

**PROJECT #1010895
16EPC-40046 & 40048**

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**Environmental
Planning
Commission**

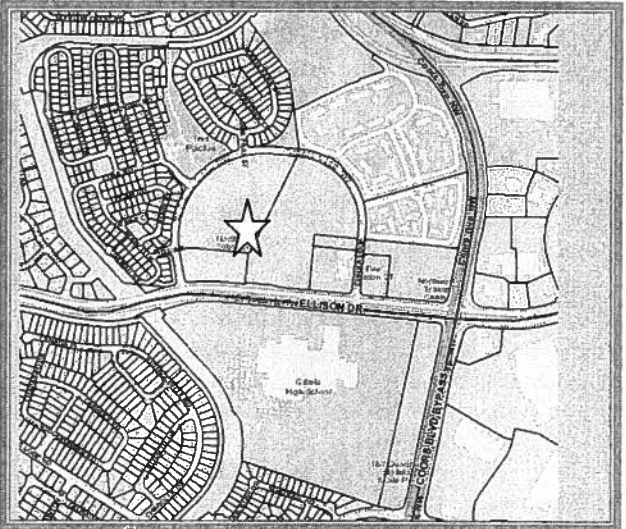
**Agenda Number: 04
Project Number: 1010895
Case #: 16EPC- 40046, 40048
October 13, 2016**

Staff Report

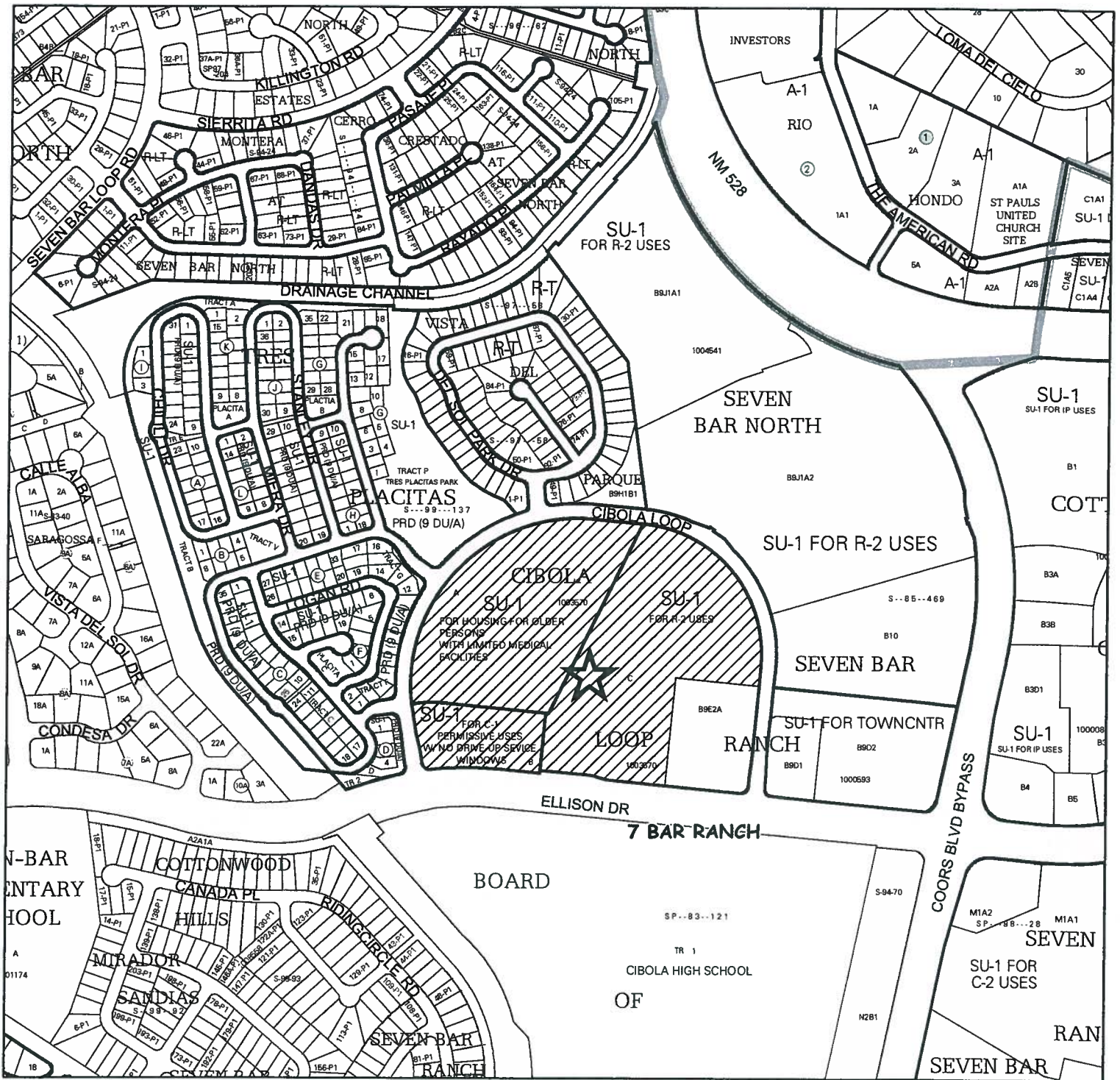
Agent	Consensus Planning
Applicant	JR Malouff, Vientecillo LLC
Request	Sector Development Plan Amendment (Zone Change) Site Development plan for Subdivision
Legal Description	Tracts A,B and C Cibola Loop Subdivision
Location	Ellison Drive NW, between W. Cibola Loop and Cibola Loop
Size	26 acres
Existing Zoning	For C-1 Permissive Uses With no Drive-up Service Windows, SU-1 for Housing for Older Persons with Limited Medical Facilities , SU-1 for R-2 uses
Proposed Zoning	R-2, SU-1 for City of Albuquerque Community Facilities and Related uses SU-1 for C-1 permissive uses <i>with the addition of</i> retail sales of alcohol for off premise consumption as an ancillary use to a grocery store <i>and the addition of</i> on premises liquor sales associated with a sit down restaurant

Staff Recommendation
That a recommendation of:
APPROVAL of Case 16 EPC 40046, SDP Map Amendment based on the Findings beginning on Page 16 and conditions on page 23,
And
APPROVAL of of Case 16 EPC 40048, SPS based on the Findings beginning on Page 24 and the conditions on page 30,
Be forwarded to City Council
Staff Planner
Maggie Gould, Planner

Summary of Analysis
 This is a request for a Sector Development Plan Amendment (Zone Change) for a 26 acre parcel located on Ellison near Coors Bypass. The request allows development of a new City library, pool and multigenerational center, reduces the acreage of multifamily zoning and add public facility and commercial uses. The applicant has justified the request as being more advantageous to the community because it will allow the development of needed services and due to changed conditions in the form of council resolutions to change the scope of the project and the removal of the senior housing on tract A.
 The west side coalitional of neighborhoods was notified. A facilitated meeting was recommended, but was declined. Staff has not received any comments as this writing. There is no know opposition. Staff recommends a recommendation of approval be forwarded to City Council.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/2016
 Agency comments used in the preparation of this report begin on Page 31.



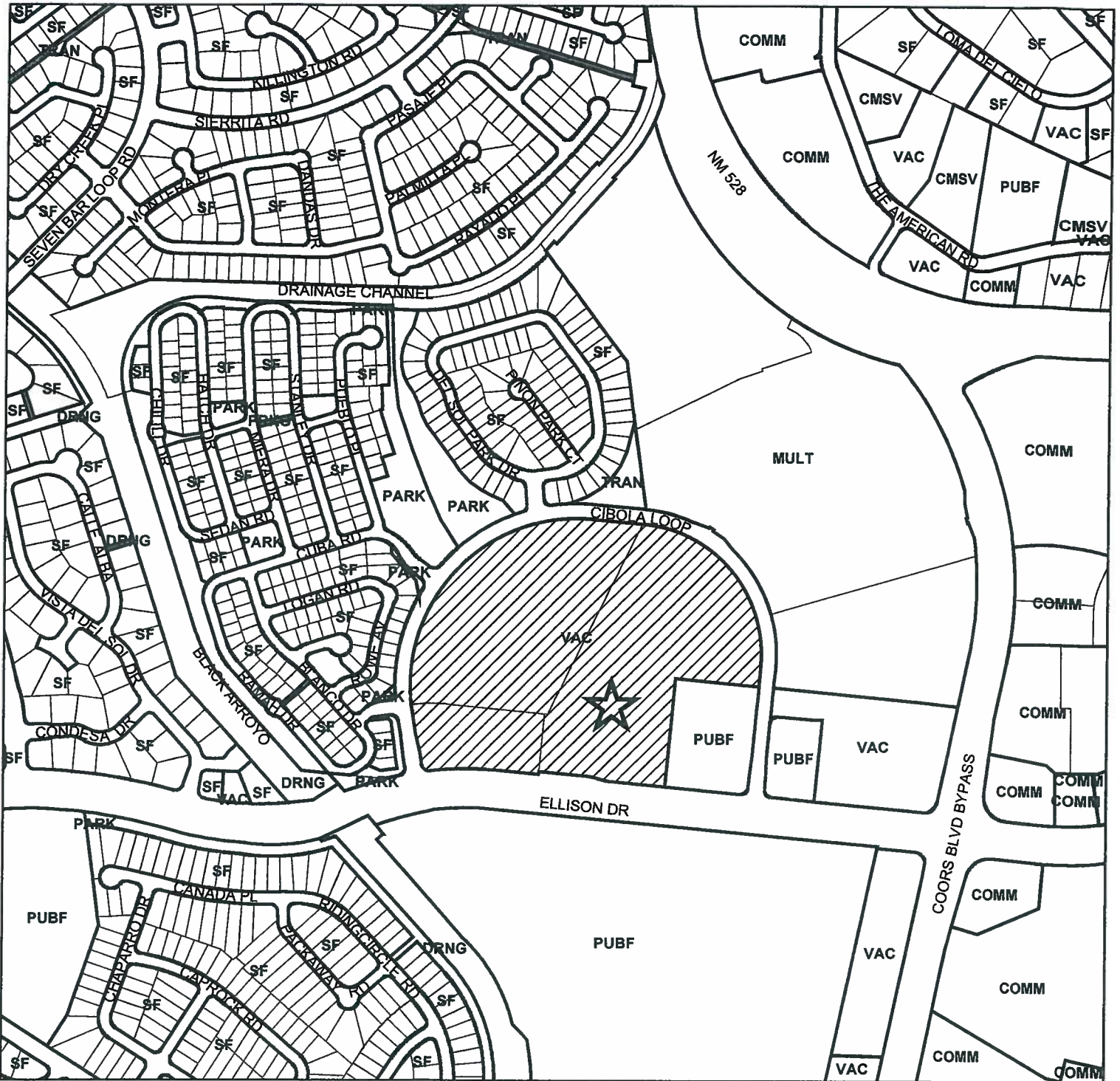
ZONING MAP

Note: Grey shading indicates County.



1 inch = 548 feet

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10/13/2016
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LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

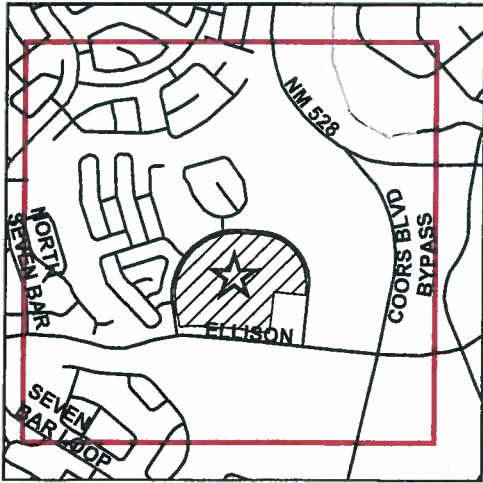
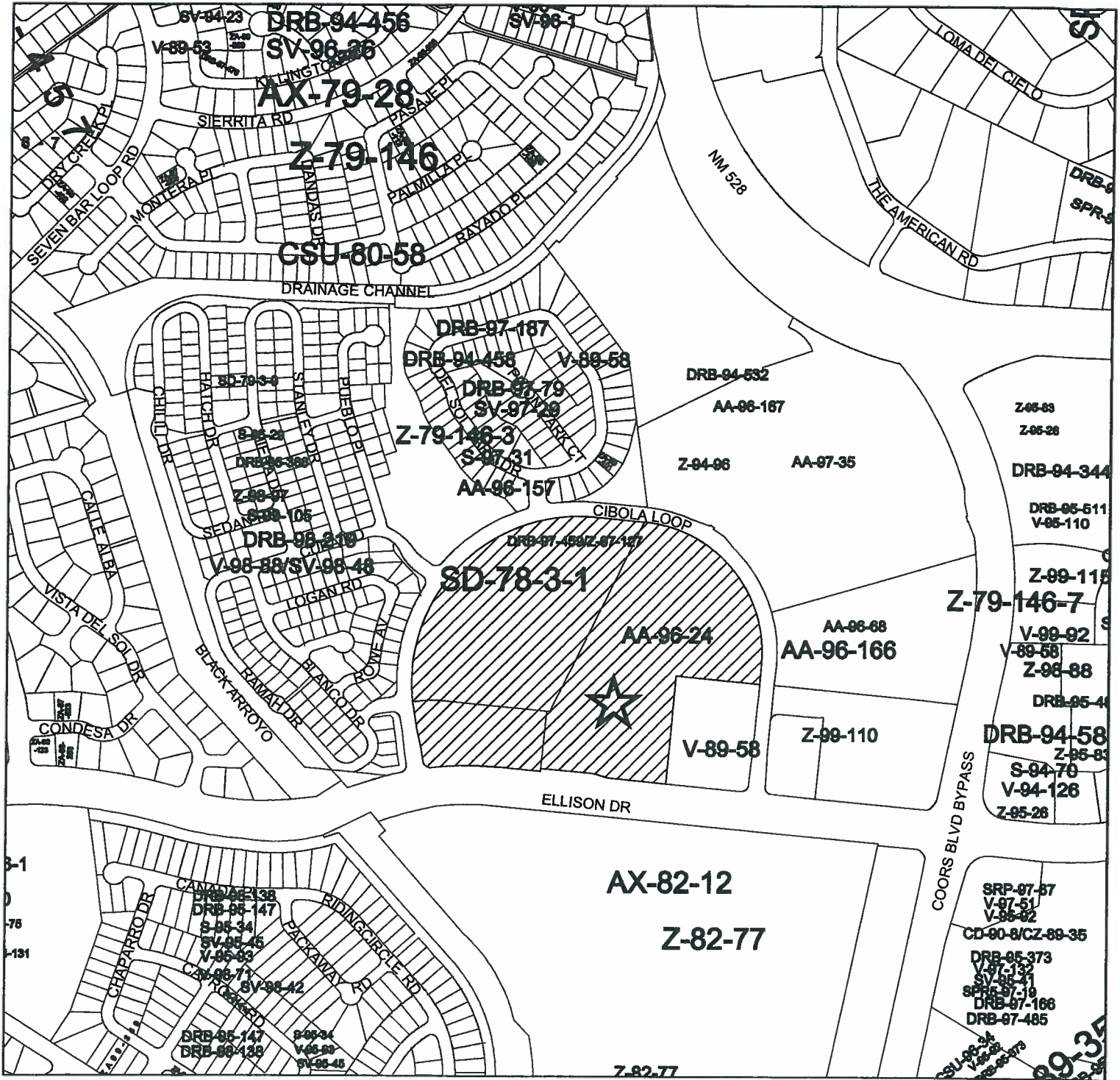
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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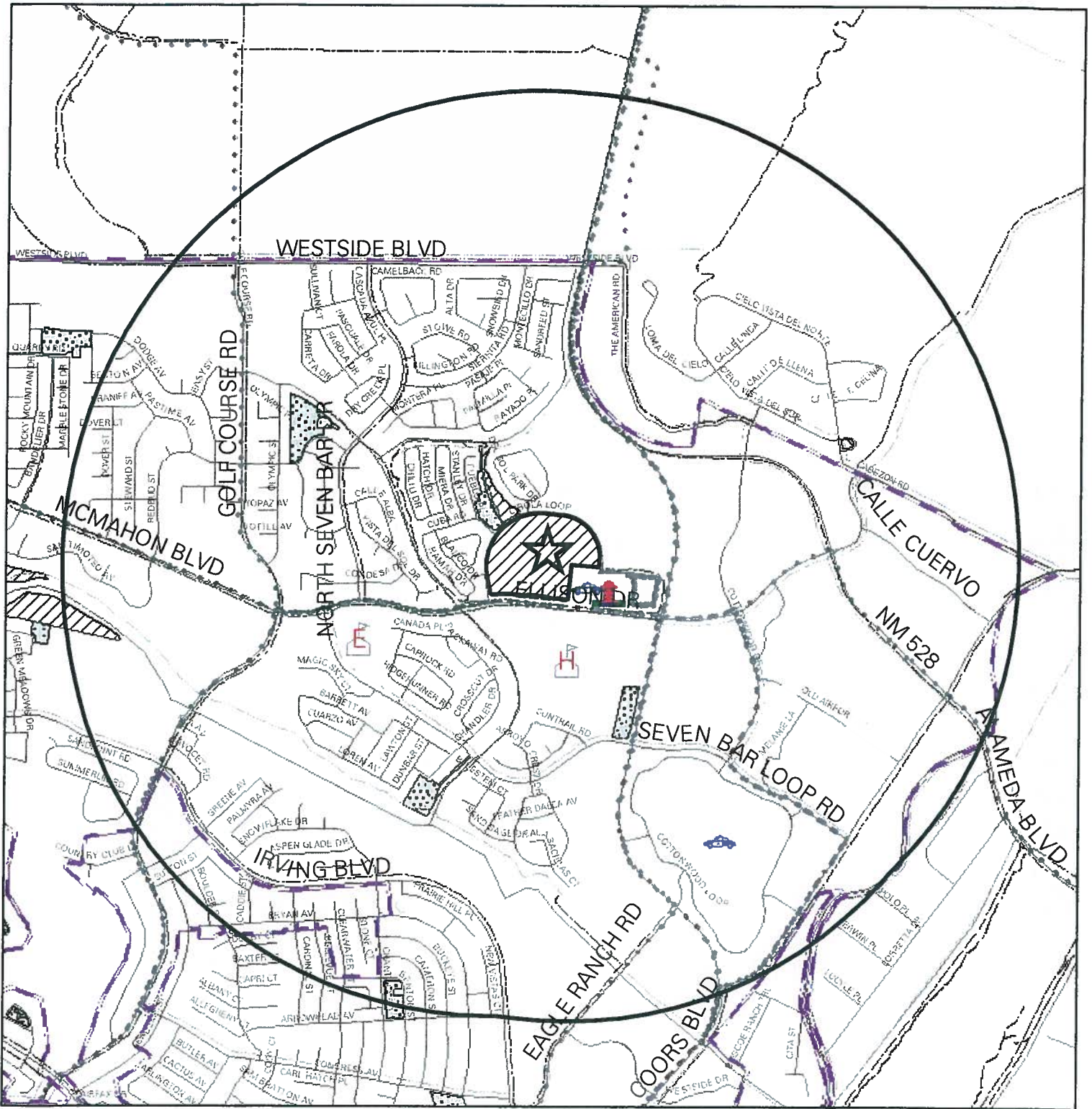
HISTORY

Note: Grey shading indicates County.



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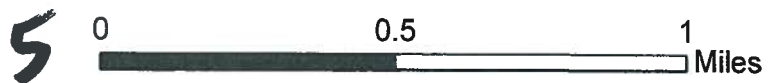


Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1010895



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	See description on front page	Established Urban, WSSP, Seven Bar Ranch SDP	Vacant
North	SU-1 PRD, R-T, SU-1 for R-2 uses		Single Family, multi-family
South	R-1		Institutional, (Cibola High School)
East	SU-1 for R-2 uses, SU-1 for town center		Civic, Fire Station, Transit Center
West	SU-1 PRD,		Single Family

II. INTRODUCTION

Proposal

The site consists of three tracts:

Tract A, 11 acres, zoned, SU-1 for Housing for Older Persons with Limited Medical Facilities.

Tract B, 2.9 acres, zoned SU-1 for C-1 Permissive Uses with no Drive Up Services.

Tract C, 12.4 acres, zoned SU-1 for R-2 uses.

The applicant proposes a Site Development Plan for Subdivision to divide the site into four tracts, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant.

The applicant proposes to amend the existing zoning on the site to allow the development of a City of Albuquerque Multigenerational Center and Swimming Pool, Apartments and neighborhood commercial services. The Site Development Plan for Subdivision (SPS) contains design standards to guide future development on Lots 1,2 and 4. Lot 3 is not covered by the SPS because it is straight zoned and does not require an SPS to guide future development. This SPS meets the requirements of § 14-16-2-22(A)(1), the SU-1 Zone. Because the original zoning was imposed by the Seven Bar Sector Development Plan, this request constitutes a map amendment to that plan.

The applicant is requesting that the review of Site Development Plans for Building Permit for future City facilities (lots 1 and 2) be delegated to the building permit process and that lot 4 be reviewed by the EPC.

EPC Role

The EPC has the authority to hear and consider all Site Development Plans associated with an SU-1 site within the City of Albuquerque [Ref: § 14-16-2-22(A)(1)]. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). This case is quasi-judicial matter.

History/Background

The site was zoned SU-1 for R-2 uses in the Seven Bar Sector Plan in 1985 and rezoned to the current zoning in 2008. In 2008 a Site Development for Subdivision to allow the development of multifamily housing and senior multifamily housing was also approved by the EPC for a portion of the site ((1003570, 08 EPC 40036 and 37). The site has remained vacant and the SPS was terminated in June of 2016 because, pursuant to §14-16-3-11, Site Development Plan Termination, these plans are valid for seven years after approval and can be terminated if less 50% of the site has developed.

Context

The area is developed with a mixture of commercial, service and residential uses. Cottonwood regional shopping center is just east of the site. Cibola High School is across Ellison Drive from the site.

There are several City facilities nearby, the Northwest Transit Center, Fire Station and Northwest Police Substation to the east and the Northwest Quadrant Skate Park to the southeast.

Transportation System

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

The LRRS designates Ellison Drive and Coors Bypass as Principal Arterials.

The LRRS designates Cibola Loop as a Major Local street.

Comprehensive Plan Corridor Designation

Ellison is an Enhanced Transit Corridor west of Coors Bypass. Coors Bypass is a Major Transit Corridor.

Trails/Bikeways

A paved multi-use trail exists along Ellison drive (the McMahon Trail) with connections to the Black Arroyo Trail, along the Black Arroyo to the west of the site and the Tres Placitas Trail, which circles the Tres Placitas subdivision to the northwest of the site.

Ellison also contains a bike lane.

Transit

The Northwest Transit Center is located approximately .25 miles to the east of the site and is served by the 92, 94, 96, 98, 155, 157, 251, 790 bus routes.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The current zoning would allow the development of apartments, senior housing with associated, limited medical facilities and C-1 permissive uses excluding a drive up service window.

The proposed zoning will allow the development of City of Albuquerque Public facilities on lots 1 and 2, a pool, library and multigenerational center are proposed. The R-2 zone on lot 3 would allow the development of apartments at up to 30 dwelling units per acre and lot 4 could be developed with C-1 permissive uses with the added uses of alcohol sales associated with a grocery store and full alcohol service with a sit down restaurant.

The proposed zoning converts 16 acres of residential development to public service use on the west side of City and adds an additional 2 acres of commercial. The proposed commercial zoning is somewhat more intense than the existing zoning because it will allow limited alcohol sales.

Definitions (§14-16-1-5)

SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (See also MASTER DEVELOPMENT PLAN.)

DRIVE-UP SERVICE WINDOW. A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal 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:

Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

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 proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

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 can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site, but the site is within a regional activity center with excellent access to roads and transit. and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B.5m is furthered by the request.

Developed Landscape

Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

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 proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request furthers the service provision goal.

Transportation and Transit

Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

Economic Development

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furthers Policy II.D.6.a.

Education

The Education Goal “is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups.”

Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and access will provide both neighborhood and community access. The request furthers Policy II.D7c.

Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request furthers Policy II.D7e.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP

identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The site is located within the Seven Bar Community which lies between the Calabacillas Arroyo and the County line and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. The site is within the Seven Bar Regional Center.

The regional scale commercial developments including Cottonwood Mall comprise a regional retail center. Community scale retail, professional offices, Cibola High School and multifamily housing surround the regional retail center, with community scale commercial uses extending south of the Calabacillas Arroyo along Coors Boulevard through the Paradise Community to Paseo del Norte.

Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furthers Plan Objective 8.

Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furthers Policy 1.7

Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multi-family zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-*defining* features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area.

Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

Seven Bar Ranch Sector Plan (Rank 3)

The 7 Bar Sector Plan was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande River, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The plan does not contain specific design regulations, but encourages view preservation, natural landscaping and development reflective of southwestern style. The subject site was zoned SU-1 R-2 in the original Seven Bar Ranch Sector Plan and rezoned in 2007.

The proposed SPS and zoning would consistent with the intent of the Seven Bar Ranch Sector Plan to have natural landscaping and view preservation and to have development in the area.

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.

Analysis of Applicant's Justification

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 proposed zone will allow the development of City facilities which connect with existing cultural amenities. The site is already zoned for residential and commercial use.

The proposed commercial, public facility and residential uses are consistent with health, safety and general welfare of the City. The proposed public facilities will add much needed services to the west side.

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

The proposed zoning is appropriate for the site because it will allow the development public facilities that are needed on the west side of the City. The proposed zoning reduces the amount of multifamily development allowed on the site from 12 acres to 5 acres, and adds 2 acres of commercial uses. This is consistent with intent to have more jobs on the west side of the city and try balance the jobs to housing between the east and west sides of the city.

The added commercial uses, alcohol sales associated with a grocery store or sit down restaurant and the drive up service window for a bank or credit union add to the commercial viability of the site.

The proposed zoning to allow city facilities on the site will not have a destabilizing impact on the area. The allowed uses under the proposed SU-1 zone will serve the surrounding neighborhoods and will be compatible with existing services that have developed on the site to the north.

The request leaves five acres of multifamily zoning on the site, this reduces the burden on schools that the 12 acres of currently zoned land would have, while preserving some multifamily in an appropriate location (near transit and employment and services).

The added uses may contribute to the viability of the site by expanding the allowed uses. The added commercial uses are controlled by SU-1 zoning, the Site Development Plan for Subdivision and, for the alcohol uses, regulations at the state level. These protections ensure compatibility and stability with the surrounding area.

- 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.

Refer to policy analysis

- 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.

Staff's Response (refer to policy analysis for justification regarding more advantageous as articulated in the applicable plans and policies)

The applicant states that there changed conditions in the form of the removal of the deed restrictions on tract A, which only allowed senior housing. Also, the decision by City Council to amend the Capital Implementation Program to change the scope of the existing funding to allow for the planning, design, acquisition, construction and furnishing and equipment for a Northwest Mesa Library and Parks and Recreation Facilities. Also, the site has not developed under the existing zoning.

The applicant conducted a feasibility study that shows need for these facilities in the area.

The request is more advantageous to the community as articulated in the applicable plans and policies because it will add needed services in an underserved area, there is one City library west of the river and north of I-40. There are no City pools or spray parks in the area; the West Mesa Aquatic Center is located near Coors Boulevard and I-40. The County has a community center with a pool near Paradise Blvd and Unser Blvd.

The request decreases the amount of multifamily zoning on the site and replaces it with commercial and public facility use; this is consistent with the intent to have more employment and service opportunity on the west side. The five remaining acres of multifamily are in close proximity to employment, services and transit.

The added commercial uses on the site will improve the employment and services opportunities in the area. The SU-1 zoning adds design standards for lots 1, 2 and 4 and site

plan review for lot 4 to the process ensuring that future development is compatible with the existing area and the developed residential neighborhood.

- 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 site will not include any uses that are harmful to the adjacent property; the proposed zone contains uses already proposed for the site C-1 and R-2. The Site Development Plan for Subdivision has design guidelines to ensure that the development of the future commercial and public facilities is of a high quality. The addition of alcohol sales on the site adds to the allowed uses and will support the commercial viability of the site. The State of New Mexico regulates the sale of alcohol and has regulations regarding age, hours of sale and t distance from churches and schools. The proposed zoning only allows alcohol sales within a grocery store or a restaurant.

The development of a drive up service window associated with a bank or credit union will require a vehicle movement plan approved by the Traffic Engineer.

Staff agrees that the sales of alcohol on the site will be fairly restrictive and are not likely to have a negative impact on the area. The sale of alcohol would not be allowed within 300 feet of Cibola High School. The State generally measures this distance from the point of sale of the alcohol to the property line of the school or church. The drive up service window associated a bank or credit union is a permissive use in the C-1 zone. The C-1 zone is mapped adjacent to single family neighborhoods and neighborhood commercial corridors through the city.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The City has set aside funding for the acquisition of the first 6.9 acres(lot 1) and will work to fund to the acquisition of the additional 9 acres(lot 2). The area has exiting urban services and infrastructure.

While the proposed development on a portion of the site will require capital expenditures on the part of the City, these will not be unprogramed expenditures. The City will be able to plan for and phase the development over time.

- 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 City is the contract purchaser for 16 acres of the site. The location for the City facilities was determined through a planning process. The residential and commercial uses are allowed on the site.

The applicant has not listed economics as the main justification for the request. The request furthers many goals and policies of the applicable plans.

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

The subject site is already zoned for commercial and residential uses. The location on Ellison Drive is relevant to the request because Ellison is a regional principle arterial and an appropriate location for the proposed uses.

Staff agrees that the location is appropriate for the proposed uses, but the applicant has provided justification in the form of policy analysis showing that the request is consistent with the applicable goals and policies.

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

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

The property is currently zoned SU-1 and there are many similarly zoned properties in the area.

The Seven Bar Sector Development Plan zoned the area SU-1 for a variety of uses. The proposed zoning is compatible with the existing development and zoning in the area. The five acres of R-2 zoning will be located across Cibola loop from property zoned SU-1 for R-2 uses.

- 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.

The proposed zoning will not create a strip zone because of the size, shape and location of the site.

The proposed zoning will not create a strip of land with zoning that is different from the surrounding zoning. The request will maintain the SU-1 zoning on the bulk of the property and will zone the five acres in the north east corner the same zoning as the property just across Cibola loop.

Other Analysis

The request is consistent with intent to have more jobs and services on the west side of the city because it removes 18 acres from housing uses and converts it to service and commercial uses.

Future development on the site will be subject to the traffic analysis requirements of the City and the State.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Request

The Site Development Plan for Subdivision covers lots 1, 2 and 4 and sets out the design and building standards for future development on these lots.

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, Zoning Code, West Side Strategic Plan and Seven Bar SDP.

Site Plan Layout / Configuration

The Site Development Plan for Subdivision (SPS) contains numbered sections 1-14, the sections are referenced in the analysis below. For example, (6.2) would reference section 6, Landscaping, item 2.

The site takes access from Ellison Drive and Cibola Loop, with one access point on the east side through lot 1 and one on the west side between lots 3 and 4. The three access drives meet near the center of the site.

The maximum allowed height for the future City buildings is 36 feet, and the maximum allowed height for the commercial buildings will be 26 feet.

The minimum building setback is 30 feet from the ROW of Ellison Drive or Cibola Loop.

The minimum parking area setback is 20 feet from the ROW of Ellison Drive or Cibola Loop.

Playground areas must be setback 30 feet from streets or parking areas, unless surrounded by a physical barrier.

Public Outdoor Space

The SPS requires shaded outdoor patios for restaurants (2.6).

Vehicular Access, Circulation and Parking

Parking will be provided for the commercial as required by the C-1 zone, the City development will have a maximum of 300 spaces for the Multigenerational center, with a minimum of 20 accessible space, the library will have maximum 110 spaces, with 8 accessible space and the pool will have a maximum of 100 spaces, with 4 accessible spaces (3.2).

Pedestrian and Bicycle Access and Circulation, Transit Access

The site has access to the existing paved multi-use trail along Ellison drive (the McMahon Trail) with connections to the Black Arroyo Trail, along the Black Arroyo to the west of the site and the Tres Placitas Trail, which circles the Tres Placitas subdivision to the northwest of the site. Ellison also contains a bike lane. The SPS requires connections to these trails and to buildings on the site, sidewalks and roadways (2.4).

Bicycle parking is required near building entrances (3.3 and 12.4) as required by the zoning code (§14-16-3-1(B)).

Walls/Fences

The SPS allows finished block, spilt face block, burnished block, architectural concrete and stone as wall materials (7.14). Section 7, Screening and Walls and Fencing contains extensive guidance for the future swimming pool fencing and screening, limits retaining walls heights to 10 feet in height (7.8) and addresses safety for PNM facilities.

Lighting and Security

Section 9, Lighting and Noise requires all light fixtures to be shielded with full cut angles.

Light pole is height is limited 30 feet for the parking areas and internal streets and 16 feet for pedestrian paths. Bollard lighting is limited to 48 inches in height (9.3).

Landscaping

Section 6, Landscaping, recommends that native and naturalized plant species should be used, calls out the maintenance responsibility for landscape areas(6.2 and 6.3), recommends that outdoor areas be design for both recreation and drainage(6.9) and provides minimum plants sizes (6.11).

Grading, Drainage, Utility Plans

The SPS contains section 14 on Sustainability and Stormwater Control, this section recommends water harvesting (14.2) , drainage into landscaped areas (14.4) and plantings to filter runoff (14.6). Section 13 addresses utilities and requires new electric lines to be placed underground and requires screening of transformers, utility pads and telephone boxes while providing for the safety of utility workers.

Architecture

The SPS does not specify an architectural style but requires building articulation (8.6), step downs to relate to pedestrian scale (8.7) and the architectural integration of cell towers.

Signage

The SPS contains signage guidelines regarding size, location and sign content. One project sign is allowed at each of the three entry points. The sign at Ellison can be up to 15 feet in height and

up to 75 square feet in size; the signs at Cibola Loop can be up to 10 feet in height and up to 50 square feet.

One monument sign is allowed for each civic building and for the commercial parcel. These signs cannot exceed 40 square feet in size and 8 feet in height.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Long Range Planning Section commented that the city has many SU-1 zones and the SU-1 zone can be unwieldy to administer. Follow up with Long Planning indicates that they do not think the entire site should be straight zoned, but are providing informational comments. The request does not create new SU-1 zoning and does remove 5 acres from the SU-1 designation.

APS commented that the elementary school and high school for the area are over capacity. Also APS would not support a waiver for alcohol sales within 300 feet of a school. The commercial tract (lot 4) in approximately 500 feet deep it may be possible to develop a restaurant or grocery use that is not within 300 feet of the school. The applicant would responsible for going through the license process with the state if the zoning is granted.

Future development will require coordination with the ABCWUA and PNM for utility service and with the City and NM DOT for transportation issues. These can be addressed through the building permit process.

Neighborhood/Public

The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.

Staff has not received any comments from the public as of this writing.

V. CONCLUSION

This is two part request for a Sector Development Plan Amendment (Zone Map Amendment) and a Site Development Plan for Subdivision. The request will allow the development of new public facilities and expanded commercial services on the west side. The request reduces the amount of residential development allowed on the site and is consistent with intent to have more employment and service opportunities on the west side.

The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans because it will address a public need for recreational and cultural facilities as identified by a recent feasibility study and due to changed conditions in the form of the removal of the deed restriction on Tract A allowing only senior housing.

Staff believes that the design standards and City review are sufficient to allow delegation of the City facilities to the building permit process.

FINDINGS – 16 EPC- 40046 - October 13, 2016 , Sector Development Plan Map Amendment (Zone Change)

1. This is a request for a Sector Development Plan Map Amendment for Tracts A,B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The site is currently zoned :Tract A, 11 acres, , SU-1 for Housing for Older Persons with Limited Medical Facilities, Tract B, 2.9 acres, SU-1 for C-1 Permissive Uses with no Drive Up Services and Tract C, 12.4 acres, SU-1 for R-2 uses. The applicant proposes a Site Development Plan for Subdivision (16 EC 40048) to divide the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant . The Site Development Plan for Subdivision is heard concurrently with this request.
3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones (1003570, 08 EPC 40037).
4. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)).
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

B. 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 proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

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 can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

3. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
 - In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
4. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

5. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site, but the site is within a regional activity center with excellent access to roads and transit, and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

6. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

C. Developed Landscape

1. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. 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 proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

D. Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request furtheres the service provision goal.

E. Transportation and Transit

1. Policy II.D.4d: The frequency of driveways along principal and minor arterial street s will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

2. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

F. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furthers Policy II.D.6.a.

G. Education

The Education Goal “is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups.”

1. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and access will provide both neighborhood and community access. The request furthers Policy II.D7c.

2. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request furthers Policy II.D7e.

Policy xyz:

7. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request.:

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furthers Plan Objective 8.

- B. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furthers Policy 1.7

- C. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

- D. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- E. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- F. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- G. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-*defining* features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- H. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

8. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning would consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
9. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. The proposed commercial, public facility and residential uses are consistent with health, safety and general welfare of the City. The proposed public facilities will add much needed services to the west side.
- B. The proposed zoning to allow city facilities on the site will not have a destabilizing impact on the area. The allowed uses under the proposed SU-1 zone will serve the surrounding neighborhoods and will be compatible with existing services that have developed on the site to the north.
- The request leaves five acres of multifamily zoning on the site, this reduces the burden on schools that the 12 acres of currently zoned land would have , while preserving some multifamily in an appropriate location (near transit and employment and services).
- The added uses may contribute to the viability of the site by expanding the allowed uses. The added commercial uses are controlled by SU-1 zoning, the Site Development Plan for Subdivision and, for the alcohol uses, regulations at the state level. These protections ensure compatibility and stability with the surrounding area.
- C. See findings 5, 6 and 7.

D. The applicant states that there changed conditions in the form of the removal of the deed restrictions on tract A, which only allowed senior housing. Also, the decision by City Council to amend the Capital Implementation Program to change the scope of the existing funding to allow for the planning, design, acquisition, construction and furnishing and equipment for a Northwest Mesa Library and Parks and Recreation Facilities. Also, the site has not developed under the existing zoning.

The applicant conducted a feasibility study that shows need for these facilities in the area.

The request is more advantageous to the community as articulated in the applicable plans and policies because it will add needed services in an underserved area, there is one City library west of the river and north of I-40. There are no City pools or spray parks in the area; the West Mesa Aquatic Center is located near Coors Boulevard and I-40. The County has a community center with a pool near Paradise Blvd and Unser Blvd.

The request decreases the amount of multifamily zoning on the site and replaces it with commercial and public facility use; this is consistent with the intent to have more employment and service opportunity on the west side. The five remaining acres of multifamily are in close proximity to employment, services and transit.

The added commercial uses on the site will improve the employment and service opportunities in the area. The SU-1 zoning adds design standards for lots 1, 2 and 4 and site plan review for lot 4 to the process ensuring that future development is compatible with the existing area and the developed residential neighborhoods.

E. The sales of alcohol on the site will be fairly restrictive and are not likely to have a negative impact on the area. The sale of alcohol would not be allowed within 300 feet of Cibola High School. The State generally measures this distance from the point of sale of the alcohol to the property line of the school or church. The drive up service window associated a bank or credit union is a permissive use in the C-1 zone. The development of a drive up service window associated with a bank or credit union will require a vehicle movement plan approved by the Traffic Engineer. The C-1 zone is mapped adjacent to single family neighborhoods and in neighborhood commercial corridors through the city.

F. While the proposed development on a portion of the site will require capital expenditures on the part of the City, these will not be unprogramed expenditures. The City will be able to plan for and phase the development over time.

G. The applicant has not listed economics as the main justification for the request. The request furthers many goals and policies of the applicable plans.

H. The location is appropriate for the proposed uses, but the applicant has provided justification in the form of policy analysis showing that the request is consistent with the applicable goals and policies.

I. The Seven Bar Sector Development Plan zoned the area SU-1 for a variety of uses. The proposed zoning is compatible with the existing development and zoning in the area. The

five acres of R-2 zoning will be located across Cibola loop from property zoned SU-1 for R-2 uses.

J. The proposed zoning will not create a strip of land with zoning that is different from the surrounding zoning. The request will maintain the SU-1 zoning on the bulk of the property and will zone the five acres in the north east corner the same zoning as the property just across Cibola loop.

10. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
11. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
12. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

RECOMMENDATION - 16EPC-40046- October 13, 2016

THAT A RECOMMENDATION of APPROVAL of 16 EPC 40046 a request for a Sector Development Plan Map Amendment from SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-1 for C-1 Permissive Uses with no Drive Up Services and Tract C, 12.4 acres and SU-1 for R-2 uses. To SU-1 for City of Albuquerque Community Facilities and Related Services , R-2 and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant for Tracts A, B and C of the Cibola Loop Subdivision based on the preceding Findings and subject to the following Conditions of Approval, be forwarded to City Council

CONDITIONS OF APPROVAL - 16EPC-40046- October 13, 2016 (ZONE 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 - 16EPC- 40048 -October 13, 2016 Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision (SPS) for Tracts A,B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The SPS divides the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant .
3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones. The SPS approved with the 2008 zone change (1003570 , 08EPC -40036) has been terminated pursuant to § 14-16-3-11 because no development occurred on the site within the seven time frame allowed for SPS approvals.
4. A Sector Development Plan Amendment (Zone Change) 16 EPC 40046 is heard concurrently with this request.
5. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). Because the SPS is a requirement for the Sector Development Plan Amendment(zone change), the SPS will also be reviewed by City Council.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - H. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

I. Land Use

7. 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 proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

8. 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 can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

9. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
- In designated Activity Centers
 - In areas with excellent access to the major street network.
 - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
 - In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
 - In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.
10. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

11. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site, but the site is within a regional activity center with excellent access to roads and transit. and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

12. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

J. Developed Landscape

2. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. 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 proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

K. Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request furtheres the service provision goal.

L. Transportation and Transit

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3. Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

4. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

M. Economic Development

2. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furthers Policy II.D.6.a.

N. Education

The Education Goal “is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups.”

3. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and access will provide both neighborhood and community access. The request furthers Policy II.D7c.

4. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request furthers Policy II.D7e.

Policy xyz:

8. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request.:

- I. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furthers Plan Objective 8.

- J. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furthers Policy 1.7

- K. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

- L. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- M. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- N. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- O. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-*defining* features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- P. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

9. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning would consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
1. The applicant would like Site Development Plan for Building Permit approval delegated to the building permit process for future city facilities (proposed lots 1 and 2). The commercial development (proposed lot 4) will be reviewed by the EPC.
2. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
10. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
11. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

RECOMMENDATION - 16 EPC 40046 October 13, 2016

THAT A RECOMMENDATION of APPROVAL of 16EPC-40046 a request for Site Development Plan for Subdivision, for Tracts A, B and C of the Cibola Loop Subdivision , based on the preceding Findings and subject to the following Conditions of Approval be forwarded to City Council .

