

Legal Description:

- Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;
- Tract C-1 Plat of Tracts C-1, C2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West;
- Lot 4-A Plat of Tracts C-1, C-2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West

UPC List:

- 101106148715940232
- 101106142516140201
- 101106148219040203

August 14, 2018

Derek Bohannon, Chairman
Environmental Planning Commission

Kym D'come, Chair
Development Review Board

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

Daniels Family Properties, LLC is the owner of the three properties legally described as the following:

- *Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;*
- *Tract C-1 Plat of Tracts C-1, C2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West;*
- *Lot 4-A Plat of Tracts C-1, C-2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West .*

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Site Plan, planning, and platting actions through the City of Albuquerque related to the entitlement and development of the properties legally described above.

Sincerely,



Kevin Daniels
Daniels Family Properties, LLC

August 14, 2018

Derek Bohannon, Chairman
Environmental Planning Commission

Kym Dicome, Chair
Development Review Board

City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman:

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Site Plan, planning, and platting actions through the City of Albuquerque related to the entitlement and development of the three properties legally described as:

- *Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;*
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Gamma Development, LLC is the contract purchaser of the properties.

Sincerely,



Chris Scott, Director of Acquisition
Gamma Development, LLC

Jaime Jaramillo

From: Jaime Jaramillo
Sent: Tuesday, July 03, 2018 4:33 PM
To: aboard10@juno.com; sagehome@live.com
Cc: Jim Strozier (cp@consensusplanning.com); Chris Green (cgreen@consensusplanning.com); Jackie Fishman (fishman@consensusplanning.com)
Subject: Zone Map Amendment and Site Plan-EPC Request Notification - Taylor Ranch NA

Tracking:	Recipient	Read
	aboard10@juno.com	
	sagehome@live.com	
	Jim Strozier (cp@consensusplanning.com)	Read: 7/3/2018 5:06 PM
	Chris Green (cgreen@consensusplanning.com)	
	Jackie Fishman (fishman@consensusplanning.com)	Read: 7/3/2018 4:35 PM

Dear Ms. Rene Horvath, Ms. Jolene Wolfley, and the Taylor Ranch Neighborhood Association:

This email is notification that Gamma Development LLC is preparing an application for a Zone Map Amendment and Site Plan-EPC to be heard by the Environmental Planning Commission (EPC). The site is located between Namaste Road, La Bienvenida Place, and the Rio Grande bosque. The site contains approximately 23 acres and is currently zoned R-A. The applicant is proposing a single-family residential subdivision at a higher density than the existing R-A zoning and sensitivity measures considering its adjacency to Major Public Open Space.

As part of the IDO regulations, we are required to formally notify you of the application prior to submittal. Should you desire to request a meeting regarding this project, you may do so by replying to this email jaramillo@consensusplanning.com or calling 505-764-9801. A meeting request must be received no later than July 18, 2018.

Sincerely,

Jaime Jaramillo
Planner
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102
505.764.9801



Attached: Zone Atlas Map F-11-Z and F-12-Z

Jaime Jaramillo

From: Microsoft Outlook
To: aboard10@juno.com
Sent: Tuesday, July 03, 2018 4:33 PM
Subject: Relayed: Zone Map Amendment and Site Plan-EPC Request Notification - Taylor Ranch NA

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

aboard10@juno.com (aboard10@juno.com)

Subject: Zone Map Amendment and Site Plan-EPC Request Notification - Taylor Ranch NA



**Zone Map
Amendment an...**

Jaime Jaramillo

From: postmaster@outlook.com
To: sagehome@live.com
Sent: Tuesday, July 03, 2018 4:33 PM
Subject: Delivered: Zone Map Amendment and Site Plan-EPC Request Notification - Taylor Ranch
NA

Your message has been delivered to the following recipients:

[sagehome@live.com \(sagehome@live.com\)](mailto:sagehome@live.com)

Subject: Zone Map Amendment and Site Plan-EPC Request Notification - Taylor Ranch NA



**Zone Map
Amendment an...**

Jaime Jaramillo

From: Jaime Jaramillo
Sent: Tuesday, July 03, 2018 4:33 PM
To: 'kegypt06@gmail.com'; 'sliceness@gmail.com'
Cc: Jim Strozier (cp@consensusplanning.com); Chris Green (cgreen@consensusplanning.com); Jackie Fishman (fishman@consensusplanning.com)
Subject: Zone Map Amendment and Site Plan-EPC Request Notification - La Luz LA

Tracking:	Recipient	Delivery	Read
	'kegypt06@gmail.com'		
	'sliceness@gmail.com'		
	Jim Strozier (cp@consensusplanning.com)	Delivered: 7/3/2018 4:33 PM	Read: 7/3/2018 5:06 PM
	Chris Green (cgreen@consensusplanning.com)	Delivered: 7/3/2018 4:33 PM	
	Jackie Fishman (fishman@consensusplanning.com)	Delivered: 7/3/2018 4:33 PM	Read: 7/3/2018 4:35 PM

Dear Ms. Kathy Adams, Mr. Jonathan Abdalla, and the La Luz Landowners Association:

This email is notification that Gamma Development LLC is preparing an application for a Zone Map Amendment and Site Plan-EPC to be heard by the Environmental Planning Commission (EPC). The site is located between Namaste Road, La Bienvenida Place, and the Rio Grande bosque. The site contains approximately 23 acres and is currently zoned R-A. The applicant is proposing a single-family residential subdivision at a higher density than the existing R-A zoning and sensitivity measures considering its adjacency to Major Public Open Space.

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To: kegypt06@gmail.com; sliceness@gmail.com
Sent: Tuesday, July 03, 2018 4:33 PM
Subject: Relayed: Zone Map Amendment and Site Plan-EPC Request Notification - La Luz LA

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

kegypt06@gmail.com (kegypt06@gmail.com)

sliceness@gmail.com (sliceness@gmail.com)

Subject: Zone Map Amendment and Site Plan-EPC Request Notification - La Luz LA



**Zone Map
Amendment an...**

Jaime Jaramillo

From: Jaime Jaramillo
Sent: Tuesday, July 03, 2018 4:33 PM
To: aboard10@juno.com; hlhen@comcast.net
Cc: Jim Strozier (cp@consensusplanning.com); Chris Green (cgreen@consensusplanning.com); Jackie Fishman (fishman@consensusplanning.com)
Subject: Zone Map Amendment and Site Plan-EPC Request Notification - West Side Coalition

Tracking:	Recipient	Read
	aboard10@juno.com	
	hlhen@comcast.net	
	Jim Strozier (cp@consensusplanning.com)	Read: 7/3/2018 5:06 PM
	Chris Green (cgreen@consensusplanning.com)	
	Jackie Fishman (fishman@consensusplanning.com)	Read: 7/3/2018 4:35 PM

Dear Ms. Rene Horvath, Mr. Harry Hendriksen, and the West Side Coalition of Neighborhood Associations:

This email is notification that Gamma Development LLC is preparing an application for a Zone Map Amendment and Site Plan-EPC to be heard by the Environmental Planning Commission (EPC). The site is located between Namaste Road, La Bienvenida Place, and the Rio Grande bosque. The site contains approximately 23 acres and is currently zoned R-A. The applicant is proposing a single-family residential subdivision at a higher density than the existing R-A zoning and sensitivity measures considering its adjacency to Major Public Open Space.

As part of the IDO regulations, we are required to formally notify you of the application prior to submittal. Should you desire to request a meeting regarding this project, you may do so by replying to this email jaramillo@consensusplanning.com or calling 505-764-9801. A meeting request must be received no later than July 18, 2018.

Sincerely,

Jaime Jaramillo
Planner
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102
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Zone Map
Amendment an...

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

Project #: Pre-app – “Poole Property” currently titled Oxbow Pointe

Property Description/Address: 23 acres between Namaste NW and La Bienvenida NW

Date Submitted: 22 August 2018

Submitted By: Philip Crump

Meeting Date/Time: Monday 20 August 2018, 6-8 pm

Meeting Location: Don Newton Taylor Ranch Community Center

Facilitator: Philip Crump

Co-facilitator: Kathleen Oweegon

Applicant/Agent: Applicant—Gamma Development LLC; Agent—Consensus Planning

Neighborhood Associations/Interested Parties: Andalucia HOA, La Luz Landowners Association, Oxbow Village HOA, Rancho Sereno NA, SR Marmon NA, Taylor Ranch NA, West Side Coalition of NAs

Background/Meeting Summary:

From the agent:

Consensus Planning (CP) is representing Gamma Development LLC as the applicant. CP originally notified the neighborhood contacts that they were requesting a zone map amendment and a Site Plan – EPC. CP is no longer requesting a zone map amendment. CP is, however, preparing an application for a Site Plan-EPC to be heard by the Environmental Planning Commission (EPC) on October 11th. The application is due August 30th.

