70107</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 20.00</u>
<u>10DRB 70108</u>	<u>CME</u>		<u>\$ 20.00</u>
	<u>SBP</u>		<u>\$ 0</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 305.00</u>

Hearing date 04/14/10

[Signature] 04/01/10  
 Planner signature / date

Project # 1007649

**FORM P(3): SITE 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 application  
 Meetings 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 application  
 Meetings 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: 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 application  
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**  
 **AMENDED 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 application  
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**  
 **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**  
 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 application  
 Meetings 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.

Loocs Keiker  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
10107  
10108

Form revised October 2007  
Sandy Handley 04/10/10  
 Planner signature / date  
 Project # 1007649

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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 application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Louis Keller  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 10 DRB - 70106  
 1 -

Sandy Handley 04/01/10  
 Planner signature / date  
 Project # 1007649



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-14-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1007649

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

**Project Information**

Subdivision Name BROADWAY AND INDIAN SCHOOL

Location of Project (address or major cross streets) INDIAN SCHOOL : BROADWAY NE

Proposed # of Units: 18 Single-Family 48 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name LOUIS KOLKAR

Company GREATER ALBUQUERQUE HOUSING PARTNERSHIP

Phone 505-244-1614

E-mail ABQGANP@MSN.COM

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster \_\_\_\_\_

Preliminary PDFF Date Submitted \_\_\_\_\_

Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_

Final PDFF Date Completed \_\_\_\_\_

**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1, 2, and 3, Block 9, Franciscan Acres which is zoned as SU-2, on April 1, 2010 submitted by, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) proposes to combine Lots 1, 2, and 3, Block 9 of Franciscan Acres into 2 lots, and to dedicate Right-of-Way to the City of Albuquerque. At this time, this will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

April L. Winters, Facilities Fee Planner  
Name (printed or typed) and title

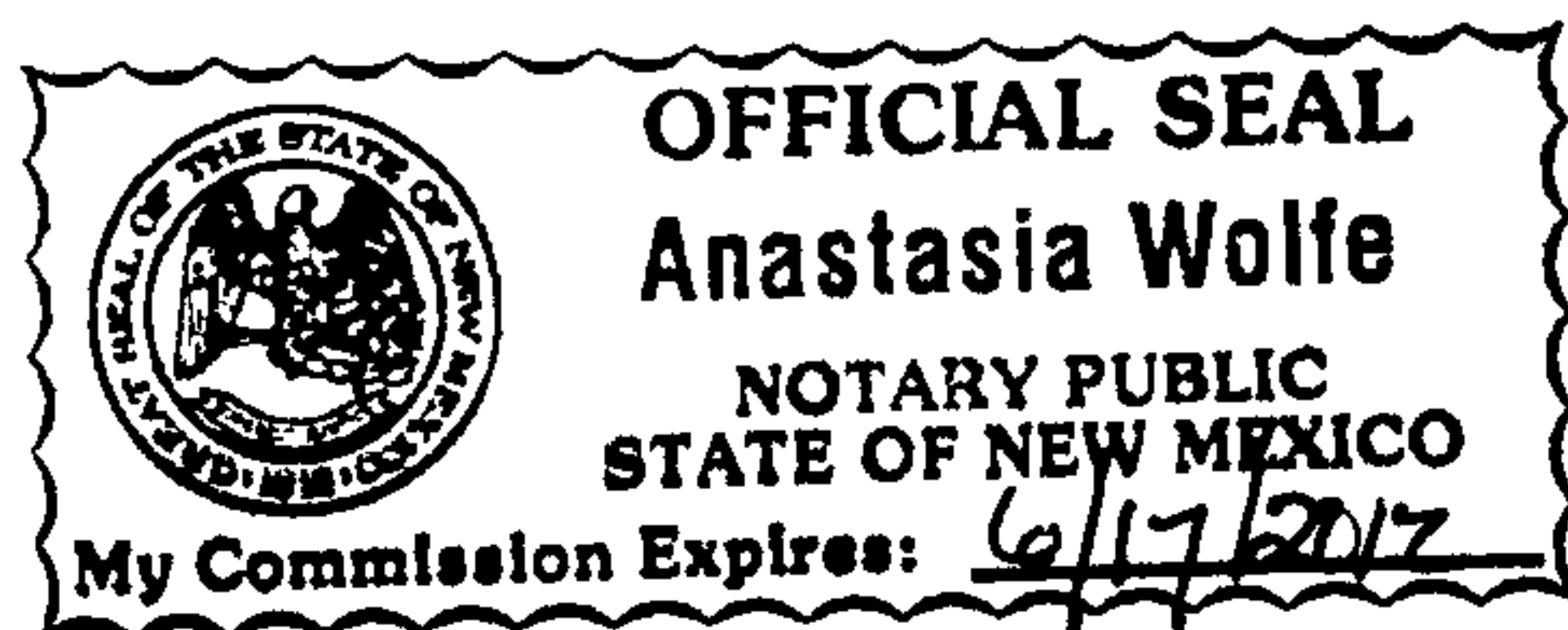
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 1, 2010, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

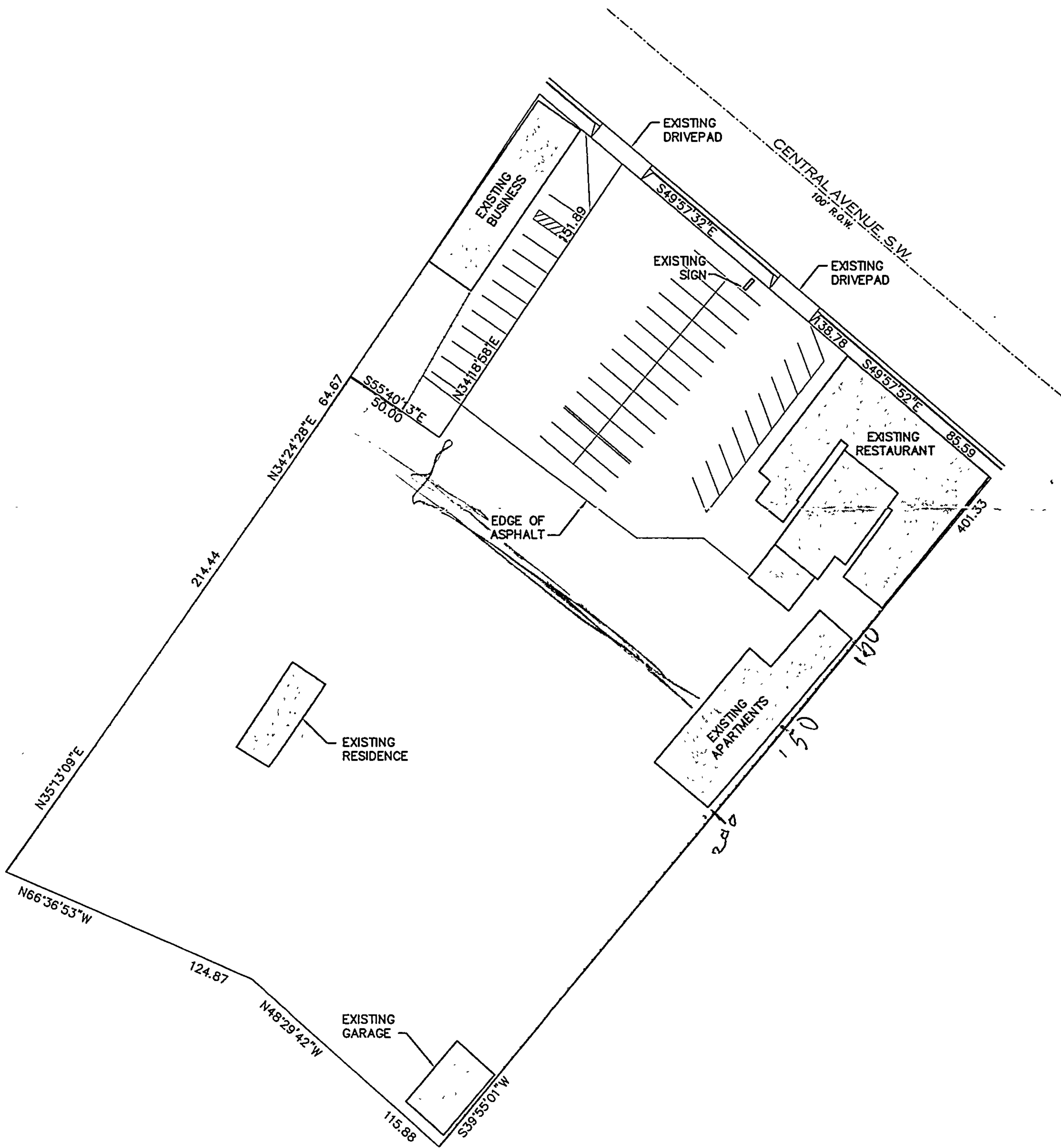
(Seal)

Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2012





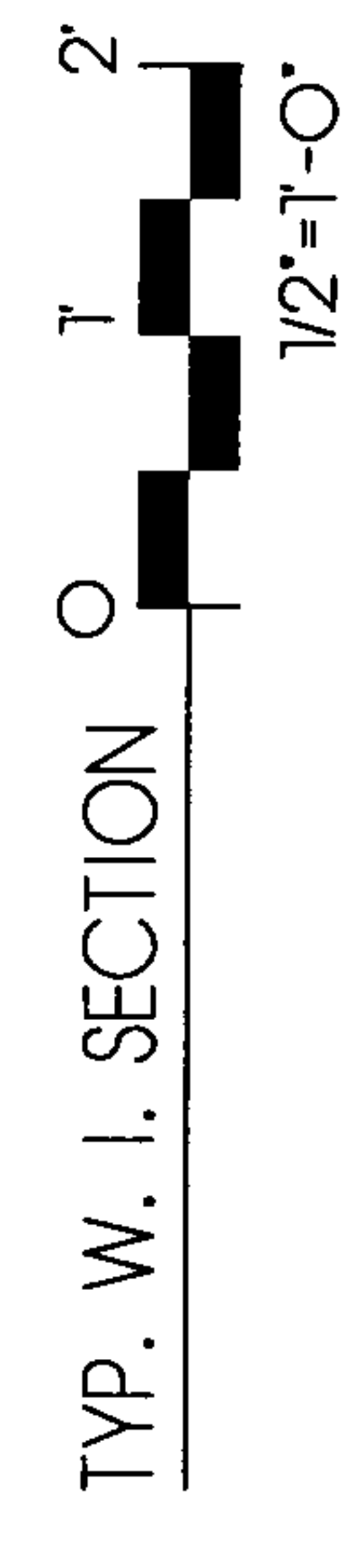
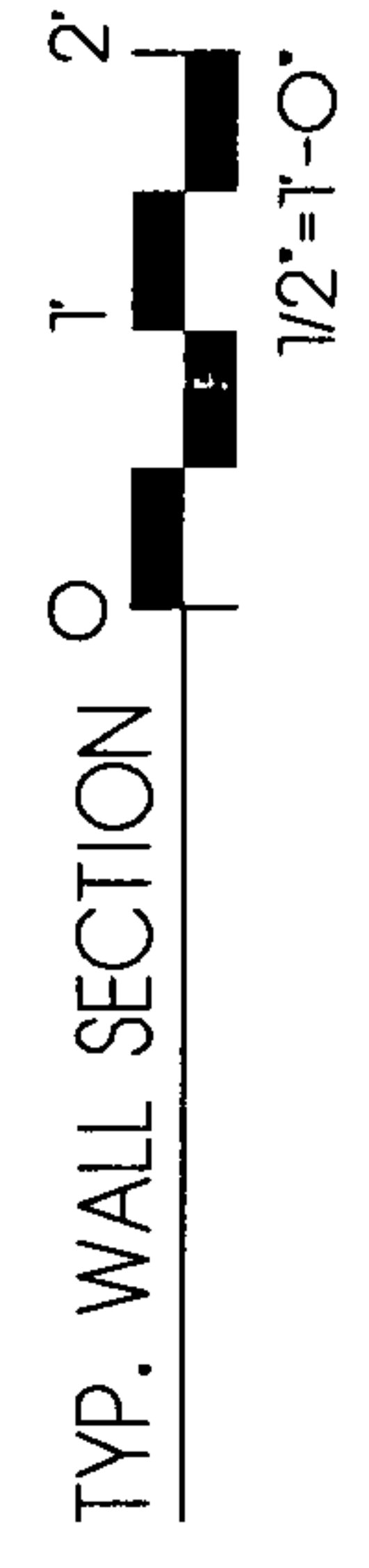
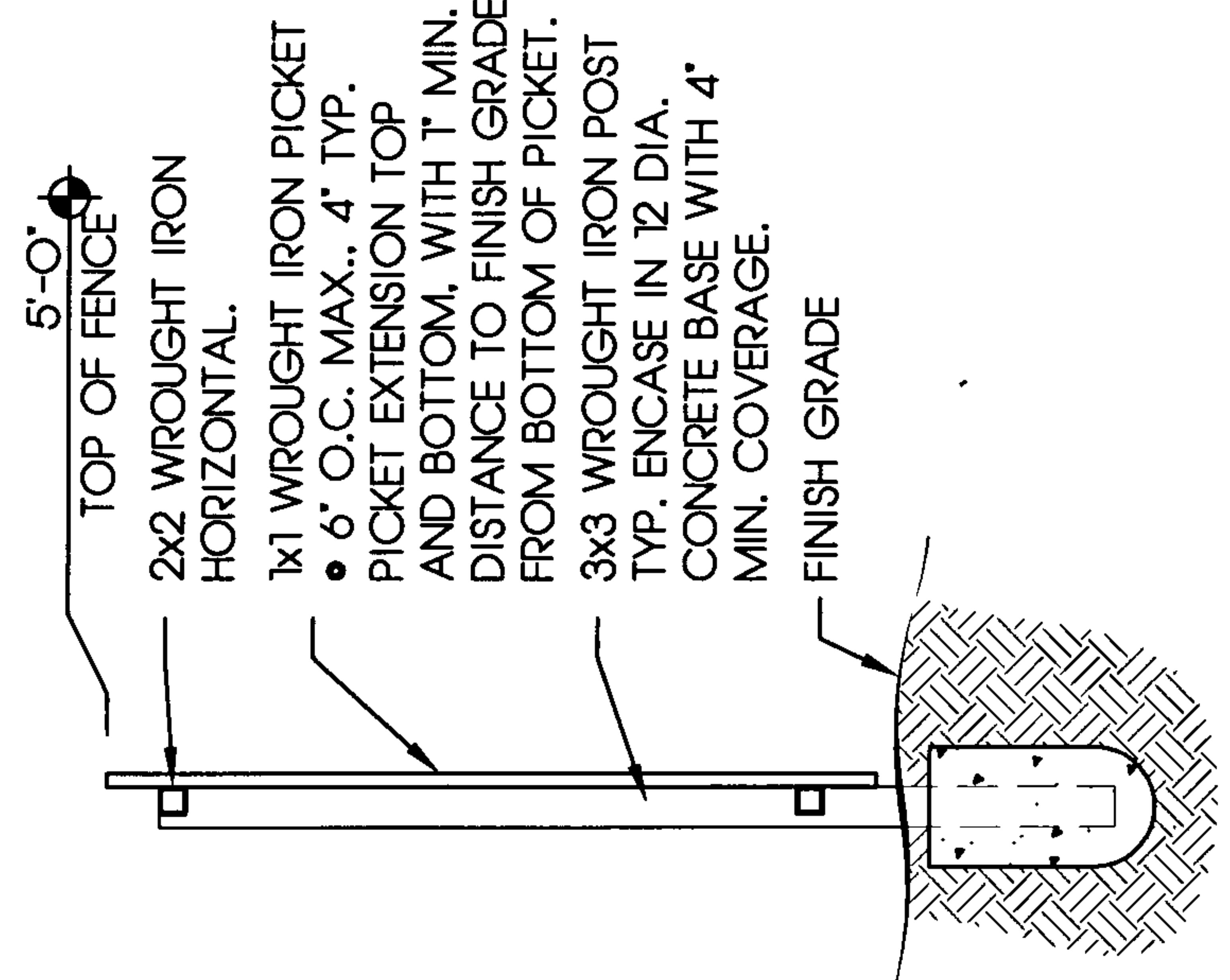
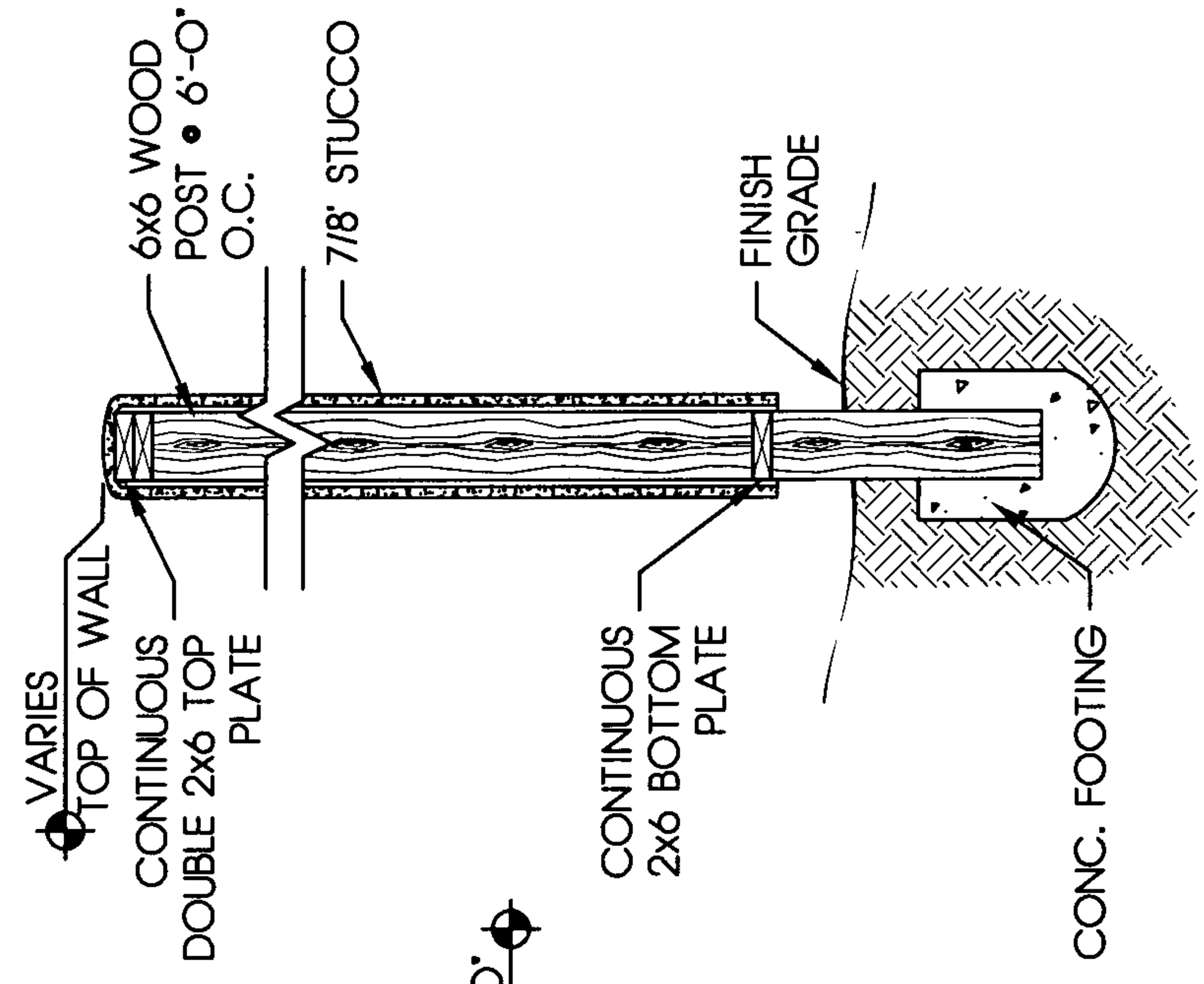
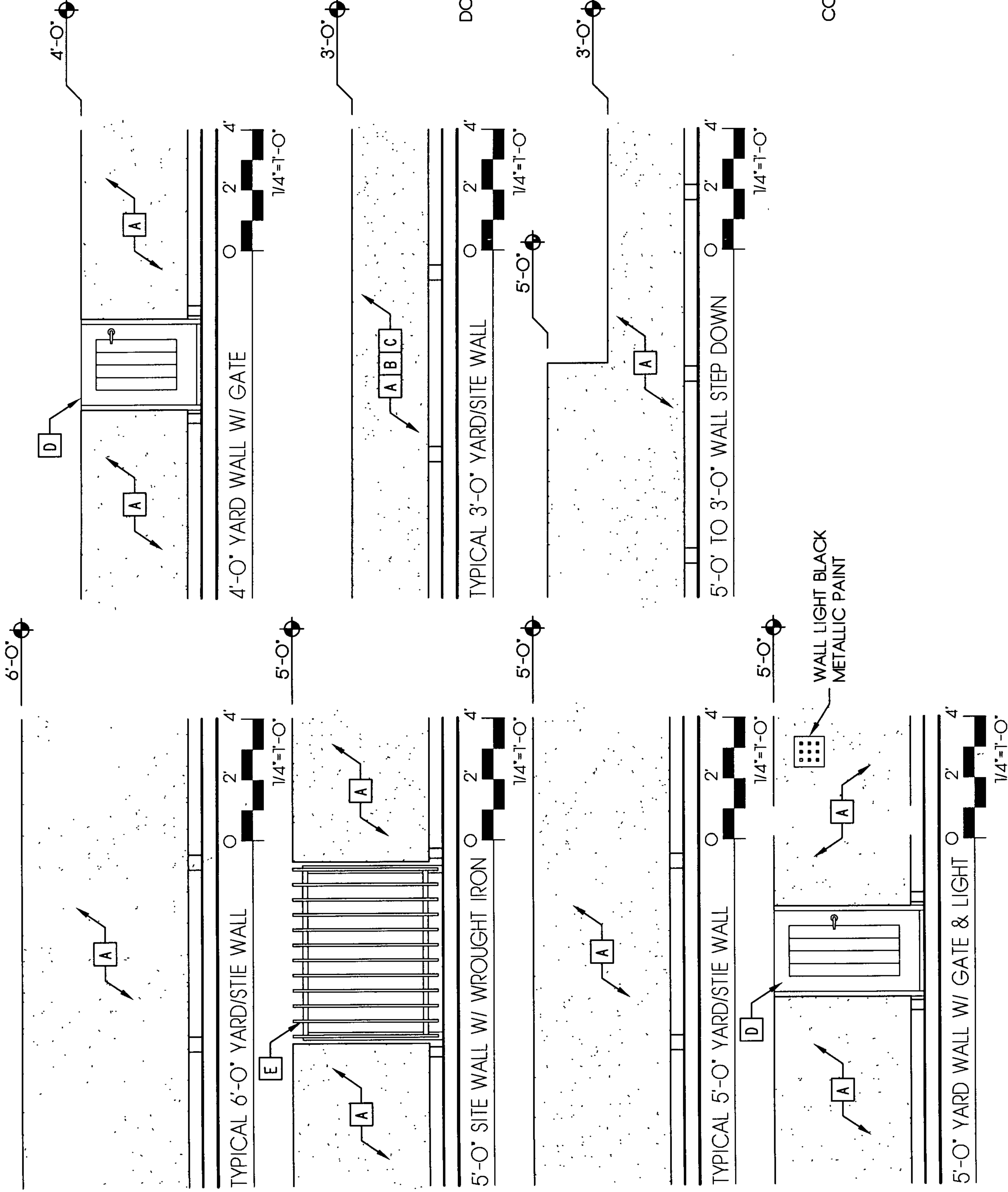


