



Environmental Planning Commission

**Agenda Number: 06
Project Number: 1011082
Case #: 14EPC-40053, 40055
September, 11, 2014**

Staff Report

Agent	Garcia Kraemer and Associates
Applicant	Hogares Inc.
Request	Zone Map Amendment Site Dev Plan for Building Permit
Legal Description	Lots 3 and 4 , block 2 Sandia Plaza Addition
Location	Griegos Rd, between 12 th street and Grande Ave.
Size	.35 acres
Existing Zoning	C-1
Proposed Zoning	SU-1 for R-T

Staff Recommendation

APPROVAL of 14EPC-40053 Zone Map Amendment based on the Findings beginning on page 11 and subject to the Conditions of Approval beginning on Page 16.

APPROVAL of 14EPC-40055 Site Development Plan for Building Permit based on the Findings beginning on Page 17, and subject to the Conditions of Approval beginning on Page 20

**Staff Planner
Maggie Gould, Planner**

Summary of Analysis

This is a two part for a Zone Map Amendment and Site Development Plan for Building Permit for a .35 acre site. The site is vacant.

The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the North Valley Area plan and the Los Griegos Neighborhood Development Plan.

The applicant has justified the Zone Map Amendment per R-270-1980.

A facilitated meeting was held, concerns were expressed about the design of the project, the density and impact on the character of the area. Staff received additional neighborhood comments opposing the project based on concerns regarding traffic, density, design and the impact on the character of the area.

Staff is recommending approval with conditions for both requests.

City Departments and other interested agencies reviewed this application **from 8-4-14 to 8-15-14**
Agency comments used in the preparation of this report begin on Page 23.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-1	Established Urban, North Valley Area Plan, Los Griegos Sector Development Plan	Vacant
North	R-1	Same	Single Family Housing
South	C-1	Same	Office
East	C-1 and R-1	Same	Single Family Housing/ Commercial
West	R-1	Same	Single Family Housing

II. INTRODUCTION

Proposal

The applicant proposes to change the zoning from C-1 to SU-1 for R-T and build 6, two bedroom townhomes if the zoning is approved.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone map amendment cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The request is a quasi-judicial matter.

History/Background

The C-1 zone is the original zone for the site. The site has been vacant since the establishment of zoning. The two parcels to the west of the site were re-zoned from C-1 to R-1 in 1966.

Context

The site is vacant, except for an on-premise sign.. There is single family use to the north and west. There is commercial building to the east and office use to the south.

Transportation System

The Interim Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Interim Long Range Roadway System designates 12th as a Minor Arterial.

The Interim Long Range Roadway System designates Griegos as a Collector street.

Comprehensive Plan Corridor Designation

None of the adjacent streets have a Comprehensive Plan Corridor Designation.

Trails/Bikeways

12th street has a designated bike lane south of Griegos. Griegos has a designated bike lane from Rio Grande to Edith; the lane continues along Comanche to Carlisle.

Transit

The nearest bus route is the #10 route along 4th street, approximately .5 miles from the site.

Public Facilities/Community Services

The Griegos branch of the Albuquerque Public Library is located on 10th Street and Griegos, two blocks east of the site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is currently zoned C-1, Neighborhood Commercial. This zone allows office, service, institutional and limited commercial uses to satisfy the day to day needs of residential areas. Housing is allowed as conditional use. Multi-family use is allowed permissively on sites that are at least .5 acres in size and located within 660 feet of a Major or Enhanced Transit Corridor or in a Metropolitan Redevelopment Area or in a Major Activity Center. The subject site would not meet any of these criteria.

The proposed SU-1 for R-T zone will allow the permissive use of the R-T zone. The R-T zone allows houses and townhouses, attached or detached, and allows a smaller lot than R-1 zone. The R-T does not have a maximum density allowance. Density for this zone is controlled by lot size, with allowable lot size ranging from 1,760 to 2,200 square feet for town homes and 3,600 square feet for houses. The proposed SU-1 for R-T zone will allow the permissive use of the R-T zone, the applicant proposes to limit the number of dwelling units to 6.

The main difference between the existing zoning and the proposed would be that the housing would be allowed on the site permissively in conjunction with the approved Site Development for Building Permit. The existing zoning does not address density in the conditional use requirements.