The site is located between Namaste Road, La Bienvenida Pl., and the Rio Grande Bosque. The site contains approximately 23 acres and is currently zoned R-A. The applicant is proposing a single-family residential subdivision under the existing R-A zoning and sensitivity measures considering its adjacency to Major Public Open Space. CP will also be requesting an exception to IDO Section 14-16-5-3(E)(1)(d), which prohibits stub streets and cul-de-sacs. CP is requesting a cul-de-sac to avoid the sensitive lands including steep slopes, floodplains, an arroyo, and the oxbow escarpment.

The meeting was attended by about 30 citizens from adjacent and nearby neighborhoods, along with several members of the development team. The team made an initial presentation of the proposed site plan (attached to this report), emphasizing that the plan is currently still conceptual. The agent responded to a series of questions that had been previously circulated via email. A lively discussion followed. Some of the major items included the density and building heights of the proposed development, the interaction of private and public open space, access to the area, and honoring the history of the site and its previous residents--the Pooles.

Outcome:

While emphasizing the conceptual nature of the plan being presented, the development team was able to describe the proposal in detail. In response to querying from the neighbors, they said that the current plan reflects a considerable degree of thought and examination of many alternatives. A neighborhood association representative pointed out that one purpose of a pre-application meeting is to elicit ideas from the audience. While not specifically endorsing any particular idea, the team acknowledged that several ideas brought forward would be considered prior to the formal application due no later than 30 August. The audience seemed generally pleased by the presentation, signaled by scattered applause at the conclusion of the meeting.

Meeting Specifics:

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

1. Development Team Members:

- a. Brian McCarthy and McKenzie Bishop, 2 owners of Abrazo Homes.
- b. Jim Strozier, Consensus Planning, agent/consultant designer of subdivision,
- c. CK Scott, land development efforts leader
- d. Scott Steffen, partner and engineer with Bohannon Houston who is doing engineering for site

2. Agent's Presentation:

- a. This is a Pre application; there has been no application yet; the application is due no later than August 30th, but they wanted to meet with neighbors first.
 - i. They will notify everyone again when the application is submitted.
 - ii. Because the site abuts an Open Space, the site plan goes to the EPC for review.
 1. Although only a portion of the property is required to be shown, the team believes the EPC should see the whole site.
- b. The team has done a lot of research, including reviewing new IDO and rules and regulations, and have had a number of meetings with City staff.
- c. The site is limited by eastern boundary being Oxbow Open Space – this is where we are today in terms of process
- d. The site is zoned R-A in the IDO, which means minimum ¼ acre lots, and an area of cluster development.
 - i. Cluster development requires designating 30 % of the subdivision as open space, with a maximum of 50 lots.
 1. In terms of math, the gross area of cluster divided by ¼ acre equals the housing density in exchange for open space.
 2. The cluster development is in the west and south portion of property and R-A lots in the north and east.
 3. 73 lots are planned—50 quarter-acre lots in the cluster area and 23 R-A lots of varying size.
 - a. All residences will be single-family detached homes.
 - i. The existing structures are proposed to be demolished.
- e. The eastern edge of the site abuts the City's Oxbow Open Space.
 - i. The site plan shows a buffer zone between development and the Open Space.
 1. The buffer zone will be offered to the City to be annexed to the Open Space, if the City wants it.
- f. Access is proposed with a single gated access off Namaste Road, located in the middle of the South boundary.
 - i. The site would also have an emergency and pedestrian exit to the north onto La Bienvenida, near the cul-de-sac.

3. Neighbors' Previously-submitted Questions:

- a. Q: Density and Number of homes platted: Is there a plat from past development proposals?
 - i. A: No – no previous proposals' plats have been included.
- b. Q: What are the entry and exit points to existing streets?
 - i. A: The only car access would be near the eastern terminus of Namaste, and gated.
 - ii. It is proposed to have fire and emergency access at the north side, onto La Bienvenida

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

- c. Q: What are the projected home sales prices and square footage?
 - i. A: The plan is not there yet. The development will have really nice lots, likely with no inexpensive homes. The developers want to hear from neighbors.
- d. Q: Will the homes be single story?
 - i. A: The developers are looking at different options, and are not sure if Abrazo homes will be the only builder – there may be others.
- e. Q: What are the construction start and completion dates? Will the development be in in stages or will all lots be developed in one stage?
 - i. A: It will all be developed in one phase, not multi prices developed over time.
 - ii. The subdivision and lots will be in one phase.
 - 1. There is no start date yet; it depends partly on getting thru the approval process.
 - 2. Once the application goes to EPC, if approved, it then goes to DRB for sign off, then Scott designs the infrastructure, plats and easements
 - 3. Then construction of infrastructure and site grading can start; when that's done, building plans can be submitted.
- f. Q: Who will build the homes?
 - i. A: Abrazo Homes has been designated, but another builder may be considered to build some, but the developers want someone Abrazo's quality.
- g. Q: How will storm water runoff be mitigated to protect wetlands?
 - i. A: A conceptual drainage and grading plan will be submitted to EPC.
 - 1. The development must manage and control of all water runoff, and won't be dumping into Oxbow.
 - a. The developer is sensitive to the protected characteristic of wetlands, which is why a buffer is proposed.
- h. Q: This property is currently a sensitive wildlife corridor... air and land. Is the developer sensitive to this issue?
 - i. A: Yes.
- i. Q: Will construction equipment used in developing the lots meet current EPA noise and emission standards?
 - i. A: The team doesn't know what they are, but will follow all rules and coordinate with environmental folks and will have construction mitigation to eliminate blowing soil.

4. Lot and House Size, and Site Character:

- a. Q: Does the R-A zoning describe minimum lot size?
 - i. A: Yes, but not for cluster housing; the cluster is a combination of 50' and 60' size lots; the others are ¼ acre.
- b. Q: Is the 30% tradeoff held in perpetuity?
 - i. A: Yes, in several ways
 - 1. The developer talked to City about dedicating the buffer adjacent to Open Space to the City and they have to decide.
 - 2. The interior open space will be designated as such on the site plan and plat.
- c. Q: Is the ¼ acre as standard size in effect only after May, that before the IDO, it was larger?
 - i. A: Yes, it was larger before IDO

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

- d. Q: On cluster lots, what is the average square footage?
- i. A: 6000 sq. ft.
 1. Q: But due to setbacks, your maximum is 5,500 sq. ft.
 - ii. A: The lot is everything inside the setbacks; all lots will be bigger than the minimum.
 - iii. A: Agent: The larger [R-A] lots are ¼ acre minimum; some are larger than that.
- e. Q: Is there a custom home or standard design, and if standard, what size?
- i. A: Abrazo builds in several areas all over and around the City, with an average price in the \$200k in mid-range and \$600K in higher.
 - ii. Quarter-acre lots are well suited for larger 1 story homes with 3-car garage, on 2,500 to 2700 sq. ft.
 - iii. Cluster lots will be 2100 to 2300 sq. ft.
 1. Across all areas of the city, Abrazo is building mostly single story homes; the trend is in that direction.
 2. The average sales price as a company across all markets is \$300-\$400K. Abrazo wants to come in at market level, not below.
- f. Q: Are you putting in the clusters because of low-income incentives?
- i. A: No, not at all.
- g. Q: Then why?
- i. A: More flexibility and to get credit for the open space through the cluster, which is permissive through the R-A zone. After looking at all ¼ acre lots and a bunch of other iterations, this was really the best.
- h. The team knows there's an interest in having single story homes so views are not blocked.
- i. To minimize the impact of this development, early on, it was decided to keep the western wall and landscaping that is there today, so it has a nice aesthetic.
 - ii. Maybe you scoot it to the right and put some green on the western edge of subdivision.
- i. Q: What about flat vs. peaked roofs?
- i. A: The design of homes has not been locked in. The team understands that those neighbors on the edge want to preserve views.
 1. The developer wants to design to accentuate the new views to be created.
- j. Q: Is there any way to restrict to single story the houses on the perimeter before it gets started.
- i. A: Yes. All the permutations of what can be done and what will happen will be investigated.
- k. Q: There's something kind of contradictory in this configuration. All the houses in the middle have no view; they are blocked by trees. You have high density up where views are.
- i. A: We'll take a look at that.
- l. Q: If the cluster is in the middle you can't see Open Space. Can they have a deck built on to be able to see that?
- i. Brian: The current zoning for site has maximum height of 26' and we're not changing zoning. If we offer a rooftop deck that is considered a 2nd story, and we don't have that in the plans. We'd have to warrant a flat roof, and we'd rather not do that.
- m. Q: Will there be a wall on eastern edge out to point?
- i. A: No; the City has typical Open Space fence they use. Any backyard wall that banks up

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

to that will have low wall, those views

ii. Q: Are the criteria mandatory, given the buffer zone?

1. A: Open Space rules for new fencing would still apply even if private.

n. Q: Are there any Abrazo homes that are similar, that we can look at?

i. A: The most representative is a model home in the Holly Estate subdivision near Eubank and Paseo del Norte.

ii. Another is at 8008 Compass Rd. NW, near Unser and Rainbow--10 minutes from Taylor Ranch CC.

iii. There are no other sites like this one, so we can't show you similar site, just similar homes. We love the uniqueness of the site.

o. Q: How wide will roads be in the cluster--narrower than main road? Will they allow for on-street parking?

i. A: They will have a 47' right of way; the width of the roadway is 28' feet—a standard dimension--and does allow for on-street parking.

ii. The Site plan will get reviewed by all departments and EPC and DRB.