# EXISTING SITE LAYOUT

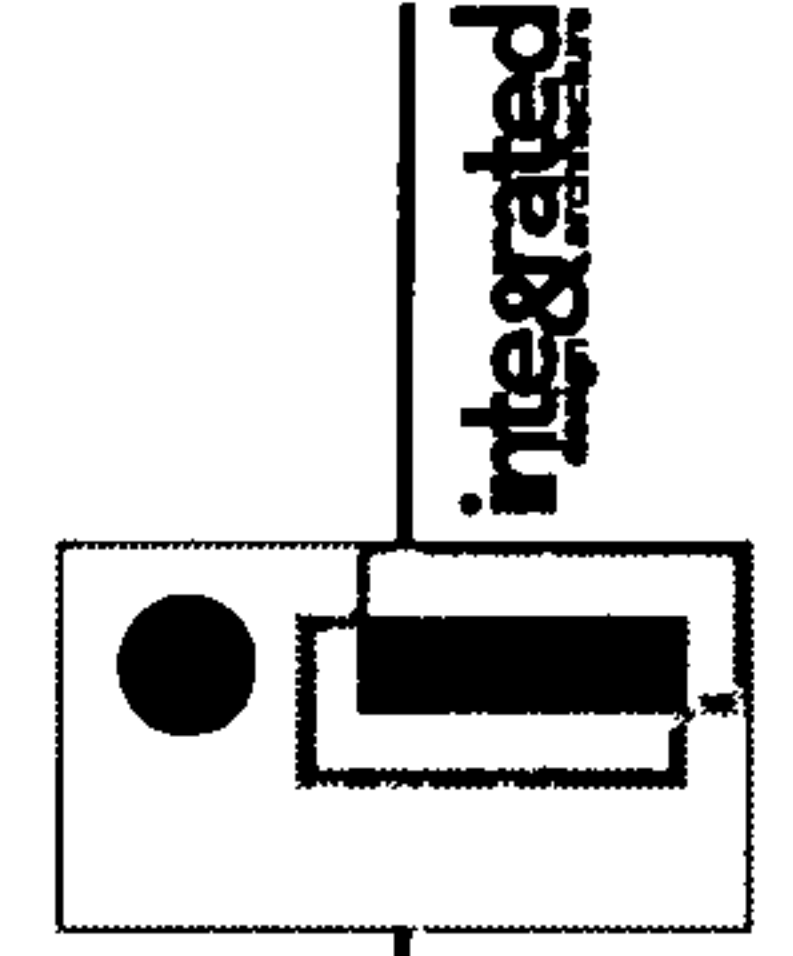


# MATERIALS KEY

- A STUCCO COLOR - LIGHT BROWN - STO COLOR 31413
- B STUCCO COLOR - LIGHT BLUE - STO COLOR 35222.
- C STUCCO COLOR - GREEN - STO COLOR 36122.
- D PAINTED STEEL FENCING - SILVER.
- E PAINTED STEEL GATE - SILVER.



## MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL INDIAN SCHOOL AND BROADWAY



**M E M O**

**Date:** April 9, 2010

**To:** Jack Cloud, DRB Chair

**cc:** Bob Hall, Integrated Design & Architecture;  
Carmen Marrone, COA Current Planning Division

**From:** Carol Toffaleti, Planner  
Current Planning Division, City of Albuquerque Planning Department  
Tel 924-3345, [cgtoffaleti@cabq.gov](mailto:cgtoffaleti@cabq.gov)

**Re:** Project #1007649, 09EPC-40011, SDP for Subdivision, Indian School/Broadway

---

This site plan was approved by the EPC on April 16, 2009, subject to 8 conditions.

However, please note that, at the public hearing on April 8, 2010, the EPC approved amendments to the conditions of approval. These include the following:

Condition 3. will be deleted.

Condition 4.i. The word "concurrent" will be deleted.

An amended Notice of Decision will be issued the week of April 12<sup>th</sup>, 2010 by the Current Planning Division to reflect the approved changes.

Staff delegates approval of Condition 4 to the City Engineer, as amended above.

The other conditions have been met with the following exception:

Condition 7. At the bottom of the Site Information section, delete the reference to "40006" (the sector dev't plan map amendment).

If you have any questions, please contact Carmen Marrone.





Date: May 6, 2009

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

**AMENDED OFFICIAL  
NOTIFICATION OF DECISION**

FILE: **Project # 1007649**  
09EPC-40006 SITE DEVELOPMENT -  
BUILDG PRMT  
09EPC-40007 AMEND SECTOR  
DEVELOPMENT PLAN MAP  
09EPC-40011 SITE DEVELOPMENT -  
SUBDIVISION

Greater Albuquerque Housing Partnership  
320 Gold Ave. SW  
Albuquerque, NM 87102

LEGAL DESCRIPTION: INTEGRATED  
DESIGN & ARCHITECTURE agent(s) for  
GREATER ALBUQUERQUE HOUSING  
PARTNERSHIP request(s) the above action(s)  
for all or a portion of lot(s) 1-3, block 9,  
FRANCISCAN ACRES zoned SU-2/M1 AND  
NRC to SU-2/SU-1 for PRD located on INDIAN  
SCHOOL BETWEEN BROADWAY AND  
EDITH containing approximately 3 acre(s). (H-  
14) Carol Toffaleti, Staff Planner

On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40007, a request for a sector development plan map amendment for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES zoned SU-2/M1 AND NRC to SU-2/SU-1 for PRD, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Sector Development Plan Map Amendment for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., from SU-2/M1 (Light Manufacturing) and SU-2/NRC (Neighborhood Residential/Commercial) to SU-2/SU-1 for PRD (Planned Residential Development).

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2. The request is accompanied by a site development plan for subdivision and a site development plan for building permit (09EPC-40011, -40006). A development of affordable ownership housing is proposed to include 18 townhouses and 48 apartments.
3. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The SU-2/NRC zoning of lots 2 and 3 was established by the current sector development plan. Lot 1 was already zoned SU-2/M-1 and retained as such.
5. Lot 3 is vacant and undeveloped.
6. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The zone change contributes to greater choice in housing and to the supply of affordable housing (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. Development allowed in the proposed PRD zone respects existing neighborhood values by strengthening, and therefore stabilizing, the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).
  - c. The zone change allows the development of vacant and underutilized land in an older neighborhood in the Central Urban and Established Urban Areas, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).
  - d. The zoning allows higher density housing in an area that has good access to the major street network and an established pattern of mixed density (CP Established Urban Area policies II.B.5.h).

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- e. The SU-1 for PRD zone makes efficient use of a site in a central location that has access to major roads, transit and bike networks, which reduces the need to travel by car. (CP Transportation and Transit Goal, Air Quality policy II.C.1.b.)
- f. The zoning allows innovative design, including energy- and water-conserving techniques. The clustered homes are inherently more energy-efficient than detached buildings and provide shared open space and on-site detention of stormwater. Techniques such as front porches, rear parking, a new residential loop street and a pleasant pedestrian environment, encourage neighborly interaction and a safe living environment (CP Established Urban Area policies II.B.5.f and I, Water Management policy II.D.2.b, Energy Management policy II.D.3.c, MSBSDP infrastructure objective).

8. The applicant provided an acceptable justification for the zone change per R-270-1980:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The zone change to SU-1 for PRD is consistent with health, safety, morals and general welfare of the city. It allows a higher density infill development that makes use of available public infrastructure and proximity to transit, a neighborhood high school, park, and downtown facilities. It allows for open space that doubles as an on-site detention facility, which reduces runoff to the nearby floodplain.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed PRD zoning is compatible with existing residential uses on adjoining lots and can be designed to minimize potential conflicts with adjoining commercial uses. It facilitates development of one lot that has been vacant for decades and two under-utilized lots, which helps stabilize land use in the area. The applicant provided an acceptable justification for the zone change in their application and a supplementary letter dated March 26<sup>th</sup>, 2009 .

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The applicant cited applicable goals and policies in the Comprehensive Plan and the Martineztown/Santa Barbara sector development plan and demonstrated that a preponderance are furthered by the proposed zone change.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
  - 1. There was an error when the existing zone map pattern was created; or
  - 2. Changed neighborhood or community conditions justify the change; or

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3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The change is justified based on #2 and 3. Changed conditions include considerable public and non-profit investment in the area since adoption of the current sector plan, such as parks, road and drainage improvements and housing. These make the site more appropriate for residential development than the commercial or industrial uses allowed under the existing NRC and M-1 zones.