CONDITIONS OF APPROVAL – 16 EPC 40046 October 13, 2016 Site Development Plan for Subdivision

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. The applicant shall clarify monument sign because this term is not defined in the zoning code.
4. 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:

Consensus Planning
JR Malouff, Vientecillo LLC

302 8th street NW
5995 Alameda Blvd. NE

ABQ, NM
ABQ, NM

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

The City already has over 550 separate SU-1 zones for individual sites, all site development plan controlled, that contribute to additional layers of regulation and processes for individual developments. Many of these SU-1 zones have been found to be unnecessary, in large part, because special provisions and special design standards may create confusion and inconsistencies for multiple stakeholders (owners, buyers, builders, neighbors, and staff) during the review, implementation and enforcement processes.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. The proposed access from Ellison Dr should align with the existing median cut to the east.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's 2040 Long Range Roadway System Map, McMahan Blvd. is a Regional Principal Arterial with the proposed left-in being subject to limitations identified in the Transportation and Land Use Concept for the Westside – McMahan Corridor, within the West Side Strategic Plan, Appendix A.

Traffic Engineering Operations

NMDOT

As development progresses, the NMDOT is requiring the owner and or developer schedule an appointment with Nancy Perea to discuss this development's potential impacts on NM 45 (coors Blvd.). A Traffic Impact Analysis will be required.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40046 Zone Map Amendment (Zone Change)
2. 16EPC-40048 Site Development Plan For Subdivision.
 - a. Once service is desired, request an serviceability statement. Request shall include fire marshal requirements.
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - b. Development is outside of the Adopted Service Area so a development agreement is required.
 - c. The utility plan indicates to waterline stubs (one from Cibola Loop west and one from Cibola Loop east). The plan indicates a 40' private access, private waterline, sanitary sewer and drainage easement. The two waterline stubs shall not connect as private looped waterlines are not acceptable. Domestic and fire service can be provided along the entire frontage of Cibola Loop as there is an existing 8" waterline along this roadway. However, if fire flows cannot be met with this option, than an onsite public looped waterline may be required. The serviceability statement will identify the requirements.
 - d. The "Conceptual Utility Plan" shows two potential sanitary sewer services and one sanitary sewer line extending from the 18 inches PVC sanitary sewer line along Ellison Dr. Connections to sanitary sewer lines larger than 12 inches are prohibited. There is an eight inch stub at the southwest corner of the site that may be used for service. Any onsite sanitary sewer line shall be deemed private. The serviceability statement will determine the requirements for service.
 - e. There is an abandoned 8" sanitary sewer line onsite that shall be removed.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

All new/proposed refuse enclosures must be built to COA minimum spec. requirements.

(Zone Change) No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No comment

ALBUQUERQUE PUBLIC SCHOOLS

Cibola Loop Subdivision, Lots A, B, and C Located on Ellison Drive NW between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. The owner of the above property is requesting approval of a Site Development Plan for Subdivision of 3 existing lots to 4 proposed lots, and a Zone Map Amendment (Zone Change), Sector Plan Map Amendment, from SU-2 for C-1 Permissive Uses with No Drive up Service Window, to SU-2 for C-1; and from SU-1 for Housing for Older Persons with Limited Medical Facilities and SU-1 for R-2 Uses to R-2; and to SU-1 for community Facilities and Related Uses and to SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink of Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant (Note: underlined reflects APS understanding of proposed zone change request).

Increases in zoning to allow additional residential development in this area will have adverse impacts to the Seven Bar Elementary School whose enrollment is above capacity by 150 students, as well as to Cibola High, whose current 20th day enrollment is above capacity by 60 students. Taylor Middle School currently has an excess of available capacity.

Loc #	School	2015-16 40 th Day	2016-17 20 th Day	Capacity	Space Available
265	Seven Bar ES	813	810	660	-150
457	Taylor MS	489	435	838	403
580	Cibola HS	1,881	1,960	1,900	-60

Anticipated Residential Units from Zone change request: 154 dwellings

Est. Elementary School Students: 40

Est. Middle School Students: 17

Est. High School Students: 17

Est. Total # of Students from Project: 74

*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.”

Also of concern is that lot 4 (5.17 Ac.) with Proposed Zoning: SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant Serving Liquor is within 300’ of Cibola High School.

“ K.10 RESTAURANT LIQUOR LICENSE WAIVERS

City Ordinance F/S R-121, Enactment 115-1998 requires that the school board and/or recognized parent association of a school be consulted during the consideration of any distance waiver requests from the prohibition of alcoholic beverage sales within 300 feet of a church or school as set forth at 60-6B-10 NMSA 1978.

The school district will oppose in all cases the granting of any waiver to a restaurant for the purpose of allowing the serving of alcoholic beverages within 300 feet of a school site in which instruction of students normally takes place. The granting of such a waiver would increase the risk to students and staff of encountering intoxicated persons who may potentially interfere with or negatively impact the instructional process; and, would increase the danger of vehicular accidents within the walk zones surrounding the school.

Cross Ref: City of Albuquerque Ordinance F/S R-121 Enactment 115-1998; and 60-6B-10 NMSA 1978 of the State Liquor Control Act

NSBA/NEPN Classification: KLJ

Approved: January 20, 1999

Reviewed: April 2001”

Also, APS offers the following input in response to the proposed Eastbound Left Turn on Ellison Drive into the New Retail Commercial Access on the North Side of Ellison Drive:

1. Applicant proposes a left turn onto the subject property on Ellison Drive heading eastbound (refer to Exhibit A applicant submittal). Cibola HS administration is greatly concerned with such a proposal due to the following reasons:
 - a. The new queuing of vehicles making a left turn onto the subject property would likely create a bottleneck at Ellison Drive, after school is released, for vehicles heading east towards Coors Blvd.
 - b. Concern that bottlenecking on Ellison Drive during the school release hour will also create congestion at the Cibola HS onsite parking lot
 - c. Albuquerque Public Schools requests that other solutions, besides the Eastbound Left Turn, be considered by the applicant for access to the subject property.
2. Cibola High School is concerned that any break in the fence in the median along Ellison Dr. will pose a major safety risk to pedestrians trying to cross the street.
3. The two current access points onto Cibola HS are controlled pedestrian crossings through traffic safety lights.

APS is conducting a BLUZ (Bus Loading and Unloading Zone) Team meeting September 26, 2016 to discuss the subject request; this group will look at traffic and circulation issues affecting the school. APS will have additional comments that will be sent to City Staff regarding this case after this BLUZ team meeting.



MID-REGION COUNCIL OF GOVERNMENTS

Due to the site's location across from Cibola High School, MRMPO encourages safe pedestrian crossing opportunities to be explored in the TIF, particularly at the entrance on the south side of the site between lots 1 and 4.

For informational purposes, Ellison Dr NW is functionally classified as an Existing Principal Arterial road between NM 528 and Golf Course Rd NW. Additionally, it has been identified as part of the regional Intelligent Transportation Systems regional architecture.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead electric distribution line is located along the southern boundary of the subject site on Ellison NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. PNM's concerns have been addressed in the following sections:
Sheet 2, Design Guidelines, 7. Screening/Walls and Fences in 7.2
Sheet 3, Design Guidelines, 13. Utilities



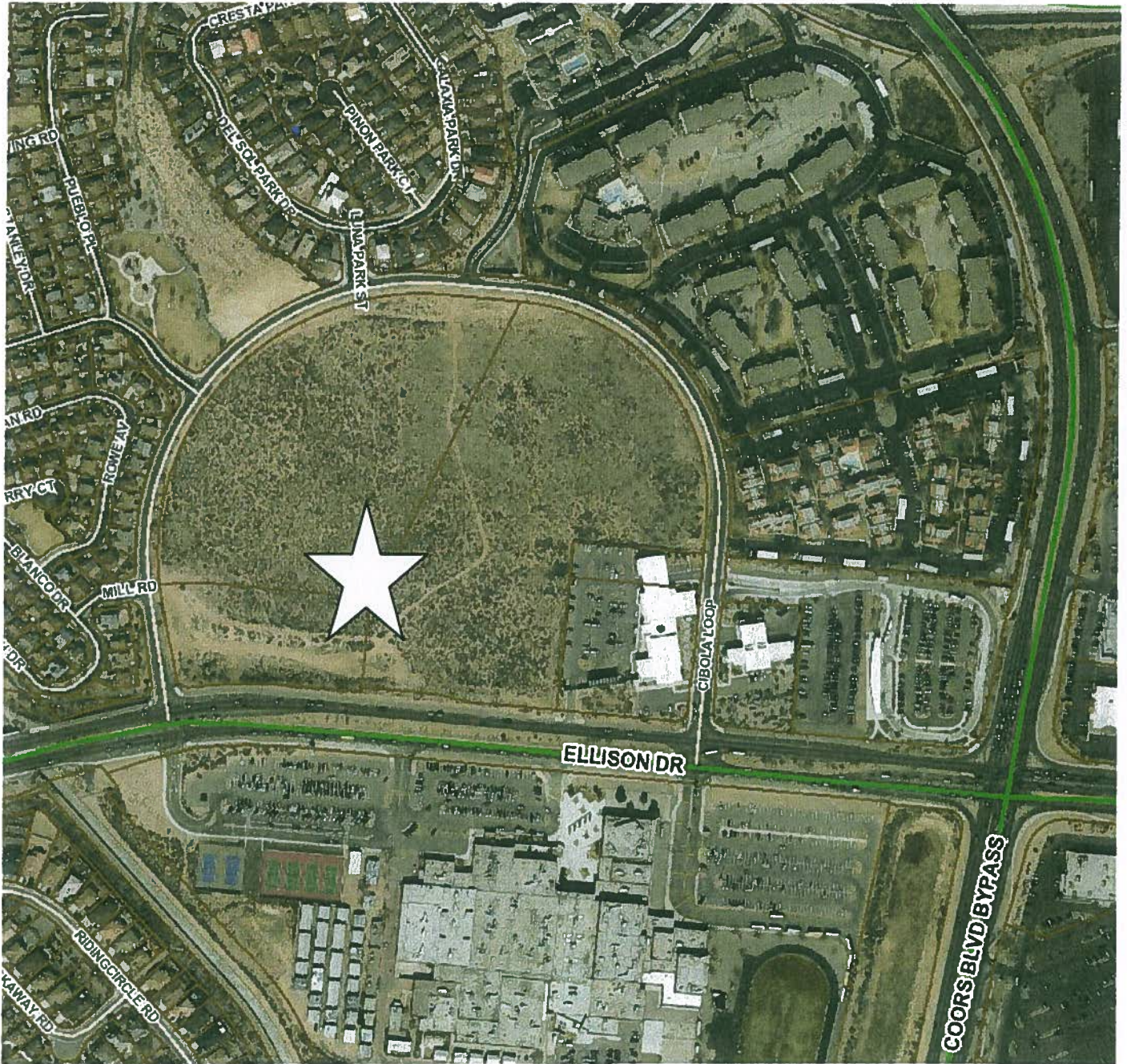
Looking east across the site from W.Cibola Loop towards the Fire Station and Transit Center
Looking north across the site from Ellison Drive





Looking south towards Ellison Drive
Looking west towards W. Cibola Loop





2016 Aerial Photo including site and surrounding area

HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, New Mexico 87102



June 23, 2016

Vientecillo, LLC
5995 Alameda Blvd. NE
Albuquerque, NM 87113

Re: Expiration of Site Development Plan, Project 1003570
All or a portion of Tracts B-9E-1 and B-9F, SEVEN BAR RANCH
UPC: 101306627511940306, 101306628916940305, 101306634315240310

Dear Property Owner:

As the registered owner of the referenced property, this letter is to notify you that the previously approved site development plan for this property has been terminated in accordance with §14-16-3-11(C) of the Comprehensive City Zoning Code.

According to our review of city records, there has not been any development on the property in accordance with the approved site development plan. The site development plan was approved on April 24, 2009 and there is no record of a request for an extension. Therefore, the site plan has expired and has been terminated. A copy of this correspondence and a copy of the terminated site plan has been included in the corresponding Environmental Planning Commission (EPC) and Development Review Board (DRB) files.

PO Box 1293

Albuquerque

New Mexico 87103

All the restrictions of the existing recorded plat, including but not limited to private and public easements, are still in place and must be incorporated into the design of any future site development plan. Also, because the property is zoned SU-1 for Housing Older Persons with Limited Medical Facilities, SU-1 for C-1 Permissive Uses with No Drive Up Service Windows and SU-1 for R-2 Uses, a new site development plan must be proposed and approved through the public hearing process with the DRB.

www.cabq.gov

If you have any questions regarding this matter, please feel free to contact Kym Dicone, Current Planning Manager, at 924-3814 or kdicone@cabq.gov.

Sincerely,

Suzanne Lubar
Planning Director

Encl: § 14-16-3-11 ROA 1994
Zone Atlas Page A-13

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§ 14-16-3-11 SITE DEVELOPMENT PLAN APPROVAL AND SUBDIVISION REGULATIONS REQUIREMENTS.

(A) Site Development Plan approval for either subdivision or building purposes may include:

(1) Imposition of relevant requirements contained within or authorized by the city's Subdivision Ordinance, including but not limited to dedication of rights of way and assurances for required infrastructure improvements both on site and off site.

(2) Imposition of other requirements of other city ordinances.

(B) Site Development Plans, especially plans for unbuilt areas, are often changed so that developers can better respond to changing market conditions. Amendment of Site Development Plans does not require meeting the criteria which must be met to justify changing zones or changing written specifications imposed by Sector Development Plans or by terms of approval of a zone such as SU-1. Site Development Plans are expected to meet the requirements of adopted city policies and procedures.

 (C) Possible Termination of Site Development Plans for Sites Which Have Not Been Fully Developed.

(1) If less than one-half of the approved square footage of a Site Development Plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically when specified below unless extended as provided below:

(a) Seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the owners of the property shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. At an advertised public hearing the Planning Commission shall grant approval if it deems that the Site Development Plan remains appropriate and the owner intends to fully develop the site according to the plan concept. The Planning Commission shall be less likely to terminate a site plan if there is little flexibility in how the site can be developed or if there is a strong architectural or landscaping character on the site which should be preserved.

(b) Subsequently, upon similar requests, the Planning Commission may grant requests for additional five-year extensions of the plan, using the same criteria and process.

(c) If a Site Development Plan is approved for any additional five-year period by the Planning Commission, an updated Transportation Impact Study (TIS) shall be required to determine if there are off-site improvements needed that were not previously required.

(2) For the purposes of this division (C):

(a) Hereafter, the Planning Director shall provide a copy of these Provisions for Plan Termination to the applicant at the time such an initial plan or a major plan amendment is approved;

(b) For Site Development Plans approved prior to the effective date of this division, the Planning Director shall as soon as possible provide a copy of these Provisions for Plan Termination to the current owner(s) of a site covered by a Site Development Plan. For previously approved Site Development Plans, the time periods specified in this division (C) shall be deemed to run from the date this division becomes effective.

(c) A major amendment of a Site Development Plan is an amendment adopted by the Planning Commission which is not a minor amendment as contemplated by § 14-16-2-22(A)(6) of this Zoning Code.

(d) If an approved Site Development Plan indicates phases of development, that is most often an adequate basis for city extension of the life of the Site Development Plan for the later phases. When the first phase has been built, extension of the plan for later phases may be granted by the Planning Director on behalf of the Planning Commission upon a finding that the plan as previously approved is likely to be built in the future. Appeal of a decision of the Planning Director is to the Planning Commission as provided in § 14-16-4-4 of this Zoning Code.

(e) If an approved Site Development Plan has been partially completed, the termination of the plan shall not adversely affect or impose additional requirements upon the developed parcels.

(f) Termination of all or part of a Site Development Plan under the terms of this

1 District 5 Park Improvements 2015 GO Bond

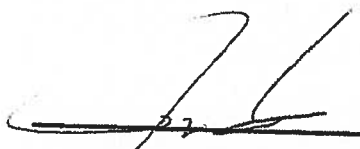
2 The scope of the project is hereby expanded to include planning,
3 designing, acquiring property, constructing, furnishing and equipping Parks
4 and Recreation facilities within City Council District 5.

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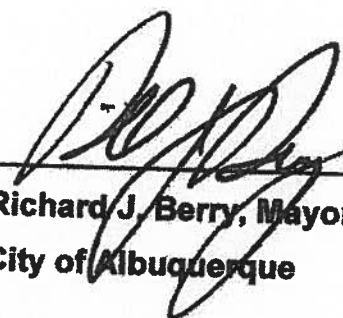
1 PASSED AND ADOPTED THIS 4th DAY OF April, 2016
2 BY A VOTE OF: 8 FOR 0 AGAINST.
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5 Excused: Sanchez
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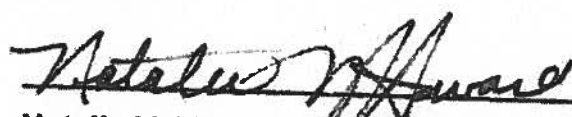
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9 _____
10 Dan Lewis, President
11 City Council
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13 APPROVED THIS 23rd DAY OF April, 2016
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16 Bill No. R-16-34
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19 _____
20 Richard J. Berry, Mayor
21 City of Albuquerque
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24 ATTEST:

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28 Natalie Y. Howard, City Clerk
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R.2009.025

**CITY OF ALBUQUERQUE
CITY COUNCIL**

2/23/09

INTEROFFICE MEMORANDUM

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services

LM

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-148 Adopting a Sector Development Plan Map Amendment, 08EPC-40037, To Amend The Seven Bar Ranch Sector Development Plan Zoning Map To Change The Zoning From SU-2/R-2 Uses To SU-1 For Housing For Older Persons With Limited Medical Facilities and SU-1 For C-1 Permissive Uses With No Drive-Up Service Windows, For All Or A Portion of Tracts B-9E-1 and B-9F, Seven Bar Ranch, Approximately 27 Acres, Located On Ellison Drive NW, Between West Cibola Loop and East Cibola Loop (Cadigan, by request), which was passed at the Council meeting of February 18, 2009, by a vote of 8 FOR AND 1 AGAINST.

Against: Harris

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:mh
Attachment

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**Official Notice of Decision
City of Albuquerque
City Council**

October 23, 2008

AC-08-18 Scott Salvas, Cibola Loop Neighborhood Association Appeals the Environmental Planning Commission's Approval of a Site Development Plan for Subdivision For All or a Portion of Tracts B-9E-1 and B-9F, Seven Bar Ranch, Zoned SU-1/R-2 Uses to SU-1/Senior Housing w/Limited Medical Facilities and SU-1/C-1-Permissive Uses Including Drive-Up Service Window, Located on Ellison Dr. NW Between East Cibola Loop NW and West Cibola Loop NW

Decision

On October 20, 2008, by a vote of 7 FOR and 0 AGAINST, the City Council voted to accept the findings and recommendation of the LUHO and deny the appeal.

Excused: Cadigan, Winter

IT IS THEREFORE ORDERED THAT THE APPEAL IS DENIED.

Attachments

1. Land Use Hearing Officer's Recommendation
2. Action Summary from the October 20, 2008 City Council meeting

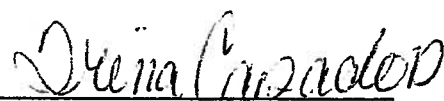
Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.



Brad Winter, President
City Council

Date: _____

Received by: 
City Clerk's Office

Date: 10/31/08

FINDINGS:

1. This request is for an amendment to the zone map in the Seven Bar Ranch Sector Development Plan (SBRSDP) for an approximately 27-acre site located on Ellison Drive. Upon its adoption in 1985, the SBRSDP established zoning for the area. Because the subject site is greater than one City block in size, approval of the sector development plan map amendment requires approval by the City Council pursuant to Zoning Code §14-16-2-23.
2. The zone map amendment, which consists of two parts, proposes a change from SU-1 for R-2 Uses to the following: "SU-1 for Housing for Older Persons and Limited Medical Facilities" for the proposed Tract A and "SU-1 for C-1 Permissive Uses Including Drive-up Service Window" for the proposed Tract B. No zone change is requested for the proposed Tract C. This request is accompanied by a site development plan for subdivision (08EPC-40036) that proposes the creation of Tracts A, B and C.
3. The proposal *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a: Adding an age-restricted residential use and neighborhood commercial uses will increase land use variety in the area.
 - B. Policy II.B.5e: The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
 - C. Policy II.B.5h: In this area, a mixed density pattern is already established. A multi-family development up to 30 DU/acre would be compatible with existing land uses, infrastructure is available and the subject site is located in a designated activity center.
4. The proposal *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5d: There are no details at this stage regarding site layout of the future uses. However, neighbors are generally concerned about building height, the uses' intensity and scenic resources.
 - B. Policy II.B.5k: Cibola Loop Rd. would be widened to accommodate additional traffic. However, increased traffic could affect the livability and safety of the established residential neighborhoods.
 - C. Policy II.B.5j: The proposed commercial development would be located in the boundaries of the Regional Activity Center, a larger area-wide shopping center, though the existing zoning is not commercial.
5. The Activity Center Goal of the Comprehensive Plan is *partially furthered*. The subject site is located in a designated Major Activity Center. The proposed uses would be generally compatible with the area's land use pattern. However, the commercial uses would not necessarily reduce auto travel needs, especially if they are all drive-thru uses. Though the proposed uses are desired, Activity Centers are intended to be accessible by all modes of travel, not just vehicles.

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10/1

6. The Transportation and Transit Goal and Policy II.D.4g of the Comprehensive Plan are *partially furthered*. The proposal would place multi-unit housing and commercial uses in a Transit Corridor, but the circulation may not be balanced and efficient (Goal). The proposed design standards have integrated pedestrian opportunities, but pedestrian-friendliness would be adversely impacted without a limitation on drive-thru service uses.
7. The proposal generally *further*s the following West Side Strategic Plan (WSSP) policies:
 - A. Policy 1.1: The proposed zone change would allow multi-family residential and commercial development, as desired, within the boundaries of the Regional Activity Center.
 - B. Policy 1.2: Due to its location in the Regional Center, a transit feasibility and access plan is required and has been included.
 - C. Policy 2.5: The proposed zone change and site development plan, for an age-restricted residential development and some commercial uses, would not contribute to additional school overcrowding on the Westside. As required, the Planning Department has considered school capacity in its evaluation of this proposal.
 - D. Policy 3.2. It is appropriate to locate multi-family housing and commercial services in the Regional Center.
 - E. Policy 3.3. A bicycle trail, sidewalks and connections to the transit system are included, and information on connectivity is provided in the design standards.
 - F. Policy 3.4. Though not a designated Neighborhood Activity Center, the commercial uses may function as a de facto neighborhood center within the Regional Center.
8. With incorporation of a related condition to eliminate drive-up service windows, the proposed zoning will *further* the following West Side Strategic Plan (WSSP) policies:
 - A. Policy 1.15: Eliminating drive-up service windows will help ensure that this de facto neighborhood center is very accommodating to pedestrians and bicyclists and provides small-scale services geared to the neighborhood as intended.
 - B. Policy 4.10: Eliminating drive-up service windows will help ensure that the land use pattern created will promote alternatives to vehicle use and not adversely affect bicycle and pedestrian circulation on and around the subject site.
9. With respect to the Seven Bar Ranch Sector Development Plan (SBRSDP), the proposal *partially further*s the following Goals and policy.
 - A. Goal 1: The proposed commercial uses will be located close to the existing residences and the new retirement center. Some vehicle trips may be minimized, though drive-thru uses by nature foster more vehicle trips and would not help create a "self-sufficient community."
 - B. Goal 2: The proposed design standards provide for a "streetscape image" and discuss open space, but do not address creation of a unified visual image or ensure that the streetscape will be "highly landscaped".
 - C. Policy 4g: Though pedestrian and bicycle paths have been integrated into the development, non-motorized travel conditions may not be "safe and pleasant" given the proposed road widening and unlimited drive-thru uses on Tract B.
10. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

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105

- A. Section A: Relieving pressure on the public schools and balancing the jobs/housing ratio are good reasons in support of the proposal that relate to the City's health, safety, morals and general welfare.
 - B. Section B: The applicant's statement that the request will remove ambiguity is true of any development proposal. While correct that more intense uses (such as C-2 and IP) could occur on the subject site, these uses would also require a zone change. Though the discussion of Section B is not strong, in totality the applicant has provided adequate justification for the proposed zone change.
 - C. Section C: The applicant refers to several Goals and policies in the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Seven Bar Ranch Sector Development Plan (SBRSDP). The applicant's policy discussion is acceptable overall, though it would benefit from additional discussion in certain areas such as Activity Centers, Housing and Transportation/Transit Goals and policies.
 - D. Section D: The proposed zoning for Tract A would be more advantageous to the community than the current zoning as determined by the City Of Albuquerque in the text of the QuitClaim Deed dated April 13, 2007.
 - E. Section E: The applicant explained why the proposed uses would not be harmful to the adjacent property or neighborhood, but did not discuss other, specific permissive uses in the C-1 zone
 - F. Section F: The proposal would not require any unprogrammed City expenditures.
 - G. Section G: The applicant is not requesting consideration of economic factors.
 - H. Section H: Location on a collector street is not being used as a justification for the zone change.
 - I. Section I: SU-1 zoning creates a justified "spot zone" as long as it can be demonstrated that the change will facilitate realization of applicable Goals and policies.
 - J. Section J: The proposed zone change for Tract B would give different zoning to a strip of land along a street for a small area, which does not conflict with the WSSP intent to discourage long commercial strip development along roadways.
11. The applicant's explanation of why it would be more beneficial to include drive-up service windows as part of the zoning designation for Tract B is neither policy-based nor convincing. Therefore, Staff suggests that a recommendation of approval of the zoning "SU-1 for Housing for Older Persons and Limited Medical Facilities" on Tract A is warranted, and a recommendation of conditional approval for the zoning on Tract B to eliminate drive-up service windows is appropriate.
 12. A facilitated meeting between the applicant and the neighborhoods was held. The main issues discussed were building height, views, siting of the senior housing, traffic, fast-food restaurants, liquor sales, and the process. Staff received comments, which reflected these concerns, from the Cibola Loop NA, the Cottonwood Heights NA and individuals. The Cibola Loop NA is opposed to drive-up service windows.
 13. Housing for older persons shall have the same meaning as that term is defined in 42 USC §3607(b)(2)(c).

SS
Loe

CONDITIONS:

1. The zoning for Tract B shall be: "SU-1 for C-1 Permissive Uses with No Drive-up Service Windows".

2. The associated site development plan for subdivision (08EPC-40036) shall indicate, on the site plan and in the design standards, that no drive-up service windows are allowed on Tract B.
3. Housing for older persons shall have the same meaning as that term is defined in 42 USC §3607(b)(2)(c).

MOVED BY COMMISSIONER SIEGEL
SECONDED BY COMMISSIONER MOYE

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue 1003570/08EPC 40036, site development plan for subdivision to the Environmental Planning Commission Public Hearing on July 17, 2008.

MOVED BY COMMISSIONER PETERSON
SECONDED BY COMMISSIONER KOWALSKI

MOTION PASSED 7-1
(COMMISSIONER SIEGEL VOTED
NO)

16. OTHER MATTERS

NOW, THERE BEING NO OTHER ITEMS TO BE HEARD BY THE ENVIRONMENTAL PLANNING COMMISSION WE ADJOURN AT 10:05 P.M.

56
107

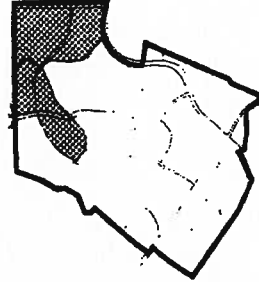
ZONING

Please refer to the Zoning Code for specifics of
The SU-1, and R-2 zones and the SU-1 fro R-2 uses zone in the Seven Bar Sector Development
Plan

R-1 - Low Density Residential

295 acres

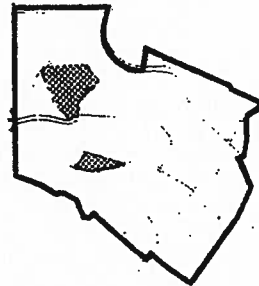
These parcels are intended for development as single-family detached and zero-lot-line dwelling units, equivalent to that allowed in the R-1 zone (minimum lot size: 6,000 square feet). It is anticipated that this acreage will be developed in the density range of two to six dwelling units per acres. The low density residential areas are located at the periphery of the planned area, removed from the central activity core and proximate to adjacent planning areas such as Rio Rancho and Paradise Hills which are also essentially low density in nature. These parcels do not require Site Development Plan approval and will be processed through appropriate subdivision procedures.



RT Medium Density Residential

88 acres

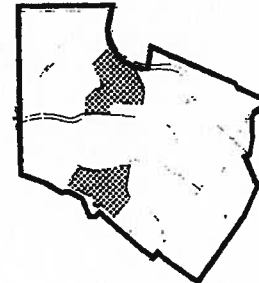
These parcels are intended for development as single-family attached townhouses and condominiums. This acreage should be developed at a minimum of seven dwelling units per acre. The maximum allowable density of these parcels shall be controlled by the regulations governing the R-T zone. These parcels do not require Site Development Plan approval and will be processed through appropriate subdivision procedures. These parcels are generally located between parcels designated R-1 and SU-1 for R-2 uses to provide a gradual transition of density, and have been given maximum access to the internal pedestrian open space system.



SU-1 for R-2 Uses - Medium Density Residential

151 acres

These parcels are intended for development as condominiums and low rise apartments. This acreage should be developed at a minimum density of 10 dwelling units per acre. The maximum allowable density for these parcels shall be controlled by the Floor Area Ratio (FAR) restriction in the R-2 zone. These parcels require Site Development Plan approval. These areas are arranged as a transition between commercial and employment areas and lower density residential areas. They, too, have been given maximum access to the internal pedestrian open space system.



APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> for Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> IP Master Development Plan	D	<input type="checkbox"/>	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/>	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning Inc. PHONE: 505 764 9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplan.com
 APPLICANT: JR Malouff, Vientecillo LLC. PHONE: _____
 ADDRESS: 5995 Alameda Blvd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: zone map amendment, sector plan map amendment, and site development plan for subdivision

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

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

Lot or Tract No. Tracts A, B, C. Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Cibola Loop Subdivision.
 Existing Zoning: SU1 for R2, SU1 for C1, SU1 for C2 Proposed zoning: R2, SU1 for C1, SU1 for C2 MRGCD Map No _____
 Zone Atlas page(s): A13 UPC Code: 101306628916940305 / 101306627511940306 / 101306634315240310

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1003570 1010895

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 3 No. of proposed lots: 4 Total site area (acres): 2.6
 LOCATION OF PROPERTY BY STREETS: On or Near: Ellison Drive NW
 Between: W. Cibola Loop NW and Cibola Loop NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 9/1/16
 (Print Name) JACQUELINE FISHMAN Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>10 EPC - 40046</u>	<u>AZM</u>	_____	\$ <u>945.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADU</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ <u>0</u>
<input type="checkbox"/> Case history #s are listed	<u>60</u>	<u>SPS</u>	_____	\$ <u>385.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>40048</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Oct. 13, 2016</u>	_____	_____	\$ <u>1455.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>9-1-16</u>	_____	_____	

Staff signature & Date _____ Project # 1010895

Revised: 11/2014

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
Refer to the schedules for the dates, times and places of DRB and EPC hearings.
- Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline.
- Your attendance is required.

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

JACQUELINE FISHMAN
Applicant name (print)

[Signature] 8/31/16
Applicant signature & Date



Checklists complete

Fees collected

Case #s assigned

Related #s listed

Application case numbers
16EPC - 40046
- 40047
61

Revised: June 2011

[Signature] 9-1-16
Staff signature & Date

Project # 1010895

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- Registered engineer or architect's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

JACQUELINE FISHMAN
 Applicant name (print)
Jacqueline Fishman 8/31/16
 Applicant signature / date

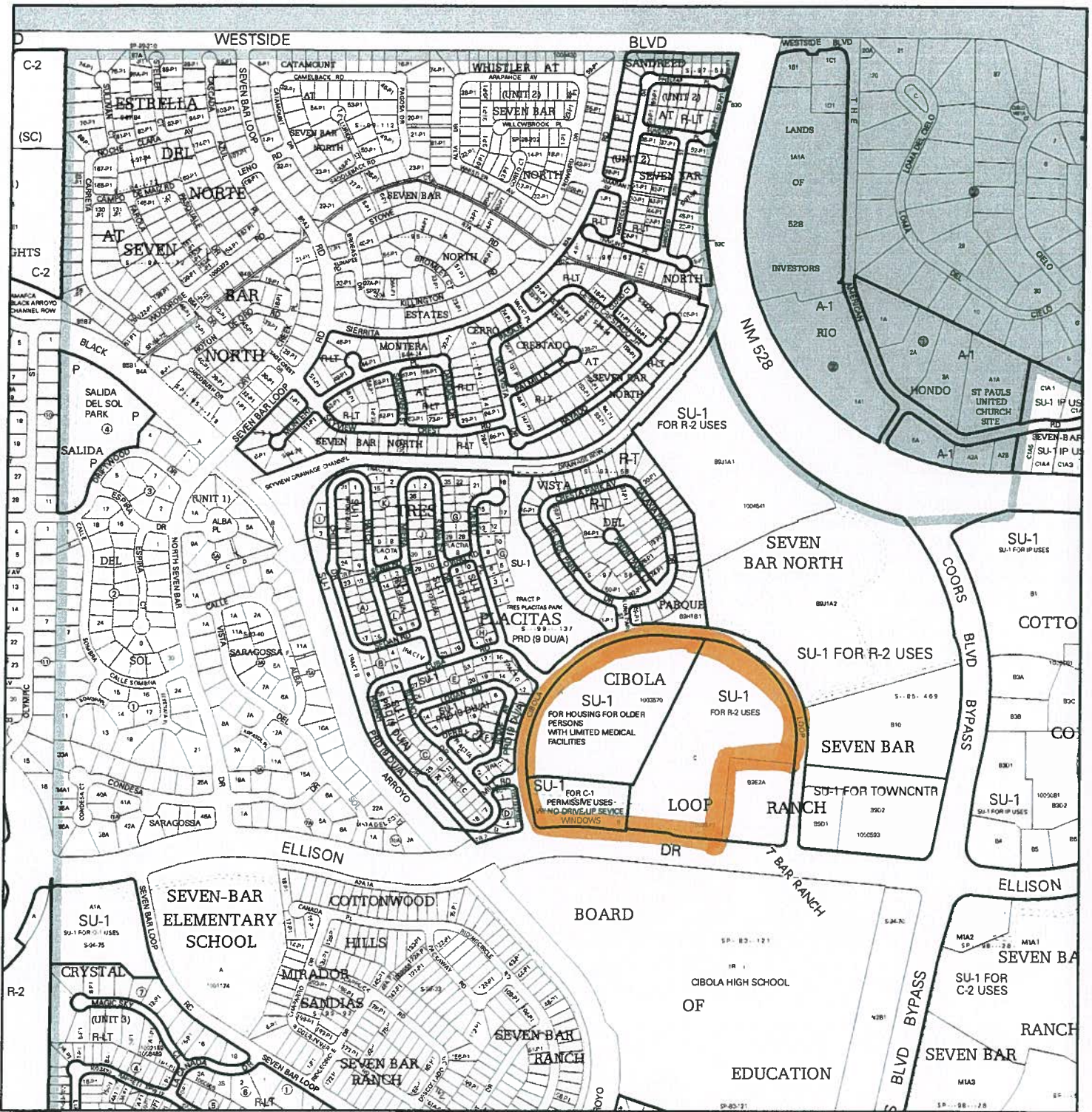


Form revised November 2010

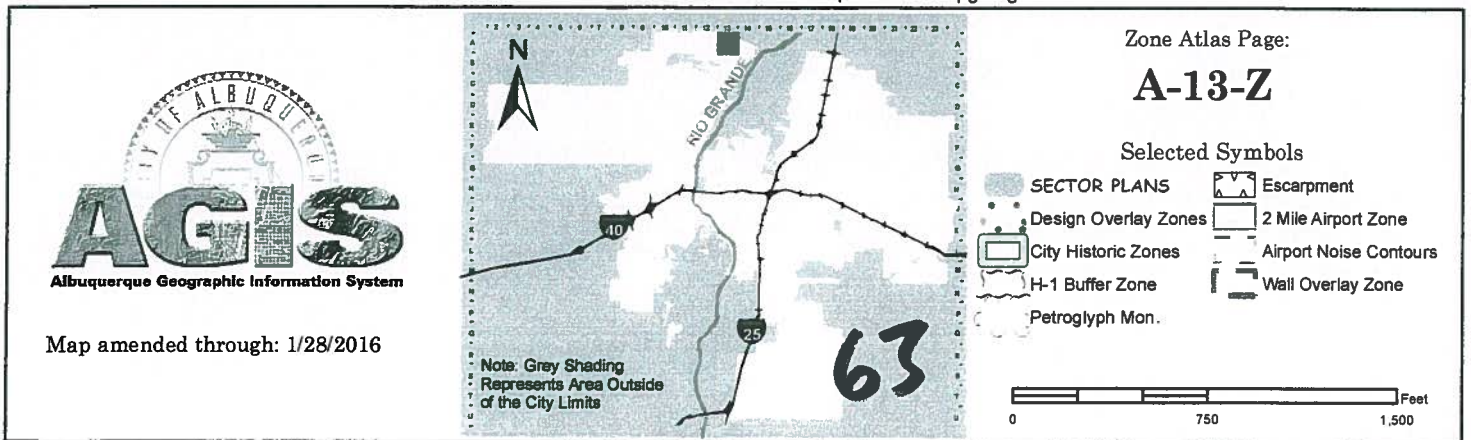
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

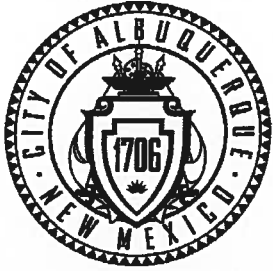
Application case numbers
16 - EPC - 40048
62

[Signature] 9-1-16
 Planner signature / date
 Project #: 1010895



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





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor

Robert J. Perry, Chief Administrative
Officer

August 24, 2016

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation**

Project Number(s):

Case Number(s):

Agent:

Consensus Planning Inc.

Applicant:

JR Malouff

Legal Description:

Tracts A, B, and C, Cibola Loop Subdivision

Zoning:

SU-1 for R-2 uses, SU-1 for Senior Housing with Limited
Medical Facilities, and SU-1 for C-1 Permissive Uses with
No Drive Up Service Windows

Acreage:

26 acres

Zone Atlas Page:

A-13

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

**Cultural Resource Survey of 28.87 Acres for a Proposed Retirement Facility,
Bernalillo County, New Mexico by Douglas H.M. Boggess P.I. (Lone Mountain
Archaeological Services, Inc. March 31, 2008). NMCRIS #109639**

SITE VISIT: n/a

RECOMMENDATION(S):

- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no
significant sites in project area**

MFSchmader

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

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CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: J. R. Malouff / Vientecillo LLC DATE OF REQUEST: 08/31/2016 ZONE ATLAS PAGE(S): A-13

CURRENT:

LEGAL DESCRIPTION:

ZONING SU-1 for R-2; SU-1 for C-1; SU-1 for Housing (Sen) LOT OR TRACT # A, B, C BLOCK # _____
PARCEL SIZE (AC/SQ. FT.) 26 Ac. SUBDIVISION NAME Cibola Loop Subdivision

REQUESTED CITY ACTION(S):

ANNEXATION [] SU-1 for R2 To R-2
ZONE CHANGE [X] From SU-1 for C-1 To SU-1 for C1
SECTOR, AREA, FAC, COMP PLAN [] SU-1 for Sen. Hsg. To SU-1 for Comm.
AMENDMENT (Map) (Text) [X]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: (See attached Site Plan / Trip Generation Table)
BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Terry & Bra DATE 08/31/2016

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO [] BORDERLINE []

THRESHOLDS MET? YES NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony J. [Signature]
TRAFFIC ENGINEER

8-31-16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 9/1/16
-FINALIZED / /

Tony J. [Signature]
TRAFFIC ENGINEER

8-31-16
DATE

Revised January 20, 2011

65

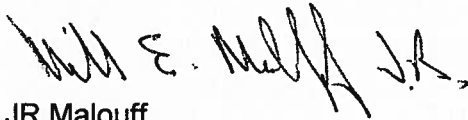
September 1, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Madame Chair,

As owners of the property legally described as Tracts A, B, and C, Cibola Loop Subdivision, located on Ellison Drive NW, I hereby authorize Consensus Planning to act as agent for all matters related to the Zone Map Amendment, Sector Plan Map Amendment, and the Site Development Plan for Subdivision application through the City of Albuquerque approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Malouff". The signature is written in a cursive, somewhat stylized script.

JR Malouff,
Vientecillo LLC.
5995 Alameda Blvd. NE
Albuquerque NM 87113

CITY OF ALBUQUERQUE



August 1, 2016

Dear Madam Chair:

This letter provides authorization to Consensus Planning to represent the City of Albuquerque on the requests for zone map amendment, sector plan amendment, and Site Plan for Subdivision for Cibola Loop located at Ellison Drive NW and Cibola Loop NW. The City is the contract purchaser for a portion of the site.

Sincerely,

Don Britt, Manager

PO Box 1293

Albuquerque

City Real Property Division

New Mexico 87103

www.cabq.gov

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PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

<i>Official Use only</i>
PA#: <u>10-117</u> Received By: _____ Date: <u>6/1/17</u>

Applicant Name: Consensus Planning Phone#: 5057649801 Email: fishman@consensusplanning.com

APPOINTMENT DATE & TIME: June 21st at 2:00 p.m.

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.
Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

The City of Albuquerque is in the process of purchasing a portion of the Cibola Loop site for community facilities. Private development is proposed on the remaining parcels (senior housing and commercial).