1. What we answer is what we're proposing, but can't say what the City will want us to do.

5. Open Space and Buffer:

a. Q: In the SE corner, in the buffer zone, what is the width of the proposed buffer that wraps around the edge?

b. A: Measured horizontally, it is 35 ft.

c. Q: So what you're including in your Open Space is the slope to Oxbow, so you can't develop on it. The Oxbow is a very sensitive area. It seems like you shouldn't include that in your cluster development; there is usually much more Open Space than that.

i. A: A cluster requires 30%, so 4.33 acres is open space.

1. Q: You'll donate the slope to Oxbow Open Space?

ii. A: There is nothing formal because no application has been submitted yet, but the team asked the City if they want it.

1. If they do, the developer will donate it as Open Space.

a. The developer is hoping to pull the property line of houses back and have the City take it as Open Space

b. If they don't want it, it will be open space held in private and maintained by Oxbow Pointe.

iii. Q: Is donation to Open Space voluntary?

1. A: Yes, there are a myriad of rules and regulations to follow.

a. The Planning Director must give permission to bring this to the EPC.

d. Q: Bosque ends in a gravel cul-de-sac, with school on one side and entrance to Open Space on other. Will that be maintained or improved?

i. A: We will have to widen it and don't know what City wants for East side of Namaste. We expect some improvements though, but will work with City to learn those requirements.

ii. The public space and parking that exists at the south end of the Namaste cul-de-sac will remain the same, very likely; it is a City decision, not ours.

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

- e. Q: Was it considered to make the development all cluster development to free up more Open Space?
 - i. A: That was considered; it would result in 92 lots on the property; more houses would be allowed, but approximately 6 acres of Open Space would be required to do that.
 - 1. What the team liked about this design is that now there are 50', 60, and ¼ acre wide lots.
 - 2. Of 3 different cluster ratios and configurations and this is what seemed best.
- f. Q: Wouldn't it work better to build cluster on the east side get more Open Space?
 - i. A: The developer thought this idea is best.

6. Background of the parcel:

- a. Q: How did this transpire? Why was it not kept as is after Mrs. Poole died?
 - i. A: It is under contract to be sold; the current owner bought it shortly after Mrs. Poole died.
- b. Q: Did you consider keeping existing buildings?
 - i. A: The team looked at many possibilities, but need this scale to develop it as preferred.
 - 1. It is all private, even including a triangle of land that extends into the Oxbow waters.
- c. Q: Mrs. Poole sold to Mr. Daniels some years ago. Has he been trying to sell it for a while now?
 - i. A: The agent talked to him about developing the land himself. There have been several conversations with other developers.
- d. Q: On some beautiful east mountain properties, the families have stipulated how property is used. Did the Poole family have any wishes?
 - i. A: Not that is known.
- e. Q: The house there is one of the first on west side. The Pooles were very active and owned most of land; there is a lot of history associated with them and the house.
 - i. Could you make it more unique than a standard subdivision and preserve the house--be more sensitive to Open Space, with less density?
 - 1. It would allow people to come in and enjoy the grounds that overlook the Oxbow; with such a rich beautiful property, it seems like you could be more creative.
 - ii. A: That was considered, but Open Space rules say no to structures of any kind on Open Space--even shelters and including the house. So the plan couldn't save house and make it part of Open Space.
- f. Q: What about sell the house to someone to preserve it and build on other side with larger lots?
 - i. A: Abrazo: We absolutely did not get a good deal in this property. We're investing millions of dollars on Open Space, infrastructure, etc.
 - 1. Lots on the other side of Bosque are small lots for millions of dollars.
 - 2. This is a large financial commitment; with the greater the density, the more affordable we can make the lots and the more amenities we can offer.
 - 3. The Poole houses have been abandoned for 6 years, and are very deteriorated with animals living in them.
 - a. They would be \$1,000,000 fixer-uppers. It doesn't make sense to preserve them economically.
 - 4. We want to preserve the history and culture of site, and would like to find a way to do that; it is a great idea.

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

5. We wanted to preserve the pool house (3rd structure – casita-like). We would have to relocate sewer lines and other major infrastructure changes and improvements. We have to look at economics.
- g. Q: This site has so much potential--you're near this beautiful Open Space near the Oxbow. Those ¼ lots are going to be more instrumental in getting single story.
 - i. More ¼ acre lots and all with view will give those lots more value, add Open Space at the east end, and more Open Space buffer next to east slope where all the wildlife comes alive in the evenings.
 - ii. Put something there to honor the Pooles and that can be your eastern amenity – please be more creative in your thinking.
 1. A: The team looked at 6 or 7 versions of plan and others have tried different ones too, but this site isn't as easy to develop as it looks.
 2. The team look at the suggestions you gave us tonight.

7. Access to Site:

- a. On Namaste there are 3 exits from Oxbow and 2 from Andalucía and now a proposed 3rd exit at Oxbow Pointe, the only other exit from Andalucía
 - i. Agent: Do you think we need to have northern access for more than just emergency and you think that makes more sense?
 1. A: Yes
 - ii. Agent: We thought having only one access would mitigate traffic.
- b. Q: What does the state require?
 - i. A: What is shown meets City transportation and Fire staff requirements.
 - ii. The team will take this idea of 2nd community access on the N into consideration. We thought on Namaste would be better.
- c. Q: Access on the north side--I like the way you have it. I have children and there are many in our neighborhood and they go to the park. It would make me more nervous if you have more entrances on that side, as dangerous for kids and bikes.
 - i. A: That was our thought process too.
- d. Q: The north end has been a problem for City to develop. A lot of people especially at night who go down there and party and all kinds of stuff goes on there. Open access there would probably not be a good idea.
 - i. A: Sometimes vacant property can exacerbate "attractive nuisance."
 - ii. Neighbor: We have had to have City put in more lighting because of problem of that park
- e. Q: Would you put sidewalk in?
 - i. A: The team will work with City to assure that whatever's done there is workable and will have to widen the south side of Bienvenida, so expect a sidewalk there.
- f. Q: Could you put a pedestrian exit on that northern access?
 - i. A: Yes, that is what is planned.

8. Zoning:

- a. Abrazo: The new IDO went into effect on 5/17/18. This is the 5th or 6th project to occur under the new ordinance, so everyone--including the City--has a lot to figure out in terms of how it all works together.
- b. Q: You're asking for an exception to IDO Section 14-16-5-3(E)(1)(d) as an alternative to applying

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

for rezoning. What inspired that decision? How do you benefit and how do we benefit from not rezoning?

- i. A: We did a number of development scenarios and looked at changing zoning from R-A to something else.
 - ii. Instead, based on our concept of combining cluster with R-A, we don't have to ask for zone change.
 - iii. Separate from that, because the property on the east end is surrounded by Open Space, IDO says no cul-de-sac.
 1. Since a cul-de-sac makes a lot of sense in this configuration, we have to ask for exception.
- c. Q: If you get full exception all the way through, you also get to throw out the 20' wide pedestrian utility easement that must be provided between cul-de-sac and the sidewalk system.
- i. A: Typically if a cul-de-sac backs up against a big street where you can't connect, they want you to put in a sidewalk to connect them, to make it easier for pedestrians to walk through from the cul-de-sac to the street.
 1. If City wants to do a trail over there, we'd love to make that connection. We're not trying to do or get anything covert.
 2. The only exception we are seeking related to that section is for the cul-de-sac.

9. Other Considerations:

- a. Q: Has City done an analysis for drainage control? Plans have to be approved by AMAFCA (Albuquerque Metropolitan Arroyo Flood Control Authority). Could we look at those engineering reports?
 - i. A: Yes, you can look at them as we go thru the process.
 - ii. Engineer: We have been trying to set meetings with AMAFCA, but have had no response yet.
 1. We haven't spoken with FEMA, since we have to go thru City process first.
 2. We know about area along San Antonio arroyo and will coordinate as needed.
 - iii. Q: FEMA requires guarantees and bonds. Will that affect you a great deal? Don't you want to meet those requirements before applying?
 1. A: All the financial requirements will be reviewed before moving forward. We know we have to coordinate with those people and we're trying to coordinate that.
- b. Q: How do we get to see those reports?
 - i. A: At the time of application we will provide email and send certified letter to the four Neighborhood Associations that we sent to—La Luz, Taylor Ranch, Andalucía and Westside coalition.
 - ii. We send a set of all drawings—electronically and by 11' x 17' drawings.
 1. After that, if we have to meet again—large, small or individual, we are happy to meet. We will be transparent in this process.
 2. There will be a separate hydrology plan.
 3. There are conceptual plans for utilities, grading, and drainage for the EPC; normally these are not sent out, but you can request them.
- c. Q: At Andalucía, we have terrible water pressure—very, very high because we're at the end of the line. What will happen when you build?
 - i. A: We'll have to put pressure valves at the meter. Our building will likely decrease your

**CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT Pre-Application—Oxbow Pointe**

pressure somewhat, but not significantly.