The proposed zone is more advantageous to the community as articulated in city planning goals and policies cited by the applicant under Section C. It respects neighborhood values by strengthening the residential component of the Martineztown/Santa Barbara area. Residents of the new medium-density development will support existing social, cultural and recreational resources in the community and contribute to the vitality of the downtown. A comprehensive redevelopment of vacant and underutilized land will upgrade this older neighborhood and eliminate a possible nuisance to surrounding residents and businesses.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The zone change will result in a housing development that contributes "eyes on the street" and will be helpful rather than harmful to adjacent properties and the surrounding area. The medium density zoning is complementary to adjacent single-family and commercial uses. The consolidation of two existing zones into a single SU-1 for PRD zone allows more design flexibility and a comprehensive review of the layout, to ensure that any potential harmful impact on adjacent residential and commercial properties is minimized.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The zone change will not result in unprogrammed expenditures by the city, as the site is already served by infrastructure and services.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Economic considerations were not raised by the applicant as a determining factor.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant is not requesting the zone change based on the site's location on a major street.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The SU-1 is an appropriate spot zone because it strengthens the residential component of the neighborhood, which realizes a goal and objective of the sector development plan. The proposed zone also provides a transition between the interstate to the north and existing residential properties in the NRC and SU-1 zones south of the subject site.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This section does not apply to the request.

9. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

**CONDITIONS:**

1. Final sign-off at DRB of the accompanying site development plans for subdivision and building permit (09EPC-40011, -40006).
2. Concurrent replatting of the site.

---

On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40011, a request for a site development plan for subdivision for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES, based on the following Findings and subject to the following Conditions:



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**FINDINGS:**

1. The request is a Site Development Plan for Subdivision for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).
2. The request is accompanied by a zone change request and a site development plan for building permit (09EPC-40007, -40006). A development of affordable ownership housing is proposed with 18 rowhouses (townhouses) and 48 flats (apartments).
3. The request is to remove existing lot lines and subdivide the site into: 18 fee-simple lots for rowhouses, 2 larger parcels each containing apartment buildings, 3 parcels for off-street parking, and 1 parcel for a common green (open space). Land for a new public street within the site and additional right-of-way on Broadway Blvd. is dedicated to the City in fee simple.
4. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Lot 3 is vacant and undeveloped.
6. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
  - a. The subdivision contributes to greater choice in housing and to the supply of affordable housing in the neighborhood and city (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
  - b. The residential subdivision respects existing neighborhood values by strengthening, and therefore stabilizing, the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).
  - c. The residential subdivision allows the development of vacant and underutilized land in an older neighborhood in the Central Urban Area of the Established Urban Area, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).

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PROJECT 1007649

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- d. The subdivision allows higher density housing in an area that has good access to the major street network and an established pattern of mixed density (CP Established Urban Area policies II.B.5.h).
  - e. The subdivision makes efficient use of a site in a central location that has access to major roads, transit and bike networks, which reduces the need to travel by car. (CP Transportation and Transit Goal, Air Quality policy II.C.1.b)
  - f. The subdivision allows the clustering of residential units which is an energy-efficient form of development and provides space for shared facilities and amenities such as parking and green space (CP Established Urban Area policies II.B.5.f and I, Water Management policy II.D.2.b, Energy Management policy II.D.3.c, MSBSDP infrastructure objective).
8. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

**CONDITIONS:**

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.
3. Concurrent final sign-off at DRB of the associated site development plan for building permit (09EPC-40006).
4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. Provide an 8' width for compact car spaces.
  - c. Provide a 5' keyway at the end of the west parking lot.
  - d. Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.
  - e. To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.
  - f. Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.
  - g. Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.
  - h. Site plan shall comply and be designed per DPM Standards, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.
  - i. A concurrent platting action is required at DRB.
  - j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian school Road adjacent the proposed development.
5. Add basic site data, i.e. the zoning and the proposed uses for each lot and parcel.
  6. The scale shall be 1"=20' and the bar scale shall match the actual scale.
  7. Amend the site development plan for subdivision to include the design requirements of the SU-1 for PRD zone, per 14-16-2-22 (25)(b) of the Zoning Code.
  8. Change title from "Plat" to "Site Development Plan for Subdivision".

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On April 16, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007649 / 09EPC-40006, a request for a site development plan for building permit for all or a portion of Lots 1-3, Block 9, FRANCISCAN ACRES, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is a Site Development Plan for Building Permit for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).

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2. The request is a Site Development Plan for Building Permit for Lots 1, 2 and 3, Block 9, Franciscan Acres, a site of approximately 3 acres located on Indian School Road between Broadway Blvd. and Edith Blvd., zoned SU-2/SU-1 for PRD (Planned Residential Development).
  3. The request is accompanied by a zone change request and a site development plan for subdivision (09EPC-40007, -40011).
  4. A development of affordable ownership housing is proposed containing 18 rowhouses (townhouses) and 48 flats (apartments). Each rowhouse has 3 bedrooms, 2 baths and 1,240 gsf. Each flat has 2 bedrooms, 1 bath and 917 gsf. Total square footage is 66,336 gsf. Vehicular access to the site is from Broadway Blvd. and a new internal street off Indian School Rd.. Three off-street parking areas and a common green (open space) are provided within the site. On-street parking is also available on abutting streets--Broadway Blvd., Indian School Rd. and the internal loop road.
- 
5. The subject site is in the Established Urban and Central Urban Areas of the Comprehensive Plan and within the boundaries of the Martineztown/Santa Barbara Sector Development Plan (1990, amended 1993). These plans and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.
  6. Lot 3 of the site is vacant and undeveloped.
  7. Broadway Blvd. along the west boundary of the site is an existing principal arterial.
  8. The site development plan for building permit furthers the following applicable goals and policies of the Comprehensive Plan (CP) and the Martineztown/Santa Barbara sector development plan (MSBSDP):
    - a. The mix of housing types contributes to greater choice in housing and to the supply of affordable housing in the neighborhood and city (CP Established Urban Area goal, CP Housing goal and policy II.D.5.a, MSBSDP housing goal and Housing Recommendation F).
    - b. The development respects existing neighborhood values by strengthening the residential component of the neighborhood (CP Established Urban Area policy II.B.5.d, MSBSDP land use and redevelopment objectives).

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- c. The multi-family residential project replaces vacant and underutilized land in an older neighborhood in the central part of the city, which maximizes the use of available infrastructure and public facilities and upgrades the neighborhood (CP Established Urban Area policies II.B.5.e, o and p., Central Urban Area policy II.B.6.b).
  - d. The higher density housing is appropriate in a central location, with access to transit and bike routes as well as major roads, and in an area with an established pattern of mixed density. (CP Established Urban Area policy II.B.5.h , Transportation and Transit Goal, Air Quality policy II.C.1.c.)
  - e. The townhouses and apartment buildings are clustered, which provides an energy-efficient site layout and larger shared open space (CP Established Urban Area policies II.B.5.f and l, Energy Management policy II.D.3.b, MSBSDP infrastructure objective).
  - f. The pedestrian-oriented site design, drought-tolerant landscaping and regional architecture are appropriate to this older neighborhood in the Central Urban area and will improve the quality of the visual environment (CP Established Urban Area policies II.B.5.l and m, Developed Landscape policy II.C.8.d).
  - g. Innovative stormwater management techniques are used to promote infiltration and supplement irrigation, including on-site detention in the common green, pervious paving and tree wells with curb cuts (CP Water Management policy II.D.2.b)
9. The Martineztown/Santa Barbara sector development plan (1990, amended 1993) includes § 4, on p. 77 that limits the entitlement period for a site development plan for a specific building to two years after approval, unless a building permit has been issued. One six-month extension may be approved administratively if the City Planner finds that a building permit will probably be obtained within six months and there is no public purpose in holding a hearing.
  10. An update of the Martineztown/Santa Barbara sector development plan is underway. If an updated plan is adopted within the 2-year entitlement period for the subject proposal, then the entitlement period in the new plan will apply. If no entitlement period is specified in the new plan, the standard entitlement period in the Zoning Code will apply per 14-16-3-11 (C). EPC approval of a site development plan comes into effect with final sign-off at DRB. Any appeals and litigation relative to a site development plan suspends the entitlement period until the matter is resolved.
  11. Property-owners within 100' and the Santa Barbara/Martineztown Association (SBMA) were notified of the proposal. There is no affected Coalition of neighborhoods in the area. A facilitated meeting was declined by the SBMA because they support the project. No written comments have been received.

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12. The EPC has the authority to modify the height regulations of the R-2 zone for sites zoned SU-1, per 14-16-2-22 (D) of the Zoning Code.

**CONDITIONS:**

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.
- 
3. Concurrent final sign-off at DRB of the associated site development plan for subdivision (09EPC-40011).
  4. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**  
Conditions of approval for the proposed Sector Development Plan Map Amendment and 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, as may be required by the Development Review Board (DRB).
    - b. Provide an 8' width for compact car spaces.
    - c. Provide a 5' keyway at the end of the west parking lot.
    - d. Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.
    - e. To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.
    - f. Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.
    - g. Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.
    - h. Site plan shall comply and be designed per DPM, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.
    - i. A concurrent platting action is required at DRB.

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- j. So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian school Road adjacent the proposed development.

5. Site development plan:

- a. Increase the maximum building heights on Sheet 1 to reflect proposed building heights, including the height of any chimneys and future roof-top solar collectors, and the finished grade of the site. Maximum building height from average finished grade is 42 ft. for the flats buildings and 28 ft. for the rowhouses.
- b. Under phasing legend, move one refuse/recycle enclosure to phase 2 and 3.
- c. Provide a diagram clarifying the phasing of the development. Make any appropriate adjustments to phase lines shown on Sheet 1.
- d. Provide a diagram showing how the row of flats buildings at the east boundary of the site accords with the R-2 height regulations.
- e. Add a note stating that roof-top solar collectors are permissive, and are included in the maximum building height above finished grade of 42 ft for the flats buildings and 28 ft. for the rowhouses.

6. Walls/Fences: the 6' wall on Broadway Blvd. that screens the southwest parking area shall comply with wall design regulations concerning layout and façade in the Zoning Code (14-16-3-19(B)(2)(a) and (b)).

7. Parking: No more than one third of the parking spaces in the off-street parking areas shall be compact spaces, per 14-16-1-5 in the Zoning Code.

8. Pedestrian Access:

- a. Add a crosswalk across the entrances to the off-street parking areas at the southwest and southeast corners of the site.
- b. Add a crosswalk across the southwest curve of the internal street, that will link the disabled ramps.

- c. Material of the additional crosswalks and the crosswalk shown across the southeast curve of the internal street shall be textured, colored concrete or equivalent, not striped.

9. Lighting:

- a. In Keyed Note 9 on Sheet 1, change sheet reference to "9". Under legend on sheet 1, change reference to "see sheet 9".
- b. Show and label the wall mounted lighting on the elevations. Include text stating that they comply with area lighting regulations (14-16-3-9). Provide color and material of fixtures.
- c. Add a note on the building elevations stating that recessed or shielded lighting shall be provided above the front and rear entrances to the rowhouses and flat buildings.