The SU-1 zone will require an approved Site Development Plan for Building Permit, heard concurrently with this request. The SU-1 zone is site plan controlled; meaning that what is shown on the approved is what must be built on the site. Minor changes may be approved administratively, but major changes would require a return to the EPC.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The goal of the Established Urban Area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Land Use

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposal partially furthers Policy II.B.5d- new development/neighborhood values/ environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood with larger lots than those proposed. The project will have “southwestern” style similar to many houses in the area. The density will be greater than that of the adjacent development. The SU-1 zone guarantees that this development and future development on the site will be reviewed by the community.

Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.

The subject site is partially vacant, there are temporary buildings and one abandoned building. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furtheres Policy II.B5e- new growth/urban facilities/neighborhood integrity.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests allow the development of several landscaped area in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

Community Resource Management Policies-

Housing Policy II.D.5a: The supply of affordable housing shall be preserved and increased, and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the smaller size of the homes and small lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

NORTH VALLEY AREA PLAN (NVAP) (RANK II)

The North Valley Area Plan was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The subject site is in a Village Center Area. The following policies apply to the request:

Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP, pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently vacant commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production. The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

THE LOS GRIEGOS NEIGHBORHOOD DEVELOPMENT PLAN (LGNDP), a Rank II sector plan, was adopted in 1987 (Enactment No.74-1987). The LGNDP generally encompasses properties between the Alameda drain on the west, properties north of Griegos Rd. on the north (north to Delamar Ave. in some parts). The southern boundary is generally the properties south of Van Cleave Rd. for the western portion and San Clemente St. for the eastern portion. The eastern Plan boundary varies widely; it's 5th St. in some places but extends to the railroad tracks in a smaller portion of the area. Specific boundaries are shown on p. 4 of the Plan.

The LGNDP discusses area characteristics and sets forth a program to improve the area (1987-88 timeframe). The LGNDP was amended in 1992 (Enactment 9-92, SD-76-10-3/Z-91-30) to include a Design Overlay Zone (DOZ) for the portion of the Plan area along Griegos Rd., from Rio Grande Blvd. to Grande Dr. This action established a wall overlay zone with setback and landscaping requirements.

The LGNDP contains five long-term objectives and three short-term objectives to meet the overall goal of improving the area. The following objectives are relevant to this request.

Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is vacant. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with commercial use to achieve the same result, it is not likely that this will occur due to an excess of commercial space city wide. The requests further objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable. This objective is furthered.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as a neighborhood commercial center, this has not materialized. This objective is partially furthered.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

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

The applicant states that the request will allow the development of housing that will meet the standards of the zoning code, provide a needed housing product, improve the area and be controlled by a site plan.

Staff agrees that proposed use will not be injurious to the health, safety, morals and general welfare of the City.

- 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 applicant states the request will allow more housing opportunities and stabilize the residential nature of the area.

Staff agrees that the request will add to housing opportunities in the area and that the housing use is in character with area. Additionally the site had been vacant since the imposition of the zoning.

- 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.

Relevant Citations: Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a, II.B.5d, II.B.5e, II.B.5o, housing policy II.D.5a,, NVAP Land Use Policies 2 and 2g, LGNDP Long-term Objective 3, Long-term objective 4,

Non-applicable citations: Policies II.B.5f, the development has housing that arranged around a central area, but is not clustered to provide common open space.

- 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 Applicant states that 2 and 3 are justification for the request (see policy analysis in section C)The applicant also states that the commercial properties near the site have been vacant for a long time and that there is no demand for the sites for commercial development. Staff sees this as a changed condition and believes that 2 could also apply.

See policy analysis for more information

- 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 applicant states the uses on the site will be purely residential and will have no harmful impacts to the existing residential uses in the area.

Staff agrees that the residential use is compatible with the existing residential use, but that the density of the project may be greater than the residential uses nearby

Staff's Response

- 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.

No major or un-programmed capital expenditures by the City are required because the roadway and utility infrastructure already is in place.

Staff agrees that the request should not require a major expenditure on the part of the City.

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

The applicant states that cost is not the determining factor in this request and that the request will further polices of the applicable plans and provide a new street scape for the area.