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 26.3 acres Existing Zoning: SU1 for C1 uses with no drive through, SU1 for R2 uses, SU1 for housing for older persons with limited medical facilities Proposed Zoning: To be discussed

Previous zone change or site plan approval case number(s) for this site: 1003570, 1006721

Applicable Area or Sector Plans: 7 Bar Ranch SDP and Westside Strategic Plan Area Plan

Residential: Type and No. of Units Proposed: Senior Housing, up to 150 units

Commercial: Estimated building square footage: Up to 50,000 square feet No. of Employees: Unknown

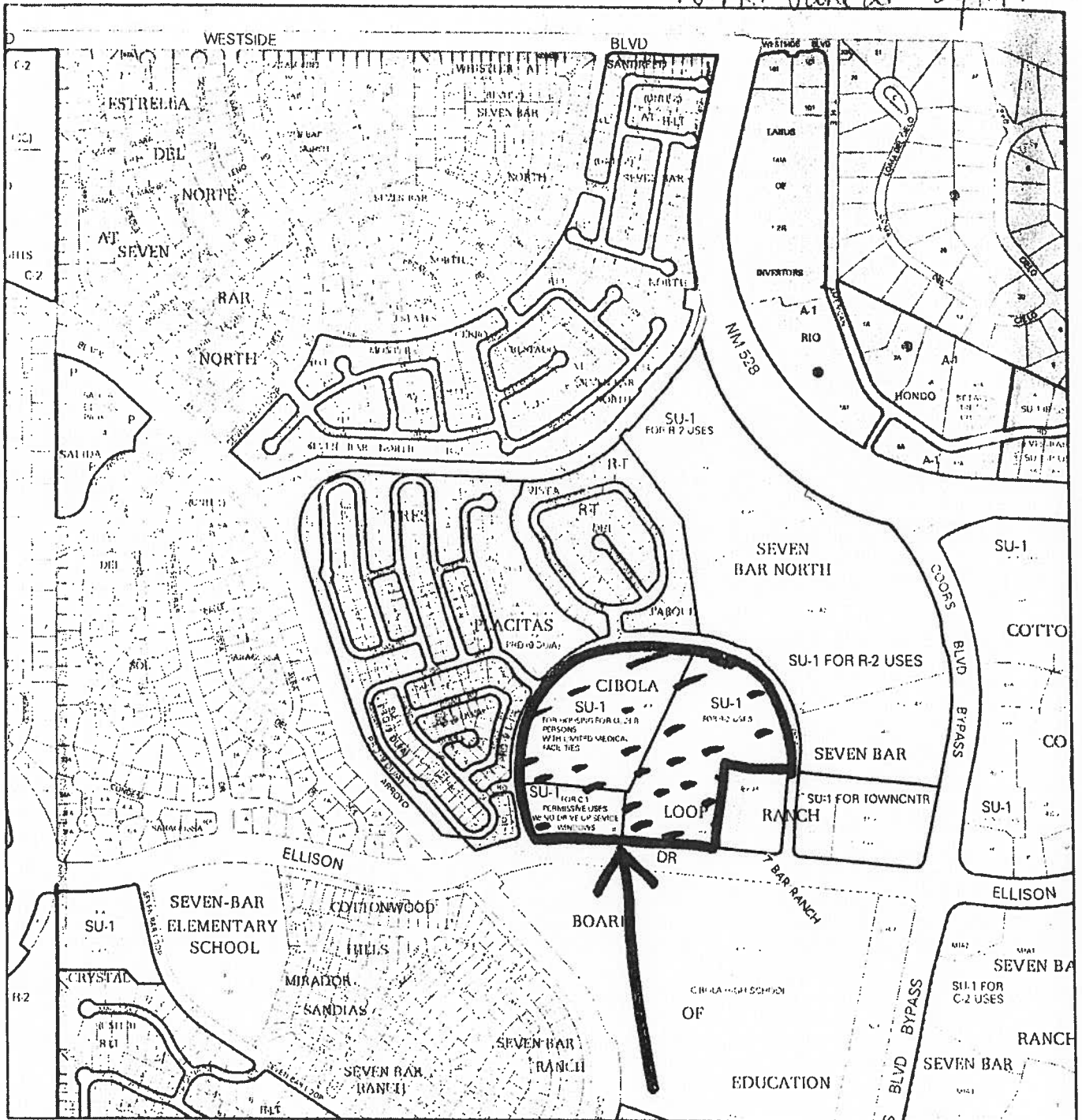
LOCATION OF REQUEST:

Physical Address: Cibola Loop Zone Atlas Page (Please identify the subject site on the map and attach) A13

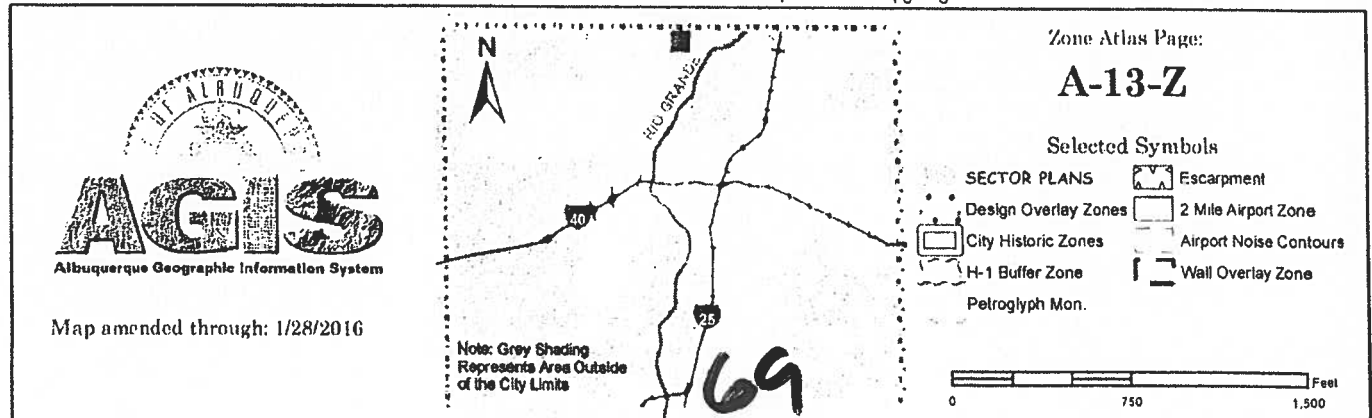
LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

In anticipation of the proposed public and private developments described above, we would like to sit down and review the zoning for the site, the existing site plan for subdivision, and the approval process for a new site plan (reflecting the proposed public and private development), and development of the site.

Re: PRT June 21st 2011



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



PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-117 Date: 6/21/2016 Time: 2:00PM

Address: CIBOLA LOOP

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Transportation: Gary Sandoval Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Other: ERIC GONZALES

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____ UNLESS ASK FOR DELEGATION...?

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 R/2, OLDER ... , C-1 USES W/ EXCLUSION....
Proposed Use/Zone: SU-1?
Applicable Plans: T BAR GDP
Applicable Design Regulations: _____
Previously approved site plans/project #: 2-97-127 / 1006721 / 1003570
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other _____)

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

1006721 - ZONE CHANGE + SITE PLAN. 2009 - POLICE SUB-STATION.
1003570 06 EPC. WITHDRAWN
05 EPC. "
EXISTING ZONING ON SITE IS SU-1 R-2 USES / SU-1
FOR HOUSING FOR OLDER PERSONS W/ LIMITED MEDICAL

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at the time and/or thought of as minor could become significant as the case progresses.

- FACILITIES + SU-1 FOR C-1 PERMISSIVE USES W/ NO DRIVE UP SERVICE WINDOWS - DONE THRU P. 2009.025 BECAUSE IT WAS A SECTOR PLAN MAP AMENDMENT.
- 2009. SECTOR D. PLAN MAP AMENDMENT WAS APPROVED @ CITY COUNCIL.
 - THEN SITE D. FOR SUBDIVISION WAS APPROVED BY DRB 4/2 CONDITIONS STATED THAT A CONCURRENT ACTION IS REQ'D AT DRB. COMPLETED? YES. UPDATED ON AGIS PROCESS.

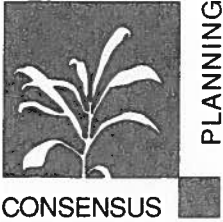
* SITE D. PLAN FOR SUBDIVISION ~~WILL~~ BE TERMINATED SINCE NO EXTENSION WAS REQUEST (7 YRS @ NO DEVELOPMENT); 14.16.3.11 (C)(1)(a). WILL REQUIRE A NEW SPS + SDP BP.

* ZONE CATEGORY? SU-1 FOR? WHAT ARE THE SERVICE TO BE PROVIDED. ZONE CHANGE IS > ONE BLOCK (10 AC) BUT WILL NOT BE REQUIRED TO BE ACTED ON BY CITY COUNCIL SINCE 7 BAR SDP IS NOT A SU-2 SECTOR D. PLAN. (14.16.4.1(C)(1)(c))

MTG.

- TERMINATING THE EXISTING SPS
- LOOK @ CONVERSION MAP FOR
- KEEP SU-1 FOR R-2 USES FOR (THE SR HOUSING) TO REDUCE PARKING
- CP. ZMA / SPS FOR THE ENTIRE 27 ACRES 7 BAR SDP → OPEN CORRIDOR
- SUBMITTAL. IN JULY FOR SEPTEMBER.
- SU-1 FOR C-1 CURRENTLY ALLOWS LIBRARY BUT
- SU-1 FOR CIVIC ~~USE~~ USES. ~~OR~~ WANT TO AN UMBRELLA. SPS SHOULD COVER THE USES

FM. HANDOUT. NEED FOR H2O AVAILABILITY W/ DRB.



September 26, 2016

Ms. Karen Hudson, Chair.
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Cibola Loop Zone Map Amendment, Sector Plan Map Amendment and Site Development Plan for Subdivision

Landscape Architecture
Urban Design
Planning Services

Dear Madame Chair,

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request approval of a Zone Map Amendment, Sector Plan Map Amendment, and a Site Development Plan for Subdivision for the Cibola Loop site on behalf of Vientecillo, LLC and the City of Albuquerque (as the contract purchaser for 16 acres of the site). The subject site is located on Ellison Drive NW between West Cibola Loop NW and Cibola Loop NW. It is comprised of 3 parcels that total 26 acres and is currently zoned SU-1 for R-2 uses, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows. The property is legally described as Tract A, B, and C, Cibola Loop Subdivision.

The property falls within the Established Urban area as designed by the Albuquerque/ Bernalillo County Comprehensive Plan, the Seven Bar Regional Center as designated by the West Side Strategic Plan, and the Seven Bar Ranch Sector Development Plan. A Pre-Application Review Team (PRT) meeting with City staff was held on June 21, 2016 to discuss the project and proposed zoning to accommodate the development of a Multigenerational Center, Library, and Swimming Pool at Cibola Loop.

Project Context - Westside Multigenerational Center Feasibility Study

The Department of Senior Affairs currently manages the City's two Multigenerational Centers; North Domingo Baca and Manzano Mesa. Both facilities offer a multitude of programs for all ages and draw from a large service area. Multigenerational Centers provide an opportunity to serve the youth, adult, and senior populations, while ensuring that the facility is in use throughout the day by providing meaningful and rewarding activities for all ages.

The Department of Senior Affairs, along with the project team of Kells + Craig Architects and Consensus Planning, kicked off the Westside Multigenerational Center Feasibility Study in 2015. The scope of the Feasibility Study was to determine the recreational and program needs of the residents on the Westside through a 600-person telephone survey, a user survey, three public meetings, a demographic analysis, and an analysis of existing plans and policies; identify an appropriate site based on the development and application of objective site location criteria; develop an architectural program that will guide the design of the City facilities; and create a conceptual site plan. The study area boundaries were the Rio Grande to the east, Montañío Road to the south, and the City limits to the north and west.

PRINCIPALS

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



In addition to the Department of Senior Affairs, numerous City departments became involved during the Feasibility Study in different capacities, including the Department of Cultural Services, Parks and Recreation Department, Planning Department, and City Council Services. Councilor Lewis held a community celebration and press conference on August 9, 2016 announcing the City's planned acquisition of the Cibola Loop property for the purpose of building the Multigenerational Center, Library, and Swimming Pool as part of the community corridor of public facilities along Ellison Drive. The request for approval of a Zone Map Amendment, Sector Plan Map Amendment, and Site Plan for Subdivision is one of the important steps in the process of creating this new community complex to serve Westside residents.

REQUEST

The following is a description of the three-part request:

Zone Map Amendment – The request is to rezone the property to R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premise Liquor Sales Associated with a Sit Down Restaurant.

Sector Plan Map Amendment – The subject site lies within the boundaries of the Seven Bar Ranch Sector Development Plan. The applicant is proposing an amendment to Exhibit 3 Land Use (page 13) of the Sector Plan to reflect the requested zoning.

Site Development Plan for Subdivision – The request is for approval of a Site Development Plan for Subdivision. The Site Development Plan for Subdivision applies to the portion of the site with the SU-1 zoning only and contains Design Guidelines. The Site Development Plan for Subdivision shows four lots. Lot 1 is 6.89 acres and Lot 2 is 9.14 acres; these lots are proposed to accommodate the Multigenerational Center, Library, and Swimming Pool. Lot 3 is 5.11 acres and is proposed to accommodate residential development. Lot 4 is 5.17 acres and is proposed for commercial uses. The site plan shows three access points, and one service access. Two of the access points are off Cibola Loop, and the primary access is from Ellison Drive NW, as a right-in/right-out and protected left-in. The service access will be located off of Cibola Loop and will serve the Multigenerational Center only.

The applicants are requesting that future Site Development Plans for Building Permit for the parcels developed by the City of Albuquerque, zoned SU-1 for City of Albuquerque Community Facilities and Related Uses, are delegated to the Development Review Board (DRB), provided they are consistent with the Site Development Plan for Subdivision. The commercial site is not part of the request for delegation.



Cibola Loop – Site Aerial

CASE HISTORY

2007 – A restrictive covenant (deed restriction) was placed on the site by City Council when the property was sold to a private developer, which specified that the development of the site should be restricted to senior housing pursuant to the Housing for Older Persons Act of 1995.

2008 – (Project #1003570) The Environmental Planning Commission (EPC) approved a zone change and Site Development Plan for Subdivision for Tracts A and B from SU-1 for R-2 uses to SU-1 for Senior Housing with Limited Medical Facilities and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows. The EPC decision was appealed; however, the appeal was denied by the City Council thus approving the zone map amendment. The Site Development Plan for Subdivision was recently voided by the Planning Department in 2016 as no significant development activity occurred on the site within the seven-year requirement.

2016 – On June 20, 2016, the City Council adopted R-16-54, which directed the City Real Property Division to release the restriction limiting development of the property to occupancy pursuant to the Housing for Older Persons Act of 1995 in compliance with any applicable laws, policies, or practices of the City Real Property Division. R-16-34 amended the City Capital Implementation Program by changing the scope of existing projects to allow for the acquisition of a portion of the property at Cibola Loop for the development of a Multigenerational Center, Library, and Swimming Pool.

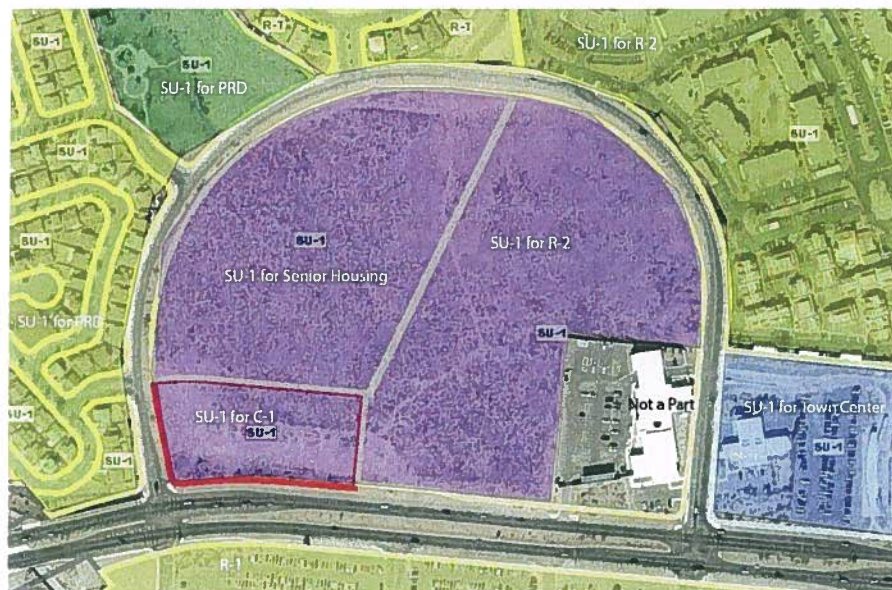
SITE DESCRIPTION

The subject property is currently undeveloped. The subject site is surrounded by development on all sides. The northwest corner of the Cibola Loop NW and Ellison Drive NW intersection is occupied by the Northwest Area Command Police Substation. To the south of the site is Cibola High School and to the east are the ABQ Ride Northwest Transit Center and Fire Station 21. The Tres Placitas Park is northwest of the site. Residential development (single family detached and apartments) surrounds the rest of the site.

The subject site is well located for connections to all modes of travel due to its proximity to the Northwest Transit Center, Tres Placitas Trail, McMahon Trail, and the intersection of Ellison Drive NW and Coors Bypass NW. The subject site is less than a quarter of a mile from the Coors Bypass and Cottonwood Center Major Activity Center, as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. The site is located in the Seven Bar Regional Center, as designated by the Westside Strategic Plan. Ellison Drive NW is designated a Regional Principal Arterial by the Long Range Roadway System and Cibola Loop NW is designated a local road.

The area is served by utilities with an 8-inch waterline around the perimeter of the site and an 8-inch PVC sanitary sewer on the north and east portions of Cibola Loop. An 8-inch sanitary sewer line that cuts through the southwest corner of the site connecting to the 12-inch line on Ellison Drive NW.

Surrounding Zoning and Land Use		
North	R-T	Single-Family Residential
East	SU-1 for R-2 Uses SU-1 for R-2 Uses SU-1 for Town Center	Northwest Area Command Police Substation Multifamily Fire Station 21, Northwest Transit Center
South	R-1	Cibola High School
West	SU-1 for PRD(9DU/A)	Single-Family Residential, Tres Placitas Park



Cibola Loop – Existing Zoning



ZONE MAP AMENDMENT – RESPONSE TO RESOLUTION 270-1980

This zone change request is in compliance with Resolution 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.

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City. Sixteen acres of this 26-acre property is under contract by the City of Albuquerque for the express purpose of developing a Multigenerational Center, Library, and Swimming Pool at this site. This request to rezone the property furthers the City's intent for the site and is in compliance with community values, goals, and need for community services.

The City facilities proposed will connect with existing amenities and services in the area, and will serve the recreational and cultural needs of residents in Northwest Mesa area of Albuquerque. By entering into a contract to purchase the site, the City of Albuquerque agreed that a Multigenerational Center, Library, and Swimming Pool in this location would be consistent with the health, safety, morals, and general welfare of the City. The site is already zoned for residential and commercial uses, and those uses are proposed to remain a part of the development of the site, though the location of the commercial is moving approximately 300 feet to the east.

(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.

Applicant's Response: The proposed SU-1 for City of Albuquerque Community Facilities and Related Uses zoning is the appropriate zoning needed to allow for the development of the proposed Multigenerational Center, Library, and Swimming Pool. Rezoning the property furthers the intent of the City of Albuquerque plans and policies for the provision of recreational and cultural facilities to serve the needs of residents, as articulated in the following analysis (See Section C). The need for services in the area was determined through a 600-person telephone survey conducted in 2015, as part of the Westside Multigenerational Center Feasibility Study. The survey showed a strong interest and need for recreational and cultural facilities in the area. The proposed recreational and cultural uses continue the existing pattern of community serving uses in the area (Northwest Transit Center, Cibola High School, the Northwest Area Command, and Tres Placitas Park).

The proposed R-2 and SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premise Liquor Sales Associated with a Sit Down Restaurant continues the existing SU-1 for R-2 and the SU-1 for C-1 zones. However, the proposed R-2 zoning results in a reduction of 18.24 acres of residential zoning on the site (which includes a reduction of 7.29 acres of R-2 zoning), which supports the City's goals for lessening residential development on the Westside. The residential uses remain in the same location, while the commercial uses move approximately 300 feet to the east, adjacent to the police



substation. The continuation of these proposed uses provides stability of land use and zoning.

The proposed SU-1 for C-1 zoning would add two new uses to the site, alcohol sales as an ancillary use to a grocery store and in association with a sit-down restaurant, and drive up service window associated with a bank. The proposed additional uses will support the viability of the commercial area and its ability to attract and retain tenants that will serve the needs of area residents. The sale of alcohol in association with a grocery store or a sit-down restaurant is important to attracting and retaining both quality retailers and restaurants. Such tenants will provide a strong anchor to the commercial area. Without such uses, the site may be at a competitive disadvantage with other commercial sites in area. In the restaurant market today, alcohol sales are essential to attracting and keeping restaurants. Likewise, in the retail market, groceries are seeking to provide "one-stop" services to their customers, that includes the sale of alcohol with basic groceries. The addition of the drive up service window associated with a bank adds to the range of services available to area residents. The proposed zoning does not change the underlying basic zone, but helps to stabilize the land use of the area by ensuring the development of a strong and viable commercial area that supports the market needs of the surrounding residential development.

The subject site was originally zoned SU-1 for R-2 with the adoption of the Seven Bar Ranch Sector Development Plan in 1985, and rezoned in 2008. However, while the surrounding properties have developed, the subject site remains undeveloped. The project is now an infill development of one of the last remaining large undeveloped parcels in the Northwest Mesa area.

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

Albuquerque/Bernalillo County Comprehensive Plan

The property is located within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. Applicable goals and policies from the Comprehensive Plan are provided below:

II.B.1. OPEN SPACE NETWORK

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Applicant's Response: The proposed Multigenerational Center, Library, and Swimming Pool are not parks; however, the site is connected to Tres Placitas Park and both the McMahon and Tres Placitas trails which connect to the Calabacillas Arroyo Open Space. The proposed community facilities will support recreational and cultural uses and will increase the number of amenities available to residents in the area through the connections to the trail system. The proposed zone map amendment supports the provision of recreational and cultural activities that will serve Westside residents.

II.B.5. DEVELOPING AND ESTABLISHED URBAN AREAS

The Goal 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.

Policy d – The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreation concerns.

Applicant's Response: The Cibola Loop site is currently zoned for residential and commercial uses. These uses are proposed to remain part of the site, with the R-2 uses across the street from existing multi-family development and the commercial uses oriented towards Ellison Drive NW, away from the existing residences. The addition of the community facilities – the Multigenerational Center, Library, and Swimming Pool – will serve the recreational and cultural needs of residents on the Westside. The range of uses proposed for the site will provide an appropriate transition to the residential uses to the west, north, and east of the site.

The subject site connects to the Tres Placitas Park and the trail system. The proximity of the site to Cibola High School, the Northwest Transit Center, Fire Station 21, and the Northwest Area Command provide a clustering of community oriented uses. The proposed community facilities will add to the identity of the area, while adding to the variety of amenities to serve all lifestyles in the Plan area.

Protection of scenic resources is important as there are significant views from the site to the Sandia Mountains, the Rio Grande valley, and the rest of the City. The layout of the site is envisioned with the buildings located to ensure that views can be maximized to and from the site, thereby adding to the sense of identity and creating a visually pleasing built environment. Locating the Multigenerational Center on the west side of site will ensure that the building mass can be built below the Cibola Loop street grade, ensuring the preservation of views from the residential properties further west from Cibola Loop. The Library will be located on the northeast corner of West Cibola Loop NW and Ellison Drive NW. This site will be highly visible from the roadway and will create a strong sense of place for the site. The Swimming Pool is proposed at the north edge of the site, and like the Multigenerational Center, will use the grade change from Cibola Loop to tuck the building mass below street grade, thereby reducing the impact on views from Tres Placitas Park across the site.

The site is well connected to the roadway, transit, and trail systems, allowing for a variety of means of travel in accessing the site. The community facilities and the commercial development will be controlled by the Site Development Plan for Subdivision. This ensures a high level of control and oversight by the City and the community. The design guidelines address building height, architecture, signage, circulation, lighting, landscape, buffering, pedestrian accessibility, etc. The proposal respects the existing neighborhood values, natural environment, and carrying capacities by serving as a transition and resource to the



neighborhoods, through the connections to the transportation network, and through the high level of design that will be achieved with the design guidelines.

Policy e - 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 can be ensured.

Applicant's Response: The subject site is vacant and is surrounded by development on all sides, and is now an infill site. The surrounding area includes single family and multifamily residential uses, as well as institutional and government services and uses in the form of Cibola High School, the Northwest Area Command, Fire Station 21, the Northwest Transit Center, and Tres Placitas Park. The transportation network serving the site is developed and includes access to and from the site for all modes of travel (single occupancy vehicles, transit, bicycles, and pedestrians). There are existing water and sewer lines adjacent to the site. The integrity of the surrounding neighborhoods will be ensured through the design standards in the Site Development Plan for Subdivision.

Policy g - Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

Applicant's Response: The site includes significant changes in grade, which will be maintained in development of the site. Currently, there is a large detention pond at the southwest corner of the property, which holds the off-site flows from the adjacent neighborhood. Future development will address how the drainage and pond area will be addressed, and will likely be a shared responsibility between the Library and commercial retail sites. The general slope of the property towards Ellison Drive NW will be maintained. A regional trail runs along Ellison Drive (McMahon Trail), which will connect through the site to the Tres Placitas Trail at Tres Placitas Park.

Policy j - Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

Applicant's Response: The proposed SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premise Liquor Sales Associated with a Sit Down Restaurant zoning relocates the existing SU-1 for C-1 zoning approximately 300 feet to the east, away from the residential development adjacent to the site. The subject site is well served by mass transit given its proximity to the Northwest Transit Center. The site is also well served by the road network and by the trail network. The Site Development Plan for Subdivision shows the primary access and the access to the commercial portion of the site from Ellison Drive NW as right-in/ right-out and left-in. The subject site is an appropriate location for commercial development as the development will serve users of the community facilities and the adjacent neighborhoods, and is located along a busy arterial.

***Policy l** - Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

Applicant's Response: The Site Development Plan for Subdivision contains Design Guidelines which address building height, architecture, signage, circulation, lighting, landscape, buffering, pedestrian accessibility, etc. that are based on the architectural program developed for the Westside Multifamily Feasibility Study. The provision of design standards will support quality and innovation in design in development on the site.

***Policy m** – Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.*

Applicant's Response: The changes in grade across the site will ensure that there will be views from the site of the Sandia Mountains, the Rio Grande Valley, and the rest of the City. The Multigenerational Center and the Swimming Pool will be located along the western and northern boundary of the site and built below street grade. There are significant drops in grade along the site, generally travelling from northwest to southeast. By locating the Multigenerational Center and Swimming Pool along the boundary of the site, the mass of the buildings will be built into the change in grade, reducing the visual impact on views from the residential areas and Tres Placitas Park. This will also make the facilities visible to the public travelling west on Ellison Drive and Coors Bypass. The orientation of the buildings will also ensure that views from the facilities are exceptional.

II.C.8 DEVELOPED LANDSCAPE

*The **Goal** is to maintain and improve the natural and the developed landscapes' quality.*

***Policy b** - Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.*

Applicant's Response: The City of Albuquerque will design a complex of public facilities that exhibit the highest standards, that are attractive, and that complement the surrounding area. The site will be well landscaped, and include shaded walkways and paths, buffer areas, and drainage facilities.

***Policy d** - 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.*

Applicant's Response: The Site Development Plan for Subdivision Design Guidelines address landscaping. The site is intended to be well landscaped and include shaded outdoor recreation areas, shaded walkways, and shaded parking areas. The landscaping will provide visual relief, opportunities for recreation, mitigation for the heat island effect, and opportunities for drainage detention areas.



II.D.1 SERVICE PROVISION

The Goal is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Applicant's Response: The Site Development Plan for Subdivision Design Guidelines addresses pedestrian accessibility and circulation. Connections to and from the site to the Northwest Transit Center and Tres Placitas Park will be important enhancements to the site. The site is connected to the regional trail network through the McMahon and Tres Placitas trails along Ellison Drive and connecting to the Black Arroyo Trail and Tres Placitas Park.

II.D.4 TRANSPORTATION AND TRANSIT

The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

Applicant's Response: The subject site proposes only one access from Ellison Drive NW, the primary access. This access is proposed to be a right-in/ right-out, protected left-in access. There are two other access point proposed for the site, located on Cibola Loop NW. An updated Traffic Impact Study was prepared by Terry Brown as part of this application, which included the analysis of the proposed access at Ellison Drive.

II.D.7 EDUCATION

The Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age, and educational groups.

Policy c – Library services shall be expanded and made more accessible to people at a neighborhood and community level.

Applicant's Response: The Library is intended to serve the Westside, a growing area of Albuquerque that is currently underserved. The location of the Library on a site so close to a school and so well served by transit, trails, and the road network will ensure the Library is accessible to the public.

Policy e – Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

Applicant's Response: The subject site is located adjacent to Cibola High School. The proximity to the existing school, the trail system, and Tres Placitas Park provide an excellent opportunity to build connections between these facilities.

WEST SIDE STRATEGIC PLAN

THE COMMUNITY CONCEPT

Policy 1.17 - The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

Applicant's Response: The subject site is located in the Seven Bar Ranch Regional Center. It is located adjacent to the Northwest Area Command, Fire Station 21, Cibola High School, Tres Placitas Park, and the Northwest Transit Center. The Westside Multigenerational Center Feasibility Study recommended the Cibola Loop site because of the surrounding community facilities and because the site was large enough to allow the co-location of these City facilities on one site. The community facilities are proposed to use 16 acres of the 26-acre site. The remaining areas are proposed to accommodate multi-family residential and commercial uses, which may also serve the users of the community facilities.

SPECIFIC WESTSIDE COMMUNITIES – SEVEN BAR RANCH COMMUNITY

Page 55- The City of Albuquerque also owns the old "Town Center" of the Seven Bar Ranch Sector Development Plan, an area near Cibola High School. This would be an excellent location for the City to cluster public services (fire or police station, library, park and ride facilities, etc.) in the future. It is also a good location for higher education or vocational-technical training

Applicant's Response: The subject site sits adjacent to the Town Center. The Town Center is developed with the Northwest Transit Center and Fire Station 21. The proposed community facilities will expand upon the existing cluster of public services, adding a Multigenerational Center, Library and Swimming Pool to the Fire Station, Transit Center, Police Substation, High School, and Park already found in the immediate area.

NATURAL AND CULTURAL RESOURCES, RECREATION AND SPECIAL AREAS

Policy 7.16 - This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development.

Applicant's Response: The subject site is located within the Seven Bar Ranch Regional Center. The Westside Multigenerational Center Feasibility Study recommended the subject site for the proposed community facilities in part because of the proximity to the Tres Placitas Park, the ability to co-locate the future facilities with the existing park, the proximity to Cibola High School, and the connections to the existing trail system. The study included an analysis of each of the potential sites through the application of site location criteria.

SITING AND EXPANSION OF PUBLIC FACILITIES

Policy 8.2 – City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside these of these



locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

Applicant's Response: The subject site is located within the Seven Bar Ranch Regional Center.

Policy 8.6 - The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

Applicant's Response: The proposed community facilities will be co-located with Tres Placitas Park, which has an undeveloped area that could be expanded with additional recreational amenities. The Multigenerational Center is intentionally planned to be located across the street from the Park so that users can access the Park easily. The City Council determined that the Cibola Loop site was an appropriate location for these community facilities by allocating funds towards the purchase of the property.

Policy 8.12 – New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area.

Applicant's Response: The subject site is located within the Seven Bar Ranch Regional Center.

Policy 8.13 – Libraries are particularly well suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

Applicant's Response: The Westside Multigenerational Center Feasibility Study concluded that the Cibola Loop site was the most appropriate available site in part because the size of the site allows the center to co-located with a Library and Swimming Pool. The Library will also be close to Cibola High School and Tres Placitas Park.

SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN

The following citation is from the Seven Bar Ranch Sector Development Plan:

Page 9 SU-1 for R-2 Uses- Medium Density Residential, 151 acres: These parcels are intended for development as condominiums and low rise apartments. This acreage should be developed at a minimum density of 10 dwelling units per acre. The maximum allowable density for these parcels shall be controlled by the Floor Area Ratio (FAR) restriction in the R-2 zone. These areas are arranged as a transition between the commercial and employment areas and lower density residential areas. They, too, have been given maximum access to the internal pedestrian open space system.

Applicant's Response: While the majority of the site will be zoned for Community Facilities and Related Uses, a 5-acre tract will retain R-2 zoning. It is located across Cibola Loop from the existing multifamily residential development. The future residents will have great access to the community facilities.

(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.*

Applicant's Response: In 2016, the City of Albuquerque began the process to purchase 16 acres of the 26-acre Cibola Loop site with the intention of developing a Multigenerational Center, a Library, and a Swimming Pool. This followed the recommendations of the Westside Multigenerational Feasibility Study commissioned by the Department of Senior Affairs, along with participation by the Department of Cultural Services, Parks and Recreation Department, Planning Department, City Council Services, and most recently, the Department of Municipal Development. The decision by the City Council to change the scope of existing projects (R-16-34) in order to allow for the acquisition of the property represents a changed community condition that justifies the proposed change in zoning to SU-1 for Community Facilities and Related Uses a more appropriate zone category. Furthermore, in June 2016, the deed restriction that specified that the site should be used pursuant to the Housing for Older Persons Act of 1995 was removed by the City Council, another changed condition.

In addition to changed conditions, the proposed zoning is more advantageous to the community because it matches the zoning with the land use desired by the community and responds to a strong public need for recreational and cultural facilities as determined by the Feasibility Study. It is also more advantageous to the community as articulated by the Albuquerque/ Bernalillo County Comprehensive Plan, the Westside Strategic Plan, and the Seven Bar Ranch Sector Development Plan (please see the analysis above, Section C). The proposed residential and commercial uses are already allowed on the site.

(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.

Applicant's Response: The proposed zone change includes uses already proposed for the site (R-2 and C-1 uses), and introduces the City of Albuquerque Community Facilities and Related Uses to the site. The site will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. The Site Development Plan for Subdivision shows access to the site and contains Design Guidelines that will control the design of the commercial development and community facilities. There were three public meetings held during the feasibility study process. At the third public meeting and at a subsequent community celebration for the acquisition of the

site, the concepts for the community facilities were presented to the public and were met with support and excitement.

The introduction of the alcohol sales (as an ancillary use to a grocery store, and in association with a sit-down restaurant) and drive up service window associated with a bank will not be harmful to the adjacent properties. The increased range of uses will support the viability of the commercial center. Drive-in facilities for a bank require a vehicle movement plan approved by the Traffic Engineer. Alcohol sales are regulated by the State of New Mexico, which sets the regulations on the hours of sale, age, and minimum location away from incompatible uses such as school and churches. Alcohol sales on the site will be further restricted by the proposed zoning to a grocery store for off-premise consumption, and to a sit-down restaurant for on-premise consumption. The Site Development Plan for Building Permit for the commercial portion of the site will return to the EPC for its review and approval, providing a further opportunity for public review. Delegation to the DRB is sought only for the portion to be developed by the City of Albuquerque, zoned SU-1 for City of Albuquerque Community Facilities and Related Uses.

(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.*

Applicant's Response: The City will not incur any unprogrammed expenditures as a result of this zone change request. The City of Albuquerque has funding for the acquisition of the first 6.89 acres and anticipates funding the acquisition of the remaining 9.11 acres and the construction of the community facilities through future G.O. Bond cycles. In April 2016, Resolution R-16-34 amended the adopted Capital Implementation Program and changed the scope of services for Cultural Services/Library and the Parks and Recreation existing projects to allow for the acquisition of land for the library and pool on the Northwest Mesa. While the community facilities are projected to require significant capital expenditures by the City, such capital expenditures are an anticipated and integral part of the provision of recreational and cultural services to the public. The proposed zoning will not require any unprogrammed capital expenditures. Roadway, water, sewer, and storm water facilities exist in the immediate area and it will be responsibility of the City and other owners of the retail and multi-family sites to extend any services needed to the serve the property.

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

Applicant's Response: The City of Albuquerque is the contract purchaser for sixteen of the 26 acres on the site. The City is purchasing the property for the purpose of developing a Multigenerational Center, a Library, and a Swimming Pool. It has been determined through the Westside Multigenerational Center Feasibility Study and associated planning process that this is the best location for the facilities due to the access to roads, trails, transit, the adjacency to existing

residential development, Cibola High School, and the availability of land. The residential and commercial uses proposed are already allowed on the site.

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

Applicant's Response: The subject site is already zoned for R-2 and C-1 uses. The R-2 uses are proposed to remain in the same location, and the C-1 uses are proposed to move approximately 300 feet to the east. While the location of the site on Ellison Drive NW, a regional principal arterial, is relevant to the request, it is not the primary justification for the proposed zoning on the site. However, this magnitude of public investment supports the need for high visibility and access to these future community facilities. The location of this property, and its connections to the major street network, the trails system, and the transit network help to address the transportation issues that may be associated with the development of the community facilities, and the residential and commercial uses proposed.

(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's Response: The proposed zone changes cover a total of 26 acres and are not considered a "spot zone". This property currently is zoned SU-1 and there is an abundance of similarly zoned properties in the area.

(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's Response: The proposed zone changes are not considered "strip zoning" due to the size, shape, and location of the site.



CONCLUSION

On behalf of Vientecillo, LLC and the City of Albuquerque, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment, Sector Development Plan Map Amendment, and Site Development Plan for Subdivision for the Cibola Loop site. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman".

Jacqueline Fishman, AICP
Principal



SEVEN-BAR RANCH

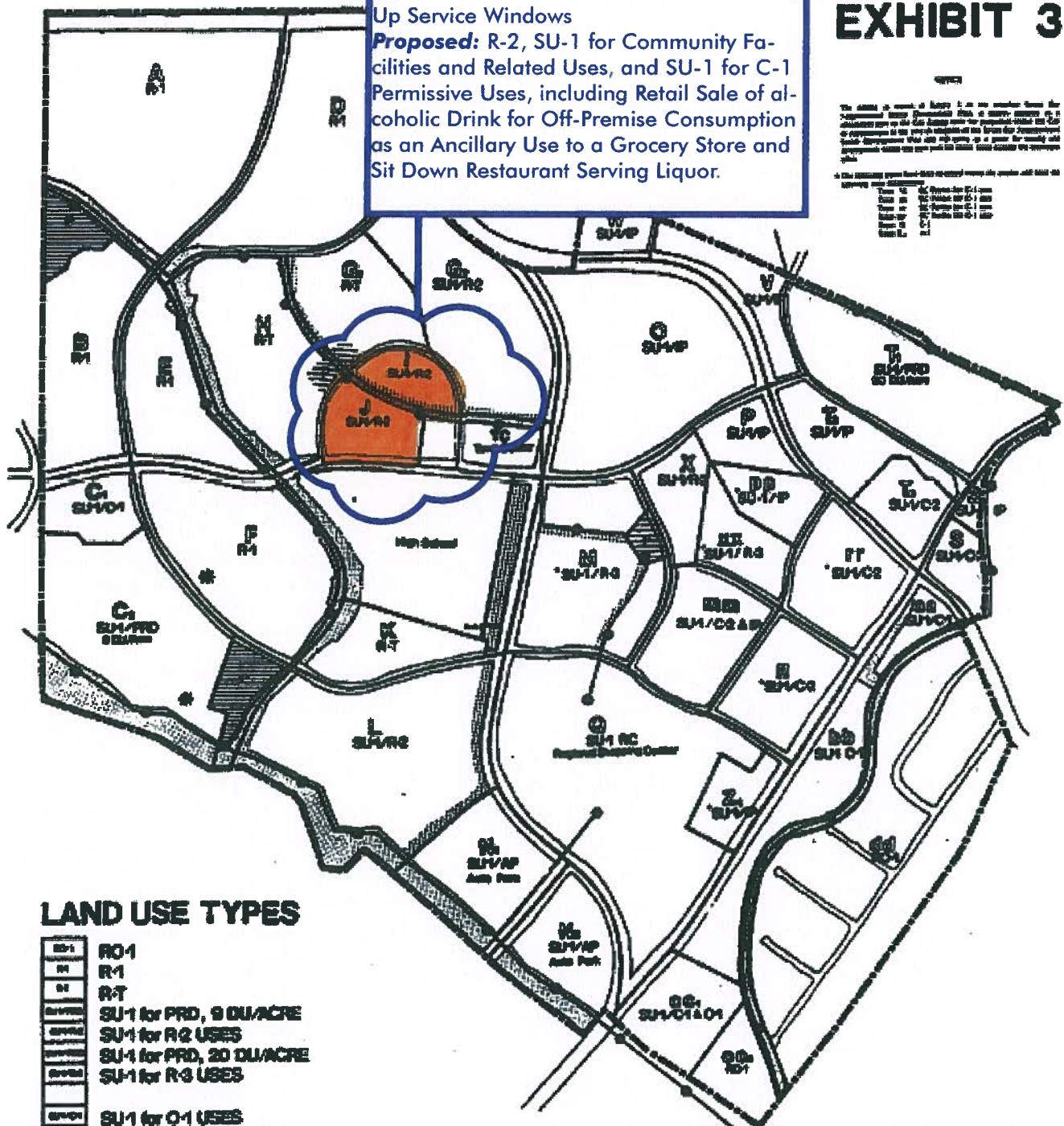
SECTOR DEVELOPMENT PLAN **APRIL 1, 1988 REVISION**

The Seven-Bar Ranch Sector Development Plan has been prepared by HERBERT M. DENISH & ASSOCIATES, INC. and BOHANNAN-HUSTON, INC. for lands owned or controlled by the SEVEN-BAR LAND & CATTLE COMPANY.

EXHIBIT 3

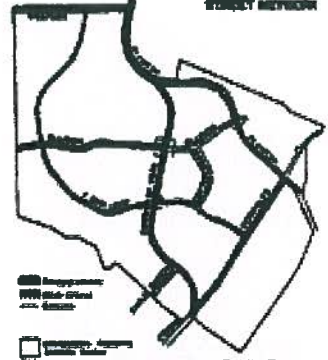
Existing: SU-1 for R-2, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows
Proposed: R-2, SU-1 for Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses, including Retail Sale of alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and Sit Down Restaurant Serving Liquor.

The status of each of the lots in this map is based on the information provided by the applicant. It is the responsibility of the applicant to provide accurate information. The City of Denver does not warrant the accuracy of the information provided. The City of Denver does not warrant the accuracy of the information provided. The City of Denver does not warrant the accuracy of the information provided.