10. Landscaping:

- a. Add a reference to Detail A, Sheet 9 in General Note I.
- b. Key a typical curb cut and tree well. Include text stating that they are on the internal street only.
- c. Show calculations for total landscaped area provided.
- d. Calculations shall reflect the provision of any off-site landscaped area provided in the public ROWs.
- e. Correct the tree calculations and demonstrate that trees provided comply with zoning requirements for off-street parking, street trees and multi-family uses (14-16-3-10 (G)).
- f. Remove Desert Willow from live cover calculations.
- g. Add an accent tree to the street tree palette and state that it will only be used where there are height constraints, e.g. due to overhead lines.
- h. Correct the heights of the street trees, per the City Forester's plant list.



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- i. Planting detail - 1. Describe planting mixture. 2. Notes on planting detail shall include  
\*Plant root collar at finish grade \*Remove all wire, twine, rope, tags, and burlap \*All soil  
in tree well shall be uncompacted, desirable planting mixture, and free of construction  
debris.

11. Building elevations:

- a. The elevations shall clarify that the heights of structural elements are above finished floor (architectural building heights). A note shall be added stating the allowable difference between finished floor and finished grade. The heights on the elevations shall be consistent with the maximum building heights on Sheet 1 and with diagram C on sheet 8.
- b. Sheet 7, south elevations of rowhouses - Replace "B" with "C" in title and add "C" to key plan.
- c. Add material and color of roof, i.e. "low albedo white membrane" or equivalent, to the key on all the elevation sheets and show locations where it applies.
- d. The building height diagram (C, on Sheet 8) shall indicate that the 26' height is measured above finished grade.

12. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements. Adequate clearance for electric utilities must be provided for safe operation, maintenance and repair purposes. Any relocation of existing electric utilities will be at customer's expense.

13. The site development plan for building permit shall be consistent with design requirements of the accompanying site development plan for subdivision (09EPC-40011).

**PROTEST: 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 DECISION, WHICH IS BY MAY 1, 2009.**

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY MAY 1, 2009 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.**

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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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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 Richard Dineen  
Planning Director

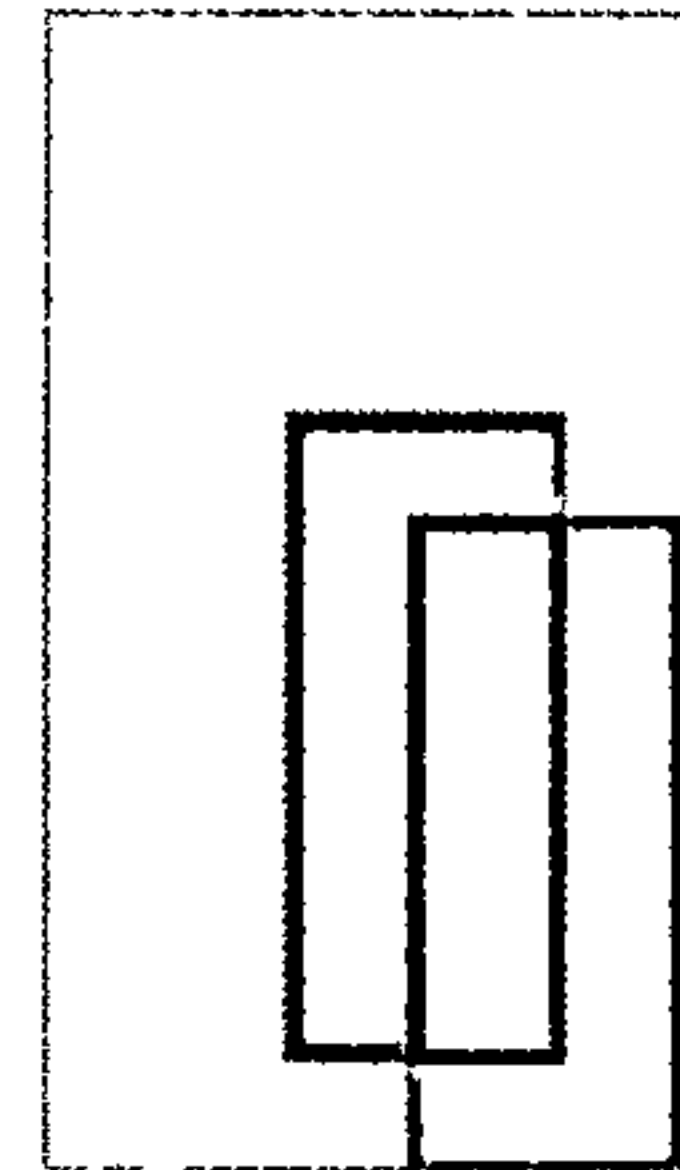
RD/CT/ma

cc: Bob Hall, Integrated Design & Architecture, 624 Tijeras Ave. NW, Albuquerque, NM 87102  
Phil Hern, Santa Barbara-Martineztown Assoc., 509 San Ignacio NE, Albuquerque, NM 87102  
Char-Marie Lucero, Santa Barbara-Martineztown Assoc., 420 Hannett NE, Albuquerque, NM 87102  
Keith Rockwell, 1942 Broadway Blvd. NE, Albuquerque, NM 87102

Environmental Planning Commission  
c/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

March 17, 2010

RE: Project # 1007649  
09 EPC #40006,40007, & 40011  
Amended Official Notification of Decision



**integrated**  
design architecture

Dear Planning Commission

On May 6, 2009 the Environmental Planning Commission issued an Amended Official Notification of Decision. Within this notice is a statement of approval of the project number listed above. The approval is subject to the conditions listed in the notice. The following is a list of how each condition have been met.

#### **Page 5 Conditions**

1. *Final sign-off at DRB of the accompanying site development plans for subdivision and building permit (09EPC-40011, -40006).*

#### **Will addressed at DRB**

2. *Concurrent replatting of the site.*

**A concurrent platting action will be indicated at DRB**

#### **Page 7 Conditions**

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 condition. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.*

**No action required.**

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.*

**A meeting has been set up with the owner, the architect, and the staff planner.**

3. *Concurrent final sign-off at DRB of the associated site development plan for building permit (09EPC-40006).*

**Will address at DRB**

4. *RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:*

*Conditions of approval for the proposed Sector Development Plan Map Amendment and 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, as may be required by the Development Review Board (DRB).*

**Addressed: Note added to General Notes on Sheet 1**

- b. *Provide and 8' width for compact car spaces.*

**Addressed: Compact Car parking Space were modified**

- c. *Provide a 5' keyway at the end of the west parking lot.*

**Addressed: Parking lot has been modified**

- d. *Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.*

**Addressed: See Sheet 1**

- e. *To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.*

**Addressed: Concrete apron was modified, see Sheet 1**

- f. *Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking lot site drives intersecting with the New Street.*

**Addressed: Modifications to parking lot were made**

- g. *Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- h. *Site plan shall comply and be designed per DPM Standards, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.*

**Addressed: See Drawings**

- i. *A concurrent platting action is required at DRB.*

**A concurrent platting action will be indicated at DRB**

- j. *So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian School Road adjacent the proposed development.*

**Addressed: The R.O.W is not being modified by this development**

5. *Add basic site data, i.e. the zoning and the proposed uses for each lot and parcel.*

**Addressed: See "Site Information" on Sheet 1**

6. *The scale shall be 1"=20' and the bar scale shall match the actual scale.*

**Addressed: All drawing comply with the scale requirements**

7. *Amend the site development plan for subdivision to include the design requirements of the SU-1 for PRD zone, per 14-16-2-22 (25)(b) of the Zoning Code.*

**Addressed**

8. *Change title from "Plat" to "Site Development Plan for Subdivision."*

**Addressed**

## Page 11 Conditions

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.*

### **No action required**

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.*

### **Addressed**

3. *Concurrent final sign-off at DRB of the associated site development plan for subdivision (09EPC-40011).*

### **Will Address at DRB**

4. *RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:*

- a. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).*

### **Addressed: Note added to General Notes on Sheet 1**

- b. *Provide an 8' width for compact car spaces.*

### **Addressed: Compact Car parking Space were modified**

- c. *Provide a 5' keyway at the end of the west parking lot.*

### **Addressed: Parking lot has been modified**

- d. *Provide a design turning radii to accommodate refuse trucks at the intersections of the New Street with Indian School Road.*

### **Addressed: See Sheet 1**

- e. *To better define a perpendicular drive entrance from the New Street to the east parking lot, expand the concrete apron around the refuse enclosure per the Traffic Engineer.*

**Addressed: See Sheet 1**

- f. *Reduce the 10' buffer on the south side of the site plan to allow for a 6' clear pedestrian connection along the north side of the west parking lot. In addition, provide adequate radii for the ADA ramps located at the parking to site drives intersecting with the New Street.*

**Addressed: See Sheet 1**

- g. *Recommend that all public infrastructure be constructed in the first phase. However, actual phasing of infrastructure improvements to be determined at the DRB.*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- h. *Site plan shall comply and be designed per DPM, per the EPC approved Site Development Plan for Subdivision and Site Development Plan for Building Permit, and as discussed with the City Engineer and Traffic Engineer on April 3, 2009.*

**Addressed**

- i. *A concurrent platting action is required at DRB.*

**A concurrent platting action will be indicated at DRB**

- j. *So as not to preclude the opportunity in the future to provide for a shared bicycle route/driving lane on Indian School Road between 1<sup>st</sup> Street and Edith Boulevard, there shall be no reduction in the approximately 30 foot face-of-curb to face-of-curb pavement width of Indian School Road adjacent the proposed development.*

**Addressed: The R.O.W is not being modified by this development**

5. *Site development plan:*

- a. *Increase the maximum building heights on Sheet 1 to reflect proposed building heights, including the height of any chimneys and future roof-top solar collectors, and the finished grade of the site. Maximum building height from average finished grade is 42 ft. for the flats buildings and 28 ft. for the rowhouses.*

**Addressed: See "Site Information" on Sheet 1**

- b. *Under phasing legend, move one refuse/recycle enclosure to phase 2 and 3.*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- c. *Provide a diagram clarifying the phasing of the development. Make any appropriate adjustments to phase lines shown on Sheet*

**Addressed: Phasing Diagram & Legend have been modified, see Sheet 1**

- d. *Provide a diagram showing how the row of flats buildings at the east boundary of the site accords with the R-2 height regulation.*

**Addressed: Diagram C on Sheet 8**

- e. *Add a note stating that roof-top solar collectors are permissive, and are included in the maximum building height above finished grade of 42 ft for the flats buildings and 28 ft. for the rowhouses.*

**Addressed: See "Site Information" on Sheet 1**

6. *Walls/Fences: The 6' wall on Broadway Blvd. that screens the southwest parking area shall comply with wall design regulations concerning layout and façade in the Zoning Code (14-16-3-19 (B)(2)(a) and (b)).*

**Addressed**

7. *Parking: No more than one third of the parking spaces in the off-street parking areas shall be compact spaces, per 14-16-1-5 in the Zoning Code.*

**Addressed: 73 provided off-street parking spaces / 3 = 24 allowed compact spaces > 19 provided compact parking spaces**