Staff agrees that many policies of the applicable plans are furthered by this request.

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

The applicant states that the request is not for apartment or commercial zoning.

- I. ***Staff agrees that the request is not for commercial zoning and that the design of the units, with a separate entrance to the outdoors for each unit, would not qualify as apartments.***

- J. 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.

Applicant states that the request will not constitute a spot zone.

The SU-1 zone is generally considered a “justified spot zone”

- K. 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.

Applicant states that the request will be consistent with the surrounding neighborhood ad will not constitute a strip zone.

Staff agrees that this will not be a strip zone; there is R-2 and R-T development to the south of the site.

Additional Analysis

Traffic count data from the MRCOG 2012 Traffic Flow map shows Griegos between 4th and 12th with a weekday average volume of 10,800 vehicles and 8,500 vehicles between Guadalupe Trail and 12th and 5,300 between Rio Grande Boulevard and San Isidro.

The 1993 traffic count data in the NVAP, pg 97, shows 5,600 between Rio Grande and San Isidro, 7,000 between Guadalupe Trail and 12th and 10,400 between 12th and 4th.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes 6 townhomes, in an attached block. The townhomes are contingent upon the approval 14 EPC 40053, heard concurrently with this request.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, North Valley Area Plan and the Los Griegos Neighborhood Development Plan

Site Plan Layout / Configuration

The applicant proposes 6 attached townhomes, approximately 1,100 square feet each all in one group. The parking and front entrances face 12th street.

The buildings will not exceed 26 feet in height and are proposed to be 24 feet 3 inches in height.

Public Outdoor Space

The development will have yards for each unit; this meets the requirements of the R-T zone. The EPC has discretion over open space and could approve a different standard, the SU-1 zone.

Vehicular Access, Circulation and Parking

Each unit has 2 parking spaces. Access will be from 12th street via a 22 foot existing curb cut, on to an asphalt drive between the parking spaces and the street.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is an existing sidewalk along 12th street.

Walls/Fences

The applicant proposes an undulation wall along Griegos, the will range in height from 6 feet to 3 feet, the lower portion near the corner of 12th and Griegos so it does interfere with clear sight distance. The wall will be between six and 11 feet from the sidewalk. The Los Griegos Neighborhood Development Plan requires that walls along Griegos be setback one foot for each foot in height and that they have "lateral relief every 25 feet to break the sense of barricade and

monotony for pedestrians.” The wall complies with the Los Griegos Neighborhood Development Plan Design Overlay regulations for walls.

Lighting and Security

Wall mounted motion sensitive lights are proposed at the entryways to each unit.

Landscaping

The applicant proposes a mix of low and medium water uses trees and shrubs. Street trees will be provided along Griegos road. . This meets the requirements of the zoning code and the Los Griegos Neighborhood Development Plan Design Overlay zone. The applicant may need to substitute the Arizona Sycamore for a shorter tree, based on comments from PNM

The landscape plan shows a tree in each backyard and landscaped entry areas in front the shared entry to each group of units.

Grading, Drainage, Utility Plans

The site is flat. Storm runoff will be accommodated in the existing facilities along 12th. There are also depressed landscaping areas in front of the development.

Architecture

The townhouse units will be two-stories high, approximately 24 feet. The finish will be earth tone stucco. Staff would like the color clarified and recommends that there be color variation in the units (See recommended conditions and condition 3 for SPBP). The roofs will be pitched. All units have windows on the upper and lower stories and sliding doors to the backyard/patio area. All units have individual entrances and garages.

Signage

No signage is proposed.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There are no major conditions or concerns.

Neighborhood/Public

The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th. Participant expressed concerns regarding the density and design of the project, including the height, possibility for extra traffic and impact on the character of the neighborhood.

Staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings away from the street, higher walls and the lack of variation in the townhomes.

Staff also received additional comments via e-mail from area residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.

Additional Applicant Information

The applicant included letters from current tenants regarding the management of the applicant's properties. The applicant is still discussing possible changes with the neighbors. Additional changes to the Site Development for Building Permit may occur and will be presented at the hearing.