LAND USE TYPES

RD-1	R0-1
R1	R-1
R2	R-2
R3	R-3
SU-1A	SU-1 for PRD, 9 DU/ACRE
SU-1B	SU-1 for R2 USES
SU-1C	SU-1 for PRD, 20 DU/ACRE
SU-1D	SU-1 for R-3 USES
SU-1E	SU-1 for O-1 USES
SU-1F	SU-1 for O-1 & C-1 USES
SU-1G	SU-1 for IP USES
SU-1H	SU-1 for AUTO PARK
TC	SU-1 for TOWN CENTER
SU-1I	SU-1 for C-2 & IP (C-2 not to exceed 6 acres)
SU-1J	SU-1 for C-1 USES
SU-1K	SU-1 for C-2 USES
SU-1L	SU-1 for REGIONAL SHOPPING CENTER
PARK	PARK
DRAINAGE RIGHT-OF-WAY	DRAINAGE RIGHT-OF-WAY
OPEN SPACE	OPEN SPACE
SCHOOL	SCHOOL
BIKEWAY	BIKEWAY



LAND USE

89

BLUZ TEAM Meeting Agenda

September 26, 2016

FDC Conference Room

I. Pajarito ES – Christina Orozco represented school

Request to extend fencing previously installed by BLUZ, for an additional 20'

- To prevent students from running across road thru pick-up / drop off area to parking lot

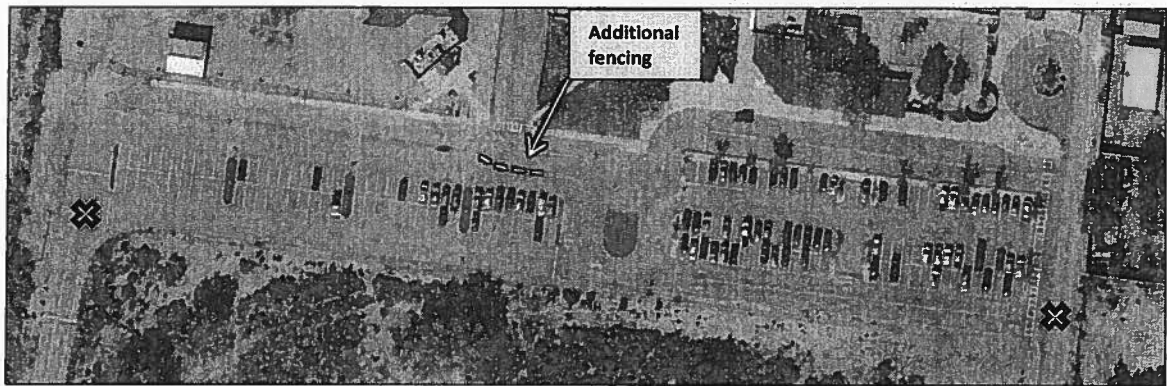
Request for 2 pipe gates at entrances

- School located in a very remote area
- Concern for weekend security of campus; gates would be locked after school hours and on weekends
- Debris, such as needles, are being left in area, which poses safety concerns

Discussion Results:

- Pipe gates can be installed at both entrances to the school campus ✘
- Regarding the fence issue, there is a concern that installing the additional 20' could block off the delivery area

Ben Harris, BLUZ Coordinator, will meet with Principal Larribas to discuss further



II. Alamosa ES – Principal Ulrike Kerstges

Issue of parents speeding past vehicles pulled over in the drop-off lane

- Some parents have vehicles where the right-side door does not open, causing students to exit on the left-hand side; concern that speeding vehicles will hit a child who has to exit on the left-hand side
- Principal requested narrowing of entrance to slow traffic in pick-up area

Parents still dropping students off on the south side of the school in the middle of Eucariz Ave., and students run across street by themselves

- Principal Kerstges has attempted to emphasize the danger of this to parents
- Former recommendation was made by BLUZ Team to lock the back gate and discourage accessibility to campus, gently forcing parents to use drop-off area
- Principal Kerstges would like staff to have access to their parking area she asked if swipe cards or some type of lock be possible?



- Other issue is vandalism at school
- Campus is wide-open; area between the kindergarten building and the main classroom wing of school ☒ provides unrestricted access to the entire campus

Discussion Results:

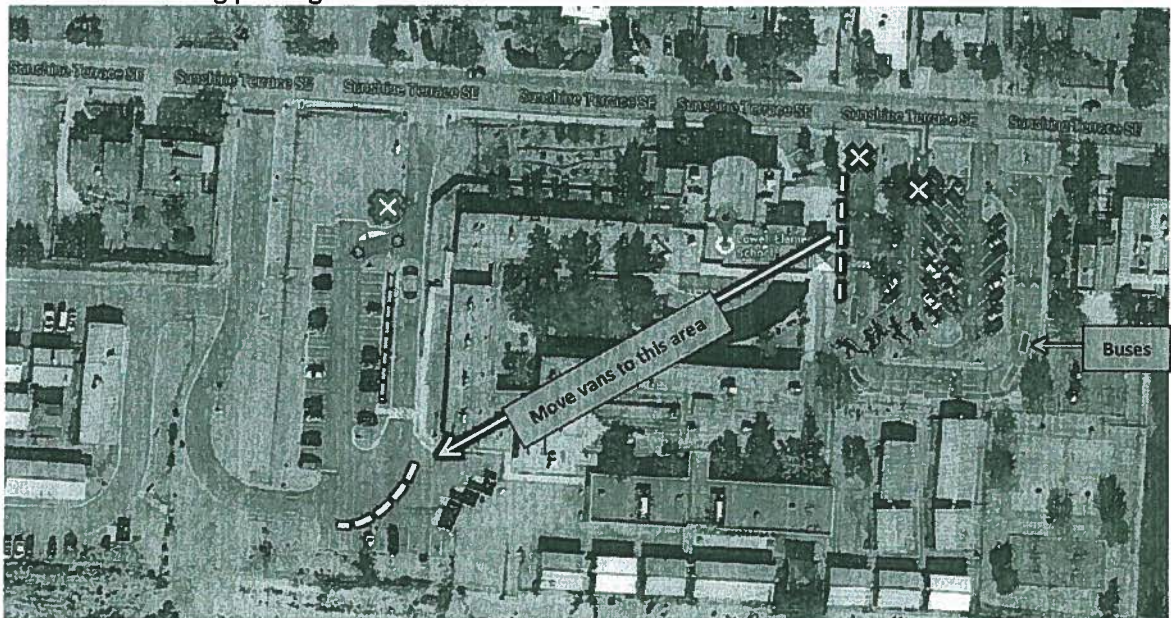
- Large orange cones 🚧 will be used to narrow entrance; this will be used temporarily to access whether narrowing area slows speeders down
- Swipe cards would have to be approved by Karen Alarid, FDC Director
- Front area ☒ of school can be addressed by installation of a fence with a pedestrian gate
- Ben Harris, will need to meet with David Ritchey, FDC Staff Architect for Alamosa ES

III. Lowell ES – Principal Julieta Contreras

- City Community Center daycare vans 🚌 are parked in bus loop making area very congested
- Parents are pulling into the parking area in this location to drop students off; students then run in-between buses ↩
- Request to move daycare vans to west area parent pick-up / drop-off
 - Angela Hernandez, BLUZ member and Student Transportation employee, stated that the west area pick-up / drop-off area was originally designed to be the bus loading, unloading zone

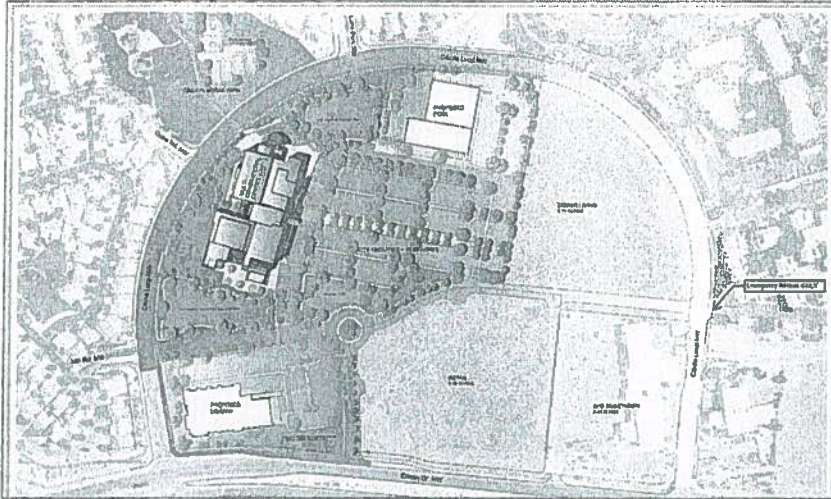
Discussion Results:

- Move daycare vans to west side parking area, parent pick-up / drop-off
- Daycare vans can stand down in this area until school dismissal
- Install two pipe gates in bus entrance area and one in the parking lot area ☒; pipe gate at bus entrance would be closed once buses leave; parking lot pipe gate would be closed in the morning to discourage parents from using it as the pick-up / drop-off
- Near misses between parents exiting parking area ☒ and vehicles picking students up; install speed bumps in area to slow traffic
- Chain link along parking area 🗡



IV. Cibola Cluster – Myron / Denise

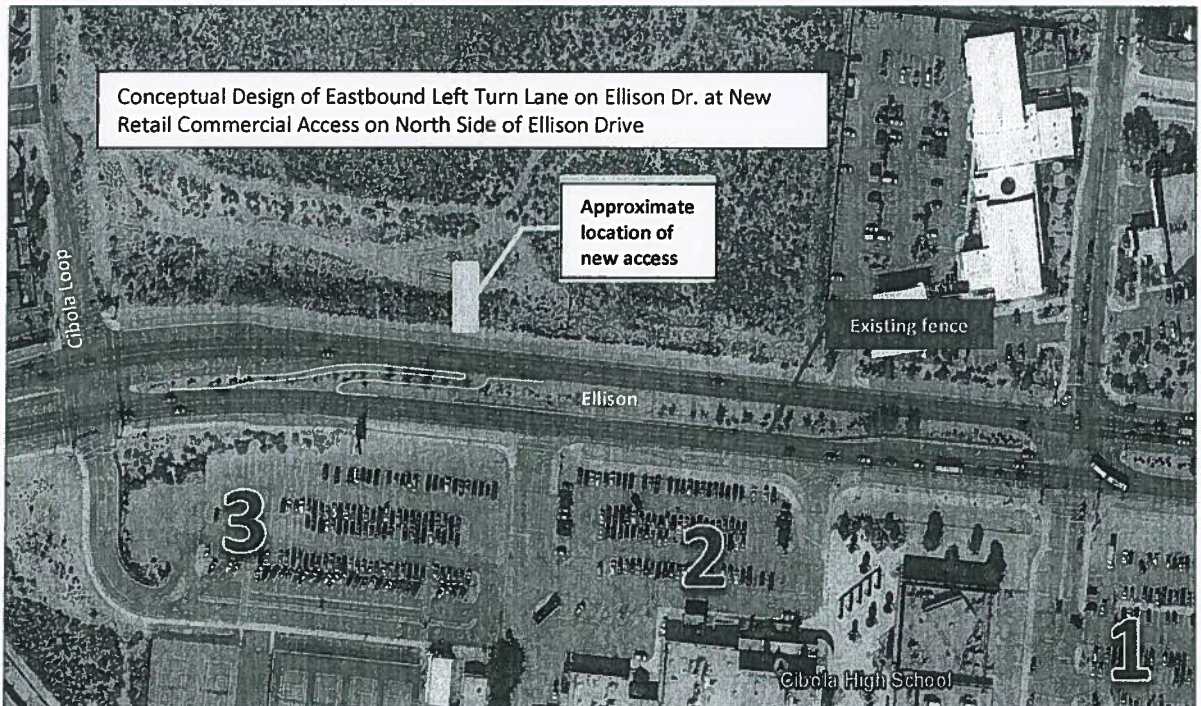
Cibola HS – Principal Pam Myer, Consensus Planning reps: Jackie Fishman, Petra Morris; Cibola Loop rep – John Black; Terry Brown – traffic engineer
 Ms. Fishman explained the City of Albuquerque plans for Cibola loop



- Multigenerational Center, library, pool, apartment complex, shopping center, and a fast food restaurant w/o drive-thru window
- City is currently in process of purchasing lots
- Multigenerational facility is approximately 10 years out
- Pool is approximately 15 years out

- School concern is that the left-hand turn out of the 3 parking lot will be affected by traffic backing up trying to turn left at the new access location
- The distance from the 7-Bar Loop intersection is the required 400' and there is 75' for vehicle queuing
- Special Needs buses also exit from Lot 3

Mr. Brown stated that traffic generated by the proposed development does not increase the delay at the intersection during the AM peak hour and increases the delay during the PM peak hour by only one second. Therefore, no recommendations are made for the intersection of Ellison Dr., or Seven Bar Loop.



NOTE: while APS is not necessarily opposed to the new site access location, APS would like their engineer to study the traffic congestion during pick-up/drop-off times for both Seven Bar ES and Cibola HS, since these factors weren't included in the traffic study presented at the BLUZ meeting.

Next Steps:

- EDC Meeting October 8, 2016

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

August 24, 2016

Petra Morris
Consensus Planning, Inc.
302 8th Street NW/87102
Phone: 505-764-9801 Fax: 505-842-5495
E-mail: morris@consensusplanning.com

Dear Petra:

Thank you for your inquiry of **August 24, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACTS A, B AND C OF THE BULK LAND PLAT FOR CIBOLA LOOP SUBDIVISION LOCATED ON ELLISON DRIVE NW BETWEEN W. CIBOLA LOOP NW AND CIBOLA LOOP NW zone map A-13.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

WESTSIDE COALITION OF N.A.'S
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dcarmona@cabq.gov.

Sincerely,
Dalaina L. Carmona
Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

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Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	
Total Postage & Fees	\$3.59	\$9.59	



Sent To **Harry Hendriksen - W&CONA**
 Street, Apt. No., or PO Box No. **10592 Rio Del Sole Ct. NW**
 City, State, ZIP+4 **ABQ, NM, 87114**

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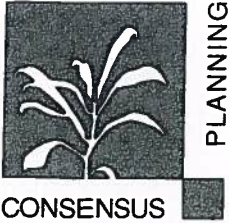
ALBUQUERQUE, NM 87120

Postage	\$3.30	\$2.70	0103/16
Certified Fee	\$0.00	\$0.00	
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Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00	
Total Postage & Fees	\$3.59	\$9.59	



Sent To **Rene Horvath - W&CONA**
 Street, Apt. No., or PO Box No. **5515 Palmvine Dr. NW**
 City, State, ZIP+4 **ABQ, NM, 87120**

95



September 1, 2016

Landscape Architecture
Urban Design
Planning Services

Rene Horvath
Westside Coalition of Neighborhood Associations
5515 Palomino Dr. NW
Albuquerque, NM 87120

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Horvath,

The purpose of this letter is to inform you and the Westside Coalition of Neighborhood Associations that we have submitted a request to the Environmental Planning Commission (EPC) for a Zone Map Amendment, a Sector Plan Map Amendment, and a Site Development Plan for Subdivision. The request is for the 26-acre Cibola Loop site, located on Ellison Drive NW and Cibola Loop NW. The site is legally described as Tracts A, B, and C of the Cibola Loop Subdivision.

This request is one of the important steps in the process of developing a Multigenerational Center, Library, and Swimming Pool at the Cibola Loop site that will serve Westside residents. The property was identified as the preferred location by the Westside Multigenerational Center Feasibility Study, completed by Kells + Craig Architects and Consensus Planning on behalf of the Department of Senior Affairs. The request is to rezone the property to R-2, SU-1 for Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses, including Retail Sale of Alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant Serving Liquor.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 Second Street NW at 8:30 am on October 13, 2016. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

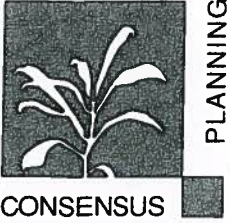
Jacqueline Fishman, AICP
Principal

PRINCIPALS

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

Attached: a copy of the Site Development Plan for Subdivision.

96



September 1, 2016

Landscape Architecture
Urban Design
Planning Services

Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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Jacqueline Fishman, AICP
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PRINCIPALS

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

Attached: a copy of the Site Development Plan for Subdivision.



SEVEN-BAR RANCH

SECTOR DEVELOPMENT PLAN **APRIL 1, 1988 REVISION**

The Seven-Bar Ranch Sector Development Plan has been prepared by HERBERT M. DENISH & ASSOCIATES, INC. and BOHANNAN-HUSTON, INC. for lands owned or controlled by the SEVEN-BAR LAND & CATTLE COMPANY.

EXHIBIT 3

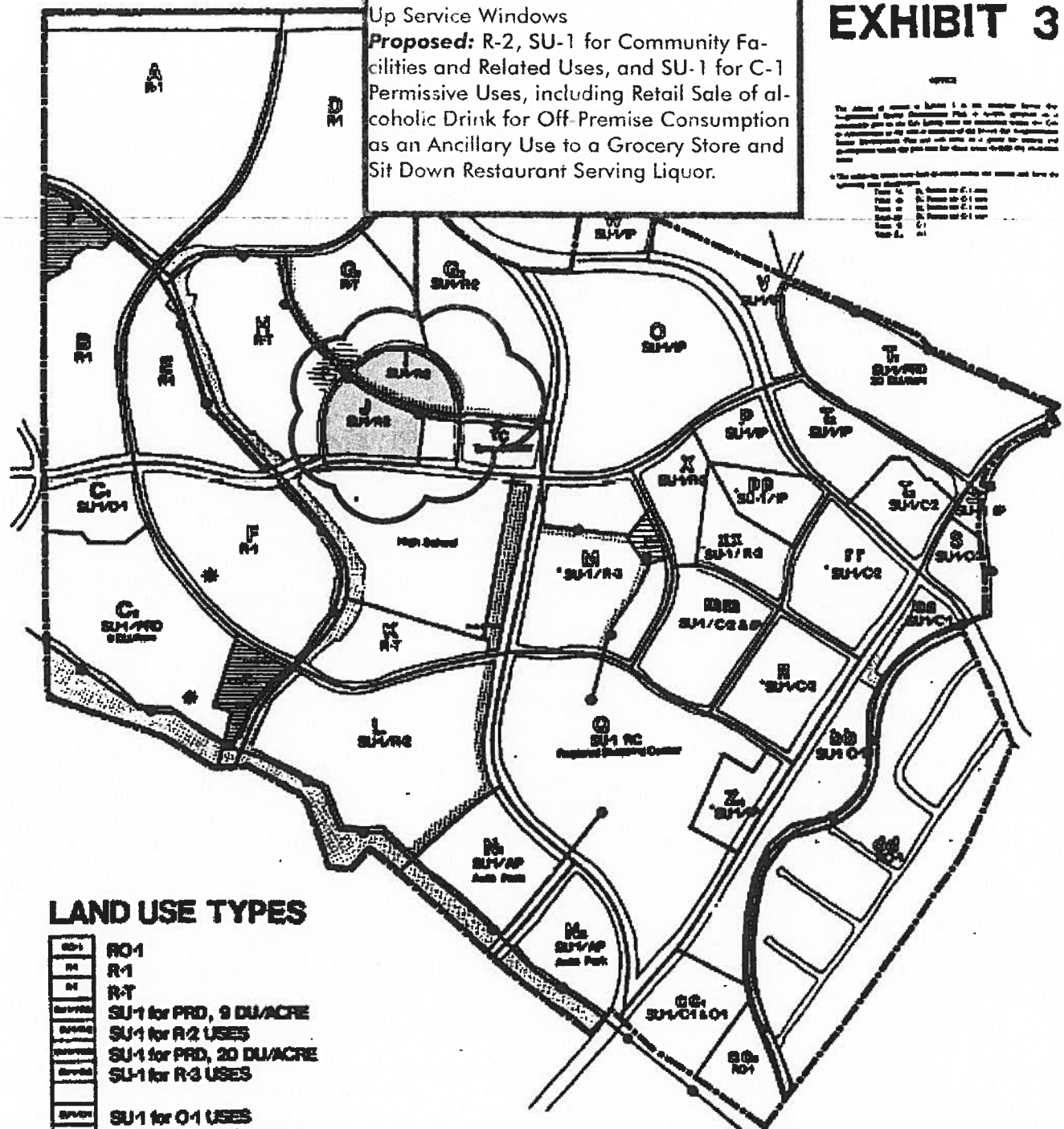
Existing: SU-1 for R-2, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive Up Service Windows
Proposed: R-2, SU-1 for Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses, including Retail Sale of alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and Sit Down Restaurant Serving Liquor.

The above is a copy of Exhibit 3 as an exhibit to the Comprehensive Land Development Plan. It is hereby approved as a preliminary plan for the City of Seven-Bar, Missouri, and the Commission on the part of the City of Seven-Bar, Missouri, and the Commission on the part of the State of Missouri, and the Commission on the part of the State of Missouri.

Approved by the City of Seven-Bar, Missouri, this 1st day of July, 1994.

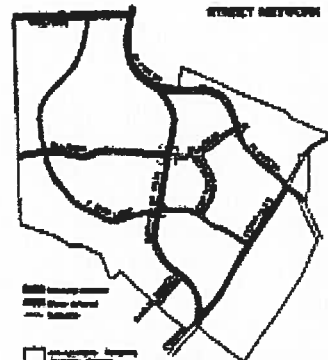
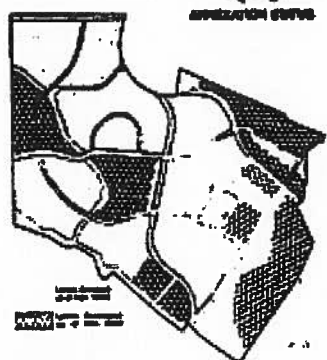
Approved by the State of Missouri, this 1st day of July, 1994.

Approved by the Commission on the part of the State of Missouri, this 1st day of July, 1994.



LAND USE TYPES

RO-1	RO-1
R-1	R-1
R-T	R-T
SU-1 PRD	SU-1 for PRD, 9 DU/ACRE
SU-1 R2	SU-1 for R2 USES
SU-1 PRD 20	SU-1 for PRD, 20 DU/ACRE
SU-1 R3	SU-1 for R-3 USES
SU-1 O1	SU-1 for O1 USES
SU-1 O1 C1	SU-1 for O1 & C1 USES
SU-1 IP	SU-1 for IP USES
SU-1 AP	SU-1 for AUTO PARK
TC	SU-1 for TOWN CENTER
SU-1 C2 IP	SU-1 for C2 & IP (C-2 not to exceed 8 acres)
SU-1 C1	SU-1 for C1 USES
SU-1 C2	SU-1 for C2 USES
SU-1 RC	SU-1 for REGIONAL SHOPPING CENTER
PARK	PARK
DR	DRAINAGE RIGHT-OF-WAY
OS	OPEN SPACE
S	SCHOOL
B	BIKEWAY



99

LAND USE

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Oct. 13, 2016 **1010895**

Zone Atlas Page: A13

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Ellison Dr. NW between West Cibola Loop and Cibola Loop NW

Applicant: **JR Malouff, Vientecillo LLC.**
5995 Alameda Blvd. NE
ABQ, NM 87113

Agent: **Consensus Planning Inc.**
302 8th Street NW
ABQ, NM 87102

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: 9-21-2016

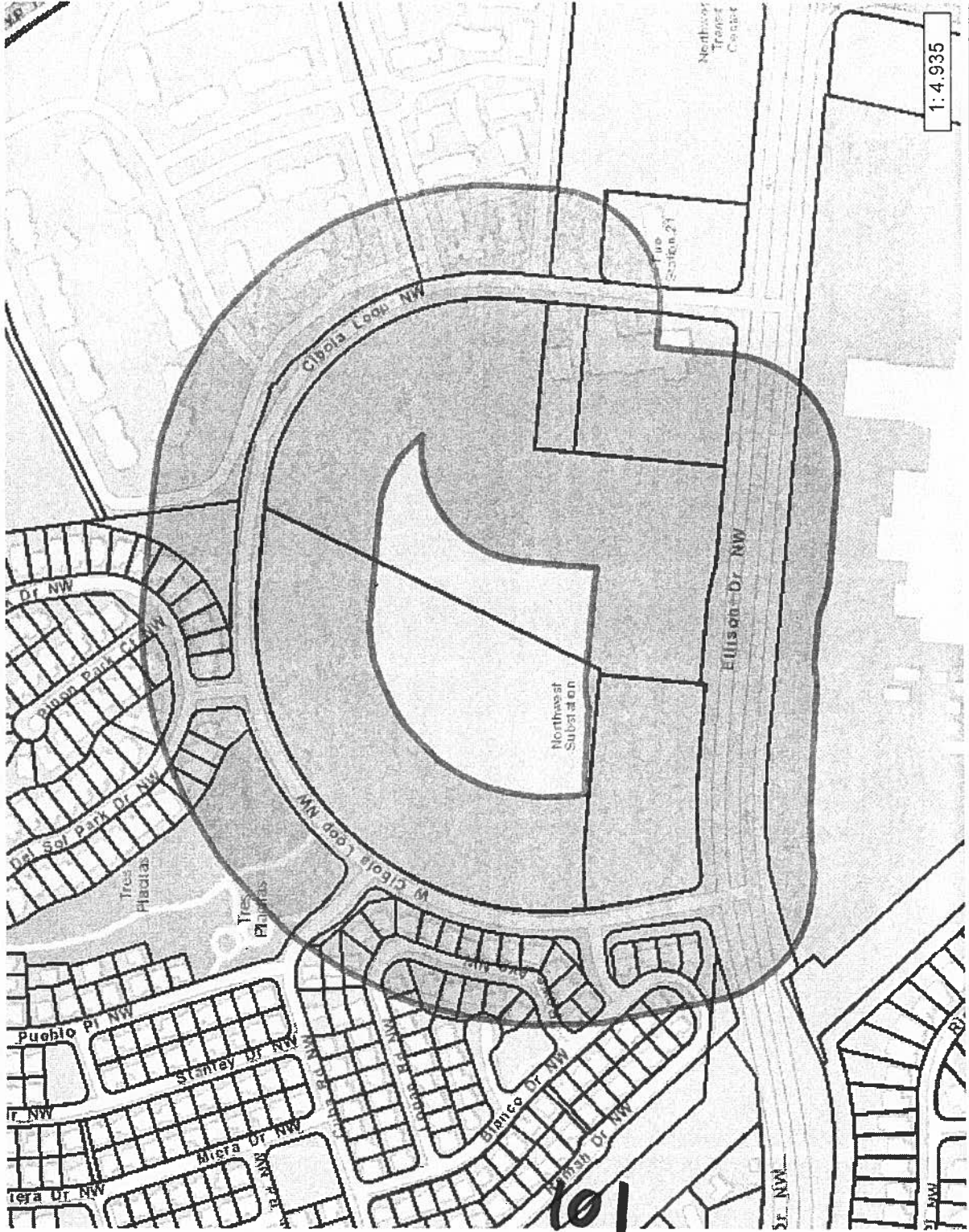
Signature: *Geraldine Delgado*
100

1010895



Legend

- Bernalillo County Parcels
- City Parcels
- Municipal Limits**
 - Cornales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map



1:4,935

Notes

Ellison used as right away 160 ft + 100

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

0.1 Miles



WGS_1984_Web_Mercator_Auxiliary_Sphere
 9/13/2016
 © City of Albuquerque

SAMANI SARA A
4115 ROWE AVE NW
ALBUQUERQUE NM 87114

TRES PLACITAS HOMEOWNERS ASSOC INC C/O
HOAMCO
PO BOX 67590
ALBUQUERQUE NM 87193

GONZALEZ DAVID E & VERONICA I
10700 GALAXIA PARK DR NW
ALBUQUERQUE NM 87114

BAKER STUART & CHRISTINE M
10701 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114

DIAZ CARLOS F & MONICA M
1420 SASSAFRAS DR
PLANO TX 75023

TOBIN WILLIAM B
4101 LOGAN RD NW
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE C/O REAL PROP
DIVISION
PO BOX 1293
ALBUQUERQUE NM 87103-2248

FLORES JOHNATHAN
10715 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114-5166

KUGELMANN JOHAN I & SUSAN R
10709 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114-5166

ARELLANO IRMA W ARELLANO LIVING TRUST
10720 GALAXIA PARK DR NW
ALBUQUERQUE NM 87114-5168

RIOS PORFIRIO & CORRINE
6909 JAPURA CT NE
RIO RANCHO NM 87144

TRUJILLO JACOB S
4104 ROWE AVE NW
ALBUQUERQUE NM 87114

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

RIOS ALFREDO D
4201 ROWE AVE NW
ALBUQUERQUE NM 87114

FRENCH ANTHONY J D
10520 BLANCO DR NW
ALBUQUERQUE NM 87114

SANDOVAL MARLENE B
4112 ROWE AVE NW
ALBUQUERQUE NM 87114

ALDERETE NICHOLAS VINCENT & RACHEL
MICHELLE
4124 ROWE AVE NW
ALBUQUERQUE NM 87114

CORE REALTY HOLDINGS LLC
1600 DOVE ST SUITE 450
NEWPORT BEACH CA 92660

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

GARCIA ANDREA M TRUSTEE GARCIA RVT
6584 SEAMAN ST
SAN DIEGO CA 92120-2630

MARTINEZ ANTONIO RAY & NUNEZ DEZARI V
4109 ROWE AVE NW
ALBUQUERQUE NM 87114

VEJIL GEORGE G & YMELDA G
2399 CAMINO PINTORES
SANTA FE NM 87505-5290

QUINTANA ROBERT & EVE
8628 CLARIDGE PL NW
ALBUQUERQUE NM 87114

FRAZIER KATHRYN A
4200 ROWE AVE NW
ALBUQUERQUE NM 87114

VELASQUEZ GLORIA KATHLEEN
4705 DOUGLAS MACARTHUR RD NE
ALBUQUERQUE NM 87110

TRES PLACITAS HOMEOWNERS ASSOC INC
PO BOX 67590
ALBUQUERQUE NM 87193

AMERICAN HOMES 4 RENT PROPERTIES FIVE
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

OLGUIN OLGA
PO BOX 56816
ALBUQUERQUE NM 87187

BACA PATRICK G & JO ANN
10500 BLANCO DR NW
ALBUQUERQUE NM 87114

KLOTY PARAMAJEET S
4119 ROWE AVE NW
ALBUQUERQUE NM 87114

102

CORE REALTY HOLDINGS LLC
1600 DOVE ST SUITE 210
NEWPORT BEACH CA 92660

PALACIO YVONNE & TIMOTHY
3690 S VISTA PL
CHANDLER AZ 85248

ANDERSON RUSSELL A
10711 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114

GUTIERREZ SUSAN
4100 ROWE AVE NW
ALBUQUERQUE NM 87114

TRES PLACITAS HOMEOWNERS ASSOC INC
PO BOX 67590
ALBUQUERQUE NM 87193

HERRERA JAMES & MONTOYA-HERRERA CARC
LYNN
5240 STONE MOUNTAIN PL NW
ALBUQUERQUE NM 87114-3794

HUEZO JOSE O & RINA G
3001 N NAOMI ST
BURBANK CA 91504-1733

LAM-HUI SO NGOR & LAM CHI MING
2332 14TH ST SE
RIO RANCHO NM 87124

KEAN MARIA C
4116 ROWE AVE NW
ALBUQUERQUE NM 87114

APODACA MATTHEW B
4102 LOGAN RD NW
ALBUQUERQUE NM 87114

RAHIM NAVROZ & ZUBEIDA
10701 PINON PARK CT NW
ALBUQUERQUE NM 87114

SANDOVAL NICOLE A
10716 GALAXIA PARK DR NW
ALBUQUERQUE NM 87114

BOKF NA
7060 S YALE AVE SUITE 200
TULSA OK 74136

HERNANDEZ GABRIELLA J
10705 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114-5166

ZUNIGA MARGARITO N & BERNADETTE
4212 ROWE AVE NW
ALBUQUERQUE NM 87114

LANDAETA AMALIA RAMIREZ & PAUL AULAR
4208 ROWE AVE NW
ALBUQUERQUE NM 87114

RAMIREZ ERNESTO & BENITA
10512 BLANCO DR NW
ALBUQUERQUE NM 87114

AMERICAN HOMES 4 RENT PROPERTIES FIVE I
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

RYAN KEIKO & WILLIAM G
10516 BLANCO DR NW
ALBUQUERQUE NM 87114

BONNELL- ROY SHERYL L & ROY RONALD A
10504 BLANCO DR NW
ALBUQUERQUE NM 87114

LEE KIMON K & SARAH LYNN MABBOTT
10700 PINON PARK CT NW
ALBUQUERQUE NM 87114

NELSON JOHN P
PO BOX 775
CORRALES NM 87048

HAMM MICHAEL C & DORIS
4105 LOGAN RD NW
ALBUQUERQUE NM 87114

FAMILY HOUSING DEVEL CORP
1114 PENNSYLVANIA ST NE
ALBUQUERQUE NM 87110-7408

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

TRES PLACITAS HOMEOWNERS ASSOC INC
PO BOX 67590
ALBUQUERQUE NM 87193

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE C/O REAL PROP
DIVISION
PO BOX 1293
ALBUQUERQUE NM 87103-2248

RAEL FREDDY A & JULIE J
10700 DEL SOL PARK DR NW
ALBUQUERQUE NM 87114

103

RYBACHEK RONALD C & RYBACHEK JULIE L
4205 ROWE AVE NW
ALBUQUERQUE NM 87114

VIENTECILLO LLC
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

VIENTECILLO LLC
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

VIENTECILLO LLC
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114-2701

Westside Coalition of N.A.'S
Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

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Albuquerque Publishing Company
7777 Jefferson N.E. Albuquerque, New Mexico 87109
P.O. Drawer J-T Albuquerque, New Mexico 87103
(505) 823-7777

Account Number
1007583

Ad Proof/Order Confirmation

Ad Order Number
0001311707

CITY OF ALB-PLANNING DEPT
600 2ND ST NW 3RD FLOOR
ALBUQUERQUE, NM 87102 USA

Ordered By Dora

Customer Phone 5059243911

Joint Ad #

Customer EMail

PO Number C18244

Ad Cost \$114.03

Sales Rep eaustin

Tax Amount \$8.34

Order Taker cwhite

Total Amount \$122.37

Payment Method Credit Card

Amount Due \$122.37

Payment Amount \$0.00

Affidavits 0

Pick Up #

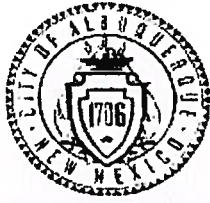
Product Albuquerque Journal
Ad Number 0001311707-01
Ad Type APC-Legals
Ad Size 1 X 180 li
Color

Placement Legal Notices
Classification Government
Sort Text NOTICE OF PUBLIC HEARING NOTICE I
SHEREBY GIVE THAT THE CITY OF ALB
UQUERQUE ENVIRONMENTAL PLANNI
NG COMMISSION WILL HOLD A PUBLIC
HEARING ON THURSDAY OCTOB

Run Date
09/21/2016
09/21/2016

WYSIWYG Content

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, October 13, 2016 at 9:30 a.m., in the Plaza del Sol Hearing Room, Lower Level Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a Case Distribution Session on Thursday, October 6, 2016 at 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1001506
16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit
Scott Anderson, agent for Darryl Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses, defined in Project #1000938, located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11)
Staff Planner: Catalina Lehrer

Project# 1002717
16EPC-40049 Site Development Plan for Building Permit
Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Alrisco Grant, Unit 8, zoned SU-1 for O-1, PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Alrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

Project# 1005280
16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)
Dekker Petich Sabbatini, agent for Triun Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Long Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

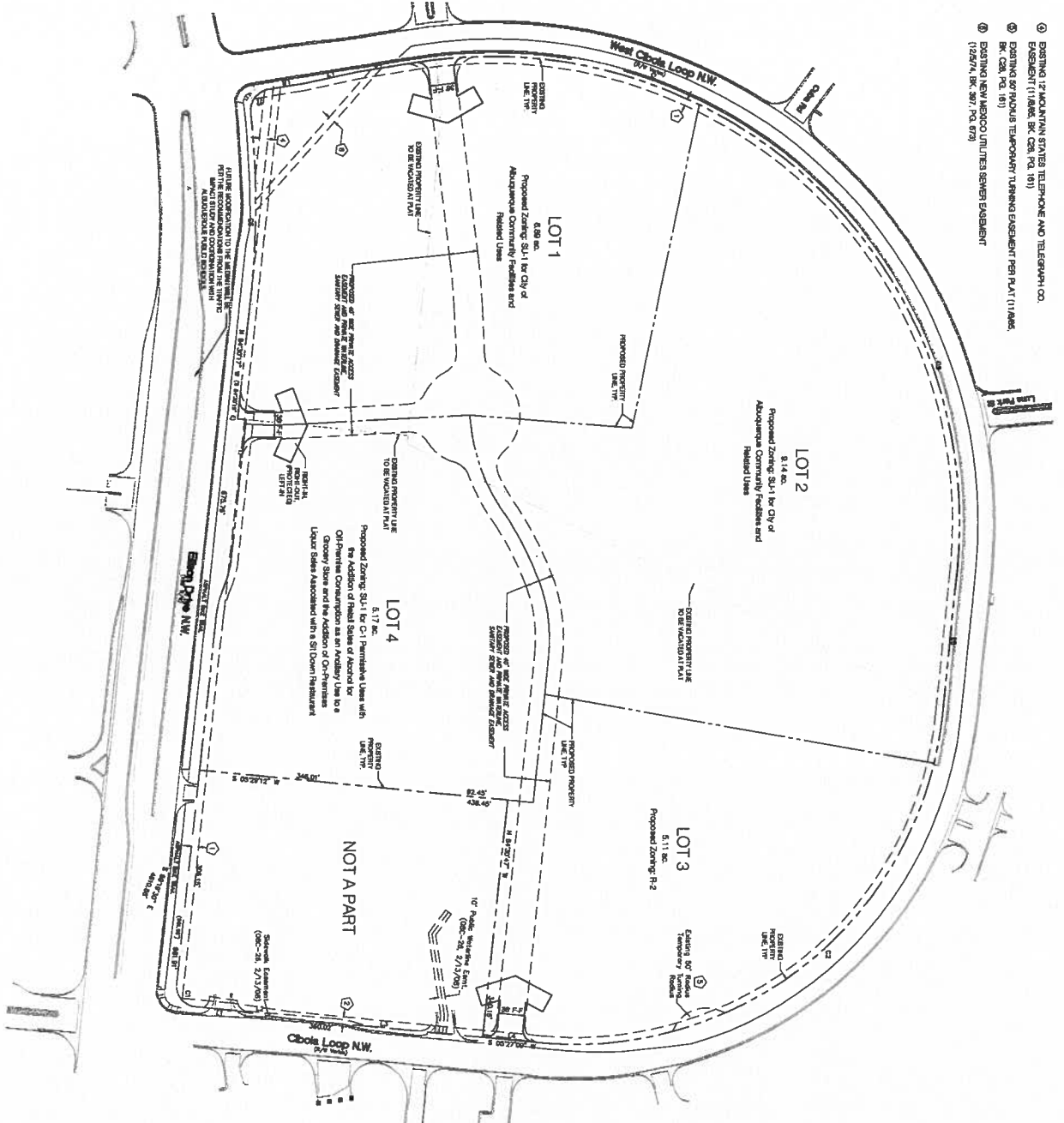
Project# 1005888
16EPC-40042 Zone Map Amendment (Zone Change)
Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-18)
Staff Planner: Michael Vos

Project# 1010895
16EPC-40046 Sector Development Plan Map Amendment (Zone Change)
16EPC-40048 Site Development

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SITE PLAN REDUCTIONS

- EXISTING NOTES**
- ① EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT TRACKS
 - ② EXISTING 20 FOOT BARRIERS (20' BARRIERS) VOL. 004, PLO. 79
 - ③ EXISTING 10 FOOT PAVEMENT AND MOUNTAIN BELT EASEMENT (20' BARRIERS, 32' BARRIERS)
 - ④ EXISTING 10 FOOT UTILITY EASEMENT (20' BARRIERS)
 - ⑤ EXISTING 12' MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT (11' BARRIERS, BK. C28, PLO. 103)
 - ⑥ EXISTING 20' MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT (11' BARRIERS, BK. C28, PLO. 103)
 - ⑦ EXISTING 10 FOOT UTILITY EASEMENT (20' BARRIERS)
 - ⑧ EXISTING 10 FOOT UTILITY EASEMENT (20' BARRIERS)



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE: The site is 77.77 ac, bounded by West Cibola Loop NW to the north, Cibola Loop NW to the south, and the proposed subdivision tracks to the east and west.

ZONING AND PROPOSED USE: The site is currently zoned S-U-1 for R-2 Use. The proposed use is S-U-1 for City of Albuquerque Community Facilities and Related Uses, S-U-1 for C-1 Commercial Use with the Addition of Retail Sales of Alcohol for On-Premises Consumption as an Accessory Use to a Liquor Store and the Addition of On-Premises Liquor Sales Associated with a Sit Down Restaurant, and R-2 Residential Medium Density Single-Family Detached Single-Family Detached.

APPLICABLE PLANS: Town of Bernalillo Subdivision Plat and the West Side Strategic Plan.

VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS: Vehicular Access: The primary access to the site is from Elbert Drive, a local road. The Elbert Drive access is proposed as a right-of-way (ROW) (granted) easement.

Target Access: The site is to the west of the City of Albuquerque, Target Center, 4000 Elbert Drive, and the Northwest Transit Center. The site is bounded by Elbert Drive, 157, 201, 501, and 700.

Proposed Access: Bicycle access is provided to the site via the multi-use, paved, Elbert Drive and the Elbert Drive and connects to the Black Hills Trail along the edge of the site. The Elbert Drive and connects to the Black Hills Trail along the edge of the site. The Elbert Drive and connects to the Black Hills Trail along the edge of the site. The Elbert Drive and connects to the Black Hills Trail along the edge of the site.

PEDESTRIAN ACCESS: Internal driveways and pedestrian facilities will be designed in compliance with the Design Guidelines included with the Sub-Plan. Pedestrian access will be provided to the site via the multi-use, paved, Elbert Drive and the Elbert Drive and connects to the Black Hills Trail along the edge of the site. The Elbert Drive and connects to the Black Hills Trail along the edge of the site. The Elbert Drive and connects to the Black Hills Trail along the edge of the site.

LANDSCAPE PLAN: Landscaping plans shall be submitted with the Sub-Plan. Landscaping plans shall be submitted with the Sub-Plan. Landscaping plans shall be submitted with the Sub-Plan. Landscaping plans shall be submitted with the Sub-Plan.

UTILITIES: All public utilities that are not within public rights-of-way shall be shown on the site plan. All public utilities that are not within public rights-of-way shall be shown on the site plan. All public utilities that are not within public rights-of-way shall be shown on the site plan.

STREETS: All interior streets shall be private.