- d. Q: If all goes smoothly, when do you expect to break ground?
 - i. A: 6-9 months if all went smoothly. Site preparation would take 4-6 months before commencing.
- e. Q: Would the cluster lots be built on first, or the larger lots?
 - i. A: Wherever people want to buy first.
- f. Q: Will there be model homes?
 - i. A: There probably would be 1 or 2, but we're not at that point in the process.
 - ii. Neighbors can sign up for updates at www.abrazohomes.com.
 - 1. Abrazo will send them in approximately 9 months, assuming we clear all the hurdles.

10. Summary:

- a. While there was considerable interest and questioning of the proposal, there were no major points of disagreement.
 - i. There was lingering concern about honoring the Pooles in some fashion, including retaining the Poole residence.
 - ii. The development team agreed to look into ways to honor the history of the property, as well as consideration of a pedestrian gate on the north side of the site.

11. Next Steps:

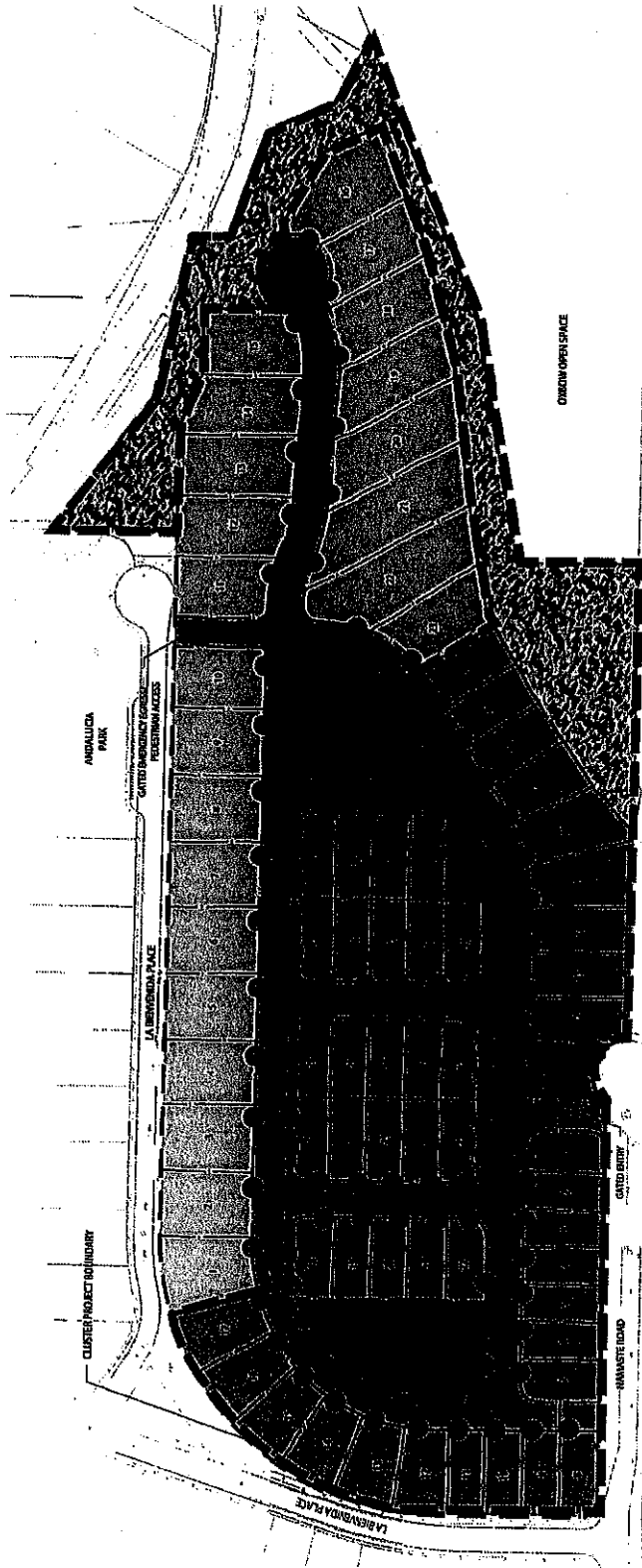
- a. Formal application for Site Plan approval is due no later than 30 August, with an EPC hearing set for 11 October 2018.

12. Names and Affiliations of Attendees:

Mackenzie Bishop	Abrazo Homes		
Brian McCarthy	Abrazo Homes	Shelley Bauer	Andalucia
C K Scott	Abrazo Homes	Sylvia Boucher	Andalucia
Scott Steffen	Bohannon Huston	Joyce Reszka	Andalucia
Jim Strozier	Consensus Planning	Larry Reszka	Andalucia
		Forrest Adams	La Luz
Ann Prinz	Andalucia	Colin Murphy	La Luz
Art Retberg	Andalucia	Jon Stein	Oxbow
Art Salgado	Andalucia	Nick Harrison	Oxbow
Barbara Hoffman	Andalucia	Annamarie Norsworthy	Resident
Flo Churchill	Andalucia	Barbara Tegtmeier	Resident
Joe Bauer	Andalucia	Marvin Gladstone	Resident
Kathy Salgado	Andalucia	Tom Law	Resident
Ken Churchill	Andalucia	Alan Schwartz	Rancho Sereno
Larry Miller	Andalucia	E Ward	SR Marmon
Lynley Moye	Andalucia	Jolene Wolfley	Taylor Ranch
Patrick Hoffman	Andalucia	René Horvath	Taylor Ranch
Rick Boucher	Andalucia	Steve Epstein	Taylor Ranch
Scot Moye	Andalucia	Susan Chodoir	Taylor Ranch/WS Coalition
		Una Medina Olmsted	Taylor Ranch/WS Coalition

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT Pre-Application—Oxbow Pointe

APPENDIX: Conceptual Site Plan:



OXBOW POINTE

CONCEPTUAL SITE PLAN

Prepared for:
Alacran Homes
www.alacranhomes.com

Prepared by:
Conceptual Planning, Inc.
301 Eighth Street NW
Albuquerque, NM 87102

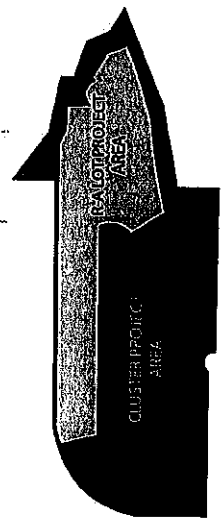
Robinson Planning, Inc.
7500 Jefferson NE
Albuquerque, NM 87109
August 18, 2014

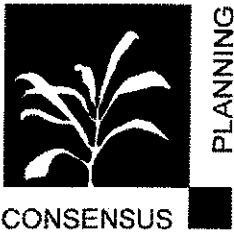


Site Area	22.75 ac.
Cluster Area	14.47 ac.
Required Open Space	4.33 ac.
Provided Open Space	4.33 ac.
50' x 110' Lots	35
60' x 110' Lots	15
Non-Cluster Area	23
Total Lots	73

SITE PLAN NOTES

- Site Area
- Cluster Area
- Required Open Space
- Provided Open Space
- 50' x 110' Lots
- 60' x 110' Lots
- Non-Cluster Area
- 80' x 125' Lots
- Total Lots





October 23, 2018

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

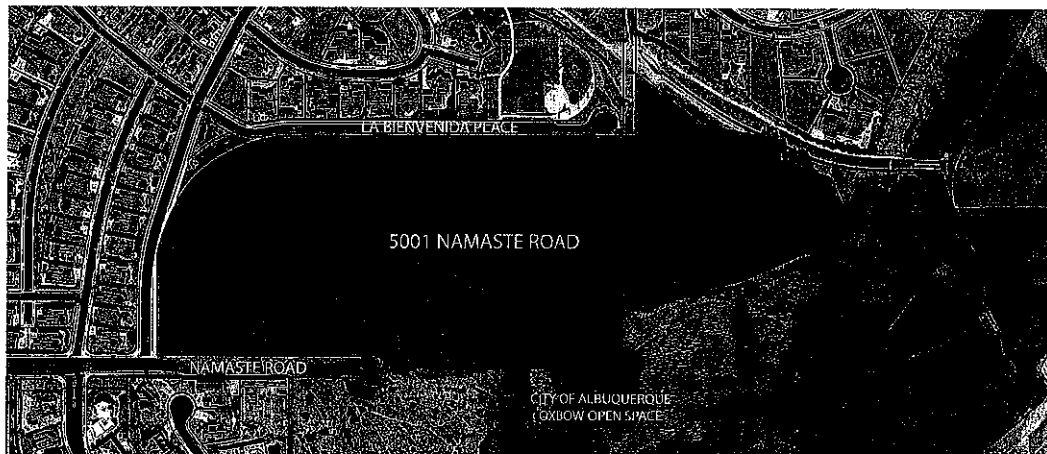
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: Request for Variance – DRB

Dear Madam Chair:

The purpose of this letter is to request approval of a variance to the Integrated Development Ordinance's Section 5-3(E)(1)(d) Stub Streets and Cul-de-Sacs in order to avoid the sensitive lands on the eastern edge of the subject site. The project site plan will be heard before the Environmental Planning Commission (EPC) on November 8, 2018. The subject site is located at the eastern end of Namaste Road (5001 Namaste) see figure below. The property is comprised of three legally platted parcels (later subdivided into six City parcels), which total 22.75 acres, and is zoned R-A. The legal description is as follows:

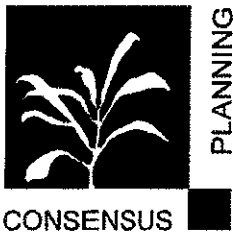
- Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;
- Tract C-1 Plat of Tracts C-1, C2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West;
- Lot 4-A Plat of Tracts C-1, C-2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West



Subject Site

PRINCIPALS

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



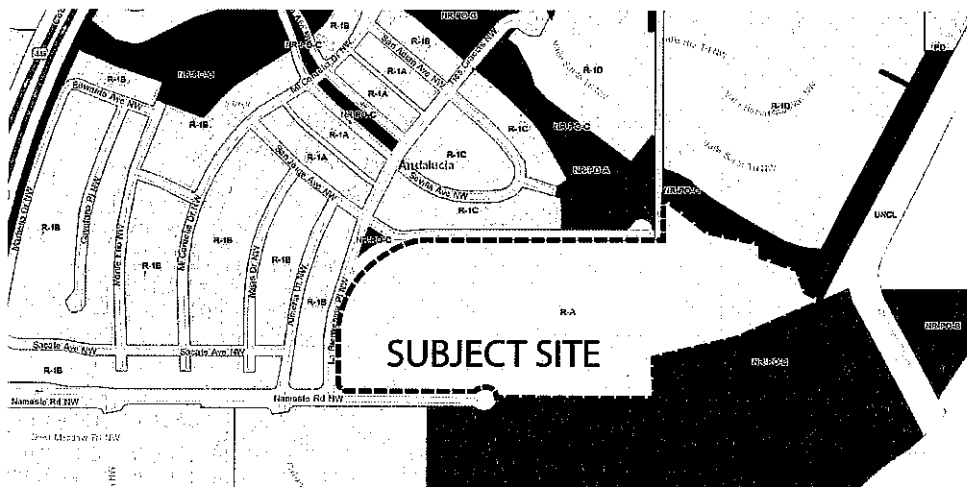
PROJECT DESCRIPTION

This variance request is part of a site plan request on behalf of Gamma Development LLC. The site is being proposed for 73 single-family homes under the existing R-A zone with a cul-de-sac and stub street (see the site plan). The EPC will hear the case on November 8, 2018. As detailed below, this request is justified for a Variance – DRB pursuant to IDO section 14-16-6-6(L).

Following approval of the site plan, the applicant anticipates making an application to the DRB for a preliminary and final plat. An infrastructure list will be included with the plat application.

EXISTING LAND USE AND ZONING

The subject site is surrounded by a wide range of residential and open space/recreation uses. The site contains two single-family dwellings, which are proposed to be razed. To the immediate north, west, and south of the site are existing single-family neighborhoods ranging in zoning and including R-1A, R-1B, R-1C, and R-1D. To the east and south is the City of Albuquerque's Oxbow Open Space and Rio Grande Bosque, which are zoned NR-PO-B. In meetings with City Open Space, it is clear that public access to the Oxbow should be controlled and additional public access through this project is not desired due to the sensitive nature of the Oxbow. Also, to the north is private open space zoned BR-PO-C and the public Andalucia Park, which is zoned BR-PO-A. As stated above, the existing R-A zoning allows the proposed development.



Existing Zoning

VARIANCE REQUEST

The Applicant is requesting a variance to IDO Section 5-3(E)(1)(d) Stub Streets and Cul-de-Sacs to avoid the sensitive lands on the eastern edge of the subject site including arroyos, floodplains, and steep slopes. The request is justified pursuant to IDO section 14-16-6-6(L)(3) as follows:



Applicant Response: *The City has determined that the site is of historic age and associated with persons of significance at the local and state level. They have recommended, and the developer has agreed, to allow and cooperate with City Historic Preservation staff documenting the structures prior to demolition. The existing structures do not impact the variance request.*

- d. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

Applicant Response: *The request does not adversely impact the existing character of the roadway or surrounding neighborhood. The site is currently separated by a six-foot wall from all surrounding roadway and neighborhoods. The requested variances are interior to the project.*

- e. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: *The approved variance will encourage the protection and effective use of the on-site and adjacent oxbow and bosque open space. The variance will allow convenient access and circulation for future residents of the development and an effective layout of the proposed subdivision.*

2. The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant Response: *The variance will not be materially contrary to the public safety, health, or welfare as it provides only for the internal circulation of the subdivision. The cul-de-sac and stub street, as shown on the site plan, do not create negative impacts on surrounding neighbors. Public safety, health, and welfare are furthered by this request.*

3. The Variance does not cause significant material adverse impacts on surrounding properties.

Applicant Response: *The subject site is surrounded by similar single family residential development to the south, west, and north. The site is an infill site and the variance will not have adverse impacts on surrounding properties or infrastructure. The variance will provide the subject site with an opportunity to be more efficient in lot layout, build less street (impervious area), and be more sensitive to the adjacent open space areas.*

4. The Variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: *The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements as the property adjacent to the cul-de-sac and stub street is open space with extreme slopes and no development rights. Namaste Road will remain public right-of-way and all internal streets will be privately owned and maintained.*

5. The Variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Applicant Response: *The requested variance does not undermine the goals or provisions of any adopted plans or policies for this area. The variance implements the goals and provisions in the Comprehensive Plan, IDO, and Coors Boulevard CPO by further ensuring the protection of the Oxbow and Bosque open spaces.*

6. The Variance will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: *The subject site is partially within a floodplain, but the variance will not negatively impact the floodplain.*

7. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: *The R-A zone district and the IDO are not materially undermined by the variance since the request supports providing additional buffering to the adjacent open space. The City of Albuquerque Oxbow and Rio Grande Bosque will be better protected through the design that includes the cul-de-sac and additional open space buffering.*

8. The Variance does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.

Applicant Response: *Not applicable. The use and layout are permissive in the RA zone.*

9. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Applicant Response: *The variance requested is as minimal as possible to avoid impact to the adjacent sensitive lands. The irregular shape and open space adjacency make development more difficult in this area. The adjacent open space will be better protected with the approval of this variance.*



10. The Variance for Sidewalk Requirements meets the criteria in (b) below.

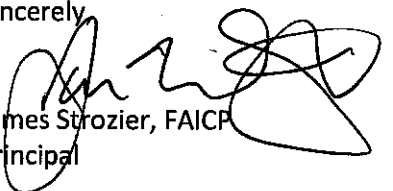
Applicant Response: Not applicable.

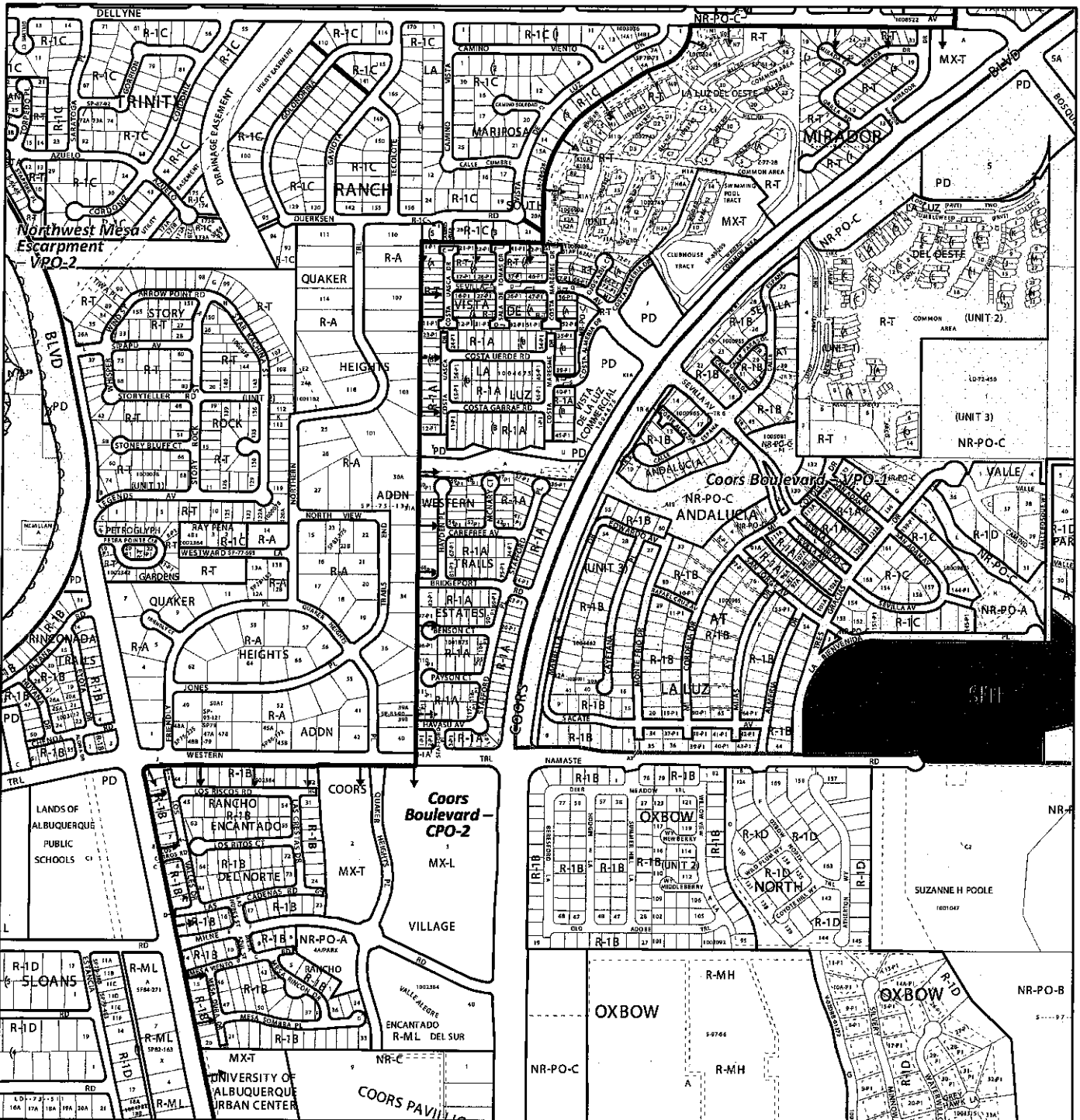
11. The Variance for Front Yard Parking meets the criteria in (c) below.