V. CONCLUSION

The applicant is requesting a change of zoning from C-1 to SU-1 for R-T permissive uses, 6 DU MAX. The requests are generally consistent with the goals and policies of the Comprehensive Plan. The requests are consistent with intent of the North Valley Area Plan to provide housing and not develop on agricultural land, but may be a density that is higher than that envisioned by the plan. The requests are consistent with Los Griegos Neighborhood Development Plan in that they address blight, provide additional housing stock and residential use.

The request will also provide housing that may be meet the needs of both younger people looking for a quality place to live without purchasing a house and older people who are downsizing and want a smaller home. The MRCOG has included this trend in several recent presentations (a copy of the presentation is in the project file).

Recommended Conditions:

1. The townhomes units shall vary in color so that not all units are the same, a note of common range shall be added to the Site Development Plan for Building Permit.

FINDINGS – 14 EPC 40053 September 11th, 2014 Zone Map Amendment

1. This is a request for a Zone Map Amendment from R-T to SU-1 for R-T Permissive Uses, 6 DU MAX for lots 3 and 4 of the Sandia Plaza Addition, located on 12th street and Griegos Road and containing approximately .35 acres.
2. The site is currently vacant, except for an on premise sign. The sign will be removed if the applicant request to change the zoning and develop the site with 6 townhome units is approved.
3. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Los Griegos Neighborhood Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the Central Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Land Use

1. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
The proposal partially furthers Policy II.B.5d- new development/neighborhood values/ environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood. The project will have “southwestern” style similar to many houses in the area. The density will be greater than that of the development to the north and east, but similar to what is to the south of the site. The SU-1 zone guarantees that this development and future development will be reviewed by the community.
2. Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.
The subject site is partially vacant, there are temporary buildings and one abandoned building. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furthers Policy II.B5e- new growth/urban facilities/neighborhood integrity.

B. Developed Landscape

1. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The requests allow the development of several landscaped area in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.

C. Community Resource Management Policies-

1. Housing Policy II.D.5a: The supply of affordable housing shall be preserved and increased, and the opportunity to obtain standard housing for a reasonable proportion of income assured.

The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing according to Federal guidelines, the smaller size of the homes and small lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

5. The request is consistent with goals and policies in the North Valley Area Plan:

Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP,pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently underutilized commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production. The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

6. The request is consistent with objectives of the Los Griegos Sector Development Plan:

Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is vacant. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with commercial use to achieve the same result, it is not likely that this will occur due to an excess of commercial space city wide. The request furthers objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as

a neighborhood commercial center, this has not materialized. This objective is partially furthered.

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

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

The applicant states that the request will allow the development of housing that will meet the standards of the zoning code, provide a needed housing product, improve the area and be controlled by a site plan.

Staff agrees that proposed use will not be injurious to the health, safety, morals and general welfare of the City.

- 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 applicant states the request will allow more housing opportunities and stabilize the residential nature of the area.

Staff agrees that the request will add to housing opportunities in the area and that the housing use is in character with area. Additional there is similar zoning to the south of the subject site.

- 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.

Relevant Citations: Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a, II.B.5d, II.B.5e. II.B.5o, housing policy II.D.5a,, NVAP Land Use Policies 2 and 2g, LGNDP Long-term Objective 3, Long-tern objective 4,

Non-applicable citations: Policies II.B.5f, the development has housing that arranged around a central area, but is not clustered to provide common open space.

- 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.
4. *The Applicant states that 2 and 3 are justification for the request (see policy analysis in section C)The applicant also states that the commercial properties near the site have been vacant for a long time and that there is no demand for the sites for*

commercial development. Staff sees this as a changed condition and believes that 2 could also apply.

Refer to policy analysis for additional information regarding policy

- 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 applicant states the uses on the site will be purely residential and will have no harmful impacts to the existing residential uses in the area.

Staff agrees that the residential use is compatible with the existing residential use, but that the density of the project may be greater than nearby residential uses.

Staff's Response

- 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.

No major or un-programmed capital expenditures by the City are required because the roadway and utility infrastructure already is in place.

Staff agrees that the request should not require a major expenditure on the part of the City.

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

The applicant states that cost is not the determining factor in this request and that the request will further policies of the applicable plans and provide a new street scape for the area.

Staff agrees that many policies of the applicable plans are furthered by this request.