8. *Pedestrian Access:*

- a. *Add a crosswalk across the entrances to the off-street parking areas at the southwest and southeast corners of the site.*

**Addressed: Crosswalk added, see Sheet 1**

- b. *Add a crosswalk across the southwest curve of the internal street that will link the disabled ramps.*

**Addressed: Crosswalk added, see Sheet 1**



- c. *Material of the additional crosswalks and the crosswalk shown across the southeast curve of the internal street shall be textured, colored concrete or equivalent, not striped.*

**Addressed: See Keyed Note 18 on Sheet 1**

9. *Lighting:*

- a. *In Keyed Note 9 on Sheet 1, change sheet reference to "9." Under legend on sheet 1, change reference to "see sheet 9."*

**Addressed: Keyed Noted modified, see Sheet 1**

- b. *Show and label the wall mounted lighting on the elevations. Include text stating that they comply with area lighting regulations (14-16-3-9). Provide color and material of fixtures.*

**Addressed; See Keyed Note 9 on Sheet 1 & Note on Sheet 5**

- c. *Add a note on the building elevations stating that recessed or shielded lighting shall be provided above the front and rear entrances to the rowhouses and flat buildings.*

**Addressed: Note added to Sheet 1, See Keyed Note 9**

10. *Landscaping:*

- a. *Add a reference to Detail A, Sheet 9 in General Note I.*

**Addressed: See Sheet 2**

- b. *Key a typical curb cut and tree well. Include text stating that they are on the internal street only.*

**Addressed: See Sheet 2**

- c. *Show calculations for total landscaped area provided.*

**Addressed: See Sheet 2, Landscape Area Calculations**

- d. *Calculations shall reflect the provision of any off-site landscaped area provided in the public ROWs.*

**Addressed: See site Square footage, see Sheet 2**

- e. *Correct the tree calculations and demonstrate that trees provided comply with zoning requirements for off-street parking, street trees and multi-family uses (14-16-3-10 (G)).*

**Addressed: See Tree Calculations, Sheet 2**

- f. *Remove Desert Willow from live cover calculations.*

**Addressed: Plant removed from ground cover see Sheet 2**

- g. *Add an accent tree to the street tree palette and state that it will only be used where there are height constraints, e.g. due to overhead lines.*

**Addressed: See Tree/ Shrub Legend, Sheet 2**

- h. *Correct the heights of the street trees, per the City Forester's plant list.*

**Addressed: See Tree / Shrub Legend, see Sheet 2**

- i. *Planting detail – 1. Describe planting mixture. 2. Notes on planting detail shall include \*Plant root collar at finish grade \*Remove all wire, twine, rope, tags, and burlap \*All soil in tree well shall be uncompacted, desirable planting mixture, and free of construction debris.*

**Addressed: See Details B & C on Sheet 9**

11. *Building elevations:*

- a. *The elevations shall clarify that the heights of structural elements are above finished floor (architectural building heights). A note shall be added stating the allowable difference between finished floor and finished grade. The heights on the elevations shall be consistent with the maximum building heights on Sheet 1 and with diagram C on Sheet 8.*

**Addressed: All building envelope heights have been coordinated**

- b. *Sheet 7, south elevations of rowhouses – Replace "B" with "C" in title and add "C" to key plan.*

**Addressed; Diagram has been modified**

- c. *Add material and color of roof, i.e. "low albedo white membrane" or equivalent, to the key on all the elevation sheets and show locations where it applies.*

**Addressed: Note added to the section / elevation drawings, see Elevation B on Sheet 8**

- d. *The building height diagram (C, on Sheet 8) shall indicate that the 26' height is measured above finished grade.*

**Addressed**

12. *It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements. Adequate clearance for electric utilities must be provided for safe operation, maintenance and repair purposes. Any relocation of existing electric utilities will be at customer's expense.*

**No Action Required**

13. *The site development plan for building permit shall be consistent with design requirements of the accompanying site development plan for subdivision (09EPC-40011).*

**Addressed**

Development Review Board  
c/o City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

March 31, 2010

RE: Summary of Request and Justification for Minor Subdivision  
Preliminary/ Final Plat Approval for Lots 1 through 3, Block 9,  
Franciscan Acres

### **Project Description**

This is a request for Minor Subdivision Preliminary/ Final Plat Approval for a 3.0 acre parcel located at the southeast corner of Indian School and Broadway NE in the Santa Barbara Neighborhood. The request to change the current zone to SU-1 for PRD zoning was approved with conditions by the EPC on May 6, 2009. That approval included Site Development Plan for Building Permit and Site Development Plan for Subdivision.

The parcel consists of three (3) existing lots. Presently Lot 3 is vacant and Lots 1 and 2 have automotive and storage facilities. The proposed use is for residential dwellings. A phased project, at full buildout it will consist of two three-story buildings containing 48 two-bedroom flats and three buildings containing eighteen (18) two-story, three-bedroom fee-simple rowhouses.

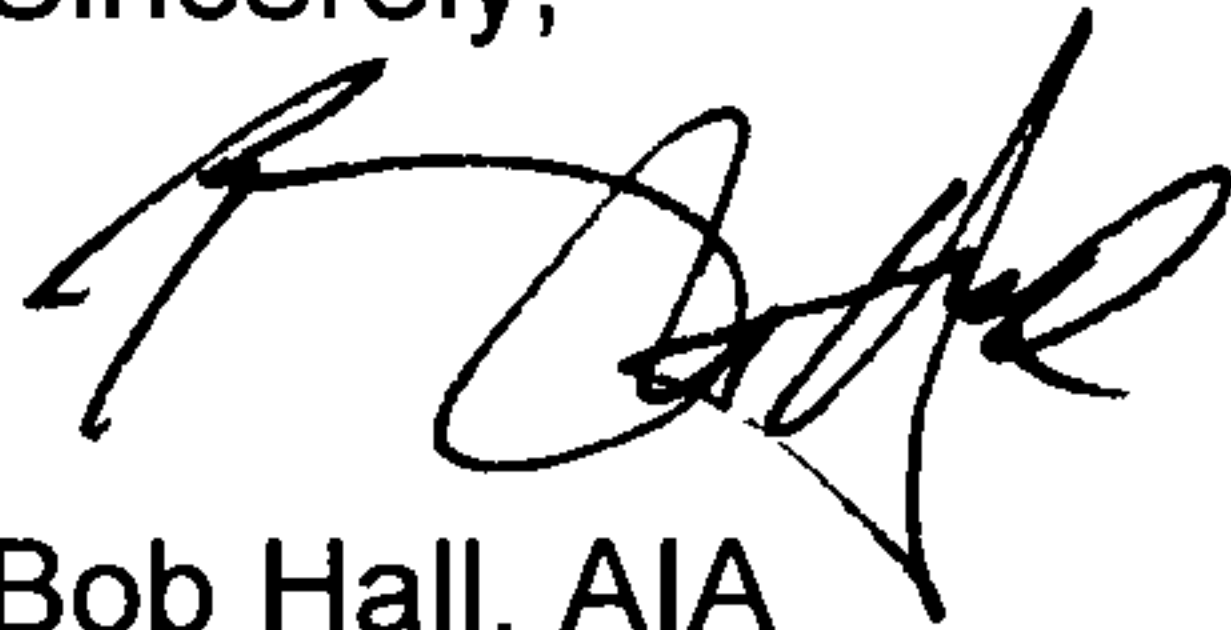
A new dedicated city street will provide frontage for the dwellings and lead to two parking areas shared by the flats and southern group of rowhouses. An additional off-street parking area is located at the rear of other two of the rowhouse groups and accessed from Indian School Rd. This will minimize the impact of driveways and off-street parking areas on the street fronts of the new street and Broadway Blvd., with the exception of on-street parallel parking that will enhance pedestrian safety.

The development is served by a combination of existing streets and infrastructure on Broadway and Indian School, as well as a new public urban loop street. The new public street allows for good solid waste and emergency fire access, the details of parking and street were discussed at the April 3, 2009 meeting with the Development Services Office, see attached letter. Fire access is particularly good due to the large common green centrally located in the south end of the loop. The street includes on-street parking, wide sidewalks, and front porches to create a safe environment for residents, especially children. Crosswalks are clearly marked. On-street parking is counted 50% toward the required parking for the development.

The design utilizes the streetscape, private landscape areas, and the common green to detain storm drainage and allow its percolation into the water table before reaching public storm drainage, as approved by the EPC.

Thank you for your consideration of this request. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Hall', written in a cursive style.

Bob Hall, AIA

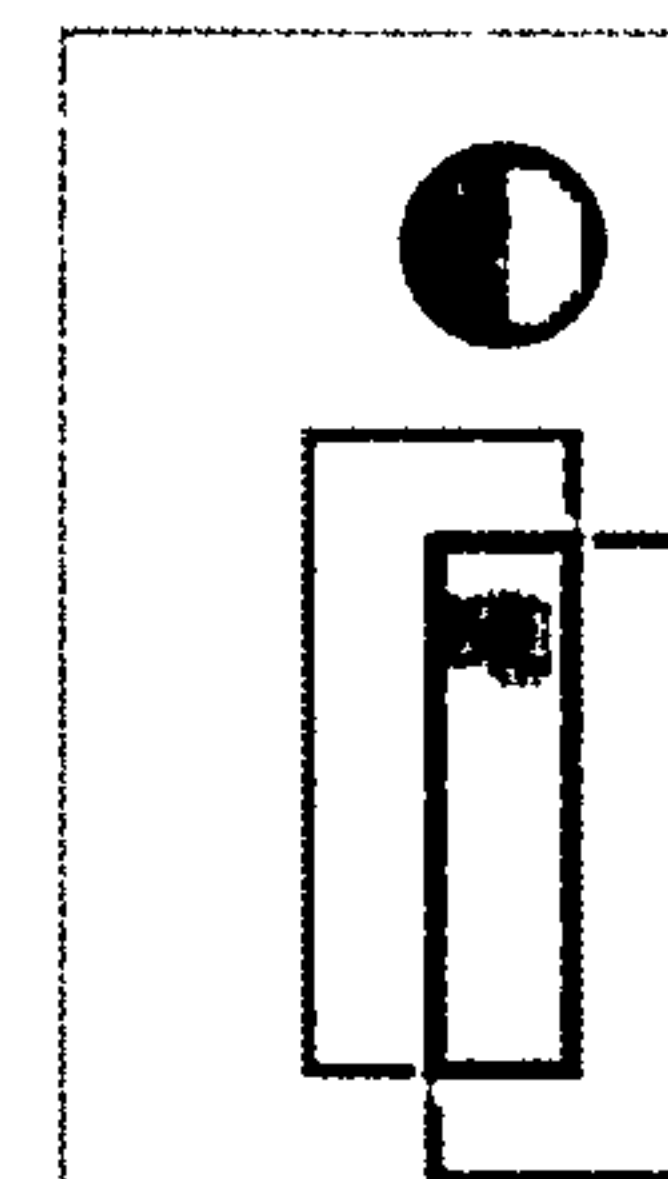
**Attachment:**

New Public Street Design Letter Dated April 7, 2009

Environmental Planning Commission  
c/o Carol Toffaleti, City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