Applicant Response: Not applicable.

Based upon the facts presented, we respectfully request that you review and approve this variance request.

Sincerely,



James Strozier, FAICP
Principal



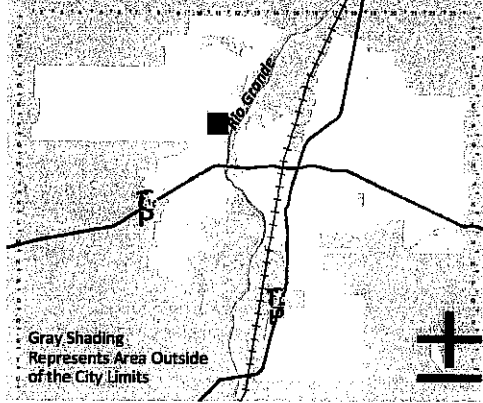
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas









May 2018




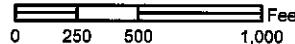
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

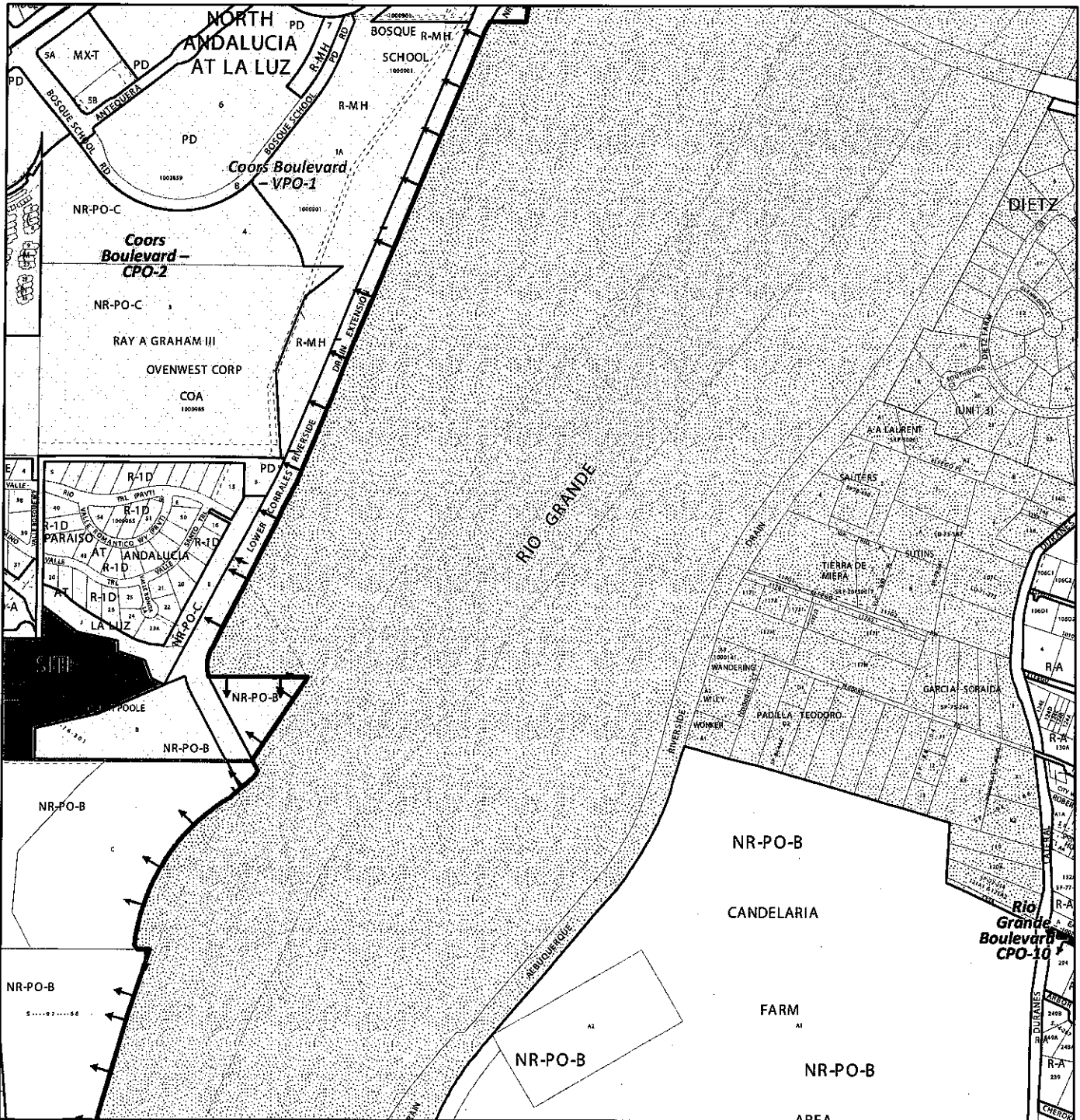


Zone Atlas Page:
F-11-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

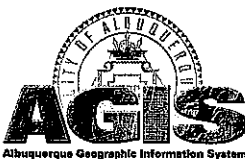
Gray Shading
Represents Area Outside
of the City Limits

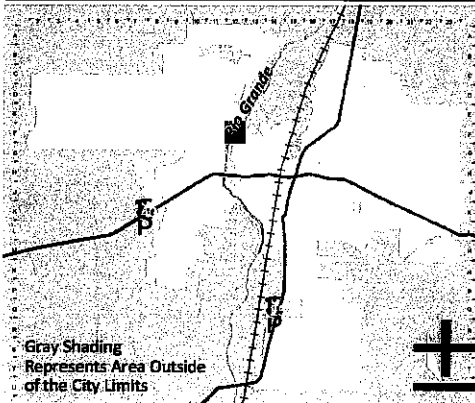


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

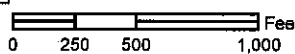


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet

From: Mancini, Sara
To: Jaime Jaramillo
Cc: Office of Neighborhood Coordination
Subject: Public Notice Inquiry, 5001 NAMASTE RD NW_DRB
Date: Friday, October 12, 2018 3:42:16 PM
Attachments: Zone Atlas Pages.pdf
 Public Notice Inquiry_5001 NAMASTE RD NW_DRB.xlsx

Hi Jaime,

See list of associations below and attached regarding your submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1	City	State	Zip	Phone
La Luz Landowners Association	Kathy	Adams	kegypt05@gmail.com		5 Arco NW	Albuquerque	NM	87120	5053639253
La Luz Landowners Association	Jonathan	Abdalla	sliveness@gmail.com		6 Tumbleweed NW	Albuquerque	NM	87120	5053217795
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com	land@trna.org	5515 Palomino Drive NW	Albuquerque	NM	87120	5058982114
Taylor Ranch NA	Jolene	Wolfiey	sagehome@live.com	govtaffairs@trna.org	7216 Carson Trail NW	Albuquerque	NM	87120	5058909414

IDO - Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO - Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,

Sara
 768-3105
 saramancini@cabq.gov

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, October 12, 2018 10:38 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Jaime Jaramillo

Telephone Number
5057649801

Email Address
jaramillo@consensusplanning.com

Company Name
Consensus Planning

Company Address
302 8th Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:

Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;
 Tract C-1 Plat of Tracts C-1, C2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in
 Section 25 & 36 T11N R2E Lot 4 Block 1 West;
 Lot 4-A Plat of Tracts C-1, C-2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in
 Section 25 & 36 T11N R2E Lot 4 Block 1 West

Physical address of subject site:

5001 NAMASTE RD NW ALBUQUERQUE NM 87120

Subject site cross streets:

The site is located between Namaste Road, La Bienvenia Place, and the Rio Grande bosque

Other subject site identifiers:

This site is located on the following zone atlas page:
F-11 and F-12

=====
This message has been analyzed by Deep Discovery Email Inspector.