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

The applicant states that the request is not for apartment or commercial zoning.

Staff agrees that the request is not for commercial zoning and that the design of the units, with a separate entrance to the outdoors for each unit, would not qualify as apartments.

- 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.

Applicant states that the request will not constitute a spot zone.

The SU-1 zone is generally considered a “justified spot zone”

- 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.

Applicant states that the request will be consistent with the surrounding neighborhood and will not constitute a strip zone.

Staff agrees that this will not be a strip zone; there is R-2 and R-T development to the south of the site.

8. A Site Development Plan for Building Permit to fulfill the requirements of the SU-1 zone is heard concurrently with this case (14EPC-40055).
9. The properties are not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property
10. The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th. Participant expressed concerns regarding the density and design of the project, including the height, possibility for extra traffic and impact on the character of the neighborhood.
11. Staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings away from the street, higher walls and the lack of variation in the townhomes. Staff also received additional comments via e-mail from area

residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.

RECOMMENDATION - 14 EPC 40053 September 11th,

APPROVAL/DENIAL/DEFERRAL of 14 EPC 40053, a request for a Zone Map Amendment from C-1 to SU-1 for R-T Permissive Uses for lots 3 and 4 of the Sandia Plaza Addition, based on the preceding Findings and subject to the following Conditions of Approval for SU-1 zoning only

CONDITIONS OF APPROVAL – 14 EPC 40053 September 11th, 2014ZONE MAP AMENDMENT

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS – 14 EPC-40053 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan Building Permit for lots 3 and 4 of the Sandia Plaza Addition located on 12th street and Griegos Road and containing approximately .35 acres.
2. The site is currently vacant, except for an on premise sign. The sign will be removed if the applicant request to develop the site with 6 townhome units is approved.
3. The site is within the boundaries of the North Valley Area Plan and the Los Griegos Neighborhood Development Plan and within the Established Urban Area of the Comprehensive Plan.

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4. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, Los Griegos Neighborhood Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
 5. The subject site is within the Central Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Land Use**
 1. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
The proposal partially furthers Policy II.B.5d- new development/neighborhood values/ environmental conditions/resources. The development would be located on Griegos Rd., and not within an existing, established single-family neighborhood. The project will have "southwestern" style similar to many houses in the area. The density will be greater than that of the development to the north and east, but similar to what is to the south of the site.
 2. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.
The subject site is partially vacant, there are temporary buildings and one abandoned building. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity in this location. The traffic would primarily be directed onto Griegos road and not into the neighborhoods. The proposal furthers Policy II.B.5e- new growth/urban facilities/neighborhood integrity.
 - B. Developed Landscape**
 1. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.
The requests allow the development of several landscaped area in both public and private areas, planted with low to medium water vegetation and designed to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.
 - C. Community Resource Management Policies-**
 2. Housing Policy II.D.5a: The supply of affordable housing shall be preserved and increased, and the opportunity to obtain standard housing for a reasonable proportion of income assured.
The proposal partially furthers Housing Policy 2.D.5a- affordable housing/standard housing & income proportion. Though not be marketed as affordable housing

according to Federal guidelines, the smaller size of the homes and small lots would create an opportunity for people to obtain standard housing that may be a reasonable proportion of their income.

6. The request is consistent with goals and policies in the North Valley Area Plan:
Zoning & Land Use

2. The City and County shall stabilize residential zoning and land use in the North Valley Area.

The proposal generally furthers Zoning & Land Use Policy 2. The zone change, to another residential designation, would result in development of a partially vacant parcel for residential uses. Zoning and land use would be consistent.

General Plan Information

Affordability

The plan also suggests that vacant commercial land could be converted into housing use (NVAP,pg.116) to offset the impacts of gentrification and increased commercial development.

This project would convert currently underutilized commercial land into a housing use.

Density

The plan states that most of the housing in the plan area is low density (NVAP page 118). It also states that it may be possible to accommodate to new housing in the area at a higher density, if it is appropriately designed. The plan recommends clustering of housing to preserve open land.

The request would allow the development of new housing, but may be denser than envisioned by the plan.

Village Center Principles

The NVAP calls out the intersection of 12th and Griegos as a “Village Center”, a commercial development geared toward the needs of neighborhood residents and having a pedestrian friendly character.