GENERAL NOTES:

1. The Sub-Plan is proposed to be zoned R-2, and as such, the Design Guidelines do not apply.
2. The Sub-Plan of the City includes will be prepared over time. The anticipated final Sub-Plan will be prepared over time. The anticipated final Sub-Plan will be prepared over time.
3. All have the Sub-Plan Development Plan shall contain measures to be adopted to manage the site and control runoff generated by the site.
4. A Traffic Circulation Impact (TCI) plan is required for each development as part of the building permit submittal requirements.

PROJECT NUMBER

The site is consistent with the general Sub-Plan Development Plan approved by the City of Albuquerque. The site is consistent with the general Sub-Plan Development Plan approved by the City of Albuquerque. The site is consistent with the general Sub-Plan Development Plan approved by the City of Albuquerque.

PROJECT NUMBER:

Application Number:

Consent Number:

Consent Date:

Consent Description:

Consent Status:

Consent Location:

Consent Contact:

Consent Phone:

Consent Email:

Consent Address:

Consent City:

Consent State:

Consent Zip:

Consent Date:

Consent Description:

Consent Status:

Consent Location:

Consent Contact:

Consent Phone:

Consent Email:

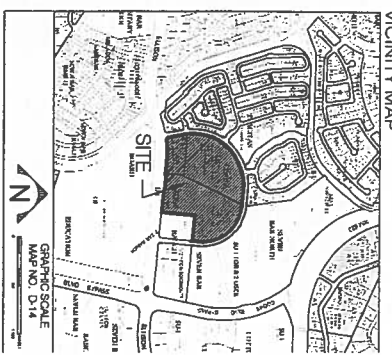
Consent Address:

Consent City:

Consent State:

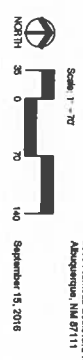
Consent Zip:

Consent Date:



CIBOLA LOOP

SITE PLAN FOR SUBDIVISION



Prepared by:
Vanderbilt, LLC
5895 Alameda Boulevard NE
Albuquerque, NM 87111

September 15, 2016

Sheet 1 of 5

801

DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist the architect, landscape architect, and designer in understanding the vision and development goals for the multi-use property. The primary goal for this property is to achieve a vibrant destination that fosters pedestrian accessibility and is an asset to the community and the City of Albuquerque as a whole. These Guidelines supplement the Architectural Program completed as part of the Visual/Multidisciplinary Comprehensive Study on behalf of the Department of Cultural Affairs and apply to civic and commercial areas only within the boundaries of the site. The underlying text is contained in the Design Guidelines.

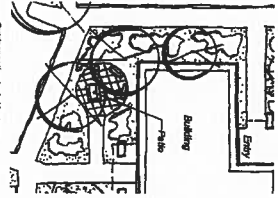
Subsequent Site Plans for Building Permits shall be consistent with the Design Guidelines established by this Site Plan for Subdivision and shall be approved administratively, with the exception of the 5-acre commercial retail site, which shall be approved by the Environmental Planning Commission. Labor amendments to the Site Plan for Subdivision shall be approved administratively by the Planning Director in accordance with the Comprehensive City Zoning Code, Section 14-16-3-22 (AV9) Special Use Zoning, and major amendments shall be approved by the Environmental Planning Commission.

1. ACCESS AND CIRCULATION

- 1.1 Access and circulation for vehicles required to perform maintenance to recreation areas and buildings shall be maintained.
- 1.2 Fire access shall be provided in accordance with the International Fire Code and adopted and amended by the State of New Mexico and the City of Albuquerque, and with current regulations of the Albuquerque Fire Department.

2. PEDESTRIAN AND SITE AMENITIES

- 2.1 The use of a consistent design for all types of site furniture will serve to unify different areas of the property. Site furniture, such as benches, trash enclosures, bicycle racks, pedestrian movement and control of the building, and other amenities shall be based on design compatibility, durability/maintenance needs, weather-resistance, cost, and handicap accessibility.
- 2.2 Pedestrian paths shall be designed to be wheelchair accessible (see Americans with Disabilities Act) and shall be barrier-free design, except where topography makes this unfeasible.
- 2.3 Accessible drop-off areas shall be provided at the front entries of each of the three City buildings.
- 2.4 Pedestrian connections shall be provided from parking lots to buildings, adjacent roadway, public sidewalks, and trails.
- 2.5 Pedestrian crossings shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles. Speed tables and other traffic-calming devices are encouraged at major crossings.
- 2.6 Freestanding restaurants shall provide outdoor patios shaded by trees and/or a shade structure that is architecturally integrated with building architecture.
- 2.7 Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts.
- 2.8 All sidewalks, ramps (grading required) (transverse) curb cuts, and stairs and gates located within City right-of-way shall be built per City of Albuquerque Standard Drawing: Sidewalk (SDS), ramps (RA), curb cuts (CC), and stairs and gates (SA15A).



3. PARKING

- 3.1 In order to support the goals for the property regarding pedestrian accessibility, careful attention should be paid to the parking design. The goal for the City facilities is to allow street parking.
- 3.2 Handicapped parking spaces shall be provided adjacent to building entries.
 - 3.2.1 The number of parking spaces shall be as provided below.
 - 3.2.2 Multi-Generational Center: minimum of 300 spaces, including a minimum of 20 handicapped spaces with 10 being van accessible spaces.
 - 3.2.3 Library: minimum of 110 spaces, including 8 handicapped spaces with 2 being van accessible spaces.
 - 3.2.4 Swimming Pool: minimum of 100 spaces, including 4 handicapped spaces with 1 being van accessible spaces.
- 3.3 Beyond parking that will be conveniently located near building entrances, the minimum number of spaces are required as determined by the number of parking spaces provided, consistent with the City Comprehensive Zoning Code.
- 3.4 A shared parking agreement shall be required for the three civic uses and the commercial retail use.
- 3.5 General design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Comprehensive Zoning Code, Section 14-16-3-1. Minimum widths and need for the access shall be established in accordance with 1.2 above.
- 3.6 Alternative parking alternatives for the parking areas should be adopted to allow for water permeability. Opportunities to harvest water in planted islands should also be considered (see Section 10).

4. SETBACKS

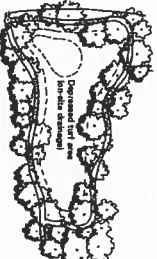
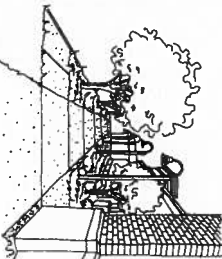
- 4.1 The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes.
- 4.2 Minimum setbacks for buildings:
 - 30 feet from the R.O.W. line of Elbon Drive
 - 30 feet from the R.O.W. line of Cibola Loop
- 4.3 Minimum setback for parking areas:
 - 20 feet from the R.O.W. line of Elbon Drive
 - 20 feet from the R.O.W. line of Cibola Loop
- 4.4 30 feet from adjacent street or parking lot, unless a physical barrier, such as walls or fencing is provided to restrict access to the street.

5. SITE VISIBILITY AND VIEWS

- 5.1 Visibility from Elbon is important for both the Library and the commercial retail site. The primary view from the site and towards the Surrounds to the east and northwest. The view and northwest of the site should be the best view due to the grade differential from west to east and the distance from existing and potential neighboring development, as described in the Architectural Program completed for the three civic uses.
- 5.2 Multi-Generational Center: The Multi-Generational Center should be easily visible from Elbon Drive and the access to parking and drop-off areas should be clearly visible from Elbon Drive from the second level.
- 5.3 Library: Good visibility from Elbon Drive is not essential, but good landscaping for access from Elbon Drive areas toward the Surrounds should be provided.
- 5.4 Swimming Pool: Direct visibility from Elbon Drive is not essential, but good landscaping for access from Elbon Drive and Cibola Loop should be provided. Views would be a benefit, but are not essential.

6. LANDSCAPE

- 6.1 The development of an overall landscape concept will establish a framework that unifies the property. The landscape design should emphasize native and naturalized plant species, but is not limited to those species. All landscaped areas need to be coordinated and responsive to existing environmental conditions and local building codes. These guidelines are to be used to develop a landscape design for the Library, Multi-Generational Center, and Water Vision Center, the Street Tree Ordinance, and landscape regulations provided in the City of Albuquerque Comprehensive City Zoning Code.
- 6.2 Plant materials will be used for a variety of purposes, including:
 - 6.2.1 Softening - plant materials will be used to buffer certain building materials and walls, and screen views between objectionable elements.
 - 6.2.2 Pedestrian control - outdoor trees will be used along pedestrian paths and around facility entrances.
 - 6.2.3 Define uses or activities - trees and shrubs will be used to define specific areas.
 - 6.2.4 Highlight specific features - trees and shrubs will be used to frame elements, provide background and background interest, etc.
 - 6.2.5 Sensory stimulation - fragrant and flowering trees and shrubs will be used to stimulate the senses of sight, smell, and touch; and
 - 6.2.6 Education - native landscape materials appropriate to our high desert environment will be used to demonstrate how natives can be water efficient and attractive in "high desert" landscapes.
- 6.3 Individual lot owners shall be responsible for the installation and maintenance of the landscape on their property. All plant materials, including trees, shrubs, groundcover, turf, wetlands, etc. shall be maintained by the owner in a long-term condition.
- 6.4 Common area landscaping shall be maintained by an association established for that purpose.
- 6.5 Landscaped areas shall be a minimum of 28 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped area. The area and percentage is calculated based on the mature canopy of all plant materials.
- 6.6 All seating areas not covered with turf shall have a ground covering of their rock, landscape fabric, or other non-vegetative material. The area and percentage is calculated based on the mature canopy of all plant materials.
- 6.7 Appropriate landscape materials (e.g. steel, brick, concrete) shall be used to separate any lot and groundcover areas. One shade tree shall be planted for every lot parking space, with no parking spaces having more than 100 feet from a tree trunk. Parking areas shall have a mature height and canopy of at least 20 feet.
- 6.8 Outdoor recreation areas should be designed for dual use (recreation and on-site drainage).



- 6.10 An automatic underground irrigation system shall be provided to support all required landscaping.
- 6.11 Minimum plant sizes at time of installation shall be as follows:
 - Trees: 1.5 inch caliper, or 10 to 12 inch height
 - Shrubs & Groundcovers: 1 gallon
- 6.12 Turf grasses shall provide complete ground coverage within 1 growing season after installation.

7. SCREENING / WALLS AND FENCES

- 7.1 The addition of screening devices for mechanical equipment, parking lots, loading areas, refuse collection, and delivery storage areas is essential to limit their adverse visual impact on the property.
- 7.2 All mechanical equipment shall meet the screening requirements of Section 14-16-3-1(E)(4) of the Comprehensive City Zoning Code. All mechanical equipment shall be screened from public view by materials of the same nature as the basic materials of the building.
- 7.3 All screening and vegetation surrounding ground-mounted transformers and utility poles shall allow 10 feet of clearance in front of the equipment door and 4-foot clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Refer to the Public Electric Service Guide at www.psem.com for specifications.
- 7.4 All outdoor refuse containers shall be screened within a minimum 6-foot tall enclosure which is large enough to contain all trash generated behind collection. Trash enclosures shall be screened with plant materials.
- 7.5 The Multi-Generational Center shall include a 30' yard self-contained compressor and shall be screened with an 8-foot wall.
- 7.6 The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.
- 7.7 No refuse collection areas shall be allowed between streets and building foot.
- 7.8 Parking areas shall be screened with plant materials, walls, screen fencing, or a combination of the above. Such screening shall have a minimum height of 3 feet.
- 7.9 Walls and fences shall comply with Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- 7.10 Fencing for the Swimming Pool shall comply with Chapter 10 Amendment, Recreation, and Culture, Article 3 of the Comprehensive City Zoning Code, which requires pool to be completely surrounded by a barrier of least minimum height of 4 feet. The space between rails or slats shall be no greater than 4 inches in width, and the bottom rail or bar to be a minimum of 1 inches above the deck or ground.
- 7.11 Fencing shall be provided for critical screening at the Swimming Pool area. Fencing materials should allow for frequent surveillance of the screened screening area.
- 7.12 The maximum height of retaining walls is 10 feet being the height of the site. Maximum height of retaining walls being public rights-of-way shall be in compliance with 7.8 above. Areas requiring greater retaining walls are limited to:
 - 7.12.1 Barbed wire, chain link, concrete, and gabion/fencing are prohibited.
 - 7.12.2 Other site structures will be restricted at all driveway locations.
 - 7.12.3 Materials acceptable for retaining walls are masonry block (no unfaired), split face block, burnished block, architectural concrete, and stone.

CIBOLA LOOP

DESIGN GUIDELINES

Prepared by:
Veneticello, LLC
 5995 Alameda Boulevard NE
 Albuquerque, NM 87111



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8. ARCHITECTURE

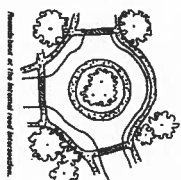
- The architectural design should demonstrate a high quality aesthetic character throughout the property and should respond to climate, view, solar access, and aesthetic considerations. The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the property.
- 8.1 The maximum height for other buildings at Cibola Loop shall not exceed 30 feet, as measured from the highest adjacent natural grade. The maximum height for commercial buildings at Cibola Loop shall not exceed 25 feet, as measured from the highest adjacent natural grade.
 - 8.2 All non-residential buildings shall comply with Section 14-16-3-10, General Building and Sign Design Regulations for Non-Residential Buildings of the Comprehensive City Zoning Code, as well as other local building and fire codes.
 - 8.3 Faded building materials shall be applied to all exterior walls of buildings and structures and shall be consistent in color. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
 - 8.4 Granitic finishable elevations or canopies are prohibited.
 - 8.5 Building entry ways shall be clearly defined and include a canopy, porch, or awning that is architecturally integrated with the building. No poles or any building panels, awnings, or canopies are allowed.
 - 8.6 Buildings should employ variety in structural forms to create visual character and interest, and avoid long, unbroken masses. Pedestrian sidewalks shall be provided from sidewalks and building facades. Pedestrian sidewalks shall be more than 50 feet wide and include a change in architectural treatment.
 - 8.7 Building edge treatments shall "step down" to relate to the scale of pedestrianism. Building masses should be arranged to create shadows on each other in order to emphasize the contrast of light and shaded surfaces at corners and edges. Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.
 - 8.8 Highly reflective surfaces, exposed, untreated, pedestrian block walk, and materials with high maintenance requirements are undesirable and should be avoided.
 - 8.9 Materials should be chosen that can be easily repaired and can withstand abuse by vandals, accidental damage by machinery, heavy rain, or southeast winds.
 - 8.10 Call boxes shall be architecturally integrated.
 - 8.11 Call boxes shall be architecturally integrated.
- ### 9. LIGHTING AND NOISE
- The primary design objective of the lighting system shall be to maximize public safety, while not affecting adjacent properties, buildings, or machinery with unnecessary glare or radiation.
- 9.1 All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and guidelines shall conform to state and local safety and illumination guidelines. All exterior installations must be provided with ground-fault interrupter devices.
 - 9.2 All signs shall be shielded sources with glare cut off angles of a maximum of 75 degrees to prevent glare onto neighboring properties or light pollution of the existing "star sky." All lighting shall be compliant with the State of New Mexico Night Sky Protection Act, NMSA 1979, 74-12, Colors and sodium lights are prohibited.
 - 9.3 Maximum height for light fixtures shall be as follows:
 - Parking Areas and Trash Streets: 30 feet
 - Pedestrian/bicycle paths: 18 feet
 - Building lighting shall not cause glare or light sky pollution.
 - 42 inches maximum height for bollard lights
 - 9.4 Lighting for all outdoor recreation areas shall be programmed to turn off at 10:00 p.m.
 - 9.5 Area lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as bollard lights or small pocket lights, is encouraged to accent pedestrian zones.
 - 9.6 Individual site lighting shall have with the architectural character of the buildings and other site features.
 - 9.7 Site lighting shall be provided to a maximum of 1,000 lumens from any point and 200 foot spheres from any residential property line.
 - 9.8 Accent lighting is permitted; however, outdoor lighting is limited to an average of 2 footcandles measured 4 feet from the surface level of any point on the building surface being lit.
 - 9.9 Noise generated from the outdoor recreation areas shall be subject to the City's Noise Control Ordinance, Article 8, Home Control.
- ### 10. SIGNAGE
- The following signage guidelines were developed to regulate the size, location, type, and quality of sign elements within Cibola Loop. The goal is to provide a signage program that is of high quality, maintains a consistent style, creates a sense of arrival, and complements the visual character of the property.
- 10.1 All signs shall be in compliance with Section 14-16-3-6 General Sign Regulations of the Comprehensive City Zoning Code.
 - 10.2 Entry signs shall be prominent type and shall complement the material, color, and architectural character of the building.
 - 10.3 One project monument sign is allowed at each of the project entries at Elston Drive and Cibola Loop. The monument sign at Elston Drive shall be a maximum of 15 feet in height, with a maximum sign area of 75 square feet. The monument sign at Cibola Loop shall be a maximum of 10 feet in height, with a maximum sign area of 50 square feet. These project monument signs shall be of either design and materials.
 - 10.4 One individual monument sign is allowed for each civic building and for the commercial parcel. Maximum height for individual monument signs shall not exceed 8 feet and shall have a maximum signage area not to exceed 40 square feet.

10.5 Free-standing signs shall be designed that do not require any external bracing, angle-bron supports, guy wires or other devices.

- 10.6 No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing signs.
- 10.7 Signs shall not overhang into the public right-of-way or extend above the building roof line.
- 10.8 Open-frame signs and portable signs are prohibited.
- 10.9 Building-mounted signs shall not exceed 8 percent of the facade area. Maximum logo size shall not exceed 3 feet by 5 feet.
- 10.10 Building-mounted signs shall:
 - Identify the name and address of the building;
 - Have a maximum of 4 different colors;
 - Have a significant contrast between the background and the text in order to ensure readability, and
 - Not include upon any architectural features, including windows, columns, moldings, or other decorative features.
- 10.11 No illuminated plastic panel signs are allowed except business logos.
- 10.12 Lighted signs shall not include neighborhood.
- 10.13 Directional signs for pedestrian and bicycle trails, parking areas, etc., may be up to 8 feet in height. Directional signs shall be made of non-reflective, concrete, or any erodible, oxidized, or powder coated metal.

11. ROUNDABOUT

- 11.1 Roundabouts shall meet design requirements of Publications FHWA-02-0007 and AASHTO and shall accommodate required fire access.
- 11.2 Roundabouts shall include curb cuts with a maximum of 10 feet in length, counter-shoulders and prevent left turn movements. Roundabouts shall provide clear separation between vehicular and pedestrian movement.



12. TRANSPORTATION DEMAND MANAGEMENT

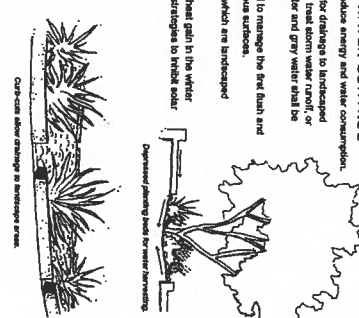
- In order to reduce single-occupancy vehicles, Transportation Demand Management (TDM) will help mitigate traffic impacts of a development.
- 12.1 Designated carpool parking spaces shall be provided at Cibola Loop civic buildings to encourage carpooling, and shall be noted on future Site Development Plans.
 - 12.2 The City departments should work with their employees to encourage carpooling, bus identity, and alternative modes of transportation.
 - 12.3 The City departments should post the City trail map and bus route information in public lobbies, employee break rooms, or other locations easily accessible to employees.
 - 12.4 Conveniently located bicycle racks and lockers shall be provided to encourage bicycle commuting.

13. UTILITIES

- To ensure the overall aesthetic quality of the property, the visual impact of utilities and equipment should be minimized.
- 13.1 All new electric distribution lines shall be placed underground.
 - 13.2 Transformers, utility poles, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening of transformers, utility boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
 - 13.3 When an above-ground backflow prevention device is required by the City of Albuquerque, the finished enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
 - 13.4 Public Coordination: Development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made to Public Works Department to coordinate electric service and options for the location of electrical service connections. Any existing or proposed public utility distribution easements are to be indicated on subsequent Site Plan for Building Permit Utility sheets. Public's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe easements.

14. SUSTAINABILITY AND STORM WATER CONTROL

- 14.1 Energy efficient techniques shall be utilized to reduce energy and water consumption.
- 14.2 Water harvesting techniques, such as rain cisterns for irrigation, landscape watering, or other uses, shall be encouraged.
- 14.3 Storm water control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- 14.4 Where feasible, roofs shall drain water to areas which are landscaped appropriately for each run-off.
- 14.5 Buildings shall be oriented to take advantage of their gain in the winter when possible while coordinating with shading strategies to minimize solar gain in the summer.
- 14.6 Grasses and other ground vegetation should be planted near building edges to help shade and reduce runoff as it enters and returns the site.
- 14.7 Concrete recycling collection facilities shall be provided by all branches of the city.
- 14.8 The use of sustainable design principles, environmentally-responsible building concepts, and earth-friendly procedures is encouraged.



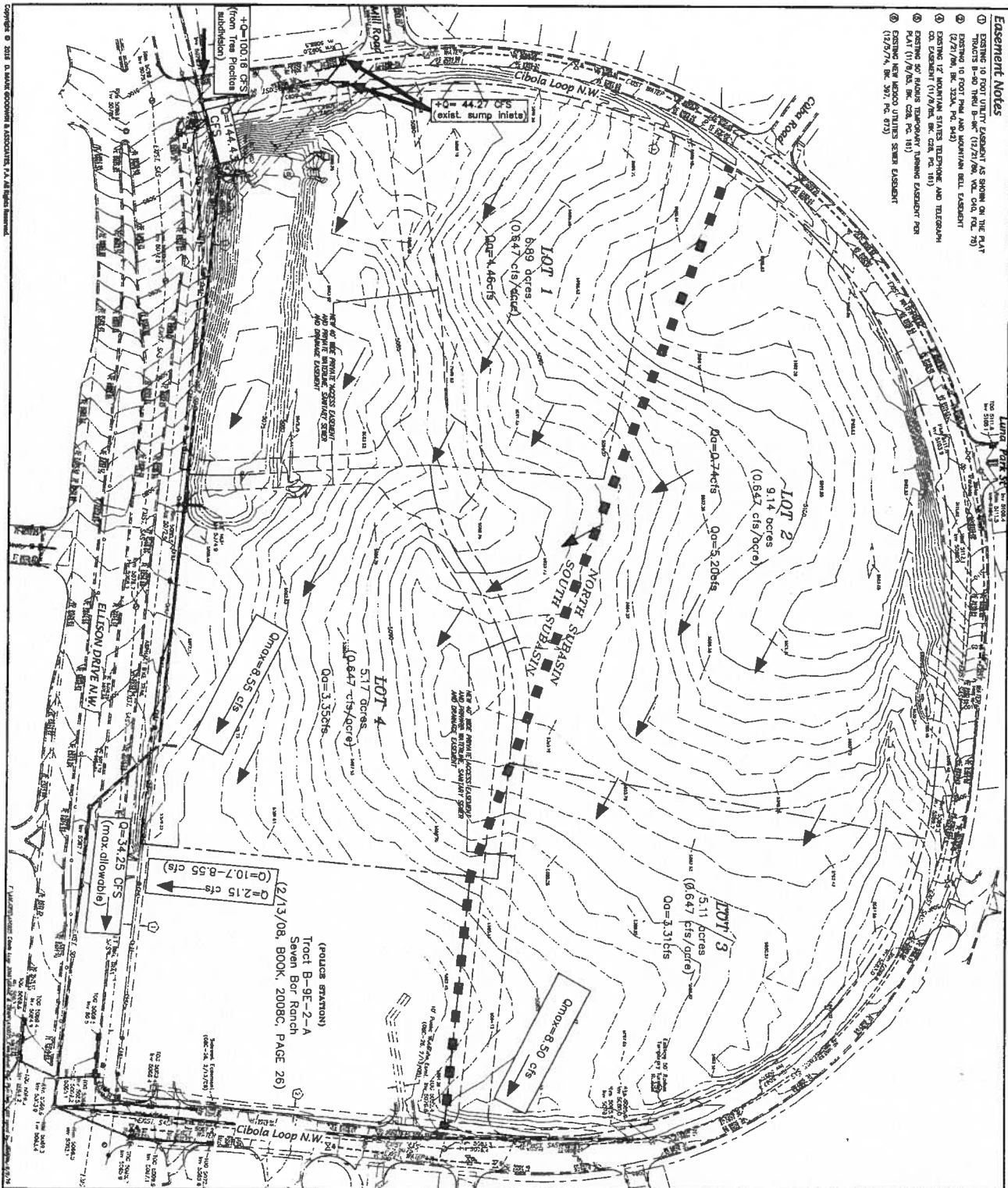
CIBOLA LOOP

DESIGN GUIDELINES

Prepared for:
Venticello, LLC
 5895 Alameda Boulevard NE
 Albuquerque, NM 87111

Prepared by:
Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

111



- Easement Notes**
- ① EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT TRACTS B-90 TRACT B-91 (12/21/99, VOL. 010, P. 78)
 - ② EXISTING 10 FOOT FWD AND MOUNTAIN BELL EASEMENT (2/21/99, BK. 3224, PG. 842)
 - ③ EXISTING 10 FOOT STATE TELEPHONE AND TELEGRAPH EASEMENT (11/19/98, BK. 028, PG. 11)
 - ④ EXISTING 10 FOOT TEMPORARY TURNING EASEMENT FOR PLAT (11/19/98, BK. 028, PG. 11)
 - ⑤ EXISTING NEW MEXICO UTILITIES SERVICE EASEMENT (12/9/74, BK. 397, PG. 873)



Standard Drainage Plan
Existing Drainage Conditions:
 Originally the Cibola project site was part of the larger Elson Tract as shown on the Cibola project site plan. The site was developed as part of the 1988 Drainage Report for S&D 223. In that report, the Cibola project site was divided into two drainage basins. The larger basin, located to the north, was the Cibola Loop Road approximately 200' north of Elson Road. The drainage point for this basin was at the intersection of Cibola Loop Road and Elson Road. The drainage point for the smaller basin, located to the south, was at the intersection of Cibola Loop Road and Elson Road. The drainage point for the smaller basin was at the intersection of Cibola Loop Road and Elson Road. The drainage point for the smaller basin was at the intersection of Cibola Loop Road and Elson Road.

Proposed Drainage Conditions:
 The proposed conceptual drainage plan for the north drainage basin is shown on this plan. The drainage point for this basin is at the intersection of Cibola Loop Road and Elson Road. The drainage point for the smaller basin, located to the south, was at the intersection of Cibola Loop Road and Elson Road. The drainage point for the smaller basin was at the intersection of Cibola Loop Road and Elson Road. The drainage point for the smaller basin was at the intersection of Cibola Loop Road and Elson Road.

CONCEPTUAL DRAINAGE PLAN
 CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT

dmg
 DORR, MORGAN & ASSOCIATES, P.A.
 4100 SOUTH CENTRAL AVENUE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 263-2000 FAX (505) 263-8539

ENGINEER'S SEAL: [Signature]

REVISIONS:

NO.	DATE	REMARKS	BY
DESIGNED BY	DLN	DATE	08/16
DRAWN BY	DER	DATE	08/16
CHECKED BY	DMG	DATE	08/16

SCALE: 1" = 60'

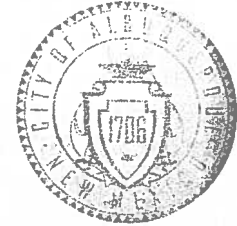
CITY PROJECT NO: A-13-2

70% PLAN NO: A-13-2

SHEET: 1 OF 1

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	MARK	COORDINATES	CONTRACTOR	DATE
112			MSD Monument #10448-1117			
			MSD CONTROL POINT #10448-1118			
			MSD CONTROL POINT #10448-1119			
			MSD CONTROL POINT #10448-1120			
			MSD CONTROL POINT #10448-1121			
			MSD CONTROL POINT #10448-1122			
			MSD CONTROL POINT #10448-1123			
			MSD CONTROL POINT #10448-1124			
			MSD CONTROL POINT #10448-1125			
			MSD CONTROL POINT #10448-1126			
			MSD CONTROL POINT #10448-1127			
			MSD CONTROL POINT #10448-1128			
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			MSD CONTROL POINT #10448-1200			

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

October 14, 2016

Jr. Malouff, Vientecillo, LLC
5995 Alameda Blvd NE
ABQ, NM 87113

Project# 1010895
16EPC-40046 Sector Development Plan Map Amendment
(Zone Change)
16EPC-40048 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above actions for all or a portion of Lots A, B, and C, Cibola Loop Subdivision, zoned as follows: SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-2 for C-1 Permissive Uses with No Drive up Service Windows, and SU-1 for R-2 Uses to the following: R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off-premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant, located on Ellison Dr. NW, between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. (A-13)
Staff Planner: Maggie Gould

PO Box 1293

Albuquerque

NM 87103

On October 13, 2016 the Environmental Planning Commission (EPC) voted to send a recommendation of www.cabq.gov APPROVAL of Project #1010895/16EPC-40046 Sector Development Plan Map Amendment (Zone Change) and a recommendation of APPROVAL of 16EPC-40048 Site Development Plan for Subdivision, to City Council based on the following findings and subject to the following conditions:

FINDINGS 16 EPC 40046:

1. This is a request for a Sector Development Plan Map Amendment for Tracts A, B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The site is currently zoned as follows, Tract A, 11 acres, SU-1 for Housing for Older Persons with Limited Medical Facilities, Tract B, 2.9 acres, SU-1 for C-1 Permissive Uses with no Drive Up Services and Tract C, 12.4 acres, SU-1 for R-2 uses. The applicant proposes a Site Development Plan for Subdivision (16 EC 40048) to divide the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of

OFFICIAL NOTICE OF DECISION

Project #1010895

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retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant . The Site Development Plan for Subdivision is heard concurrently with this request.

3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones (1003570, 08 EPC 40037).
4. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15) (c)).
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

B. 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 proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

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 can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

3. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.

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Project #1010895

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- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block, face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request will allow the development of limited multifamily uses in a regional activity center. The request furthers Policy II.B.5h.

4. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

5. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site and adds commercial uses, but the site is within a regional activity center with excellent access to roads and transit and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

6. Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B.5m is furthered by the request.

C. Developed Landscape

1. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to

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control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

D. Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request furtheres the service provision goal.

E. Transportation and Transit

1. Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

2. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

F. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furtheres Policy II.D.6.a.

G. Education

The Education Goal “is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups.”

1. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and bike access will provide both neighborhood and community access. The request furtheres Policy II.D7c.

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2. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request further Policy II.D7e.

7. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request further Plan Objective 8.

- B. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request further Policy 1.7

- C. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

- D. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use with in a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- E. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

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The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- F. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- G. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will be collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- H. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request furthers Policy 8.12 and Policy 8.13.

8. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning are consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
9. The applicant has justified the zone change request pursuant to R-270-1980 as follows:

A. The proposed commercial, public facility and residential uses are consistent with health, safety and general welfare of the City. The proposed public facilities will add much needed services to the west side.

B. The proposed zoning to allow city facilities on the site will not have a destabilizing impact on the area. The allowed uses under the proposed SU-1 zone will serve the surrounding neighborhoods and will be compatible with existing services that have developed on the site to the north.

The request leaves five acres of multifamily zoning on the site, this reduces the burden on schools that the 12 acres of currently zoned land would have, while preserving some multifamily in an appropriate location (near transit and employment and services).

The added uses may contribute to the viability of the site by expanding the allowed uses. The added commercial uses are controlled by SU-1 zoning, the Site Development Plan for Subdivision and, for the alcohol uses, regulations at the state level. These protections ensure compatibility and stability with the surrounding area.

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C. See findings 5, 6 and 7.

D. The existing zoning is inappropriate because of changed conditions in the form of the removal of the deed restrictions on tract A, which only allowed senior housing. Also, the decision by City Council to amend the Capital Implementation Program to change the scope of the existing funding to allow for the planning, design, acquisition, construction and furnishing and equipment for a Northwest Mesa Library and Parks and Recreation Facilities. Also, the site has not developed under the existing zoning.

The applicant conducted a feasibility study that shows need for these facilities in the area.

The existing zoning is also inappropriate because the requested zoning is more advantageous to the community as articulated in the applicable plans and policies by adding needed services in an underserved area. There is one City library west of the river and north of I-40. There are no City pools or spray parks in the area; the West Mesa Aquatic Center is located near Coors Boulevard and I-40. The County has a community center with a pool near Paradise Blvd and Unser Blvd.

The requested zoning is more advantageous because it decreases the amount of multifamily zoning on the site and replaces it with commercial and public facility use; this is consistent with the intent to have more employment and service opportunity on the west side. The five remaining acres of multifamily are in close proximity to employment, services and transit.

The added commercial uses on the site will improve the employment and service opportunities in the area. The SU-1 zoning adds design standards for lots 1, 2 and 4 and site plan review for lot 4 to the process ensuring that future development is compatible with the existing area and the developed residential neighborhoods.

E. The sales of alcohol on the site will be fairly restrictive and are not likely to have a negative impact on the area. The sale of alcohol would not be allowed within 300 feet of Cibola High School. The State generally measures this distance from the point of sale of the alcohol to the property line of the school or church. The drive up service window associated a bank or credit union is a permissive use in the C-1 zone. The development of a drive up service window associated with a bank or credit union will require a vehicle movement plan approved by the Traffic Engineer. The C-1 zone is mapped adjacent to single family neighborhoods and in neighborhood commercial corridors through the city.

F. While the proposed development on a portion of the site will require capital expenditures on the part of the City; these will not be unprogramed expenditures. The City will be able to plan for and phase the development over time.

G. The applicant has not listed economics as the main justification for the request. The request furthers many goals and policies of the applicable plans.

H. The location is appropriate for the proposed uses, but the applicant has provided justification in the form of policy analysis showing that the request is consistent with the applicable goals and policies.

I. The Seven Bar Sector Development Plan zoned the area SU-1 for a variety of uses. The proposed zoning is compatible with the existing development and zoning in the area. The five acres of R-2 zoning will be located across Cibola Loop from property zoned SU-1 for R-2 uses.

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- J. The proposed zoning will not create a strip of land with zoning that is different from the surrounding zoning. The request will maintain the SU-1 zoning on the bulk of the property and will zone the five acres in the north east corner the same zoning as the property just across Cibola loop.
10. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
 11. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
 12. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

CONDITIONS 16 EPC 40046:

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 City Council 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 16 EPC 40048:

1. This is a request for a Site Development Plan for Subdivision (SPS) for Tracts A,B and C Cibola Loop Subdivision located on Ellison Drive NW, between West Cibola Loop and Cibola Loop and containing approximately 26 acres.
2. The SPS divides the site into four tracts with new zoning, Lots 1(6.9 acres) and 2 (9 acres) zoned SU-1 for City of Albuquerque Community Facilities and Related Services, Lot 3 (5 acres) zoned R-2 and Lot 4(5 acres) zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant .
3. The subject site was zoned SU-1 for R-2 uses by the Seven Bar Sector Development Plan on 1989 and rezoned in 2008 to the current zones. The SPS approved with the 2008 zone change (1003570 , 08EPC -40036) has been terminated pursuant to § 14-16-3-11 because no development occurred on the site within the seven time frame allowed for SPS approvals.
4. A Sector Development Plan Amendment (Zone Change) 16 EPC 40046 is heard concurrently with this request.
5. The EPC is a recommending body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). Because the SPS is a requirement for the Sector Development Plan Amendment (zone change), the SPS will also be reviewed by City Council.

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6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

A. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

The request allows the development of City recreational facilities adjacent to existing parks and trails. The development may increase the access to trails by providing additional access points. The request furthers the Open Space Goal.

B. 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 proposed public facility and commercial uses are subject to the design guidelines in the SPS. These standards ensure that the future development will respect the style of development in the area and be of a good quality. The request will add recreational opportunities in an appropriate location. Policy II.B.5d is furthered by this request.

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 can be ensured.

The site has access to a full range of urban service and infrastructure including roads, transit, police and fire protection, water and electric lines. The location of the site and the design standards in the SPS ensure that the integrity of the neighborhood is maintained. Policy II.B.5e is furthered by this request.

3. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

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- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development: up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The request will allow the development of limited multifamily uses in a regional activity center. The request furthers Policy II.B.5h.

4. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request will allow the development of employment and services uses, both the commercial uses and the city facilities that will be close to the existing residential uses, but will be site plan controlled to ensure quality development and compatibility. Policy II.B.5i is furthered.

5. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The request reduces the total acreage of multifamily development on the site and adds commercial uses, but the site is within a regional activity center with excellent access to roads and transit and so is an appropriate location for some multifamily development. Policy II.B.5j is furthered by this request.

6. Policy II.B5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Future development on the site will be subject to the SPS; the height is limited to 26 feet for the commercial development and 38 feet for the City buildings. The SPS contains design standards that will ensure quality development on the site. Policy II.B5m is furthered by the request.

C. Developed Landscape

1. Policy II.C.8b Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification. Policy II.C.8d Landscaping shall be encouraged within public and private rights-of-way to

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control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed development will be subject to the requirements of the zoning code and the SPS for landscaping. The SPS recommends native vegetation, contains guidance on stormwater and has standards to ensure quality design. Policy II.C.8b and Policy II.C.8d are furthered by this request.

D. Service Provision

The Service Provision Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.”

The request will allow the development of new public facilities in an area where they are needed. The request furtheres the service provision goal.

E. Transportation and Transit

1. Policy II.D.4d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, towards a spacing frequency of one or drives per 300 feet of frontage on principal arterial and one or two drives per 200 feet on minor arterials.

The SPS shows three access points for the site; only one is from Ellison Drive and is 450 feet from west Cibola loop and 790 feet from Cibola Loop to the east. Policy II.D.4d is furthered.

2. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The SPS requires pedestrian connections throughout the site. The site is adjacent to trails, transit and bike facilities. People will be able to take advantage of a non-motorized travel options. Policy II.D.4g is furthered.

F. Economic Development

1. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed commercial and public facility zones will allow new development which may lead to new jobs on the west side; an area where jobs and housing are not balanced. The request furtheres Policy II.D.6.a.

G. Education

The Education Goal “is to provide a wide variety of education and recreational opportunities available to citizens from all cultural, age and educational groups.”

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3. Policy II.D7c: Library services shall be expanded and made more accessible to people at a neighborhood and community level.

The proposed zoning will allow the development of a new library in an area where there is pedestrian, auto and bike access will provide both neighborhood and community access. The request furthers Policy II.D7c.

4. Policy II.D7e: Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities.

The subject site has access to trails and bike paths and is close to the Northwest Quadrant Skate Park and Cibola High School, in addition to the three public that will developed on the site. The request furthers Policy II.D7e.

8. The subject site is with the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The proposed zone will allow the development of a variety of uses that could provide job opportunities in an area where the uses are appropriate. The request furthers Plan Objective 8.

- B. Policy 1.7 The City shall encourage co-location of public services such as schools, libraries community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood activity centers.

The subject site will be developed with a library, swimming pool and community center and retail uses. There is an existing park, skate park, police and fire station within walking distance of the site. The site is with the Seven Bar Regional Center. The request furthers Policy 1.7.

- C. Policy 2.5 When considering approval of subdivisions for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

School capacity is being considered. The request reduces the acreage of residential multifamily zoning(R-2) on the site from 12 acres to 5 acres. APS comments that Seven Bar Elementary is over capacity by 150 students, Taylor Middle School is under capacity 403 students and Cibola High School is over capacity by 60 students.

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- D. Policy 8.6: This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development. The Mariposa Basin Park is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

The requested zoning and SPS will allow development of multiple city facilities and commercial use within a regional activity center and in proximity to existing parks, schools and trails. Policy 8.6 is furthered.

- E. Policy 7.18.b: Recreational facilities, including City facilities, non-profit and for profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.

The site has access to trails, bike paths, roads and transit; policy 7.18 b is furthered because future users of the site will have multiple ways to travel there.

- F. Policy 8.2: City or County facilities, along with private facilities, shall be located within or adjacent to the Regional Center, Employment Centers, Community Centers, or in Neighborhood Centers. Facilities proposed outside of these locations must demonstrate to elected officials and the public that a compelling public need is best served by the alternate location.

The proposed facilities will be within the Regional Center, policy 8.2 is furthered by the request.

- G. Policy 8.6: The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

The proposed facilities will be collocated with Tres Placitas Park to the west of the site, with access to existing trails and bike paths. The request furthers Policy 8.6.

- H. Policy 8.12: New library facilities shall be located in or adjacent to the Regional Center, Community Centers, Neighborhood Centers, or Employment Centers in the Plan area. Policy 8.13: Libraries are

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particularly well-suited for co-location or sharing sites with other facilities, and are compatible with all age groups and activities. Future library sites shall locate according to these goals.

The request will allow the development of a new library within the regional center and collocated with additional City facilities that will serve multiple age groups. The request further Policy 8.12 and Policy 8.13.

9. The subject site is within the boundaries of the Seven Bar Ranch Sector Development Plan. The proposed SPS and zoning are consistent with the intent of the Seven Bar Ranch Sector Development Plan to have natural landscaping and view preservation and to have development in the area.
10. The applicant would like Site Development Plan for Building Permit approval delegated to the DRB for future city facilities (proposed lots 1 and 2). The commercial development (proposed lot 4) will be reviewed by the EPC.
11. The Westside Coalition of Neighborhoods was notified, a facilitated was recommended, but was not desired by the affected neighborhoods.
12. Property owners with 100 feet of the site were also notified of the request. Staff has not received any comments from the public as of this writing.
13. The request helps to address the imbalance of jobs to housing between the east and west sides of the city.

CONDITIONS 16 EPC 40046:

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. The applicant shall clarify the term monument sign because this term is not defined in the zoning code.
4. 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.

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PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by **OCTOBER 28, 2016**.