April 7, 2009

RE: 09 EPC #40006,40007  
New Public Street Design Indian School/Broadway Development  
Open Space Calculations



**integrated**  
design & architecture

Dear Ms. Toffaleti:

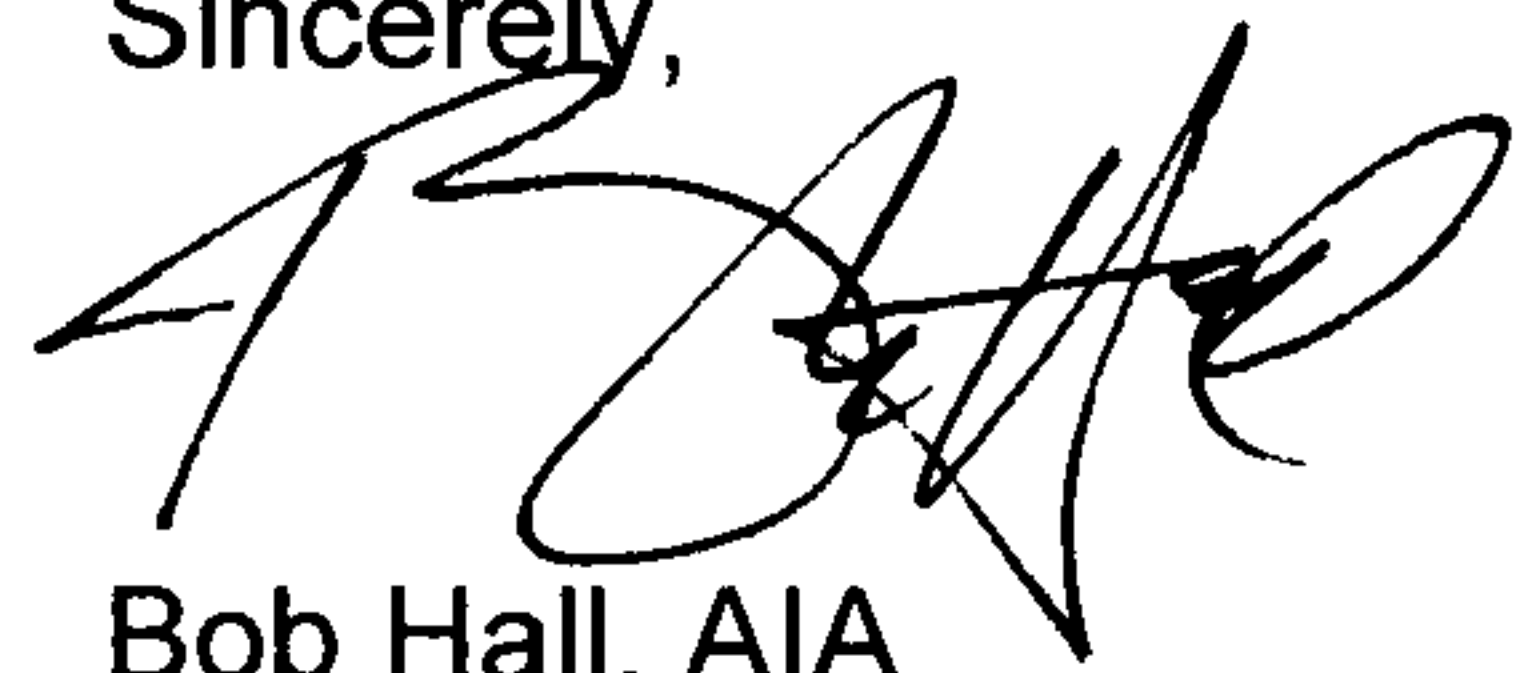
On April 3, 2009, the following people met in the Development Services Office to discuss the street design and parking for the above referenced project: Richard Dourte, Krystal Metro, Tony Loyd, Louis Kolker, Isaac Benton, and Gilbert Montaña. The purpose of the meeting was to discuss the design for the new internal street, which will be a dedicated public street. The previously submitted March 26, 2009 revised Site Plan Drawing was discussed at the meeting. The minor required changes to that drawing are as follows:

1. Compact car width shall be changed to 8 ft. wide from the 7.5 ft. indicated in the southeast parking lot.
2. The street entrances from Indian School will be checked with the refuse truck turning radius template. If necessary, a parking lane striping will be added on Indian School as required to fit the template.
3. The on-street parking shall be calculated as follows, with a request for a slight variance in the total number of parking spaces provided. On Broadway and Indian School, 50% of the frontage will be used. On the internal street, 70% of the frontage will be used for calculating the parking. This is justifiable in that it is unlikely that there will be users of the on-street parking other than residents and their guests or service people.
4. At the west parking lot, the buffer to the commercial area to the south will be reduced from 10 ft. to 6 ft. to allow for a wider sidewalk on the north side of the lot, leading to the side gate on Indian School. At this same parking lot entrance from the new street, radiuses will be enlarged adjoining the pedestrian refuge and curb ramp.
5. At the east parking lot, concrete pavement will be used in the right of way in front of the refuse enclosure, to contrast with asphalt pavement and help in emphasizing the entrance to that parking lot from the new street.

With regard to the open space calculations, please see the attached summary.

Please do not hesitate to contact me should you have any questions with regard to this report.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Hall', written over a light blue horizontal line.

Bob Hall, AIA

cc: Tony Loyd  
Krystal Metro  
Richard Dourte  
Louis Kolker, GAHP

## **Broadway & Indian School Open Space Calculations**

### **West Loft Building**

Ground Floor Units	314 sf (8)
Upper Floor Units	198 sf (16)

### **East Loft Building**

Ground Floor Units	543 sf (8)
Upper Floor Units	198 sf (16)

### **Center Row Houses**

North End Units	859 sf (2)
South End Units	467 sf (2)
Typical Units	411 (8)