The proposed development would not be the commercial village, but it would add more people to the area and may support the re-development of remaining commercial property on the corner of 12th and Griegos. The heavy commercial development near the site seems to be located along 4th street. The area near Rio Grande BLVD. and Griegos RD seems to have developed in the manner that was envisioned by the plan; small retail spaces, restaurants and services.

Agricultural land

The North Valley Area Plan contains significant discussion regarding the retention of agricultural land. This project would not take existing agricultural land out of production.

The subject is not shown as having rural character on the Rural Character map on page 171.

The requests would not impact agricultural land.

7. The request is consistent with objectives of the Los Griegos Sector Development Plan:
Long Term Objective (1): Elimination of blight and prevention of blighting influences.

The subject site is partially vacant; there is an abandoned building and several portable buildings that are not in use. These things detract from the overall character and may contribute to blight. The redevelopment of the site would require compliance with existing zone code regulations. Although the site could be developed with office or commercial use to achieve the same result, it is not likely that this will occur due to an excess of office and commercial space city wide. The requests further objective 1.

Long Term Objective (3): Conservation, improvements and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code Standards.

The request will allow the development of new housing that will be in compliance with the zoning code. The applicant states that the housing will be affordable, but that is not defined. This objective is furthered.

Long-Term Objective (4): Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

The request will allow the development of housing that will further the enhancement of the area as a primarily residential area by adding more residential use. The plan does not provide an east/west dividing line; the subject site is about half way between the east and west boundaries of the plan area. The subject site was originally envisioned as a neighborhood commercial center, this has not materialized. This objective is partially furthered.

8. This case is heard concurrently with a Zone Map Amendment (14EPC-40053).
9. The walls are consistent with the Los Griegos Design Overlay regulations for walls.
10. The properties are not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property
11. The Los Griegos Neighborhood Association, Greater Gardner Neighborhood Association and the North Valley Coalition were all notified and offered a facilitated meeting. The meeting was held on August 28th.

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12. Staff received e-mail from 2 area residents opposing the design of the project. Their concerns included the orientation of the buildings away from the street, higher walls and the lack of variation in the townhomes. Staff also received additional comments via e-mail from area residents opposing the project based on the style, density, increased traffic and the impact on the character of the area.

RECOMMENDATION – 14 EPC 40055 - September 11th, 2014

APPROVAL of 14 EPC-40055, a request for Site Development Plan for Building Permit, for lots 3 and 4 of the Sandia Plaza Addition , based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14 EPC 40055 - September 11th, 2014, Site Development Plan for Building Permit

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. Colors for stucco shall be specified.
4. The note on sheet 1 regarding 24 units shall be removed.
5. Conditions of Approval based on recommendations from City Engineer, DMD and NMDOT
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - b. Re-Plat and Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).
6. Conditions of Approval based on recommendations from PNM

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- a. Existing three-phase overhead electric distribution lines are located on the south, west and north boundaries of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
 - b. Sheet 3 indicates “electric line” in the legend but lines are not shown on the utility plan. These should be shown on the south, west and north sides of the property. “Power Pole” should be added to the legend and power pole symbol should be added at northwest corner of property.
 - c. Coordination with PNM will be necessary for this project regarding proposed tree species, tree height at maturity, tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along the south, west and north boundaries of the property. Street trees indicated on the Landscape Plan, Sheet 4, are not a compatible height with the existing overhead electric distribution utilities on the western and southern boundaries of the property. A shorter tree selection at mature height is recommended at this location. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 - d. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.
7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-

***Maggie Gould
Planner***

Notice of Decision cc list:

Garcia Kramer and Associates
Hogares

6001st Street NW Suite 211 ABQ NM 87102
PO BOX 6485 ABQ NM 87197

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Proposed Zone map amendment from C-1 to SU-1 for RT, and Site Development plan for building permit.

Property would require a re-plat prior to construction.

No adverse comment to this proposal.

Office of Neighborhood Coordination

Long Range Planning

The request is within the boundaries of *Los Griegos Sector Development Plan*, and design standards apply to the site. The site is currently undeveloped land zoned C-1; the applicant requests SU-1 for RT. The project letter indicates that “high density residential development is already allowed.” However, this site does not meet any of the required criteria for residential uses – it is not within an activity center, on a transit corridor, or in a Metropolitan Redevelopment Area.