Sincerely,


for Suzanne Lubar
Planning Director

SL/MG

cc: JR Malouff, Vientecillo LLC, 5995 Alameda Blvd. NE, ABQ, NM 87113
Consensus Planning Inc., 302 8th St NW, ABQ, NM 87102
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct NW, ABQ, NM 87114-2701
Rene Horvath, Westside Coalition of NA's, 5515 Palomino Dr. NW, ABQ, NM 87120

2. Project# 1009888
16EPC-40042 Zone Map Amendment (Zone Change)

Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-18)
Staff Planner: Michael Vos

A motion was made by Commissioner Nicholls and Seconded by Commissioner Mullen that matter 16EPC-40042 be approved based on the findings. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Serrano

3. Project# 1005283
16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Dekker Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

A motion was made by Commissioner Peck and Seconded by Commissioner Mullen that matter 16EPC-40044 be approved based on subject findings and condition of approval. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Serrano

A motion was made by Commissioner Peck and Seconded by Commissioner Mullen that matter 16EPC-40043 be approved based on subject findings and conditions of approval. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannon and Serrano

4. Project# 1010895
16EPC-40046 Sector Development Plan Map Amendment (Zone Change)
16EPC-40048 Site Development Plan for Subdivision

Consensus Planning, agent for JR Malouff, Vientecillo, LLC, requests the above actions for all or a portion of Lots A, B, and C, Cibola Loop Subdivision, zoned as follows: SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-2 for C-1 Permissive Uses with No Drive up Service Windows, and SU-1 for R-2 Uses to the following: R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 permissive uses with the addition of

SEE ATTACHED TRANSCRIPT

retail sales of alcohol for off-premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant, located on Ellison Dr. NW, between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. (A-13) Staff Planner: Maggie Gould

A motion was made by Commissioner McCoy and Seconded by Commissioner Bohannan that matter 16EPC-40046 be forwarded to City Council with recommendation of approval based on findings and condition. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan and Serrano

A motion was made by Commissioner McCoy and Seconded by Commissioner Bohannan that matter 16EPC-40048 be forwarded to City Council with recommendation of approval based on findings and condition. The motion carried by the following vote:

For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan and Serrano

66 Architect, LLC, requests the above action for all or a portion of Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on NM Highway 528, between Ellison Dr. NW, and Cabezon Rd. NW, containing approximately 2 acres. (A-14) Staff Planner: Vicente Quevedo

~~5. Project# 1010999
16EPC-40050 Site Development Plan for
Subdivision~~

~~A motion was made by Commissioner McCoy and Seconded by Commissioner Nicholls that matter 16EPC-40050 be approved based on subject findings and conditions of approval. The motion carried by the following vote:~~

~~For: 8 - Nicholls, Hudson, Mullen, Gonzalez, McCoy, Peck, Bohannan and Serrano~~

~~Modulus Architects, Inc. agent for Boyhann LLC, requests the above action for all or a portion of Lot 1 and Lot 2, Block 4, Unit 3, North Albuquerque Acres, zoned SU-2 for C-1, located at the SE corner of Louisiana Blvd. NE and Alameda Blvd. NE, containing approximately 1.3 acres. (C-19) Staff Planner: Maggie Gould~~

~~6. Project# 1010997
16EPC-40049 Site Development for Building~~

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~~A motion was made by Commissioner Nicholls and Seconded by Commissioner Peck that matter 16EPC-~~

CHAIR HUDSON: All right, let's move on to Project #4. Ms. Gould, I'm not sure that I swore you in?

MS. GOULD: You did not.

CHAIR HUDSON: Let's do that then. Swear to tell the truth under penalty of perjury?

MS. GOULD: I certainly do.

CHAIR HUDSON: Thank you.

MS. GOULD: Good morning Madam Chair and Commissioner's. This is project 1010895. a two part request for a Sector Development Plan Amendment or Zone Change to the Seven Bar Sector Development Plan. Case #16EPC-40046, from C-1 permissive uses with no drive thru service windows; SU-1 for Housing for Older Persons with Limited Medical Facilities, and SU-1 for R-2 Uses to R-2, SU-1 for City of Albuquerque Community Facilities, and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premise liquor sales associated with a sit down restaurant.

There is also an accompanying Site Development Plan for Subdivision with this request that's 16EPC-40048, for Tracts A, B and C of the Cibola Loop Subdivision, a 26 acre parcel located on Ellison Drive, between Cibola Loop and West Cibola Loop in the northwest part of the city.

This request will allow the development of a new City Library, Pool and Multigenerational Center. Will reduce the existing acreage of multifamily zoning and it will add public facilities and commercial uses to the area.

The applicant has justified this request as being more advantageous to the community, because it will allow the development of needed services, both public and private, and due to changed conditions in the form of a council resolution, which changes the scope of this project and the rescission of a previous deed restriction on the western property allowing only senior housing.

The Site Plan for Subdivision contains design standards to guide future development and configures the site into four tracts, as shown on the Site Plan for Subdivision.

The applicant requests that development of future city facilities, that's future lots 1 and 2, be delegated to the DRB and that development on tract 4, the commercial development, return to the EPC for review.

Staff believes that the design standards are sufficient to insure that there will be quality development on tracts 1 and 2.

The Westside Coalitional of Neighborhoods was notified and a facilitated meeting was recommended, but was declined.

There is no known opposition to this request and staff has not received any comments in writing, as of this time.

Staff recommends that a recommendation of approval be forwarded to City Council of this request and in this case City Council will be the final deciding body, because of the size of this tract, because it exceeds 10 acres and amends the Zoning and the Sector Development Plan. **130**

Staff would also propose an additional condition #5, which would clarify the development process, as shown on sheet 2 of the Site Plan for Subdivision and that would clarify that the process is delegation to DRB rather than an Administrative Approval.

Also, there is a representative here from APS, as well, if the commission has questions. And with that I will stand for any questions that the commission has of me.

CHAIR HUDSON: Can you just clarify for us, so there asking for delegation to DRB for all of the lots, with the exception of lot 4?

MS. GOULD: So, Madam Chair and Commissioner's. Yes, and I guess I should have been a little more clear of that up front. The request comprises 4 lots. Lots 1 and 2 are the proposed city facilities. They're asking that those be delegated to DRB. Lot 4 would be the commercial facilities and they are requesting that those be reviewed by the EPC. Lot 3 is going to be zoned straight R-2, so that would go straight to building permit and would not be included in part of the Site Plan for Building Permit.

CHAIR HUDSON: Ok thank you. Anyone else have any questions for Ms. Gould? Thank you, very much and we'd like to hear from the applicant, now. Welcome back, and if you will, just state your name and address for the record, again?

MS. Fishman: Thank you Madam Chair. My name is Jackie Fishman. My address is 302 8th Street NW, Albuquerque 87102.

CHAIR HUDSON: And you've already been sworn in, so we can go forward. Thank you.

MS. FISHMAN: Thank you very much. We're very excited to be here today. This may not look like much by our Site Plan for Subdivision, but it's a culmination of a very long project and I'm going to go through all of that, what is behind this request.

Our request for Zone Map Amendment and Site Plan for Subdivision is a critical step in the planning process for this 26 acre property at Cibola Loop and Ellison. It's a result of a two year feasibility study that was completed by Consensus Planning and Kells and Craig Architects on behalf of the Department of Senior Affairs. The project also involved the Department of Cultural Affairs, Parks & Rec Department, Real Property Division of the Planning Department, City Counselor, Dan Lewis and City Council Services, so this was a big group of city folks that are behind us. We also, are representing obviously, the current property owner on this request. Jorja Armijo Brasher, the Director of Senior Affairs is here today, if you have any questions of her, as is Anthony Romero and Rhonda Methvin from Senior Affairs. Dean Smith, Director of Libraries is also here and Christina Sandoval, Principal Planner for Parks and Rec, so all the departments are represented if you have any questions of them.

So, in 2014, 15, the Department of Senior Affairs initiated the Westside Multigenerational Center Feasibility Study. The study boundaries were Montano on the south, the river on the east, and the city municipal boundaries on the north and west.

Our Planning and Design Team was tasked to complete a needs assessment within the study area and determine the appropriate location for the city's new multi recreational - - Multigenerational Center Facility, based on site location criteria developed by our team. The study recognized the gap in services on the west side, even though it's been the fastest growing area for several decades, it is lacking in services (inaudible). Our closest community center is Taylor Ranch on the south end of our study area and Paradise Hills, also is within the study

area, but it is managed by the county and bursting at the seams. So, there's a tremendous need for these types of facilities in the northwest area of the community. The Multigenerational Center will be the third such facility within the City of Albuquerque, and it's intended to offer a wide variety of amenities similar to North Domingo Baca Multi-gen Center.

During our planning process the project was expanded to include a new Westside Library, which the Department of Cultural Services had identified as a need several years prior, and then also, a new pool to be managed by Parks and Rec. This would be the very definition of a co-located site, the goal we'd like to talk about rarely achieves, so we're very excited about that.

Our needs assessment involved a 600 person telephone survey. User survey conducted at the two other Multi-gen Centers; three public meetings, a demographic Trends Analysis, an analysis of existing public and private recreational facilities, analysis of existing plans and policies. It also included the development and application of site location criteria, a very comprehensive architectural program, which is contained in this - - all of this is contained in this three hundred page (inaudible) there's a lot of stuff in there and a lot of work behind this project.

I'd also like to show, just for informational purposes only, our conceptual site plan that we've developed. And Madam Chair and Commissioner's, just to show you where we're locating everything, the area along Ellison at the corner of Ellison and Cibola Loop is where the new library would go, and moving clock wise to the north, that large building is the - - would be the Mutigenerational Center, and then continuing on would be the new swimming pool, which is all across the street from an existing neighborhood park called Tres Placitas. Moving again clockwise; the next lot is miss labeled and it's the multi-gen - - I'm sorry the multifamily site, 5 acres and then at the bottom across from - - to the east of the library is the 5 acre Retail Site. So, we have a good mix of uses and we're pretty excited about that. Our project team initially evaluated five potential sites and we narrowed it down until we recommended the Cibola Loop Site; due to its connectivity, to the transit system, the trail system, and proximity to other community facilities, as well as Cibola High School.

In August of 2016, Councilor Dan Lewis held a community celebration announcing the city's acquisition of a portion of the Cibola Loop property, the entire properties 26 acres. The city is purchasing 16 of those acres in order to develop the three community facilities.

Our vision and the Councilor's vision; is to create a community oriented corridor along Ellison Drive. As part of the purchase of the site the city required that the current property owner, which is the applicant today, secure entitlements for this property and that's what we're doing today.

Again, very quickly we - - I mentioned that we did a telephone survey of 600 west side residence; the survey showed the residents are interested in a wide variety of activities and programs, but are most likely to use health and fitness amenities and there's a strong desire for outdoor amenities, as well around the multi-gen center. The respondents to the survey estimated they would visit a new multi-gen center 7.5 times a month, so it's a need facility. Our team also found that residence within the study area travel quite a distance, currently across the Metro Area to go to other city facilities, because of this gap in services.

I won't go through the very long description of the zoning, Ms. Gould already did it's a long list. But our Site Plan for Subdivision, again, we show (inaudible) I color coded it, the R-2 site, which is the multi-family site is in yellow, that's 5 acres. The two lots for the City Community Facilities that would be zoned SU-1 for City of Albuquerque Community Facilities and related uses, on 16 acres. And then, lastly and that's the light blue and dark blue on the overhead, and then the SU-1 for C-1 permissive uses with that long descriptor is lot 4, and that's about 5 acres, that brown color at the bottom should be red. Site Plan for Subdivision illustrates how the

uses are allocated, as I described and then the access points at Ellison and Cibola. Ellison will be our primary access point; we're proposing a right in, right out, left in access, which was a subject of a updated traffic study by Mr. Terry Brown.

The request for a Zone Map Amendment is based on the zoning and the uses being more advantageous to the community and change community conditions. The residential zoning is reduced from 12 acres to 5 acres, which helps with our overcapacity schools. Community facilities will fill the existing gap in community services on the city's west side.

We believe we've clearly demonstrated our zoning request has been justified, per resolution 270-1980, by being more advantageous to the community then the current zoning and through change community conditions primarily, involving the City Council's vote to lift the deed restriction for senior housing on this property. I should explain also, that if you all don't know this, the city owned this property originally and sold it to the current applicant and now the city's buying some of it back. So, when they sold the property years ago they put this deed restriction on the property for senior housing, and the City Council now has lifted that deed restriction, so to us that is a change condition. Another change condition too, is at the City Council voted to purchase property here, so changes a lot. There's a preponderance of city policies that's for and justifies our request and are particularly related to the delivery of community recreation and cultural services, as well as co-location of facilities. My opinion, the proposed zoning and use are the highest and best use for this property and the surrounding community.

Our Site Plan for Subdivision includes, design standards that will guide the development of the three community facilities and the commercial retail site. Again, our 5 acre multifamily site is zoned R-2, so they won't be subject to the design standards, and the design standards are in addition to our detailed architectural program developed by Jonathan Craig, and contained in our Feasibility Study documents. So, the city is well protected by these controls. We are asking for delegation for the three city facilities only. We feel again, that there's a lot of checks and balances in place, so that we believe that the three city facilities, which will be developed over time can be appropriately reviewed by the DRB.

Again, as part of our process for the feasibility study we held our 3 public meetings. Our last public meeting was held on site, at the Northwest Area Command and it received overwhelming support from the public. I have a list of findings or revisions to findings that I'd like to go through, if whenever you're ready and I have a handout, so it would be a little easier to follow. Madam Chair if you would like me to go through them now or after there's some discussion either way?

CHAIR HUDSON: Ya, let's wait until after we have some additional discussion, if we may.

MS. FISHMAN: Ok. With that I stand ready for any questions you may have.

CHAIR HUDSON: Commissioner's anyone have any questions for Ms. Fishman? Could you just touch a little bit on the traffic study, the updated traffic study, and I know there was concerns from APS. I believe we have a representative here from APS. So, perhaps we can talk about that, but from the applicants stand point, can you just share a little with us on the traffic study and APS's concerns.

MS. FISHMAN: Ok. I would be happy to. So, as I mentioned Terry Brown did the updated study. He had done the original study, and I believe it was 2007, for the previous Site Plan that called for Senior Housing, some commercial uses here. The updated study - - can't read it in great detail, and I was hoping Terry might be here today, but most of the study was focused on the traffic movement that we're proposing at Ellison, to get into the site, the right in, right out, left in. It was review - - it was - - we had several meetings prior to the traffic

study with City Transportation Staff, and other's to gage their concerns and what they wanted us to cover in the traffic study and we believe that we showed very adequately, that the movement in this location was acceptable. There are some improvements that are suggested by the traffic study, and one thing I might add, we also, a couple of things, as one; we went to what they call the Bluz Team Meeting at APS it's the bus loading and unloading zone committee for APS, and we we're there a couple of weeks ago and made a presentation to their staff and the principal and vice principal of Cibola High School. They're a little concerned about, I don't want to speak for them, but they have been concerned about the left turn access at this location. I also, have a graphic that shows how we would propose doing this, but bear in mind that the Site Plan for Subdivision doesn't show the left turn access; it references the traffic study and coordination with APS. The first project in will have to deal with this access point, but I'll show you the diagram that was provided to APS and staff. So, if you can see that the red line, across the median, is the existing fence that was installed, I believe, by APS. We're not changing the fence line or at the Bluz meeting a couple of weeks ago, again they, APS asked us to consider lengthening the fence in the median and we're of course, amiable to that, whenever this action actually comes up, but we show pretty long cueing length for the left turn access at this location, and Terry Brown assures me that this is safe and should be acceptable and I know Racquel is here, as well, I'm sure read the traffic study and can answer some questions, as well.

CHAIR HUDSON: Ok. Thank you. Could you also share with us, what is the timing on the project for the city and what's anticipated if this gets approved? What's anticipated to be built first?

MS. FISHMAN: In terms of the city facilities, of course the funding that was allocated for this project only went for acquisition of the first, of the two city parcels, so it's approximately 7 acres in size.

Our anticipated schedule is that the library will go first, but that is out there in the future, because there is no funding available currently for design and development. It will go in a clock wise direction, so library first, the multigenerational center second, and that could be as long as 10 years from now, and then the swimming pool would be the very last, so it's a long term project. I have some concerns about the voiding of site plans after 7 years in this case, but I'm not sure how we address that at this point.

CHAIR HUDSON: Thank you. Anyone else have any questions for Ms. Fishman, at this point? Commissioner Nicholls.

COMMISSIONER NICHOLLS: Thank you Madam Chair. You just mentioned the fence on that median there. Has there been any thought given to putting a foot bridge to connect the Cibola High School over to this particular subject site? And my reason for referencing that is that's what's being done at the Del Norte High School to get across Montgomery. Because I suspect, you know, there's a lot of students might want to go from the School directly over to this site. So, it's just a thought you might want to keep in mind. I'm not suggesting who pays for that or anything like that, but it is just a thought that you might want to look at for the future.

MS. FISHMAN: Madam Chair, Commissioner Nicholls. I think it is a good thought, I don't - - I'm not sure how it gets accomplished, but I would also point out that we do have two signals at either end of Cibola Loop. So, we're hoping that the students go to the corner; I know that it might be difficult to enforce, but actually cross with the light. But...

CHAIR HUDSON: Ok, thank you. Anyone else have any questions? Thank you Ms. Fishman. Ms. Henry, do we have anyone signed up from the public?

MS. HENRY: No.

CHAIR HUDSON: Ok. I know we do have some department heads here, from the city. Anyone like to come up and speak and just share anything with us in support or against this project? Hi, good morning.

MS. ARMIJO-BRASHER: Madam Chair, good morning. I'm Georgia Armijo-Brasher with the Department of Senior Affairs, and Commissioner's good morning.

CHAIR HUDSON: Could you just - - could just also, give us your address for the record, please?

MS. ARMIJO-BRASHER: The work address?

CHAIR HUDSON: Sure.

MS. ARMIJO-BRASHER: 714 7th Street SW.

CHAIR HUDSON: Here in Albuquerque?

MS. ARMIJO-BRASHER: Yes.

CHAIR HUDSON: Ok and I need to swear you in, Ma'am. Do you swear to tell the truth under of perjury?

MS. ARMIJO-BRASHER: I do.

CHAIR HUDSON: Ok and go ahead.

MS. ARMIJO-BRASHER: Like Ms. Methvin said, "We're excited about being here with this project". This co location of facilities really hopes and promotes our ability to do comprehensive services to this side of the community and we're excited about it. It's going to take a while, this project is not going to happen tomorrow, but step by step I think we're going to be able to provide for the community who is in great need of services a comprehensive approach to the services they will be needing; in the future. I'm not sure if you're aware of the senior's in our country are going to be the primary folks, and will need more facilities and we like the whole idea of multigenerational. And being able to co locate with libraries, the multigenerational, on the pool, we hope to be able to build an age friendly community. Thank you for that.

CHAIR HUDSON: Thank you, very much. Anyone have any questions? Thank you, very much for coming out today. Hi good morning.

MR. SMITH: Good morning. I'm Dean Smith, the director of Libraries.

CHAIR HUDSON: Oh, ok and what is your address, sir?

MR. SMITH: 501 Copper NW, 87102.

CHAIR HUDSON: Ok and you swear to tell the truth under penalty of perjury?

MR. SMITH: I do.

CHAIR HUDSON: Good, go ahead.

MR. SMITH: Thank you for hearing this this morning. I just want to add that the libraries are very excited about this project. This was one of three sites identified as a needed site in the 2007 Facilities Master Plan. The other two are the existing now, Central and Unser Library and the second one was the International District, which we are also working on. So - - for to have these 3 sites go forward from that plan is very exciting. We also did a feasibility study for this Northwest Mesa site; this location was one of the top two that was identified in that feasibility study, as well, so, it all fits with our planning very nicely.

CHAIR HUDSON: Thank you. Anyone have any questions? Thank you sir, for coming out. Good morning.

MS. SANDOVAL: Good morning. Christina Sandoval, Principal Planner with the Parks and Recreation Department, 1801 4th Street NW, Albuquerque, New Mexico.

CHAIR HUDSON: And you swear to tell the truth under penalty of perjury?

MS. SANDOVAL: I do.

CHAIR HUDSON: Thank you, go ahead.

MS. SANDOVAL: So, I'm here representing Parks and Recreation and we also support this project. As many of you know, we have 5 indoor pools that serve the city year round, only one of those is located on the Westside. So, this would provide an additional indoor pool that could be used year round. We also like this location due to its proximity to Cibola High School. It allows us to serve the High School Swim Teams in a more efficient way, so this one would likely take over the team practices for Volcano Vista, as well as Cibola, freeing up our time at some of our other pools. Currently, we have to have some of the swim teams come in at 5:00 in the morning, because we just don't have the space to have them swim in the afternoon. So, this will help us, but it is a long way off and just in terms of size and scale I want to be clear that this is gonna be similar to a Highland Pool. We are not proposing another West Mesa Aquatic Center. Currently right now we have 1 pool that will be coming before you in the near future; Los Altos, which will be renovated. And then we also have plans for another pool at North Domingo Baca, which is very similar to this site, in terms of co locating facilities. So, you know, this is something that we see will benefit the community in the future and we're supportive of the project.

CHAIR HUDSON: Thank you, very much. Anyone have any questions? Thank you for coming out. Hi, good morning.

MS. MILLER: Good morning. My name is Rachel Miller. I'm Policy Analyst for City Councilor, Dan Lewis, in District 5 and this is in our area.

CHAIR HUDSON: Ok, could you just give us your address for the record, please?

MS. MILLER: Yes, my work address is 1 Civic Plaza on the 9th Floor.

CHAIR HUDSON: Ok and you swear to tell the truth under penalty of perjury?

MS. MILLER: I do.

CHAIR HUDSON: Ok, go ahead.

MS. MILLER: Thank you. Councilor Lewis is so excited about this project and I am personally, too. I'm speaking on behalf of the Councilor, but also as a parent of a current Cibola High School student and a future Ciola High School student. This is gonna really fill a gap in city services for people in our area, in terms of the Multigenerational Center and all the services that that's gonna offer to our seniors, and our area is aging, but also too school students; we've got Seven Bar Elementary across the street and just up the way, of course, Cibola is right there. There's gonna be a lot of services that we're gonna be able to offer to people. The pool, of course, and the Library right there. It's - - and Councilor - - Councilor's vision for this area is gonna be a welcoming gateway for the northwest. We get so much traffic from Rio Rancho. Everybody who lives in west Albuquerque, Rio Rancho; ends up at that corner of Coors Bypass and Ellison at least once a week and right now, there's not a whole lot there. There's a Transit Center, of course and the Police Station; there's a mall, some shopping, but this is gonna be a really welcoming gateway for the city and really gonna be a show piece. And I'm happy to answer any questions if you have any.

CHAIR HUDSON: Commissioner's, any questions? Thank you ma'am for coming out. Would the representative from APS like to speak? I know that you submitted comments that we we're all able to read, but did you wanna come up and share anything else with us today? Thank you for coming out, we really appreciate it. Could you please state your name and address for the record?

MS. YOUNG: Yes, my name is Sara Young; I'm a Planner with APS Capital Master Plan. My address is 915 Locust Street.

CHAIR HUDSON: Ok and you swear to tell the truth under penalty of perjury?

MS. YOUNG: I do.

CHAIR HUDSON: Ok.

MS. YOUNG: We - - I mean we submitted our comments and we're definitely here for any questions and concerns. I think the only question or concern that we would have at this point would be the Zone Change for proposed Lot 4; with the permissive use for alcohol and its proximity to Cibola High School. We've noted that concern and the statute with which it falls under and so, if there's any other concerns or questions we're here to answer those.

CHAIR HUDSON: Ok and it's not within our purview to do anything that has to do with the alcohol, so that will go to the State and then they'll deal with that, but we certainly appreciate your concern about that. Commissioner's anyone else have any questions? Thank you for all of your comments. I'm hoping that Ms. Fishman, they've been working together with you, so that APS is pleased with what's being proposed to go across the street?

MS. YOUNG: Yes. Everybody in the whole process has been very forthcoming and it's been a good process.

CHAIR HUDSON: Thank you. We really do appreciate you coming out; APS is a big portion of so many of these developments we're seeing and we do appreciate your input. Thank you for coming.

All right, so there's no one else from the public. Ms. Gould, do you have anything else in closing?

MS. GOULD: Madam Chair, Commissioner's, I think we have maybe some finding and condition cleanup that we will need to address and I think it's maybe appropriate for Ms. Fishman to address the changes she wanted and I believe that Mr. Price has a few things. And so I don't - - I'm not sure how you wish to proceed?

CHAIR HUDSON: Ok. Mr. Price, do you want to have us have Ms. Fishman distribute her new findings and conditions for us to review?

MR. PRICE: Madam Chair that makes sense.

CHAIR HUDSON: Ok. Why don't we do that, Ms. Fishman if you will, distribute those to us and I think maybe what will do is will take about a ten minute break; it will give us a little bit of time to review these findings and conditions and we can take a little break, but then will come back and have a little time to read these before we can get going. So, we will reconvene at ten after ten. Thank you.

Come back to the meeting and we will reconvene. I apologize; it went a little longer, but the staff and Legal Counsel, felt as though it was best just to type out all the new changes, so that we can all see them and then everyone talk about them. So Ms. Fishman would you like to respond to - - so what you see up on your screen was written by Staff and Legal Counsel; and would you like to comment on these changes and if you are in agreement with them or how you feel about these?

MS. FISHMAN: Madam Chair, Commissioner's. I'm just looking at them now and there in a little bit different order. The handout that I gave you was sequential, in terms of pages, so finding number 1, I believe is the one that was on page 29, which shall now be finding 10, and that is simply that (inaudible) delegation should reference DRB not the Building Permit process. I do agree, I'm sorry...

CHAIR HUDSON: So, Ms. Dicome how's that gonna read that the finding on it. Do you just put will change to say, "City Council versus EPC?" How are you sugg...I think we're looking at a different - - I think we're looking at something different here. You we're referring to the very last one on your page right, page 29, finding 1?

MS. FISHMAN: Maybe that's not the correct one. I don't know if we could go in order? Because I'm not sure I can't - - I'm not sure I can follow.

MS. DICOME: Well they're in order from 1 to 9, so we can start with 1...

CHAIR HUDSON: So, you did all the findings first and then you did the condition last?

MS. DICOME: Exactly.

CHAIR HUDSON: All right. And then finding 1, you want it to say; will change to say "City Council versus EPC." (Inaudible)

MS. DICOME: Hold on, please.

MS. FISHMAN: Yes, it's condition 1.

CHAIR HUDSON: Ok, so that's the one that's page 23? (inaudible)

MS. FISHMAN: Second sentence.

CHAIR HUDSON: Ok. (inaudible) yes, so Ms. Fishman had proposed that she said it said, “It was based on the day of EPC approval,” but she thought it should be “City Council approval.” And you’re stating here that is should be “City Council approval,” correct?

MS. DICOME: Correct.

CHAIR HUDSON: Ok.

MS. GOULD: But then on page 29 - - ok, so then the finding number - - the thing that is numbered one, but should be number 10, on page 29 says, “The applicant would like the Site Development Plan for Building Permit approval delegated to...” that should read “The DRB,” rather than “administrative.”

CHAIR HUDSON: Ok, are you still looking at the condition number 1, that we’re talking about?

MS. GOULD: Yes, on page 29,

CHAIR HUDSON: Ok.

MS. GOULD: And that should be, those should be renumbered.

CHAIR HUDSON: Ms. Gould are you talking about page 29 of the Staff Report or page 29 on our - - because on our page...

MS. GOULD: Page 29 of the Staff Report.

CHAIR HUDSON: Of the Staff Report, ok. All right, so tell us how you want this to read, because I’m confused? This is “The applicant would like Site Development Plan for Building Permit Approval delegated to the Building Permit process for future city facilities for proposed lots 1 and 2. Commercial development proposed lot 4, will be reviewed by the EPC.” How do you want that to - - where does the City Council come in on this one?

MS. GOULD: So, Madam Chair. I don’t believe City Council comes in anywhere on finding 10. I believe that we simply replace “Building Permit” with “DRB.”

CHAIR HUDSON: Ok. All right, Ms. Fishman, you good with that?

MS. FISHMAN: Yes.

CHAIR HUDSON: All right. Finding number 3 is the next one on here. And that would be...

COMMISSIONER GONZALEZ: I’m sorry. Should we go ahead and clean things up and - - with the re-numbering, say 11, 12, 13?

CHAIR HUDSON: Ya, maybe we should do that, just so, I think that’s a good idea, Commissioner Gonzalez. Ms. Dicome.

MS. DICOME: I apologize; this is confusing for me too. Why don’t we just walk through step by step, so, we’ll start with finding number 3.

COMMISSIONER GONZALEZ: I was suggesting that we go ahead and finish with - - we had a new finding 10, with the change that's been suggested on page 29. But then that we - - that we mention that the finding that was 2, is actually 11; 10 is 12 and 11 is 13. So, we don't keep on kind of skipping around with all these numbers, because I think that's what's adding to a lot of the confusion.

CHAIR HUDSON: So, we need to renumber those. All right, so you want to go through - - let just through the list that's up here, right now.

MS. DICOME: Ok.

CHAIR HUDSON: And then will renumber them as we go.

MS. DICOME: Sure. So, finding number 3, which is on page 24 of the Staff Report; at the end it says, "Because no development occurred on the site within the seven" the word "year" needs to be added.

CHAIR HUDSON: Ok and that will still remain as finding number 3. Correct? Ok, next one? That's finding number 8. I think that's on page 27. Correct?

MS. GOULD: Ok, the subject site...

MS. DICOME: Yes, on page 27, finding 8.

CHAIR HUDSON: Should that also read on number 8 - - should it read "The subject site is within the boundaries," rather than just "with".

MS. DICOME: Yes.

CHAIR HUDSON: Just clean that up, so it should be "The subject site is within the boundaries of the Westside Strategic Plan."

MS. DICOME: Correct. Ok and then we can go through finding 9, which has several parts.

CHAIR HUDSON: And go back to finding 8. You we're just going to say the following - - the proposed Site Plan for Subdivision and Zoning "Are Consistent"?

MS. DICOME: Right.

CHAIR HUDSON: Ok. (Inaudible)

COMMISSIONER GONZALEZ: Could - - I'm also, curious about this policy, x, y, z, just above finding 8; should that be stricken?

MS. GOULD: Yes. So, would it be acceptable to just have a condition that address general clean-up of errata; in terms of, so if it says with instead of within, if there's a missing comma, if it say's zone cod, instead of zone code, that directs staff to make those changes and then we go through the substantive changes?

CHAIR HUDSON: We can do that.

MS. DICOME: Ok, I can proceed with finding number 9, under d. Kind of along the way we've been going with the other cases. The first paragraph, "The applicant states that" will be stricken. And replace with "The existing zoning is more appropriate, because there are changed conditions in the form of" and then we continue with the remainder of that paragraph.

CHAIR HUDSON: Ok.

MS. DICOME: Same with paragraph 3, "The request" will be stricken from the first sentence and replaced with "The existing zoning is also appropriate, because the requested zoning is more" and then it continues with "advantages".

CHAIR HUDSON: Ok.

MS. DICOME: Paragraph 4, instead of "The request" "The requested zoning is more advantages, because it decreases" and then you continue with the rest of that paragraph.

CHAIR HUDSON: Mr. Price, is that consistent? Thank you. Ms. Fishman, you ok with those?

MS. FISHMAN: Yes.

CHAIR HUDSON: Ok. All right, we're almost there.

MS. DICOME: And I believe finding 9, that is also one of those clean-ups and replacing "would" with "are".

CHAIR HUDSON: Ok.

MS. DICOME: And then condition 1, I believe it is; instead of "City Council"; it would be after "The date of approval" it would be "City Council" instead of "EPC approval".

CHAIR HUDSON: Ok. Ms. Fishman, you good with that?

MS. FISHMAN: Yes.

CHAIR HUDSON: So staff's gonna clean this all up; and you're in agreement with all of the changes? Mr. Price, you're in agreement with all of the changes?

MR. PRICE: Madam Chair, I'm in agreement.

CHAIR HUDSON: Ok, very good. Thank you. Ok, Ms. Fishman did you have anything else in closing?

MS. FISHMAN: (Inaudible)

CHAIR HUDSON: I know it has been awhile.

MS. FISHMAN: Madam Chair. I don't believe so, but if there's any questions that came out of the APS comments; or if you have any questions about the Traffic Study, Terry Brown is now in the hearing room. He would stand for any additional questions.

CHAIR HUDSON: Commissioner's anyone have any questions regarding the Traffic Impact Study? No. Ok. Thank you very much. Ms. Gould, then do you have anything else in closing?

MS. GOULD: No, Madam Chair.

CHAIR HUDSON: All right. Ok, then I'm gonna close the floor and we are gonna have discussion about this project. Who would like to start? Anyone have any comments? Commissioner McCoy.

COMMISSIONER MCCOY: Thank you Madam Chair. For staff and all the commenting agencies I truly want to express my appreciation. There been several requests we have reviewed; this is probably by far the first one that I felt, at the end of my review, I had full information, so, I appreciate APS, the traffic studies. etcetra. I'm very familiar with this little portion of Albuquerque; and I feel like this puts in place the city facilities that will round out in a place we can be proud of. So, I'm happy to support this.

CHAIR HUDSON: Thank you. Commissioner Bohannan.

COMMISSIONER BOHANNAN: Thank you Chair. I too have to second Commissioner McCoy's comments. I believe this is a much needed facility and couldn't be located at a better part of town for addressing some of the needs in this northwest area. I only wish the swimming pool was there when I was at Cibola. I would've taken much advantage of that. I think it's a great project and I really hope to see its success in the coming years.

CHAIR HUDSON: Thank you. Anyone else have any comments? Well I too support this project. I really appreciate the city and all the departments coming out today and all the thought that has gone into this; the study that Consensus Planning has done, the surveys, the traffic study. This is certainly needed out on the Westside and we've seen other Multigenerational Centers going up in Albuquerque; Domingo Baca being one, and I know it's used a lot by the community and even though it's multigenerational I do know that the seniors are our biggest demographic coming up. So, thank you to everyone from the city, thank you to Consensus Planning, thank you to everyone for all of your hard, because I agree with Commissioner McCoy and thanks to the staff, because all of the information that was provided to us was very helpful. It helped us make a good decision and thank you for all your new findings too. Sorry, we had to go through that, but we had to clean it up. So, with that being said, do I have someone who would like to make a motion? Commissioner McCoy.

COMMISSIONER MCCOY: Thank you Madam Chair. Regarding project #1010895, 16EPC-40046, I move a recommendation of approval to the City Council, based upon the findings and conditions as read into the record.

COMMISSIONER BOHANNAN: I'll second.

CHAIR HUDSON: Ok, I have a motion of approval from Commissioner McCoy with a second from Commissioner Bohannan. Any discussion? All in favor please indicate by saying "Aye" and raise your hand.

ALL COMMISSIONERS: Aye.

CHAIR HUDSON: Those opposed. The motion passes unanimously. Commissioner McCoy.

COMMISSIONER MCCOY: Thank you Madam Chair. Regarding project #1010895, case #16EPC-40048, I move recommendation of approval to the City Council, based on findings and conditions as read into the record.

COMMISSIONER BOHANNAN: Second. **142**

CHAIR HUDSON: I have a motion from Commissioner McCoy with a second from Commissioner Bohannan. Any discussion? All in favor please indicate by saying "Aye" and raise your hand.

ALL COMMISSIONERS: Aye.

CHAIR HUDSON: Those opposed. The motion passes unanimously. Thank you very much. Good luck with the project. We look forward to seeing this project come to fruition.



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, October 13, 2016
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Karen Hudson, Chair
Derek Bohannon, Vice-Chair**

**Maia Mullen
Bill McCoy
James Peck
Dan Serrano**

**Moises Gonzalez
Peter Nicholls
Victor Beserra**

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

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Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project# 1000936

16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit

Scott Anderson, agent for Danny Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses detailed in Project #1000936, located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11)
Staff Planner: Catalina Lehner

2. Project# 1009888

16EPC-40042 Zone Map Amendment (Zone Change)

Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-18)
Staff Planner: Michael Vos

3. Project# 1005283

16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Dekker Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

4. Project# 1010895

16EPC-40046 Sector Development Plan Map Amendment (Zone Change)
16EPC-40048 Site Development Plan for Subdivision

Consensus Planning, agent for JR Malouff, Vientecillo, LLC, requests the above actions for all or a portion of Lots A, B, and C, Cibola Loop Subdivision, zoned as follows: SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-2 for C-1 Permissive Uses with No Drive up Service Windows, and SU-1 for R-2 Uses to the following: R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off-premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant, located on Ellison Dr. NW, between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. (A-13) Staff Planner: Maggie Gould

5. Project# 1010999

16EPC-40050 Site Development Plan for Subdivision

66 Architect, LLC, requests the above action for all or a portion of Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on

NM Highway 528, between Ellison Dr. NW, and Cabezon Rd. NW, containing approximately 2 acres.
(A-14) Staff Planner: Vicente Quevedo

6. Project# 1010997
16EPC-40049 Site Development for Building Permit

Modulus Architects, Inc. agent for Boyhann LLC, requests the above action for all or a portion of Lot 1 and Lot 2. Block 4, Unit 3, North Albuquerque Acres, zoned SU-2 for C-1, located at the SE corner of Louisiana Blvd. NE and Alameda Blvd. NE, containing approximately 1.3 acres. (C-19)
Staff Planner: Maggie Gould

7. Project# 1002717
16EPC-40045 Site Development Plan for Building Permit

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

8. OTHER MATTERS:

- A. Approval of August 11, 2016 Amended Action Summary Minutes
- B. Approval of August 25, 2016 Comp Plan Action Summary Minutes
- C. Approval of September 1, 2016 Comp Plan Action Summary Minutes
- D. Approval of September 8, 2016 Action Summary Minutes

9. ADJOURNED:

NONE

ENVIRONMENTAL PLANNING COMMISSION
SIGN-IN SHEET - DEFERRED

AGENDA ITEM NO: 4 DATE: October 13, 2016

CASE: 1010895 – 16EPC-40046 & 16EPC-40048 – Ellison Dr. NW – Cibola Loop Subd.

PLEASE PRINT CLEARLY

<p>1. Name: _____ Address: _____ _____ City State Zip</p>	<p>6. Name: _____ Address: _____ _____ City State Zip</p>
<p>2. Name: _____ Address: _____ _____ City State Zip</p>	<p>7. Name: _____ Address: _____ _____ City State Zip</p>
<p>3. Name: _____ Address: _____ _____ City State Zip</p>	<p>8. Name: _____ Address: _____ _____ City State Zip</p>
<p>4. Name: _____ Address: _____ _____ City State Zip</p>	<p>9. Name: _____ Address: _____ _____ City State Zip</p>
<p>5. Name: _____ Address: _____ _____ City State Zip</p>	<p>10. Name: _____ Address: _____ _____ City State Zip</p>

Note: Your contact information will be kept confidential. It will only be used for the purpose of mailing out Notice of Decision.

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DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located on the fifth floor of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3460; or 3) Email it with the zone map to ONC@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Petra Morris

Company Name: Consensus Planning, Inc.

Address/Zip: 302 8th Street NW, Albuquerque NM 87102

Phone: 505 764 9801 Fax: 505 842 5495 E-mail: morris@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

(i.e., Lot A, Block A, of the XYZ Subdivision)

Tracts A, B, and C of the Bulk Land Plat for Cibola Loop Subdivision.

Located On Ellison Drive NW
street name (ex - 123 Main St. NW) or other identifying landmark

Between W. Cibola Loop NW and
street name or other identifying landmark

Cibola Loop NW.
street name or other identifying landmark

The site is located on the following zone atlas page A-13-2

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **08/24/16** Time Entered: **1:50 p.m.** Rep. Initials: **DLC**

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Petra Morris

From: Schmader, Mathew F. <mschmader@cabq.gov>
Sent: Wednesday, August 24, 2016 10:43 AM
To: Petra Morris
Cc: Jackie Fishman
Subject: RE: Cibola Loop
Attachments: ArchSign-OffCibola Loop.doc

Thank you, Petra—
Here is your finalized form (I only note that the original survey work indicated 28.87 acres).
Nice to hear from you again!
Matt

From: Petra Morris [mailto:Morris@consensusplanning.com]
Sent: Wednesday, August 24, 2016 10:29 AM
To: Schmader, Mathew F.
Cc: Jackie Fishman
Subject: Cibola Loop

Good morning Matt,
We are preparing an application for a Zone Map Amendment, Sector Development Plan Amendment and Site Development Plan for Subdivision for the 26-acre Cibola Loop site, located on Ellison Drive NW and Cibola Loop NW. The site is legally described as Tracts A, B, and C of the Cibola Loop Subdivision. As part of this application we need to submit a Certificate of No Effect or Approval to address the Archaeological Ordinance. Attached is a Zone Atlas Page showing the location of the site, and the Certificate of No Effect/ Approval form with the site location details completed. I believe that an archeological review was conducted in 2008 as part of the previous (Project # 1003570) Site Development Plan for Subdivision process, and that no cultural resources were found at the site.

As a bit of background to this, this EPC application is one of the important steps in the process of developing a Multigenerational Center, Library, and Swimming Pool at the Cibola Loop site that will serve Westside residents. The property was identified as the preferred location by the Westside Multigenerational Center Feasibility Study, completed by Kells + Craig Architects and Consensus Planning on behalf of the Department of Senior Affairs. The request is to rezone the property to R-2, SU-1 for Community Facilities and Related Uses, and SU-1 for C-1 Permissive Uses, including Packaged Liquor Sales for Off-Premise Consumption as an Ancillary Use with a Grocery Store and a Sit Down Restaurant with a Full Liquor License.

Please feel free to contact me or Jackie with any questions.
Kind regards,

Petra Morris, AICP
Senior Planner
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801
F: 505.842.5495

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 9/28/16 To 10/13/16

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

P. Marz 9/11/2016
(Applicant or Agent) (Date)

I issued 3 signs for this application, 9/11/16 Will J. L.
(Date) (Staff Member)

PROJECT NUMBER: ~~1003570~~ 1010895



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH – Paul Olson
LEGAL DEPARTMENT – Tyson Hummell
PARKS & RECREATION:
PARK DESIGN – Carol Dumont
OPEN SPACE DIVISION – Kent Swanson
CITY FORRESTER – Joran Viers
PLANNING:
LONG RANGE PLANNING – Linda Rumpf
METROPOLITAN REDEVELOPMENT – Rebecca Velarde
HYDROLOGY – Abiel Carrillo
NEIGHBORHOOD COORDINATION – Stephani Winklepleck
TRANSPORTATION DEV. SERVICES – Gary Sandoval
ZONING – Ben McIntosh
ABC WATER UTILITY AUTHORITY – Kris Cadena – Christopher Gustafson
POLICE DEPARTMENT – Steve Sink
FIRE DEPARTMENT – Antonio Chinchilla
SOLID WASTE MANAGEMENT DEPARTMENT – Michael Anaya
TRANSPORTATION PLANNING – John MacKenzie
TRANSIT DEPARTMENT – Shabih Rizvi
ALBUQUERQUE PUBLIC SCHOOLS – April Winters
AMAFCA – Lynn Mazur
COUNTY OF BERNALILLO – Catherine VerEecke
MID-REGION COUNCIL OF GOVERNMENTS – Maida Rubin
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Subhas Shah
NM DEPARTMENT OF TRANSPORTATION – Nancy Perea
NM GAS COMPANY –
PETROGLYPH NATIONAL MONUMENT – Diane Souder
PUBLIC SERVICE COMPANY OF NEW MEXICO – Laurie Moyer

FROM: Russell Brito, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **October 13, 2016**.

