



REVISED: March 18, 2022

ORIGINAL: February 24, 2022

James Aranda, Zoning Enforcement Officer
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RE: Request for a Minor Amendment to a Site Plan for Subdivision – DRB

Dear Mr. Aranda:

The purpose of this letter is to request a Minor Amendment to the approved Site Development Plan for Subdivision for the Durango neighborhood, located south and west of Woodmont Avenue and south of Paseo del Norte. This application is made on behalf of Sonata Green, LLC. The amendment applies changes within Unit 2 only, which has not been subdivided and is zoned Planned Development (PD).

BACKGROUND

The Site Plan for Subdivision was approved by the Development Review Board (DRB) on June 3, 2015, prior to the effective date of the Integrated Development Ordinance (IDO).

Following the DRB approval of the Site Plan, an Administrative Amendment was approved on August 14, 2019, to modify the following:

- Updated to the IDO zoning (R-1D and R-1 B).
- Updated site plan for Unit 5:
 - 1) Eliminated the 8' pedestrian path, pedestrian gate, and vehicle gate on the west side of Mancos Street,
 - 2) Eliminated extension of Window Peak Road west of Mancos Street,
 - 3) Reduced Mancos Street r-o-w from 47' to 42';
 - 4) Created a buffer between the Monument and lot 18 at SW corner (there was no buffer on the previously approved plan), and
 - 5) Reconfigured several HOA tracts as a result of site plan changes noted above.
- Adjusted the boundary between Units 2 and 3, removing 2 lots (former lots 10 and 11, Durango Unit 2) from Unit 2 and putting them into Unit 3 (did not change total lot count).
- Removed the view fence detail.
- Added typical monument sign elevation.
- Confirmed setbacks for all dwelling units to be consistent with the IDO as follows:
 - Front: 15 Feet

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

- Rear: 15 Feet
- Side: 5 feet (Corner Lot: 10 Feet)

In 2020, a minor amendment was approved for Unit 1 and Unit 2. The amendment was approved to allow the following:

- Replacement of Hillerman Street with an HOA tract and pedestrian connection to the adjacent school property;
- Added an additional waterline easement as requested by the ABCWUA at the southwestern corner of the property; and
- Added a new HOA tract that provides pedestrian access to the adjacent school on the western side of Unit 1 (shown as "Tract C").

The approved 2020 Site Plan states:

- Total number of lots: 127
- Size restrictions based on the distance from the Petroglyph National Monument.
- Number of lots within Unit 2: 20
- Zoning: R-1D and R-1B
- Unit 2 Zoning: Planned Development (PD)

REQUEST

This request for a Minor Amendment to Unit 2 within the existing Site Plan for Subdivision includes the following:

- Number of lots and lot sizes:
 - An increase to the total number of lots within Unit 2 from 20 to 22, a 10% increase with the addition of Lots 2A and 21A. Total lots within the entire Site Plan for Subdivision increase from 127 to 129, representing a 1.6% increase.
 - An increase to the Unit 2 total lot square footage by 1.5%. This represents a total lot square footage increase of .39% within the entire Durango Site Development Plan for Subdivision.
 - An overall 5% average decrease to individual lot sizes within Unit 2.
- Removal of HOA Tracts A and B, which are no longer needed, because Unit 2 will not be an HOA community. Acreage from these tracts was used to create two additional residential tracts.
- Elimination of the pedestrian connection on the southeast side of the subdivision (replaced with new pedestrian access provided via Tract C with the 2020 amendment).



INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

6-4(Z)(1)(a)(1-4) Minor Amendments

Applicant response: The original Site Plan for Subdivision was approved by the Development Review Board in 2015 and subsequently amended in 2019 and 2020. Because the cumulative changes to this Site Plan Development Plan for Subdivision do not surpass the thresholds set in IDO Table 6-4-4, this request fulfills this IDO criterion for Minor Amendments as explained below.

- 1. **The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirement.**

Applicant Response: The approved Site Development Plan for Subdivision specifies the requirements for the development of the residential uses. It was updated to reference the correct IDO standards in 2019. The requested amendment to increase the total lot square footage and the number of lots will not deviate from those requirements. All lots are 5,000 square feet and above and the average lot size in Unit 2 is 5,796 square feet, which meets the requirements of the Site Plan for Subdivision for lots more than 500 feet from the Petroglyph Monument.

The elimination of Tracts A and B to facilitate the removal of the pedestrian access point to Tierra Antigua Elementary will not interfere with the requirements of the original or the amended Site Development Plan for Subdivision. The removal of the pedestrian access point is a follow-up request to the 2020 amendment, where a new pedestrian access was added in the location preferred by APS (Tract C). The original and amended Site Development Plans for Subdivision also include a pedestrian access point on Woodmont Avenue, which will not be affected by this request.

- 2. **The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.**

Applicant Response: This Minor Amendment is subject to the following standard in Table 6-4-4.

Table 6-4-4: Allowable Minor Amendments	
Standard	General Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)
<i>Any other numerical standard</i>	10%

The proposed increase in the number of lots is well below the threshold of 10% of the total number of lots within the Durango Site Development Plan for Subdivision and is also within the threshold for just Unit 2.

The proposed increases of total lot square footage for the entire Durango Site Development Plan for Subdivision and for just Unit 2 are well below the threshold of 10%. The average decrease of 5% to the individual lot square footages within Unit 2 is also below the threshold.

Previous administrative amendments did not adjust lot sizes or the number of lots, therefore this request does not violate the thresholds cumulative of prior administrative amendments.

The changes to the pedestrian access and elimination of HOA Tracts are supported by the 2020 approved Site Plan for Subdivision, which provided for these adjustments to the site.

3. **The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.**

Applicant Response: The requested minor amendment to adjust lot sizes, increase the number of lots, remove HOA Tracts A and B, and the removal of the pedestrian access will not require major public infrastructure or significant changes to access or circulation patterns on the site. The updated lot layout follows Weminuche Road, the same as the approved site plan.

Pedestrian access from the adjacent school to Unit 2 is available through HOA Tract C. Pedestrian circulation through the subdivision is primarily affected by the elimination of the direct route from the school to the pedestrian access off Woodmont Avenue to the north. Pedestrians will be routed through Tract C along Weminuche Road to Tract E and the pedestrian access point on Woodmont Avenue. This indirect access to Woodmont Avenue will create safer pedestrian access to Tierra Antigua Elementary School than the original design, as requested by Albuquerque Public Schools.

4. **No deviations, Variances, or Waivers shall be granted for minor amendments.**

Applicant Response: The Site Plan for Subdivision will not require a deviation, Variance, or Waiver from the approved site plan for subdivision. Lot sizes and the number of lots meet the threshold required for Minor Amendments. The removal of HOA Tracts A and B and the elimination of

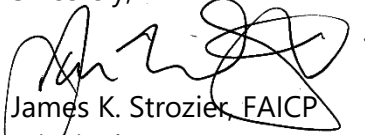


the pedestrian access easement will comply with City development standards.

Conclusion

Based on the responses above, and the attached Site Plan-Minor Amendment, we respectfully request approval of this Minor Amendment. Please do not hesitate to contact our office with questions or if you need additional information. Thank you for your consideration of this request.

Sincerely,


James K. Strozier, FAICP
Principal