### **South Row Houses**

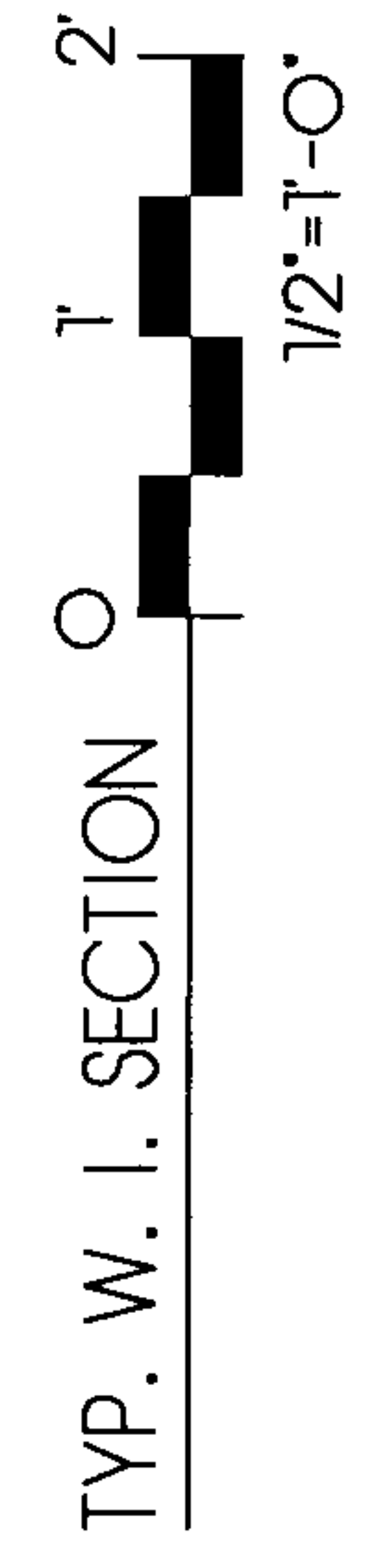
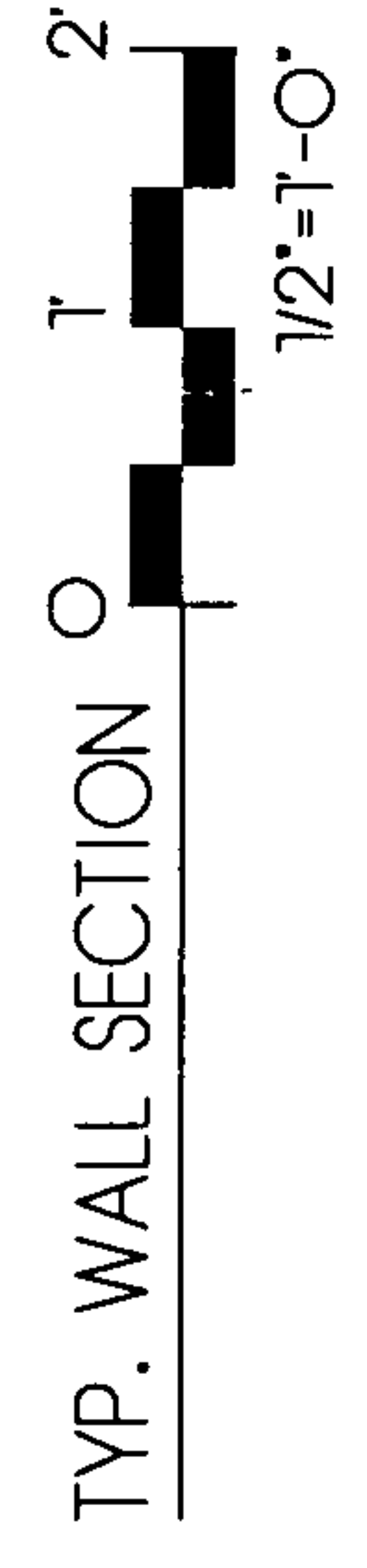
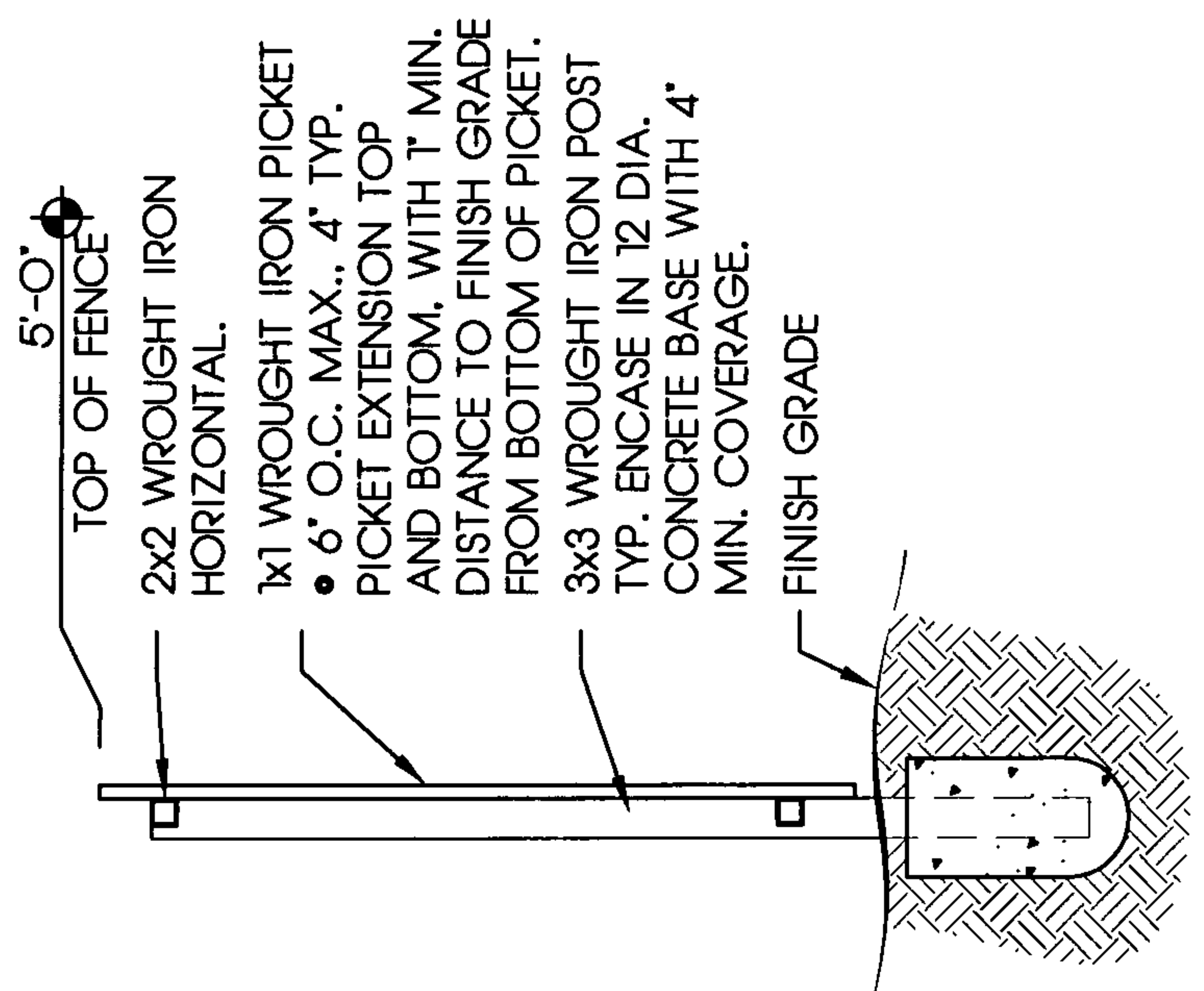
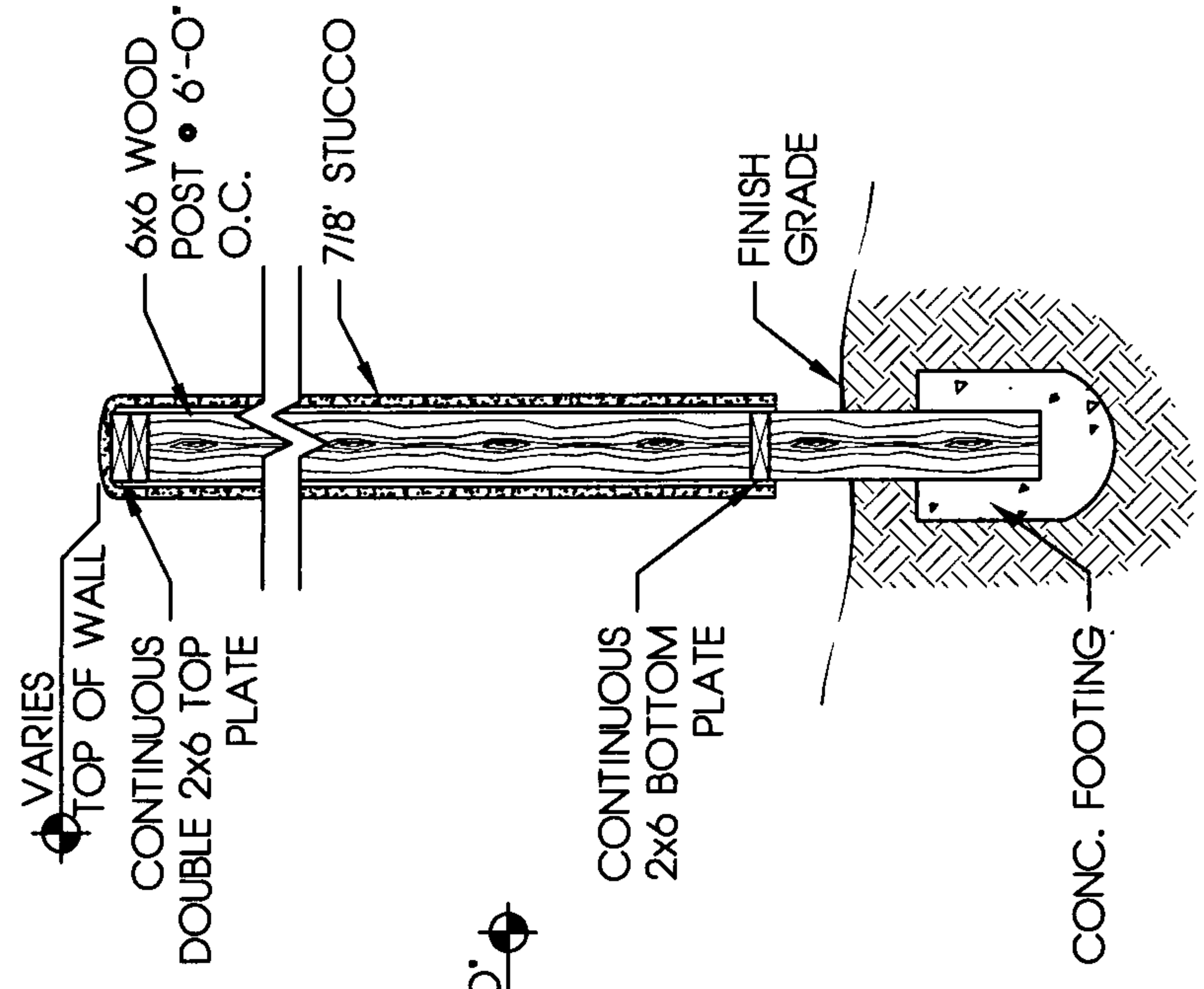
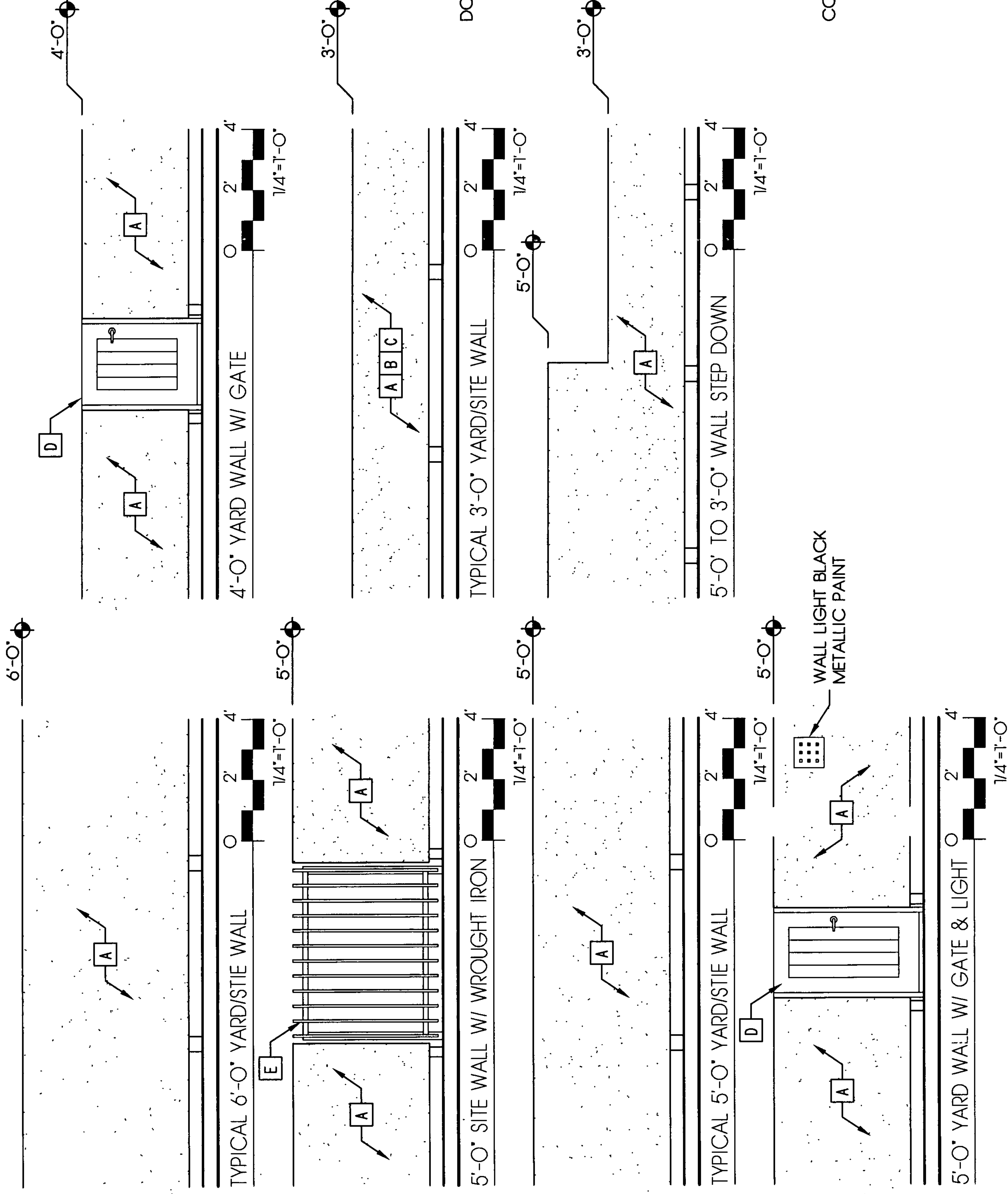
West End Unit	782 sf (1)
East End Unit	688 sf (1)
Typical Units	460 sf (4)

Common Green 11,761 sq. ft. / 66 units = 178 sf / unit (shared space)



# MATERIALS KEY

- A** STUCCO COLOR - LIGHT BROWN - STO COLOR 31413
- B** STUCCO COLOR - LIGHT BLUE - STO COLOR 35222.
- C** STUCCO COLOR - GREEN - STO COLOR 36122.
- D** PAINTED STEEL FENCING - SILVER.
- E** PAINTED STEEL GATE - SILVER.



## MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL INDIAN SCHOOL AND BROADWAY