Please remember that all agency comments are due on September 21, 2016.

COMMENTS TO: Catalina Lehner (clehner@cabq.gov)
Maggie Gould (mgould@cabq.gov)
Vicente Quevedo (vquevedo@cabq.gov)
Michael Voss (mvos@cabq.gov)

Project# 1000936
16EPC-40051 Site Development Plan for
Subdivision
16EPC-40052 Site Development Plan for
Building Permit

Scott Anderson, agent for Danny Brandenburg, requests the above actions for all or a portion of Lot 4, Paradise Plaza, zoned SU-1, located on Unser Blvd and Crown Rd, between McMahon and County Line, containing approximately 1.8131 acre. (A-11) Staff Planner: Catalina Lehner

Project# 1002717
16EPC-40045 SITE DEVELOPMENT -
BUILDG PRMT

Consensus Planning, agent for AMERCO Real Estate Company, requests the above action for all or a portion of Lots 303, 304, 305 & 306, Town of Atrisco Gran, Unit 8, zoned SU-1 FOR C-2, Excluding Residential Uses, located on Atrisco, between Coors and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

Project# 1005283
16EPC-40043 Site Development Plan for
Subdivision
16EPC-40044 Zone Map Amendment (Zone
Change)

Dekker Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A2AB2A, 2A-2A-2B-1-A of Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd, NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.4868 acres. (D-17)
Staff Planner: Vicente Quevedo

Project# 1009888
16EPC-40042 Zone Map Amendment (Zone
Change)

Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 to SU-1 for C-2, Including the Wholesale of Beer, located on San Antonio Dr., NE, Between San Pedro Dr., NE and I-25, containing approximately 1.7225 acres. (E-18)
Staff Planner: Michael Vos

Project# 1010895
16EPC-40046 Zone Map Amendment (Zone
Change)
16EPC-40048 Site Development Plan for
Subdivision

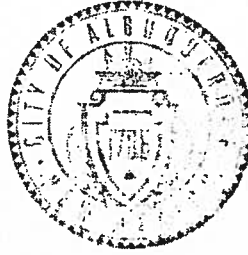
Consensus Planning, agent for JR Maloupp, Vientecillo, LLC, requests the above actions for all or a portion of Lots A, B, C, Cibola Loop Subdivision, zoned SU-2 for C-1 Permissive Uses with No Drive up Service Window, to SU-2 for C-1; SU-1 for Housing for Older Persons with Limited Medical Facilities and Su-1 for R-2 Uses to R-2, Su-1 for community Facilities and Related Uses and SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink of Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Resturant, located on Ellison between W. Cibola and Cibola NW, containing approximately 26 acres. (A-13) Staff Planner: Maggie Gould

Project# 1010997
16EPC-40049 Site Development for Building
Permit

Modulus Architects, Inc. agent for Boyhann LLC., requests the above action for all or a portion of Lots 1 and 2, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on Louisiana Blvd., NE, and Alameda Blvd., NE, containing approximately 1.2 acres. (C-19)
Staff Planner: Maggie Gould

Project# 1010999
16EPC-40050 Site Development Plan for
Subdivision

66 ARCHITECT, LLC, requests the above action for all or a portion of Tract C-4-A, Seven Bar Ranch, zoned SU-1, located on NM Highway 528, between Ellison Dr., NW, and Calle Cuervo NW, containing approximately 1.99 acre.
(A-14) Staff Planner Vicente Quevedo



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, October 13, 2016 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items.

Distribution of the Planning Department's staff reports regarding the following items will occur at a **Case Distribution Session on Thursday, October 6, 2016 at 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1000936

16EPC-40051 Site Development Plan for Subdivision Amendment
16EPC-40052 Site Development Plan for Building Permit

Scott Anderson, agent for Danny Brandenburg, requests the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses detailed in Project #1000936, located on Unser Blvd. NW, between McMahan Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11)
Staff Planner: Catalina Lehner

Project# 1002717

16EPC-40045 Site Development Plan for Building Permit

Consensus Planning, agent for AMERCO Real Estate Company requests the above action for all or a portion of Lots 303-306, Town of Atrisco Grant, Unit 8, zoned SU-1 for O-1/PRD (Conditional Zoning: SU-1 for C-2 Permissive Uses, Excluding Residential Uses), located on Atrisco Dr. NW, between Coors Blvd. NW and I-40, containing approximately 5.4 acres. (H-11)
Staff Planner: Vicente Quevedo

Project# 1005283

16EPC-40043 Site Development Plan for Subdivision
16EPC-40044 Zone Map Amendment (Zone Change)

Dekker Perich Sabatini, agent for Titan Journal Center Investors LLC, requests the above actions for all or a portion of Lot(s) 2A-2A-2B-1-A Plat of Tract 2A-2A-2B-1-A, Journal Center, zoned IP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing approximately 6.5 acres. (D-17)
Staff Planner: Vicente Quevedo

Project# 1009888

16EPC-40042 Zone Map Amendment (Zone Change)

Consensus Planning, agent for San Antonio Commons, LLC, requests the above action for all or a portion of Lot 5-A-1, JJ Subdivision Continued, zoned SU-1 for C-2 Uses to SU-1 for C-2 Uses, Including the Wholesale of Beer, located on San Antonio Dr. NE, between San Pedro Dr. NE and I-25, containing approximately 1.75 acres. (E-18)
Staff Planner: Michael Vos

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* **Project# 1010895**

16EPC-40046 Sector Development Plan Map
Amendment (Zone Change)

16EPC-40048 Site Development Plan for
Subdivision

Consensus Planning, agent for JR Malouff, Vientecillo, LLC, requests the above actions for all or a portion of Lots A, B, and C, Cibola Loop Subdivision, zoned as follows: SU-1 for Housing for Older Persons with Limited Medical Facilities, SU-2 for C-1 Permissive Uses with No Drive up Service Windows, and SU-1 for R-2 Uses to the following: R-2, SU-1 for City of Albuquerque Community Facilities and Related Uses, and SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off-premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit down restaurant, located on Ellison Dr. NW, between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. (A-13) Staff Planner: Maggie Gould

Project# 1010997

16EPC-40049 Site Development for Building
Permit

Modulus Architects, Inc. agent for Boyhann LLC, requests the above action for all or a portion of Lot 1 and Lot 2, Block 4, Unit 3, North Albuquerque Acres, zoned SU-2 for C-1, located at the SE corner of Louisiana Blvd. NE and Alameda Blvd. NE, containing approximately 1.3 acres. (C-19)
Staff Planner: Maggie Gould

Project# 1010999

16EPC-40050 Site Development Plan for
Subdivision

66 Architect, LLC, requests the above action for all or a portion of Tract C-4-A, Plat of Tracts C3A, C3B, C3C and C4A, Seven Bar Ranch, zoned SU-1 for IP Uses, located on NM Highway 528, between Ellison Dr. NW, and Cabezon Rd. NW, containing approximately 2 acres.
(A-14) Staff Planner: Vicente Quevedo

Details of these applications may be examined at the Planning Department, 3rd Level, Plaza Del Sol Building 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should call 924-3860.

Karen Hudson, Chair
Environmental Planning Commission

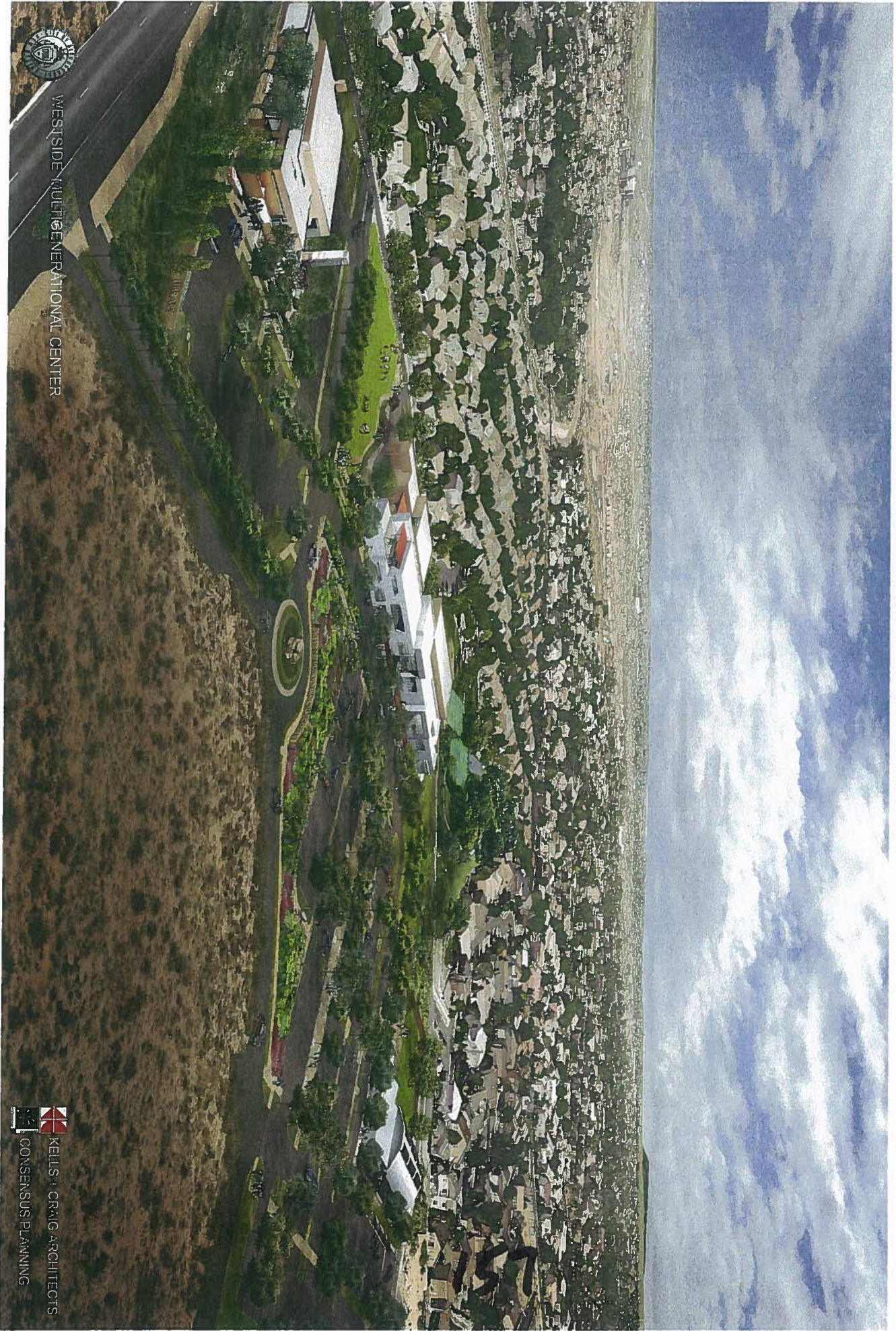
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 21, 2016.

APPROVED


Kym Dicome

Urban Design & Development
Planning Department

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WESTSIDE MULTIGENERATIONAL CENTER

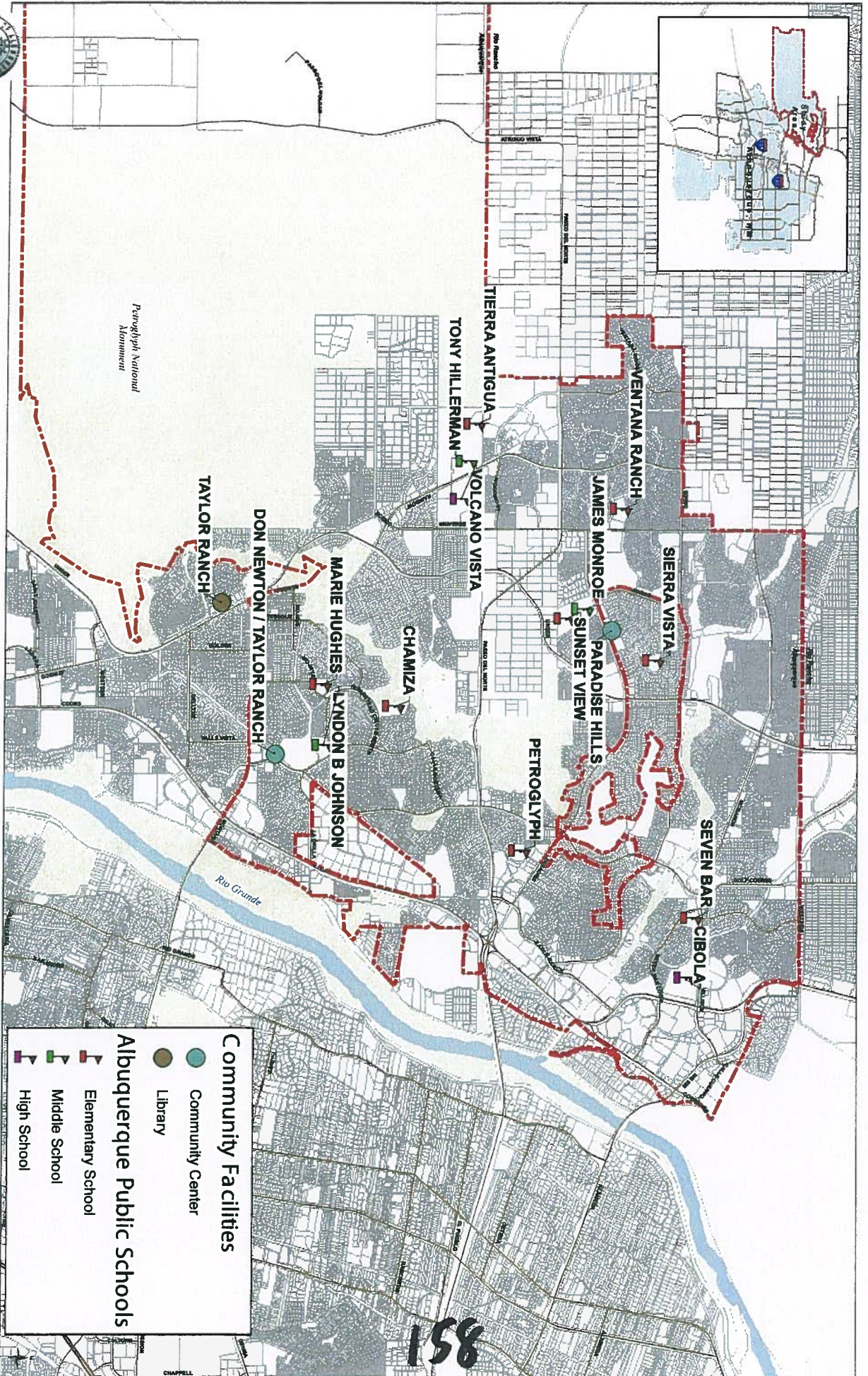


KELLS + CRAIG ARCHITECTS
CONSENSUS PLANNING



Westside Multigenerational Center Feasibility Study

Study Area Existing Community Facilities



West Cibola Loop NW
1/4" = 100'

0.0100'

FUTURE ADJUSTMENT TO THE MEDIAN WILL BE PER THE RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY AND COORDINATION WITH ALBUQUERQUE PUBLIC SCHOOLS

LOT 1
6.69 ac

Proposed Zoning: SU-1 for City of Albuquerque Community Facilities and Related Uses

PROPOSED USE: PRIVATE ACCESS EXISTENT AND PRIVATE WINDMILL, SANITARY SEWER AND DOMESTIC EXISTENT

EXISTING PROPERTY LINE TO BE WANTED AT PLAT

PROPOSED PROPERTY LINE TYPE

LOT 2
9.14 ac

Proposed Zoning: SU-1 for City of Albuquerque Community Facilities and Related Uses

EXISTING PROPERTY LINE TO BE WANTED AT PLAT

PROPOSED PROPERTY LINE TYPE

LOT 4
5.17 ac

Proposed Zoning: SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premises Liquor Sales Associated with a Sit Down Restaurant

RIGHT-IN RIGHT-OUT (PROTECTED LEFT-TURN)

PROPOSED USE: PRIVATE ACCESS EXISTENT AND PRIVATE WINDMILL, SANITARY SEWER AND DOMESTIC EXISTENT

EXISTING PROPERTY LINE TYPE

LOT 3
5.11 ac

Proposed Zoning: R-2

EXISTING PROPERTY LINE TYPE

NOT A PART

PROPOSED PROPERTY LINE TYPE

Cibola Loop NW
1/4" = 100'

159

San Juan Ave NW

1/4" = 100'

1/4" = 100'

1/4" = 100'

1/4" = 100'

1/4" = 100'

Henry, Dora L.

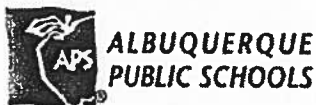
From: Gould, Maggie S.
Sent: Tuesday, October 11, 2016 8:31 AM
To: Henry, Dora L.
Subject: FW: APS Comments for EPC October 13, 2016
Attachments: EPC9-21-2016v5.docx

From: Young, Sarah M [mailto:Sarah.Young@aps.edu]
Sent: Monday, October 10, 2016 1:10 PM
To: Gould, Maggie S.; Quevedo, Vicente M.; Barkhurst, Kathryn Carrie; Lehner, Catalina L.; Hyer, Christopher K.; Dicome, Kym; Patten-Quintana, Lorena; Hennessy, Maryellen; Renz-Whitmore, Mikaela J.; Falkner, Randall S.
Cc: Wijenje, Kizito; Eckert, Martin W; Lopez, Elvira; Alarid, Karen; bsprick@nmpsfa.org; Harris, Benjamin M
Subject: RE: APS Comments for EPC October 13, 2016

Hello All,

There was another clarification requested on a case comment for project #1010895. Please see attached file for updated information.

Thank you,
Sarah Young
APS Planner
Capital Master Plan Department
915 Locust St. SE
Lincoln Bldg. 2nd Floor, Suite 9
Albuquerque, NM 87106
505.842.4508 ext. 67511
sarah.young@aps.edu



From: Young, Sarah M
Sent: Monday, October 10, 2016 8:31 AM
To: Gould, Maggie S. <MGould@cabq.gov>; vquevedo@cabq.gov; kcbarkhurst@cabq.gov; clehner@cabq.gov; chyer@cabq.gov; kdicome@cabq.gov; lpatten-quintana@cabq.gov; mhennessy@cabq.gov; mrenz@cabq.gov; rfalkner@cabq.gov
Cc: Wijenje, Kizito <WIJENJE@aps.edu>; Eckert, Martin W <eckert_m@aps.edu>; Lopez, Elvira <Elvira.Lopez@aps.edu>; Alarid, Karen <alarid_k@aps.edu>; bsprick@nmpsfa.org; Harris, Benjamin M <Benjamin.Harris@aps.edu>
Subject: RE: APS Comments for EPC October 13, 2016

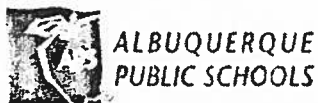
Good Morning,

I am attaching the APS Case Comments for the October 13th EPC hearing with a few corrections. Please refer to the attached for the most up to date comments.

Thank you,

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Sarah Young
APS Planner
Capital Master Plan Department
915 Locust St. SE
Lincoln Bldg. 2nd Floor, Suite 9
Albuquerque, NM 87106
505.842.4508 ext. 67511
sarah.young@aps.edu



From: Young, Sarah M
Sent: Friday, October 7, 2016 2:02 PM
To: Gould, Maggie S. <MGould@cabq.gov>; vquevedo@cabq.gov; kcbarkhurst@cabq.gov; clehner@cabq.gov; chyer@cabq.gov; kdicome@cabq.gov; lpatten-quintana@cabq.gov; mhennessy@cabq.gov; mrenz@cabq.gov; rfalkner@cabq.gov
Cc: Wijenje, Kizito <WIJENJE@aps.edu>; Eckert, Martin W <eckert_m@aps.edu>; Lopez, Elvira <Elvira.Lopez@aps.edu>; Alarid, Karen <alarid_k@aps.edu>; bsprick@nmpsfa.org; Harris, Benjamin M <Benjamin.Harris@aps.edu>
Subject: RE: APS Comments for EPC October 13, 2016

Hello All,

Attached are the updated APS Case Comments for the EPC hearing to be held October 13th, 2016. The case that was updated is project #1010895 Cibola Loop Subdivision. This was updated with comments from the APS Bus Loading & Unloading Zone team meeting. If you have any questions please feel free to contact me.

Thank you,
Sarah Young

From: Young, Sarah M
Sent: Wednesday, September 21, 2016 4:29 PM
To: Gould, Maggie S.; vquevedo@cabq.gov; kcbarkhurst@cabq.gov; clehner@cabq.gov; chyer@cabq.gov; kdicome@cabq.gov; lpatten-quintana@cabq.gov; mhennessy@cabq.gov; mrenz@cabq.gov; rfalkner@cabq.gov
Cc: Wijenje, Kizito; Eckert, Martin W; Lopez, Elvira; Alarid, Karen; bsprick@nmpsfa.org
Subject: APS Comments for EPC October 13, 2016

Hello,

Attached you will find APS comments for the upcoming EPC hearing to be held October 13th, 2016. Please feel free to contact me should you have any questions.

Sarah Young
APS Planning Intern
Capital Master Plan Department
915 Locust St. SE
Lincoln Bldg. 2nd Floor, Suite 9
Albuquerque, NM 87106
505.842.4508
sarah.young@aps.edu

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ALBUQUERQUE
PUBLIC SCHOOLS

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Kizito Wijenje
EXECUTIVE DIRECTOR

September 21, 2016

MEMORANDUM

To: Environmental Planning Commission
Maggie Gould, Development Review Division, Planning Department
Vicente Quevedo, Development Review Division, Planning Department

Cc: Kizito Wijenje ACIP, Executive Director, APS Capital Master Plan
Martin Eckert, Director, APS Real Estate & Property
Karen Alarid, Director, APS Facility Planning & Construction
Elvira Lopez, Senior Planner/Manager, APS Capital Master Plan
Bill Sprick, State of NM Public Facilities Authority

From: Sarah Young, Intern Planner, APS Capital Master Plan

Re: Environmental Planning Commission Cases on October 13, 2016

Project # 1000936 16EPC-40051 Site Development Plan for Subdivision 16EPC-40052 Site Development Plan for Building Permit	Paradise Plaza , Lot 4, is located on Unser Blvd. and Crown Rd. between McMahan and County Line, containing approximately 1.8131 acres, and zoned SU-1. The owner of the above property requests approval of a Site Development Plan for Subdivision from 1 to 2 properties and Building Permit to allow for the development of a 1 Story building that will be a retail (car wash) space. This will have no adverse impacts to the APS district.
Project #1002717 16EPC-40045 Site Development Plan for Building Permit	Town of Atrisco Grant , Lots 303, 304, 305, 306, Unit 8, is located on Atrisco Drive NW, between Coors Blvd. and I-40, containing approximately 5.4 acres, and zoned SU-1 for C-2 permissive uses excluding Residential Use. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of a 3 story building that will be retail (auto & truck rental, equipment storage, self-storage, and warehouse). This will have no adverse impacts to the APS district, as long as Residential use is excluded.
Project #1005283 16EPC-40043 Site Development Plan for Subdivision 16EPC-40044 Zone Map Amendment (Zone Change)	Journal Center , TR 2A-2A-2B-1-A Plat of TR 2A-2A-2B-1-A, is located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing 6.4868 acres. The owner of the above property requests approval of a Zone Map Amendment Zone change from OP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, and approval of a Site Development Plan for Subdivision to subdivide the property into three parcels. Increases in zoning to allow additional residential development in this area will have impacts to the Mission Avenue Elementary School, Taft Middle School, and Del Norte High School. Currently, all three schools have excess capacity, but the zone change proposed would allow for development having adverse impacts to Mission Ave. ES resulting in a capacity of -82 students.



Kizito Wijenje
EXECUTIVE DIRECTOR

Loc #	School	2015-16 40 th Day	Capacity	Space Available
309	Mission Ave. ES	418	460	42
455	Taft MS	458	797	339
514	Del Norte HS	1,176	1,456	280

Residential Units: 487

Est. Elementary School Students: 124

Est. Middle School Students: 52

Est. High School Students: 53

Est. Total # of Students from Project: 229

*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."

Project #1009888
16EPC-40042
Zone Map
Amendment

JJ Subdivision Continued, Lots 5-A-1 Located on San Antonio Drive NE between San Pedro Drive NE and I-25, containing of 1.7225 acres. The owner of the above property is requesting a Zone Map Amendment zone change from SU-1 for C-2 to the proposed zoning of SU-1 for C-2 including the wholesale of Beer. The proposed property is over 2,500 Ft.



Kizito Wijenje
EXECUTIVE DIRECTOR

(Zone Change)	from the nearest school, which will have no adverse impacts to the APS district.																								
<p>Project #1010895 16EPC-40046 Zone Map Amendment (Zone Change) 16EPC-40048 Site Development Plan for Subdivision</p>	<p>Cibola Loop Subdivision, Lots A, B, and C Located on Ellison Drive NW between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. The owner of the above property is requesting approval of a Site Development Plan for Subdivision of 3 existing lots to 4 proposed lots, and a Zone Map Amendment (Zone Change), Sector Plan Map Amendment, from SU-2 for C-1 Permissive Uses with No Drive up Service Window, to <u>SU-2 for C-1</u>; and from SU-1 for Housing for Older Persons with Limited Medical Facilities and SU-1 for R-2 Uses to <u>R-2</u>; and to <u>SU-1 for community Facilities and Related Uses</u> and to <u>SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink of Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant</u> (Note: underlined reflects APS understanding of proposed zone change request).</p> <p>Tract C which is currently 12.41 acres, zoned SU-1 for R-2 uses will replace the residential development on the subject property with the Proposed Lot 4 with 5.11 acres and a proposed R-2 zoning. While this will decrease the residential development on the subject properties it will still have adverse impacts to the Seven Bar Elementary School whose enrollment is above capacity by 150 students, as well as to Cibola High, whose current 20th day enrollment is above capacity by 60 students. Taylor Middle School currently has an excess of available capacity.</p> <table border="1" data-bbox="407 1192 1463 1409"> <thead> <tr> <th>Loc #</th> <th>School</th> <th>2015-16 40th Day</th> <th>2016-17 20th Day</th> <th>Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>265</td> <td>Seven Bar ES</td> <td>813</td> <td>810</td> <td>660</td> <td>-150</td> </tr> <tr> <td>457</td> <td>Taylor MS</td> <td>489</td> <td>435</td> <td>838</td> <td>403</td> </tr> <tr> <td>580</td> <td>Cibola HS</td> <td>1,881</td> <td>1,960</td> <td>1,900</td> <td>-60</td> </tr> </tbody> </table> <p>Anticipated Residential Units from Zone change request: 154 dwellings Est. Elementary School Students: 40 Est. Middle School Students: 17 Est. High School Students: 17 Est. Total # of Students from Project:74 *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.</p> <p>“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.</p> <ol style="list-style-type: none"> 1. Provide new capacity (long term solution) <ol style="list-style-type: none"> a. Construct new schools or additions b. Add portables 	Loc #	School	2015-16 40 th Day	2016-17 20 th Day	Capacity	Space Available	265	Seven Bar ES	813	810	660	-150	457	Taylor MS	489	435	838	403	580	Cibola HS	1,881	1,960	1,900	-60
Loc #	School	2015-16 40 th Day	2016-17 20 th Day	Capacity	Space Available																				
265	Seven Bar ES	813	810	660	-150																				
457	Taylor MS	489	435	838	403																				
580	Cibola HS	1,881	1,960	1,900	-60																				



Kizito Wijenje
EXECUTIVE DIRECTOR

- c. Use of non-classroom spaces for temporary classrooms
- d. Lease facilities
- e. Use other public facilities
- 2. Improve facility efficiency (short term solution)
 - a. Schedule Changes
 - i. Double sessions
 - ii. Multi-track year-round
 - b. Other
 - i. Float teachers (flex schedule)
- 3. Shift students to Schools with Capacity (short term solution)
 - a. Boundary Adjustments / Busing
 - b. Grade reconfiguration
- 4. Combination of above strategies

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

Also of concern is that lot 4 (5.17 Ac.) with Proposed Zoning: SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant Serving Liquor is within 300' of Cibola High School.

" K.10 RESTAURANT LIQUOR LICENSE WAIVERS

City Ordinance F/S R-121, Enactment 115-1998 requires that the school board and/or recognized parent association of a school be consulted during the consideration of any distance waiver requests from the prohibition of alcoholic beverage sales within 300 feet of a church or school as set forth at 60-6B-10 NMSA 1978.

The school district will oppose in all cases the granting of any waiver to a restaurant for the purpose of allowing the serving of alcoholic beverages within 300 feet of a school site in which instruction of students normally takes place. The granting of such a waiver would increase the risk to students and staff of encountering intoxicated persons who may potentially interfere with or negatively impact the instructional process; and, would increase the danger of vehicular accidents within the walk zones surrounding the school.

Cross Ref: City of Albuquerque Ordinance F/S R-121 Enactment 115-1998; and 60-6B-10 NMSA 1978 of the State Liquor Control Act

NSBA/NEPN Classification: KLJ
Approved: January 20, 1999



Kizito Wijenje
EXECUTIVE DIRECTOR

Reviewed: April 2001"

Also, APS offers the following input in response to the proposed Eastbound Left Turn on Ellison Drive into the New Retail Commercial Access on the North Side of Ellison Drive:

5. Applicant proposes a left turn onto the subject property on Ellison Drive heading eastbound (refer to Exhibit A applicant submittal). Cibola HS administration is greatly concerned with such a proposal due to the following reasons:
 - a. The new queuing of vehicles making a left turn onto the subject property would likely create a bottleneck at Ellison Drive, after school is released, for vehicles heading east towards Coors Blvd.
 - b. Concern that bottlenecking on Ellison Drive during the school release hour will also create congestion at the Cibola HS onsite parking lot
 - c. Albuquerque Public Schools requests that other solutions, besides the Eastbound Left Turn, be considered by the applicant for access to the subject property.
6. Cibola High School is concerned that any break in the fence in the median along Ellison Dr. will pose a major safety risk to pedestrians trying to cross the street.
7. The two current access points onto Cibola HS are controlled pedestrian crossings through traffic safety lights.
8. APS is conducting a BLUZ (Bus Loading and Unloading Zone) Team meeting September 26, 2016 to discuss the subject request; this group will look at traffic and circulation issues affecting the school. APS will have additional comments that will be sent to City Staff regarding this case after this BLUZ team meeting.



Kizito Wijenje
EXECUTIVE DIRECTOR

APS Bus Loading and Unloading Zone Team Meeting (BLUZ) held September 26, 2016

Additional Comments: (The APS BLUZ Team addresses issues that have to do with traffic impacts to schools and on-site vehicular & pedestrian circulation.)

1. During the meeting, the School Principal indicated concern with the impact that the left hand turning lane into the subject property (commercial retail-proposed lot 4) will have on the school in two places:
 - a. At the Junior Parking lot which exits onto Eastbound Ellison Dr. causing heavy congestion, and safety with vehicular, Bicycle, and Pedestrian crossing.
 - b. At the Junior and Staff Parking Lots exiting onto Eastbound Ellison Dr. causing heavy congestion to the East Cibola Loop Intersection.
2. A traffic study was conducted by Terry Brown for the subject property (commercial retail-proposed lot 4).
 - a. According to the applicant traffic study, the proposed design of the left hand turning lane is 400' from the West Cibola Loop intersection, and shows that there is 75' of vehicle queuing.
3. The applicant informed the APS BLUZ team about the upcoming EPC hearing to be held on Oct. 13th is for Zoning & Subdivision Approval Only. The BLUZ Committee was informed that the actual design of the Left Hand Turn (onto proposed lot 4) would not be approved at the upcoming hearing, but at a later stage of the process.
4. The APS BLUZ Committee was informed by the applicant that drainage issues would be addressed by the DRB at a subsequent stage of the development process.
5. The APS BLUZ team indicated in their meeting notes that while APS is not necessarily opposed to the new site access location, APS would like their engineer to study the traffic congestion during pick up/drop-off times for both Seven Bar ES and Cibola HS, since these factors were not included in the traffic study presented at the APS BLUZ team meeting. The Peak hours for Cibola HS Traffic are (7:15-7:45 am & 2:20-2:50pm) and Seven Bar ES Traffic are (7:30-8:00 am & 1:40-2:10pm).
6. At the meeting, the school requested that any final design to provide access to the subject property (proposed commercial lot 4), should mitigate heavy congestion during school traffic peak hours, which occurs during school release and arrival times.



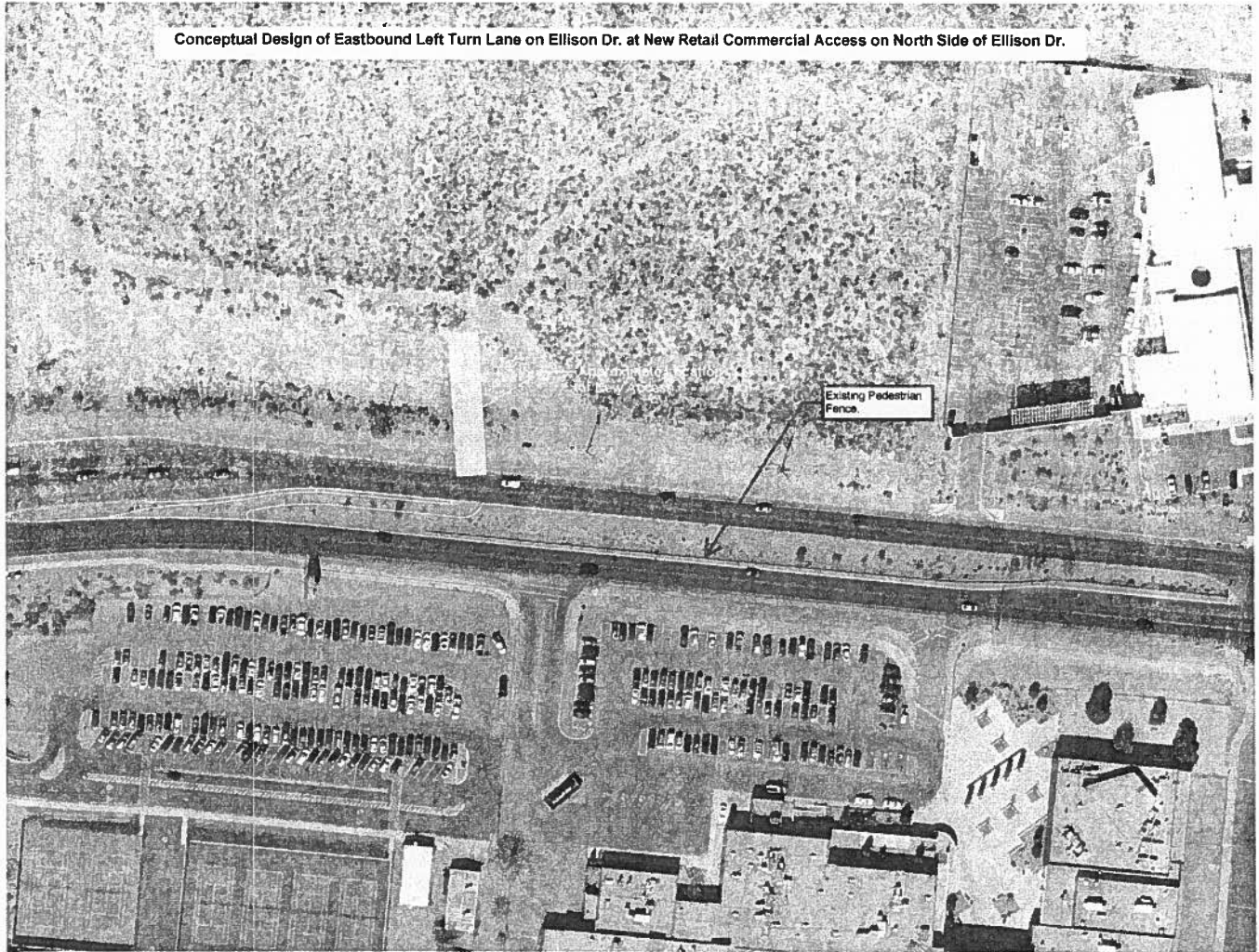
Kizito Wijenje
EXECUTIVE DIRECTOR

	*Please See Exhibit B for Additional Images and Notes from BLUZ team meeting
Project #1010997 16EPC-40049 Site Development for Building Permit	North Albuquerque Acres , Lots 1 and 2, Block 4 located on SEC between Louisiana Blvd. and Alameda Blvd. containing 1.2 acres, and Zoned SU-2 for C-1. The owner of the above property is requesting approval of a Site Development Plan for Building Permit to allow for the development of a Day Care Center and Office Building. This will have no adverse impacts to the APS district.
Project #1010999 16EPC-40050 Site Development Plan for Subdivision	Seven Bar Ranch , Tract C-4-A located on 3615 NM Hwy 528 between Ellison Drive NW and Calle Cuervo NW, containing 1.99 acres, zoned SU-1. The owner of the above property is requesting approval of a Site Development Plan for Subdivision from 1 property to 2 proposed properties, with future development planned for multiple tenants of retail and restaurant use. The proposed property is over 2,500 Ft. from the nearest school, which will have no adverse impacts to the APS district.



Kizito Wijenje
EXECUTIVE DIRECTOR

Exhibit A: Applicant Submittal for Project # 1010895





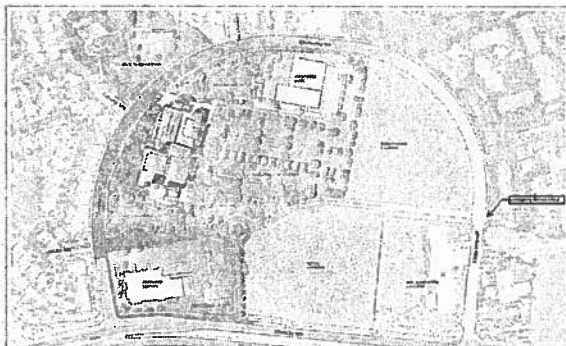
Kizito Wijenje
EXECUTIVE DIRECTOR

Exhibit B: Applicant Submittal for Project # 1010895

BLUZ TEAM Meeting Agenda
September 26, 2016
FDC Conference Room

IV. Cibola Cluster – Myron / Denise

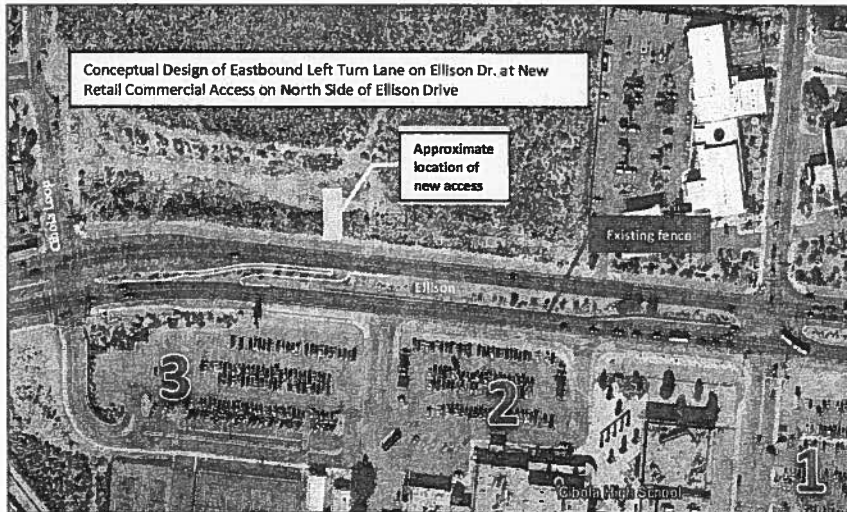
Cibola HS – Principal Pam Myer, Consensus Planning reps: Jackie Fishman, Petra Morris; Cibola Loop rep – John Black; Terry Brown – traffic engineer
Ms. Fishman explained the City of Albuquerque plans for Cibola loop



- Multigenerational Center, library, pool, apartment complex, shopping center, and a fast food restaurant w/o drive-thru window
- City is currently in process of purchasing lots
- Multigenerational facility is approximately 10 years out
- Pool is approximately 15 years out

- School concern is that the left-hand turn out of the 3 parking lot will be affected by traffic backing up trying to turn left at the new access location
- The distance from the 7-Bar Loop intersection is the required 400' and there is 75' for vehicle queuing
- Special Needs buses also exit from Lot 3

Mr. Brown stated that traffic generated by the proposed development does not increase the delay at the intersection during the AM peak hour and increases the delay during the PM peak hour by only one second. Therefore, no recommendations are made for the intersection of Ellison Dr., or Seven Bar Loop.



NOTE: while APS is not necessary opposed to the new site access location, APS would like their engineer to study the traffic congestion during pick-up/drop-off times for both Seven Bar ES and Cibola HS, since these factors weren't included in the traffic study presented at the BLUZ meeting.
Next Steps: EPC Meeting October 13th, 2016

Henry, Dora L.

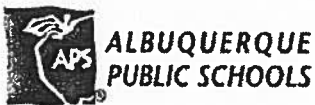
From: Gould, Maggie S.
Sent: Tuesday, October 11, 2016 8:31 AM
To: Henry, Dora L.
Subject: FW: APS Comments for EPC October 13, 2016
Attachments: EPC9-21-2016v5.docx

From: Young, Sarah M [mailto:Sarah.Young@aps.edu]
Sent: Monday, October 10, 2016 1:10 PM
To: Gould, Maggie S.; Quevedo, Vicente M.; Barkhurst, Kathryn Carrie; Lehner, Catalina L.; Hyer, Christopher K.; Dicome, Kym; Patten-Quintana, Lorena; Hennessy, Maryellen; Renz-Whitmore, Mikaela J.; Falkner, Randall S.
Cc: Wijenje, Kizito; Eckert, Martin W; Lopez, Elvira; Alarid, Karen; bsprick@nmpsfa.org; Harris, Benjamin M
Subject: RE: APS Comments for EPC October 13, 2016

Hello All,

There was another clarification requested on a case comment for project #1010895. Please see attached file for updated information.