Jaime Jaramillo

From: Jaime Jaramillo
Sent: Tuesday, October 23, 2018 8:42 AM
To: kegypt06@gmail.com; sliceness@gmail.com; aboard10@juno.com; sagehome@live.com; hlhen@comcast.net; lmiller@sunsetmediagroup.com; goferran@gmail.com; Amy Costen
Cc: Jim Strozier (cp@consensusplanning.com); Chris Green (cgreen@consensusplanning.com); Vos, Michael J.; Gould, Maggie S.
Subject: Overlook at Oxbow Variance DRB - Emailed Neighborhood Notification
Attachments: Zone Atlas Pages.pdf

Tracking:	Recipient	Delivery
	kegypt06@gmail.com	
	sliceness@gmail.com	
	aboard10@juno.com	
	sagehome@live.com	
	hlhen@comcast.net	
	lmiller@sunsetmediagroup.com	
	goferran@gmail.com	
	Amy Costen	
	Jim Strozier (cp@consensusplanning.com)	Delivered: 10/23/2018 8:43 AM
	Chris Green (cgreen@consensusplanning.com)	Delivered: 10/23/2018 8:42 AM
	Vos, Michael J.	
	Gould, Maggie S.	

Dear Neighbor,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance, we are notifying you as a Neighborhood Association Representative that Consensus Planning, on behalf of Gamma Development LLC, submitted an application for a Variance DRB for a cul-de-sac and stub street. The variance is proposed as part of the Overlook at Oxbow project. This request will be reviewed and decided by the Development Review Board. The applicant participated in a facilitated pre-application meeting with neighborhood representatives on Monday, August 20, 2018. Additional project information follows:

1. Property Owner: Daniels Family Properties, LLC
2. Agent: Consensus Planning, Inc.
3. Subject Property Address: 5001 Namaste Road NW
4. Location Description: North of Namaste Road between La Bienvenida Place and Oxbow Open Space
5. Zone Atlas Page: F-11 and F-12
6. Legal Description:
 - Lots 1 through 3 Block 1 Plat of West Bank Estates Together with Tract A1 Lands of Suzanne H Poole Containing 14.1326 Acres;
 - Tract C-1 Plat of Tracts C-1, C2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West;

- Lot 4-A Plat of Tracts C-1, C-2 & Lot 4-A Lands of Suzanne H Poole Being a Replat of Tract C Lands of Suzanne H Poole Tract C Annexation Plat Land in Section 25 & 36 T11N R2E Lot 4 Block 1 West
7. Area of Property: approximately 23 acres
 8. IDO Zone District: R-A
 9. Overlay Zone: Coors CPO-2 and Coors VPO-1
 10. Center or Corridor Area: not applicable
 11. Current Use: single family (two vacant homes)

The anticipated public hearing for this request will be on October 31, 2018 at 9:00 AM in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at 505-764-9801 or via jaramillo@consensusplanning.com.

Sincerely,

Jaine Jaramillo
Planner
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102
505.764.9801



Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

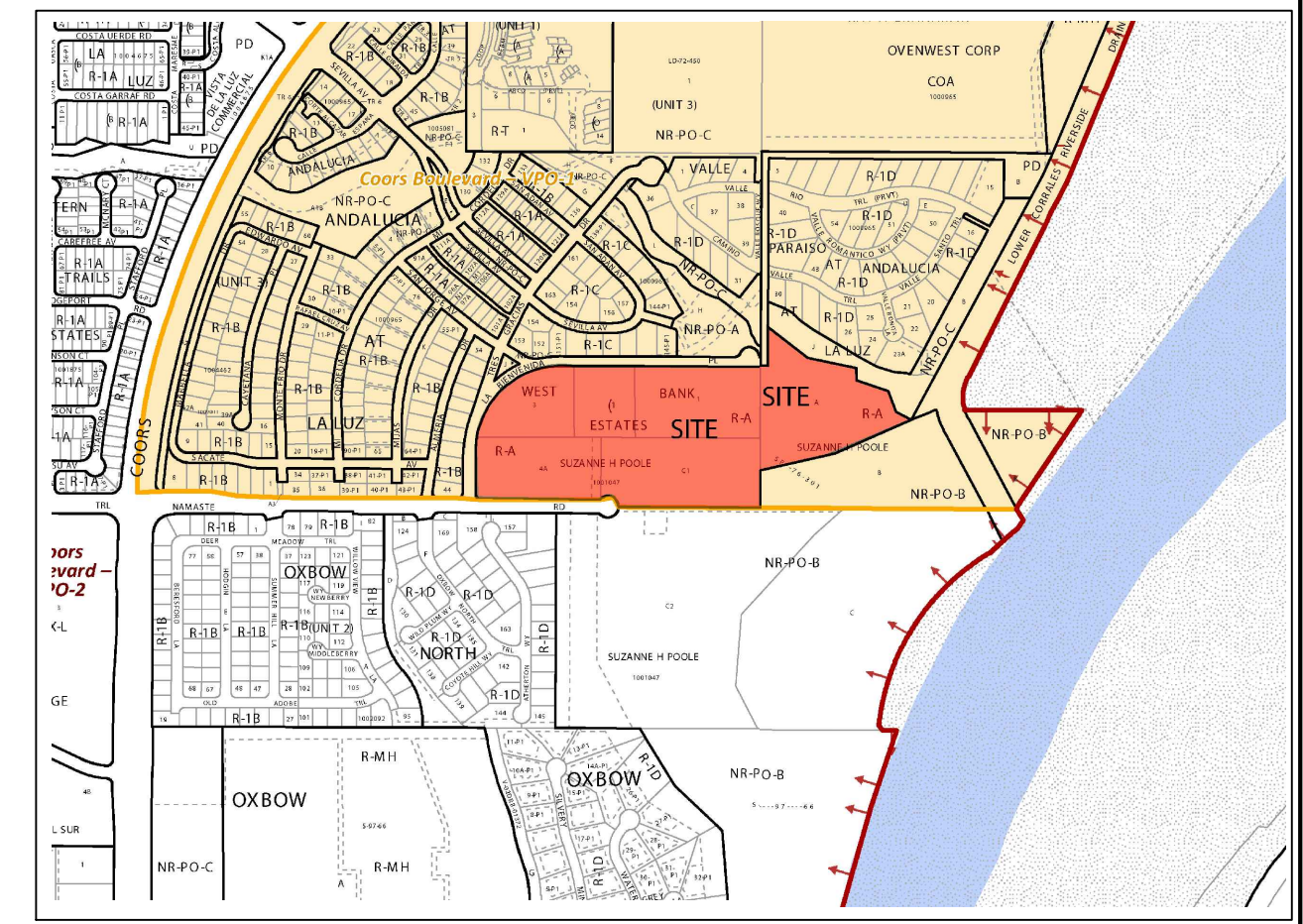
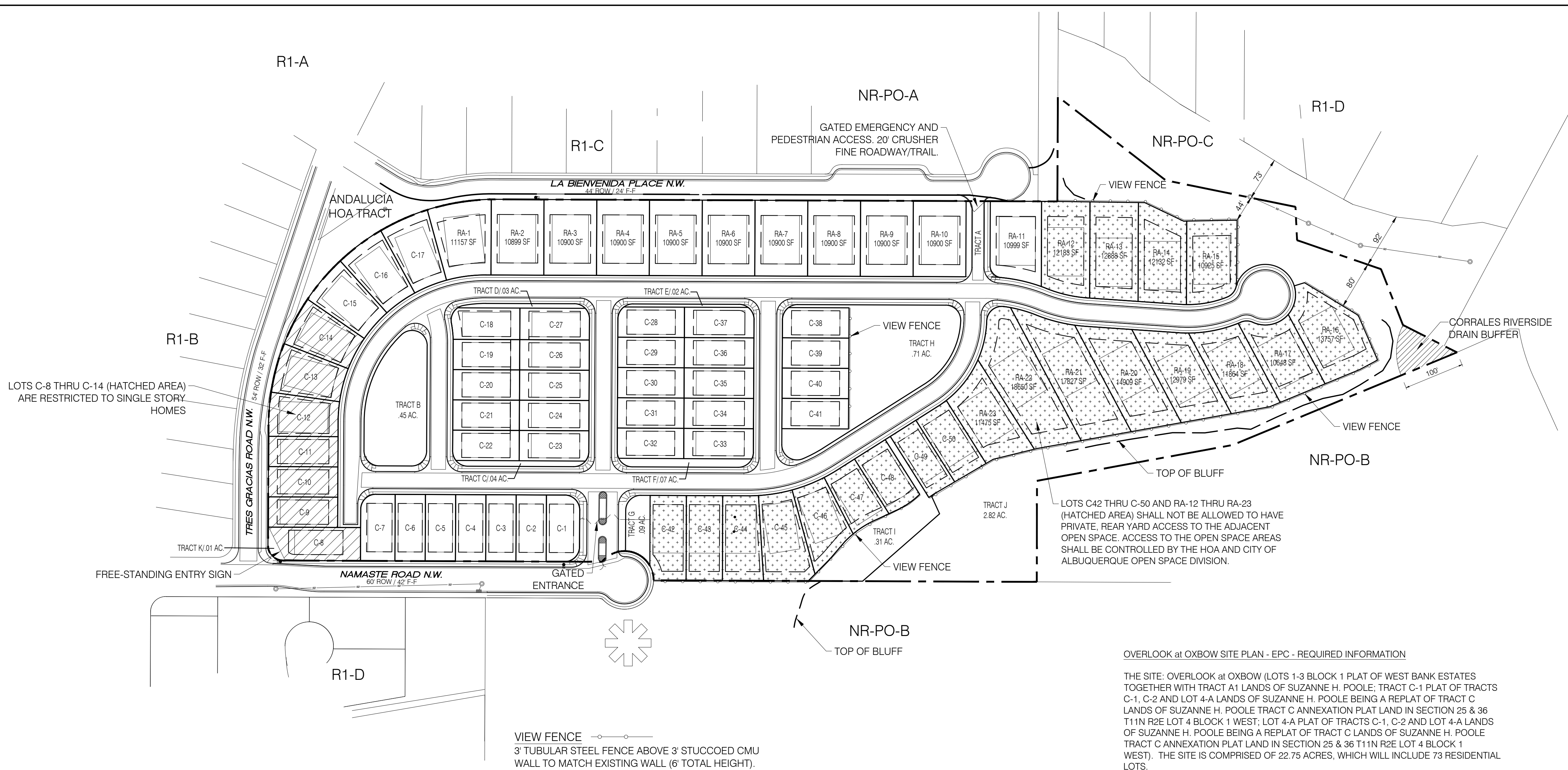
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>