The project letters appear to have been switched in projects 101082 and ‘83

Metropolitan Redevelopment Agency

Historic Preservation

#1010182, 1207 and 1203 Griegos Road NW, the properties are not located within the Los Griegos Historic District, nor are there any historic buildings located on the subject property. The Los Griegos Historic District is located along Griegos Road, between Guadalupe Trail and Rio Grande Boulevard. There are a number of properties on the State Register of Cultural Places and the National Register of Historic Places, in the general area of the applications, however the subject sites do not contain any historic resources.

Transportation

14EPC–40053 Amendment to Zone Map

- No objection to the request.

14EPC–40055 Amendment to Site Development – Building Permit

City Engineer/Transportation Development:

- Re-plat will be required at DRB. Right-of-Way dedication will most likely be required.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- Work within the public right of way requires a work order with DRC approved plans.

City Engineer/Hydrology Development:

- The drainage plan should match the Site Plan. They are not the same in the southeast corner of the site.
- The plan is to state how it will manage the first flush and meet the detention requirements of the valley.
- The efficacy of the sidewalk culverts will be evaluated when the drainage plan is submitted for DRB approval.

DMD Transportation Planning:

- Per the Long Range Roadway System map Griegos Road is a collector, which typically requires a minimum right-of-way width of 73 feet, including an additional 12 feet if the roadway is on the Bikeway System. The Site Development Plan for Building Permit indicates ROW varies on Griegos Road, whereas the minimum ROW dimension should be identified. The Long Range Bikeway Systems map specifies the section of Griegos Road fronting this property is to contain bicycle lanes, yet they appear to be missing at the location of this request. Bicycle lanes exist on Griegos approximately 150 feet west and 250 feet east of this request. Adequate ROW for required bicycle lanes should be obtained as a condition of approval of this request, which should include the installation of missing bicycle laneage.

NMDOT:

- The NMDOT has no objections to the site development plan.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

Conditions of approval for the proposed Site Development – Building Permit shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Re-Plat and Right of Way Dedication or easements will be granted as required by the Development Review Board (DRB).

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed, No comments

Open Space Division Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

This project is in the Valley Area Command.

Plans for the project show front doors to be in-set from the outer structure line by several feet. This configuration reduces visibility during approach. Recommend reducing the distance to increase natural surveillance and the ability to see and be seen. Lighting should also be installed along the approach and at the door.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes None

Adjacent bus stops None

Site plan requirements None

Large site TDM suggestions None.

Other information None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will impact MacArthur Elementary School Taft Middle School, and Valley High School. Currently, MacArthur Elementary is nearing capacity, Taft Middle School and Valley High School currently have excess capacity.

Loc No	School	2013-14 40th Day	Capacity	Space Available
303	Macarthur ES	235	247	12
455	Taft MS	515	712	197
560	Valley HS	1278	1690	412

Residential Units: 6
Est. Elementary School Students: 2
Est. Middle School Students: 1
Est. High School Students: 1
Est. Total # of Students from Project: 4

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions, Add portables , Use of non-classroom spaces for temporary classrooms, Lease facilities, Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other: Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

- MRMPO is pleased to see higher density residential infill going into the area.
- For informational purposes, the functional classification of Griegos Road is that of an Existing Urban Collector as per the Current Roadway Functional Classification System Map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1010182 Zone Map Amendment, Site Development Plan for Building Permit:

1. Existing three-phase overhead electric distribution lines are located on the south, west and north boundaries of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.

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2. Sheet 3 indicates “electric line” in the legend but lines are not shown on the utility plan. These should be shown on the south, west and north sides of the property. “Power Pole” should be added to the legend and power pole symbol should be added at northwest corner of property.
 3. Coordination with PNM will be necessary for this project regarding proposed tree species, tree height at maturity, tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along the south, west and north boundaries of the property. Street trees indicated on the Landscape Plan, Sheet 4, are not a compatible height with the existing overhead electric distribution utilities on the western and southern boundaries of the property. A shorter tree selection at mature height is recommended at this location. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.
 4. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.