LOCATION MAP
SCALE: 1"=1500' ZONE ATLAS: F11/F12

PROJECT NUMBER:
Application Number:
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____, 2018 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

OVERLOOK at OXBOW SITE PLAN - EPC - REQUIRED INFORMATION

THE SITE: OVERLOOK at OXBOW (LOTS 1-3 BLOCK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TRACT A1 LANDS OF SUZANNE H. POOLE; TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H. POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H. POOLE TRACT C ANNEXATION PLAT LAND IN SECTION 25 & 36 T11N R2E LOT 4 BLOCK 1 WEST; LOT 4-A PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H. POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H. POOLE TRACT C ANNEXATION PLAT LAND IN SECTION 25 & 36 T11N R2E LOT 4 BLOCK 1 WEST). THE SITE IS COMPRISED OF 22.75 ACRES, WHICH WILL INCLUDE 73 RESIDENTIAL LOTS.

ZONING: R-A.
LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE OPEN SPACE AREAS AND TRAILS. NO COMMERCIAL USE IS ALLOWED.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM NAMASTE ROAD, AN EXISTING URBAN LOCAL STREET. THE SUBDIVISION SHALL BE GATED.
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PRIVATE, GATED ACCESS. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE OPEN SPACE TRACTS. ACCESS IS PROVIDED TO THE XXX.
- TRAILS SHALL BE DESIGNED FOR MULTI-USE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS.
- TRANSIT ACCESS: TRANSIT ACCESS IS AVAILABLE ON COORS BOULEVARD, APPROXIMATELY 2000 FEET TO THE WEST.
- A GATED EMERGENCY AND PEDESTRIAN ACCESS IS PROVIDED TO LA BIENVENIDA PLACE.

BUILDING HEIGHTS:
26' PER THE RA ZONE.

SETBACKS:
LOTS C-1 THRU C-50
• MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
• MINIMUM REAR YARD SETBACKS: 15 FEET.
• MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

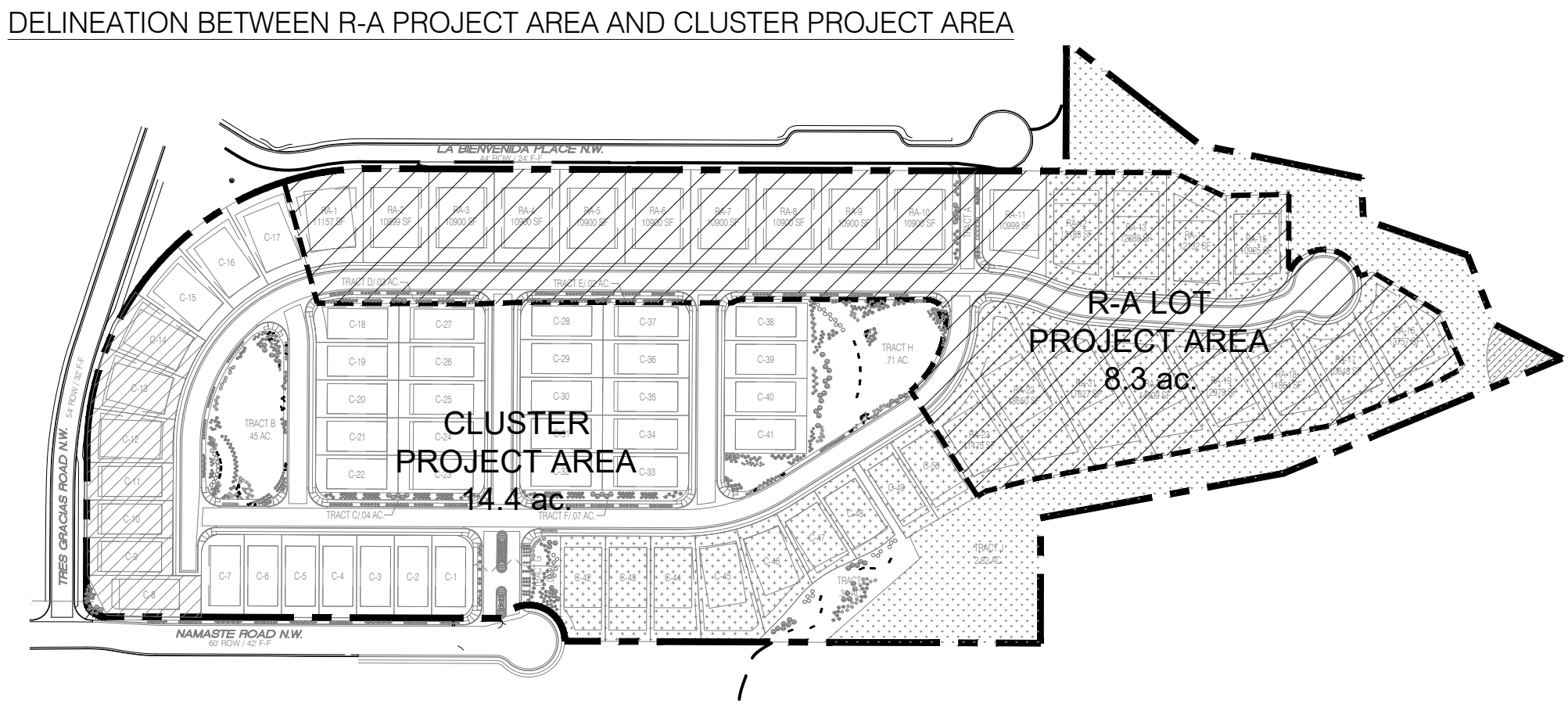
LOTS RA-1 THRU RA-23
• MINIMUM FRONT YARD SETBACKS: 20 FEET.
• MINIMUM REAR YARD SETBACKS: 25 FEET.
• MINIMUM SIDE YARD SETBACKS: 10 FEET.

DENSITY:
THE DENSITY IS 2.75 DWELLING UNITS PER ACRE (R-A LOT AREA) AND 3.47 DWELLING UNITS PER ACRE (CLUSTER LOT AREA).

ARCHITECTURE:
• ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FAÇADE.
• MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW FROM STREETS.

LANDSCAPE PLAN:
THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2.

SITE LIGHTING:
ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL.



- GENERAL NOTES:
1. WITH THE APPROVAL OF THIS SITE PLAN, THE ENVIRONMENTAL PLANNING COMMISSION GRANTS A VARIANCE - EPC TO IDO SECTION 14-16-5-3(E)(1)(D) STUB STREETS AND CUL-DE-SACS. THE VARIANCE IS JUSTIFIED PURSUANT TO IDO SECTION 14-16-6-6(M)(3).
 2. THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING IMPROVEMENTS TO THE TERMINUS OF NAMASTE ROAD TO FACILITATE TRAILHEAD PARKING AND ACCESS.

OVERLOOK at OXBOW

SITE PLAN

Prepared For: **Gamma Development, LLC**
Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

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