Thank you,
Sarah Young
APS Planner
Capital Master Plan Department
915 Locust St. SE
Lincoln Bldg. 2nd Floor, Suite 9
Albuquerque, NM 87106
505.842.4508 ext. 67511
sarah.young@aps.edu



From: Young, Sarah M
Sent: Monday, October 10, 2016 8:31 AM
To: Gould, Maggie S. <MGould@cabq.gov>; vquevedo@cabq.gov; kcbarkhurst@cabq.gov; clehner@cabq.gov; chyer@cabq.gov; kdicome@cabq.gov; lpatten-quintana@cabq.gov; mhennessy@cabq.gov; mrenz@cabq.gov; rfalkner@cabq.gov
Cc: Wijenje, Kizito <WIJENJE@aps.edu>; Eckert, Martin W <eckert_m@aps.edu>; Lopez, Elvira <Elvira.Lopez@aps.edu>; Alarid, Karen <alarid_k@aps.edu>; bsprick@nmpsfa.org; Harris, Benjamin M <Benjamin.Harris@aps.edu>
Subject: RE: APS Comments for EPC October 13, 2016

Good Morning,

I am attaching the APS Case Comments for the October 13th EPC hearing with a few corrections. Please refer to the attached for the most up to date comments.

Thank you,

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Sarah Young
APS Planner
Capital Master Plan Department
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Albuquerque, NM 87106
505.842.4508 ext. 67511
sarah.young@aps.edu



ALBUQUERQUE
PUBLIC SCHOOLS

From: Young, Sarah M
Sent: Friday, October 7, 2016 2:02 PM
To: Gould, Maggie S. <MGould@cabq.gov>; vquevedo@cabq.gov; kcbarkhurst@cabq.gov; clehner@cabq.gov; chyer@cabq.gov; kdicome@cabq.gov; lpatten-quintana@cabq.gov; mhennessy@cabq.gov; mrenz@cabq.gov; rfalkner@cabq.gov
Cc: Wijenje, Kizito <WIJENJE@aps.edu>; Eckert, Martin W <eckert_m@aps.edu>; Lopez, Elvira <Elvira.Lopez@aps.edu>; Alarid, Karen <alarid_k@aps.edu>; bsprick@nmopsfa.org; Harris, Benjamin M <Benjamin.Harris@aps.edu>
Subject: RE: APS Comments for EPC October 13, 2016

Hello All,

Attached are the updated APS Case Comments for the EPC hearing to be held October 13th, 2016. The case that was updated is project #1010895 Cibola Loop Subdivision. This was updated with comments from the APS Bus Loading & Unloading Zone team meeting. If you have any questions please feel free to contact me.

Thank you,
Sarah Young

From: Young, Sarah M
Sent: Wednesday, September 21, 2016 4:29 PM
To: Gould, Maggie S.; vquevedo@cabq.gov; kcbarkhurst@cabq.gov; clehner@cabq.gov; chyer@cabq.gov; kdicome@cabq.gov; lpatten-quintana@cabq.gov; mhennessy@cabq.gov; mrenz@cabq.gov; rfalkner@cabq.gov
Cc: Wijenje, Kizito; Eckert, Martin W; Lopez, Elvira; Alarid, Karen; bsprick@nmopsfa.org
Subject: APS Comments for EPC October 13, 2016

Hello,

Attached you will find APS comments for the upcoming EPC hearing to be held October 13th, 2016. Please feel free to contact me should you have any questions.

Sarah Young
APS Planning Intern
Capital Master Plan Department
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Kizito Wijenje
EXECUTIVE DIRECTOR

September 21, 2016

MEMORANDUM

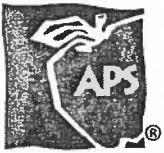
To: Environmental Planning Commission
Maggie Gould, Development Review Division, Planning Department
Vicente Quevedo, Development Review Division, Planning Department

Cc: Kizito Wijenje ACIP, Executive Director, APS Capital Master Plan
Martin Eckert, Director, APS Real Estate & Property
Karen Alarid, Director, APS Facility Planning & Construction
Elvira Lopez, Senior Planner/Manager, APS Capital Master Plan
Bill Sprick, State of NM Public Facilities Authority

From: Sarah Young, Intern Planner, APS Capital Master Plan

Re: Environmental Planning Commission Cases on October 13, 2016

Project # 1000936 16EPC-40051 Site Development Plan for Subdivision 16EPC-40052 Site Development Plan for Building Permit	Paradise Plaza, Lot 4 , is located on Unser Blvd. and Crown Rd. between McMahon and County Line, containing approximately 1.8131 acres, and zoned SU-1. The owner of the above property requests approval of a Site Development Plan for Subdivision from 1 to 2 properties and Building Permit to allow for the development of a 1 Story building that will be a retail (car wash) space. This will have no adverse impacts to the APS district.
Project #1002717 16EPC-40045 Site Development Plan for Building Permit	Town of Atrisco Grant, Lots 303, 304, 305, 306, Unit 8 , is located on Atrisco Drive NW, between Coors Blvd. and I-40, containing approximately 5.4 acres, and zoned SU-1 for C-2 permissive uses excluding Residential Use. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of a 3 story building that will be retail (auto & truck rental, equipment storage, self-storage, and warehouse). This will have no adverse impacts to the APS district, as long as Residential use is excluded.
Project #1005283 16EPC-40043 Site Development Plan for Subdivision 16EPC-40044 Zone Map Amendment (Zone Change)	Journal Center, TR 2A-2A-2B-1-A Plat of TR 2A-2A-2B-1-A , is located on Headline Blvd. NE, between Jefferson St. NE and Lang Ave. NE, containing 6.4868 acres. The owner of the above property requests approval of a Zone Map Amendment Zone change from OP to SU-1 Residential not to exceed 75 DU/AC Plus C-2 Uses, and approval of a Site Development Plan for Subdivision to subdivide the property into three parcels. Increases in zoning to allow additional residential development in this area will have impacts to the Mission Avenue Elementary School, Taft Middle School, and Del Norte High School. Currently, all three schools have excess capacity, but the zone change proposed would allow for development having adverse impacts to Mission Ave. ES resulting in a capacity of -82 students.



Kizito Wijenje.
EXECUTIVE DIRECTOR

Loc #	School	2015-16 40 th Day	Capacity	Space Available
309	Mission Ave. ES	418	460	42
455	Taft MS	458	797	339
514	Del Norte HS	1,176	1,456	280

Residential Units: 487
Est. Elementary School Students: 124
Est. Middle School Students: 52
Est. High School Students: 53
Est. Total # of Students from Project: 229
 *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.”

Project #1009888 16EPC-40042 Zone Map Amendment	JJ Subdivision Continued , Lots 5-A-1 Located on San Antonio Drive NE between San Pedro Drive NE and I-25, containing of 1.7225 acres. The owner of the above property is requesting a Zone Map Amendment zone change from SU-1 for C-2 to the proposed zoning of SU-1 for C-2 including the wholesale of Beer. The proposed property is over 2,500 Ft.
---	--



Kizito Wijenje
EXECUTIVE DIRECTOR

(Zone Change)	from the nearest school, which will have no adverse impacts to the APS district.																								
<p>Project #1010895 16EPC-40046 Zone Map Amendment (Zone Change) 16EPC-40048 Site Development Plan for Subdivision</p>	<p>Cibola Loop Subdivision, Lots A, B, and C Located on Ellison Drive NW between West Cibola Loop NW and Cibola Loop NW, containing approximately 26 acres. The owner of the above property is requesting approval of a Site Development Plan for Subdivision of 3 existing lots to 4 proposed lots, and a Zone Map Amendment (Zone Change), Sector Plan Map Amendment, from SU-2 for C-1 Permissive Uses with No Drive up Service Window, to <u>SU-2 for C-1</u>; and from SU-1 for Housing for Older Persons with Limited Medical Facilities and SU-1 for R-2 Uses to <u>R-2</u>; and to <u>SU-1 for community Facilities and Related Uses</u> and to <u>SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink of Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant</u> (Note: underlined reflects APS understanding of proposed zone change request).</p> <p>Tract C which is currently 12.41 acres, zoned SU-1 for R-2 uses will replace the residential development on the subject property with the Proposed Lot 4 with 5.11 acres and a proposed R-2 zoning. While this will decrease the residential development on the subject properties it will still have adverse impacts to the Seven Bar Elementary School whose enrollment is above capacity by 150 students, as well as to Cibola High, whose current 20th day enrollment is above capacity by 60 students. Taylor Middle School currently has an excess of available capacity.</p> <table border="1" data-bbox="410 1199 1466 1413"> <thead> <tr> <th>Loc #</th> <th>School</th> <th>2015-16 40th Day</th> <th>2016-17 20th Day</th> <th>Capacity</th> <th>Space Available</th> </tr> </thead> <tbody> <tr> <td>265</td> <td>Seven Bar ES</td> <td>813</td> <td>810</td> <td>660</td> <td>-150</td> </tr> <tr> <td>457</td> <td>Taylor MS</td> <td>489</td> <td>435</td> <td>838</td> <td>403</td> </tr> <tr> <td>580</td> <td>Cibola HS</td> <td>1,881</td> <td>1,960</td> <td>1,900</td> <td>-60</td> </tr> </tbody> </table> <p>Anticipated Residential Units from Zone change request: 154 dwellings Est. Elementary School Students: 40 Est. Middle School Students: 17 Est. High School Students: 17 Est. Total # of Students from Project:74 *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.</p> <p>“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.</p> <ol style="list-style-type: none"> 1. Provide new capacity (long term solution) <ol style="list-style-type: none"> a. Construct new schools or additions b. Add portables 	Loc #	School	2015-16 40 th Day	2016-17 20 th Day	Capacity	Space Available	265	Seven Bar ES	813	810	660	-150	457	Taylor MS	489	435	838	403	580	Cibola HS	1,881	1,960	1,900	-60
Loc #	School	2015-16 40 th Day	2016-17 20 th Day	Capacity	Space Available																				
265	Seven Bar ES	813	810	660	-150																				
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580	Cibola HS	1,881	1,960	1,900	-60																				



Kizito Wijenje
EXECUTIVE DIRECTOR

- c. Use of non-classroom spaces for temporary classrooms
- d. Lease facilities
- e. Use other public facilities
- 2. Improve facility efficiency (short term solution)
 - a. Schedule Changes
 - i. Double sessions
 - ii. Multi-track year-round
 - b. Other
 - i. Float teachers (flex schedule)
- 3. Shift students to Schools with Capacity (short term solution)
 - a. Boundary Adjustments / Busing
 - b. Grade reconfiguration
- 4. Combination of above strategies

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

Also of concern is that lot 4 (5.17 Ac.) with Proposed Zoning: SU-1 for C-1 Permissive Uses including Retail Sale of Alcoholic Drink for Off-Premise Consumption as an Ancillary Use to a Grocery Store and a Sit Down Restaurant Serving Liquor is within 300' of Cibola High School.

" K.10 RESTAURANT LIQUOR LICENSE WAIVERS

City Ordinance F/S R-121, Enactment 115-1998 requires that the school board and/or recognized parent association of a school be consulted during the consideration of any distance waiver requests from the prohibition of alcoholic beverage sales within 300 feet of a church or school as set forth at 60-6B-10 NMSA 1978.

The school district will oppose in all cases the granting of any waiver to a restaurant for the purpose of allowing the serving of alcoholic beverages within 300 feet of a school site in which instruction of students normally takes place. The granting of such a waiver would increase the risk to students and staff of encountering intoxicated persons who may potentially interfere with or negatively impact the instructional process; and, would increase the danger of vehicular accidents within the walk zones surrounding the school.

Cross Ref: City of Albuquerque Ordinance F/S R-121 Enactment 115-1998; and 60-6B-10 NMSA 1978 of the State Liquor Control Act

NSBA/NEPN Classification: KIJ
Approved: January 20, 1999



Kizito Wijenje
EXECUTIVE DIRECTOR

Reviewed: April 2001"

Also, APS offers the following input in response to the proposed Eastbound Left Turn on Ellison Drive into the New Retail Commercial Access on the North Side of Ellison Drive:

5. Applicant proposes a left turn onto the subject property on Ellison Drive heading eastbound (refer to Exhibit A applicant submittal). Cibola HS administration is greatly concerned with such a proposal due to the following reasons:
 - a. The new queuing of vehicles making a left turn onto the subject property would likely create a bottleneck at Ellison Drive, after school is released, for vehicles heading east towards Coors Blvd.
 - b. Concern that bottlenecking on Ellison Drive during the school release hour will also create congestion at the Cibola HS onsite parking lot
 - c. Albuquerque Public Schools requests that other solutions, besides the Eastbound Left Turn, be considered by the applicant for access to the subject property.
6. Cibola High School is concerned that any break in the fence in the median along Ellison Dr. will pose a major safety risk to pedestrians trying to cross the street.
7. The two current access points onto Cibola HS are controlled pedestrian crossings through traffic safety lights.
8. APS is conducting a BLUZ (Bus Loading and Unloading Zone) Team meeting September 26, 2016 to discuss the subject request; this group will look at traffic and circulation issues affecting the school. APS will have additional comments that will be sent to City Staff regarding this case after this BLUZ team meeting.



Kizito Wijenje
EXECUTIVE DIRECTOR

APS Bus Loading and Unloading Zone Team Meeting (BLUZ) held September 26, 2016

Additional Comments: (The APS BLUZ Team addresses issues that have to do with traffic impacts to schools and on-site vehicular & pedestrian circulation.)

1. During the meeting, the School Principal indicated concern with the impact that the left hand turning lane into the subject property (commercial retail-proposed lot 4) will have on the school in two places:
 - a. At the Junior Parking lot which exits onto Eastbound Ellison Dr. causing heavy congestion, and safety with vehicular, Bicycle, and Pedestrian crossing.
 - b. At the Junior and Staff Parking Lots exiting onto Eastbound Ellison Dr. causing heavy congestion to the East Cibola Loop Intersection.
2. A traffic study was conducted by Terry Brown for the subject property (commercial retail-proposed lot 4).
 - a. According to the applicant traffic study, the proposed design of the left hand turning lane is 400' from the West Cibola Loop intersection, and shows that there is 75' of vehicle queuing.
3. The applicant informed the APS BLUZ team about the upcoming EPC hearing to be held on Oct. 13th is for Zoning & Subdivision Approval Only. The BLUZ Committee was informed that the actual design of the Left Hand Turn (onto proposed lot 4) would not be approved at the upcoming hearing, but at a later stage of the process.
4. The APS BLUZ Committee was informed by the applicant that drainage issues would be addressed by the DRB at a subsequent stage of the development process.
5. The APS BLUZ team indicated in their meeting notes that while APS is not necessarily opposed to the new site access location, APS would like their engineer to study the traffic congestion during pick up/drop-off times for both Seven Bar ES and Cibola HS, since these factors were not included in the traffic study presented at the APS BLUZ team meeting. The Peak hours for Cibola HS Traffic are (7:15-7:45 am & 2:20-2:50pm) and Seven Bar ES Traffic are (7:30-8:00 am & 1:40-2:10pm).
6. At the meeting, the school requested that any final design to provide access to the subject property (proposed commercial lot 4), should mitigate heavy congestion during school traffic peak hours, which occurs during school release and arrival times.



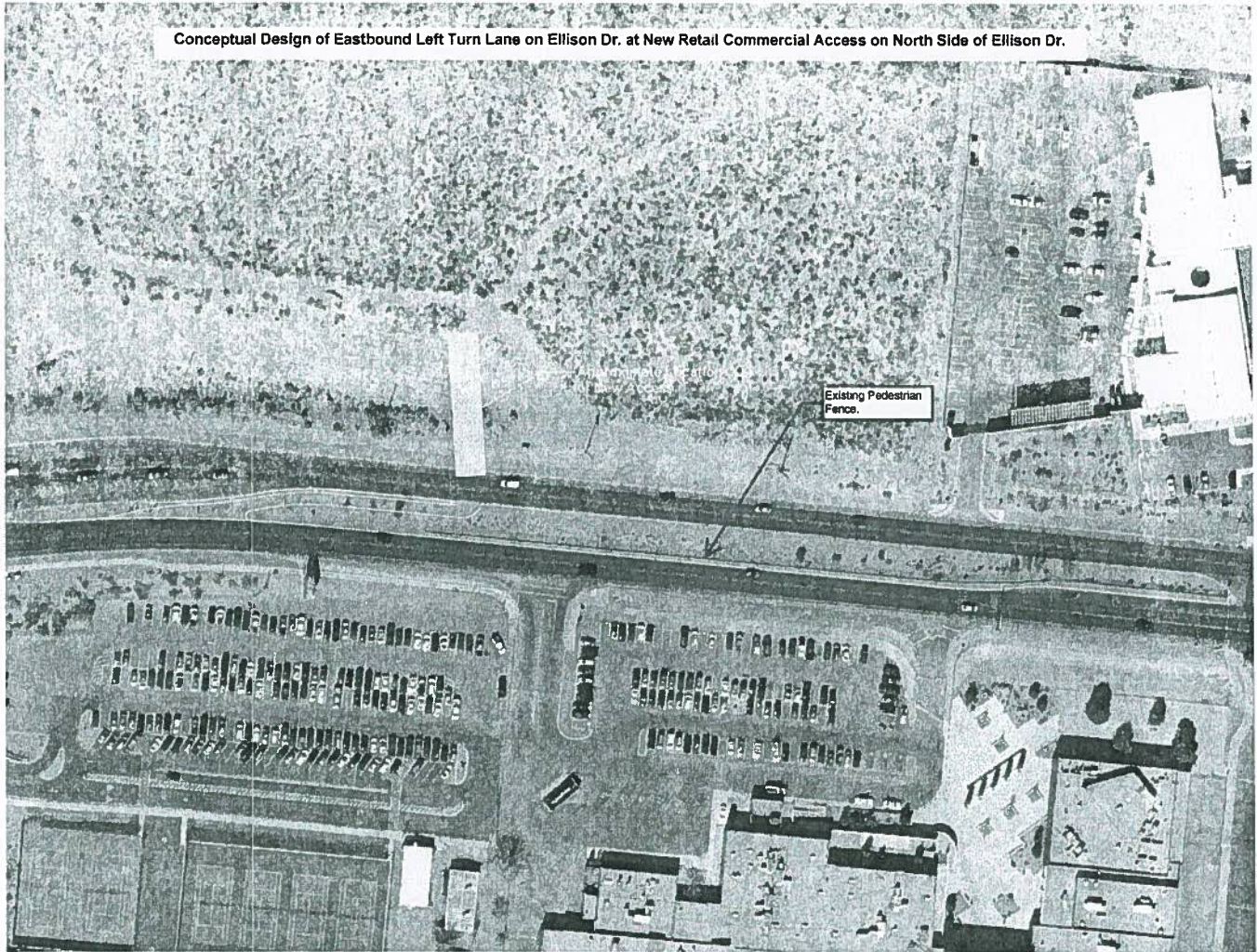
Kizito Wijenje
EXECUTIVE DIRECTOR

	*Please See Exhibit B for Additional Images and Notes from BLUZ team meeting
Project #1010997 16EPC-40049 Site Development for Building Permit	North Albuquerque Acres , Lots 1 and 2, Block 4 located on SEC between Louisiana Blvd. and Alameda Blvd. containing 1.2 acres, and Zoned SU-2 for C-1. The owner of the above property is requesting approval of a Site Development Plan for Building Permit to allow for the development of a Day Care Center and Office Building. This will have no adverse impacts to the APS district.
Project #1010999 16EPC-40050 Site Development Plan for Subdivision	Seven Bar Ranch , Tract C-4-A located on 3615 NM Hwy 528 between Ellison Drive NW and Calle Cuervo NW, containing 1.99 acres, zoned SU-1. The owner of the above property is requesting approval of a Site Development Plan for Subdivision from 1 property to 2 proposed properties, with future development planned for multiple tenants of retail and restaurant use. The proposed property is over 2,500 Ft. from the nearest school, which will have no adverse impacts to the APS district.



Kizito Wijenje
EXECUTIVE DIRECTOR

Exhibit A: Applicant Submittal for Project # 1010895





Kizito Wijenje
EXECUTIVE DIRECTOR

Exhibit B: Applicant Submittal for Project # 1010895

BLUZ TEAM Meeting Agenda
September 26, 2016
FDC Conference Room

IV. Cibola Cluster – Myron / Denise

Cibola HS – Principal Pam Myer, Consensus Planning reps: Jackie Fishman, Petra Morris; Cibola Loop rep – John Black; Terry Brown – traffic engineer
Ms. Fishman explained the City of Albuquerque plans for Cibola loop



- Multigenerational Center, library, pool, apartment complex, shopping center, and a fast food restaurant w/o drive-thru window
- City is currently in process of purchasing lots
- Multigenerational facility is approximately 10 years out
- Pool is approximately 15 years out

- School concern is that the left-hand turn out of the 3 parking lot will be affected by traffic backing up trying to turn left at the new access location
- The distance from the 7-Bar Loop Intersection is the required 400' and there is 75' for vehicle queuing
- Special Needs buses also exit from Lot 3

Mr. Brown stated that traffic generated by the proposed development does not increase the delay at the intersection during the AM peak hour and increases the delay during the PM peak hour by only one second. Therefore, no recommendations are made for the intersection of Ellison Dr., or Seven Bar Loop.



NOTE: while APS is not necessary opposed to the new site access location, APS would like their engineer to study the traffic congestion during pick-up/drop-off times for both Seven Bar ES and Cibola HS, since these factors weren't included in the traffic study presented at the BLUZ meeting.
Next Steps: EPC Meeting October 13th, 2016

Henry, Dora L.

From: Gould, Maggie S.
Sent: Tuesday, October 11, 2016 8:30 AM
To: Henry, Dora L.
Attachments: Cibola Loop TRaffic study.pdf

Maggie Gould, MCRP
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505-924-3910
mgould@cabq.gov

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Terry O. Brown P.E.

Cibola Loop Development
(Ellison Dr. / Cibola Loop)

Traffic Impact Study

August 31, 2016

D R A F T Submittal #1

Presented to:

City of Albuquerque
Transportation Development Section

Prepared for:

J. R. Malouff
Vientecillo, LLC
5995 Alameda Blvd. NE
Albuquerque NM 87111



A handwritten signature in cursive script that reads "Terry O. Brown".

Terry O. Brown P.E.
P.O. Box 92051
Albuquerque, NM 87199
505 · 883 · 8807

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**Cibola Loop Community Center
(Ellison Dr. / Cibola Loop)
TRAFFIC IMPACT STUDY**

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**Cibola Loop Community Center
(Ellison Dr. / Cibola Loop)
TRAFFIC IMPACT STUDY**

STUDY PURPOSE

This study is being conducted in conjunction with a request for approval of a multi-use development plan such as the one shown in the Appendix (Page A-3) of this report. The purpose of this study is to identify the impact of the proposed development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the proposed plan. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Division in association with the development of the Cibola Loop Community Center located on Cibola Loop north of Ellison Dr.

STUDY PROCEDURES

The basic procedure to be followed is to evaluate the NO BUILD and BUILD traffic conditions for the implementation year (2020) for the signalized intersections of Ellison Dr. / N. Seven Bar Loop, Ellison Dr. / W. Cibola Loop, Ellison Dr. / E. Cibola Loop, Ellison Dr. / Coors Bypass and for the unsignalized intersections of Mill Rd. / W. Cibola Loop, and two proposed driveways on Cibola Loop and one on Ellison Dr. The procedure followed in this study is outlined as follows:

- 1) Calculate the generated trips for the proposed development consisting of a 25,000 SF Library, a 60,000 SF Multi-Generational Center, a 27,000 SF Pool, a 153 unit Apartment Complex, 56,410 SF of Shopping Center and 3,000 SF Fast Food Restaurant w/o Drive-Thru Window (See more detailed trip generation rate table in Appendix – Pages A-7 thru A-13).
- 2) Calculate growth rate for the area utilizing Traffic Flow Maps from the Mid-Region Council of Governments to define area traffic growth rate. (See Appendix Pages A-14 thru A-20)
- 2) Calculate trip distribution for the newly generated trips by this development. The trips will be distributed based on year 2020 population within a two-mile radius of the proposed new multi-use development, Appendix Pages A-22 thru A-27.
- 3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site (See Appendix Pages A-28 thru A-29 of this report).
- 4) Apply a 35% pass-by trip reduction to only the retail commercial trips, Appendix Page A-30.
- 5) Conduct new AM and PM Peak Hour traffic counts for the intersections of Ellison Dr. / N. Seven Bar Loop, Ellison Dr. / W. Cibola Loop, Ellison Dr. / E. Cibola Loop, Ellison Dr. / Coors Bypass and Mill Rd. / W. Cibola Loop, Appendix Pages A-77 thru A-78.
- 6) Determine 2020 NO BUILD Volumes by growing the existing turning movement counts to the year 2020 utilizing the calculated annual historic growth rate for the area. There are no previously approved projects in the area to include in this study, Appendix Pages A-31 thru A-46.

- 7) Add in data from Trip Assignments Maps and Tables to the 2020 NO BUILD Volumes to obtain 2020 BUILD Volumes for this project, A-31 thru A-46.
- 8) Provide signalized and / or unsignalized intersection analyses for the following intersections:

	INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
1)	Ellison Dr. / N. Seven Bar Loop	Traffic Signal	2020	2020
2)	Ellison Dr. / W. Cibola Loop	Traffic Signal	2020	2020
3)	Ellison Dr. / E. Cibola Loop	Traffic Signal	2020	2020
4)	Ellison Dr. / Coors Bypass	Traffic Signal	2020	2020
5)	Mill Rd. / W. Cibola Loop	Unsignalized	2020	2020
6)	Ellison Dr. / Driveway "A"	Unsignalized	N/A	2020
7)	Driveway "B" / E. Cibola Loop	Unsignalized	N/A	2020

GENERAL AREA CHARACTERISTICS

The proposed development is located on Cibola Loop north of Ellison Dr. as shown on the Vicinity Map on Page A-2 of the Appendix of this report. The property is bounded on the south by Ellison Dr. and Cibola High School and on the other sides by residential and apartment complexes. The total area of land addressed in this Traffic Impact Study is approximately 30 acres.

This project is located in a mostly residential development area. Cibola High School is across the street on the south side of Ellison Dr. Also, there are other public facilities on the east side of this development.

AREA STREET NETWORK

The following information is taken from the Futures 2040 Long Range Roadway System from the Mid-Region Metropolitan Planning Organization and from Google Earth aerial photos.

Ellison Dr. and Coors Bypass are classified as Regional Principal Arterial Streets. Ellison Dr. is a four-lane roadway and Coors Bypass is a six-lane roadway. Both roadways have raised center medians and curb and gutter. Both roadways have sporadic portions of sidewalk, asphalt trail and no sidewalk. Ellison Dr. has a posted speed limit of 40 MPH and Coors Bypass has a posted speed limit of 45 MPH.

N. Seven Bar Loop is classified as a Major Collector Street. It is a two lane paved street with a bike lane, curb and gutter and sidewalk. N. Seven Bar Loop has a posted speed limit of 25 MPH.

Cibola Loop and Mill Rd. are not classified on the Futures 2040 Long Range Roadway System Map. They are considered local streets for the purpose of this report. The posted speed limit along Cibola Loop and Mill Rd. is 25 MPH.

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EXISTING TRAFFIC VOLUMES

2014 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-6 in the Appendix.

Existing AM and PM peak hour turning movement counts for the intersections of Ellison Dr. / N. Seven Bar Loop, Ellison Dr. / W. Cibola Loop, Ellison Dr. / E. Cibola Loop, Ellison Dr. / Coors Bypass and Mill Rd. / W. Cibola Loop were obtained by the consultant for this study.

The counts and volume data are included in the Appendix (Pages A-77 thru A- 78).

EXISTING (2016) LEVELS OF SERVICE

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop
LOS C	20.1 to 35.0"	Significant number of vehicles stop.
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

The Highway Capacity Manual defines Level of Service (LOS) for unsignalized intersections in terms of average controlled delay per vehicle also. However, the thresholds for the various levels of service for unsignalized intersections varies from that of signalized intersections. The following table summarizes the thresholds for various levels of service at unsignalized intersections:

LOS A	0 to 10.0"
LOS B	10 to 15"
LOS C	15 to 25"
LOS D	25 to 35"
LOS E	35 to 50"
LOS F	> 50"

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the levels-of-service of each individual movement should be considered also.

Existing levels-of-service were not determined for this study.

EXISTING TRANSIT SERVICE

This area is serviced by the City of Albuquerque Transit System with Routes 92, 94, 96, 155, 157 and 790, as well as the Northwest Transit Center (NWTC) at Ellison Rd / Coors Bypass, which includes a Park and Ride.

Route 92 (Taylor Ranch Express) is a weekday only route that runs from the NWTC west on Ellison Dr., south on Golf Course Rd., west to Unser Blvd, then east to downtown and University Blvd. on Interstate 40 twice per day at 6:15 and 6:45 AM southbound and 4:30 and 5:00 PM northbound. It connects with the free-of-charge D-Ride bus loop downtown.

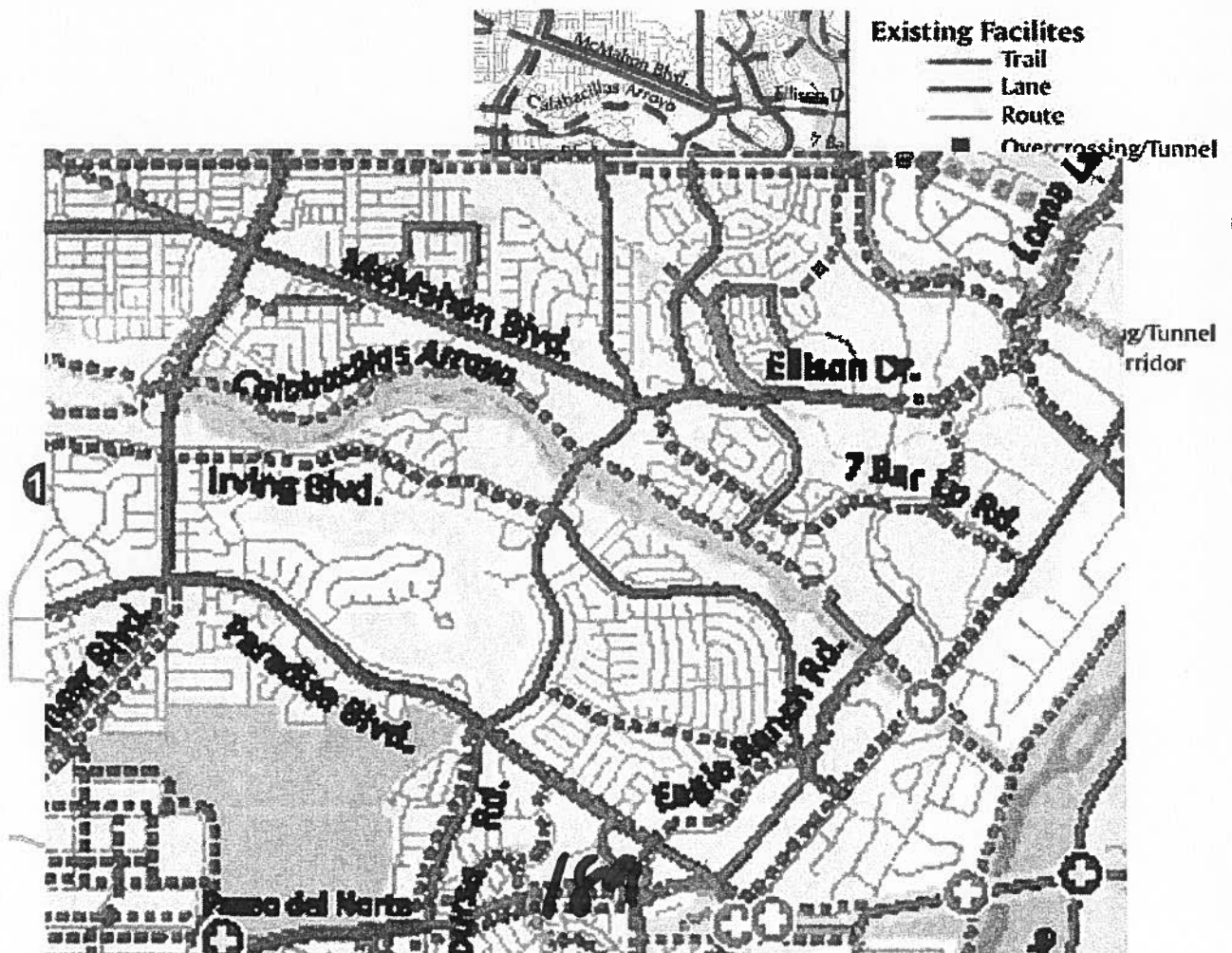
Route 94 (Unser Express) is a weekday only route that runs from the NWTC west on Ellison Dr., south along Coors Bypass, west to Unser Blvd, then east to downtown and University Blvd. on Interstate 40 twice per day at 6:00 and 7:00 AM southbound and 4:45 and 5:15 PM northbound. It connects with the free-of-charge D-Ride bus loop downtown.

Route 96 (Crosstown Commuter) is a weekday only route that runs from north on Unser Blvd. to the NWTC east on Ellison Dr., south on Coors Blvd., then east and south to Gibson Blvd. on Interstates 40 and 25 from 5:15 to 6:45 AM southbound and 3:45 to 5:15 PM northbound every 15 min.

Route 155 (Coors Blvd. Line) runs from the NWTC east on Ellison Dr. and south on Coors Blvd. to Gun Club Rd. round trip beginning at 5:40 AM every 30 minutes. Additionally, during rush hour this route runs round trip west and north on McMahon and Unser Blvd. to Southern Blvd. It also runs on the weekends.

Route 157 (Montano / Uptown / Kirkland) runs from the NWTC west on Ellison Dr., south on Golf Course Rd., east on Montano (Montgomery), and south on Louisiana Blvd. to Gibson round trip beginning at 5:30 AM every 45 minutes. (See Bus Routes on Pages A-79 thru A-86 of the Appendix.)

Following are portions of the ABQRide Route Map and ABQ Bike Route Map, respectively.



PROPOSED DEVELOPMENT

The proposed project consists of a 25,000 SF Library, a 60,000 SF Multi-Generational Center, a 27,000 SF Pool, a 153 unit Apartment Complex, 56,410 SF of Shopping Center and 3,000 SF Fast Food Restaurant w/o Drive-Thru Window. (See Conceptual Site Plan on Page A-3 of the Appendix.)

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (9th Edition, 2012). Trips for the development were determined based on land uses defined on the Conceptual Site Development Plan on Page A-3 in the Appendix of this report.

Cibola Loop (Westside Multigenerational Center) Plan
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)

COMMENT	USE (ITE CODE)	DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
			GROSS	ENTER	EXIT	ENTER	EXIT	
Summary Sheet			Units					
Tract No.	Library (590)		25.00	1,438	19	8	83	90
Multi-Gen Cntr.	Health/Fitness Club (492)		60.00	1,976	42	42	116	88
Pool	Health/Fitness Club (492)		27.00	889	19	19	55	41
Tract No.	Apartment (220)		153.00	1,051	16	63	66	36
Tract No.	Shopping Center (820)		56.41	4,681	68	42	196	212
Tract No.	Fast Food Restaurant w/o Drive-Thru Window (933)		3.00	2,148	79	53	40	38
Subtotal				12,183	243	227	556	505

NOTE: Red numbers are subject to pass-by trip rate.

Retail Commercial Trips Subject to Pass-by Trips		6,829	147	95	236	250
Pass-by Trips	35%	(2,390)	(51)	(33)	(83)	(88)
Net New Retail Commercial Trips		4,439	96	62	153	162
New Office Trips		5,354	96	132	320	255
Total Trips Adjusted for Pass-by		9,793	192	194	473	417

The resulting numbers of trips generated for the proposed development are summarized in the following table:

An adjustment was made to the trip generation rates for Pass-by Trips of 35%. See Appendix Pages A-7 thru A-13 for the trip generation worksheets.

TRIP DISTRIBUTION

Primary and Diverted Linked Trips:

Trips were distributed as follows:

Commercial Land Uses

Primary and diverted linked trips for the commercial land use development were distributed proportionally to the 2020 projected population of Data Analysis Subzones within a two-mile radius of the proposed development. Population data for the years 2015 and 2035 were

taken from the 2035 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico, supplied by the Mid-Region Council of Governments (MRCOG). Population data from the years 2015 and 2035 was interpolated linearly to obtain 2020 population data to utilize for this analysis. Population Subzones were grouped based on the most likely major street(s) or route(s) to the subject development. The trip distribution worksheets and associated map of data analysis subzones is shown in the Appendix on Pages A-22 thru A-26. The Trip Distribution Map is on Appendix Page A-27.

TRIP ASSIGNMENT

Trip assignments are first made on a percentage basis derived from data established in the trip distribution determination process and logical routing. Those percentages are then applied to the projected trips to determine individual traffic movements. Percentage trip assignments are shown on Appendix Pages A-28 thru A-29. Passby trips are shown on Appendix Page A-30.

BACKGROUND TRAFFIC GROWTH

Background traffic growth rates were considered for each individual approach to an intersection that was targeted for analysis based on data from the 2005 thru 2014 Traffic Flow maps prepared by the Mid-Region Council of Governments (MRCOG). Almost all of the Traffic Flow Data for those years taken from the MRCOG Traffic Flow Maps were Standard Data. The data from those years for each approach was plotted on a graph and a linear "regression trend line" calculated using the equation format $y=mx+b$. The growth rate was determined by calculating the average volume increase per year during the time period considered and dividing that volume into the most recent AWDT used in the analysis from which future volumes will be calculated. The rate of growth of that trend line was utilized as the growth rate for each approach if that calculated rate appeared feasible. However, there were some instances where the rate indicated a negative growth trend. In those cases, an appropriate growth rate from an adjacent segment of the same roadway was considered. Due to the potential for growth in the area, it was believed that a zero percent growth rate was inappropriate for this study. Additionally, if the R^2 value of the trend line was low, other means of establishing a probable growth rate from the data accumulated was considered. Historical Growth Rate Graphs with linear regression trendlines are shown in the Appendix on Pages A-14 thru A-20. A Historic Growth Map can be found on Appendix Pages A-21.

The growth rate utilized for each approach to an intersection is printed at the top of the Turning Movement sheets for each intersection (Appendix Pages A-33 thru A-45).

PROJECTED PEAK HOUR TURNING MOVEMENTS FOR 2020 BUILDOUT

The calculated growth rates for the intersections studied in this report were applied to the most recent peak hour traffic counts to establish the 2020 background traffic volumes. To these volumes, the generated trips based on implementation of the proposed Cibola Loop Community Center Plan were added to obtain BUILD volumes for the intersection analyses. See Appendix Pages A-31 thru A-46 for further information regarding turning movement counts.

INTERSECTION CAPACITY ANALYSIS

Intersection capacity analyses were performed in accordance with the procedures for signalized and unsignalized intersections in the Highway Capacity Manual, Transportation Research Board, 2010, using Trafficware's Synchro version 9 Highway Capacity Software for signalized and unsignalized intersections. For signalized intersections, the operational method of analysis was used for 2020 conditions (BUILD).

Capacity analyses were performed for the following traffic conditions.

2020 without development of the subject property (2020 NO BUILD)

2020 with total development as per the Proposed Site Plan (2020 BUILD).

The results of the existing, 2020 NO BUILD and 2020 BUILD capacity analyses are summarized in the following sections - *Results of Intersection Capacity Analyses*.

RESULTS OF INTERSECTION CAPACITY ANALYSES

IMPLEMENTATION YEAR (2020)

Intersection #1: Ellison Dr. / N. Seven Bar Loop – Appendix Pages A- 47 thru A- 72

The results of the 2020 implementation year analysis of the signalized intersection of Ellison Dr. / N. Seven Bar Loop are summarized in the following tables:

Intersection: 1 - ELLISON DR. / N. 7 BAR LOOP

		<u>2020 AM Peak Hour BUILD</u>				<u>2020 PM Peak Hour BUILD</u>				
		(EXIST. GEOM.)				(EXIST. GEOM.)				
		NO BUILD		BUILD		NO BUILD		BUILD		
		Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	
EB	L	1	A - 4.7	1	A - 3.7	L	1	A - 2.5	1	A - 3.2
	T	2	A - 4.0	2	A - 4.8	T	2	A - 2.6	2	A - 3.6
WB	T	2	B - 17.9	2	A - 0.3	T	2	A - 0.4	2	A - 0.3
	R	1	B - 13.9	1	A - 0.2	R	1	A - 0.1	1	A - 0.1
SB	L	1	D - 49.5	1	D - 48.9	L	1	E - 66.6	1	E - 71.7
	R	1	D - 37.6	1	D - 36.0	R	1	E - 61.5	1	E - 58.1
Intersection:		B - 13.4		A - 8.2		A - 5.5		A - 6.5		

Note: ">" designates a shared right or left turn lane.

The analysis indicates that the signalized intersection of Ellison Dr. / N. Seven Bar Loop operates at acceptable levels-of-service and delays for the 2020 AM Peak Hour and PM Peak Hour NO BUILD and BUILD conditions for the overall intersection. The southbound left and right turn movements will experience marginally excessive delays during the PM Peak Hour NO BUILD and BUILD conditions. The traffic generated by the proposed development does not increase the delay at the intersection during the AM Peak Hour and increases the delay during the PM Peak Hour by only 1 second. Therefore, no recommendations are made for the intersection of Ellison Dr. / N. Seven Bar Loop.

The queuing analysis for this intersection are summarized in the following table:

Queueing Analysis Summary Sheet

Project: Cibola Loop Community Center (Ellison Dr. / Cibola Loop)
 Intersection: Ellison Dr. / N.Seven Bar Dr.

2020									
Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
<i>Existing Lane Length</i>	1	50	125	2	611	<i>Cont</i>	0	0	0
AM NO BUILD Queue	1	52	100	2	919	500	0	0	0
AM BUILD Queue	1	52	100	2	1,005	550	0	0	0
<i>Existing Lane Length</i>	1	81	125	2	853	<i>Cont</i>	0	0	0
PM NO BUILD Queue	1	84	150	2	944	700	0	0	0
PM BUILD Queue	1	84	150	2	1,155	825	0	0	0
Westbound									
<i>Existing Lane Length</i>	0	0	0	2	344	<i>Cont</i>	1	24	230
AM NO BUILD Queue	0	0	0	2	486	300	1	58	100
AM BUILD Queue	0	0	0	2	572	350	1	80	125
<i>Existing Lane Length</i>	0	0	0	2	1,159	<i>Cont</i>	1	133	230
PM NO BUILD Queue	0	0	0	2	1,252	900	1	154	250
PM BUILD Queue	0	0	0	2	1,438	>1,000 *	1	201	325
Northbound									
<i>Existing Lane Length</i>	0	0	0	0	0	<i>Cont</i>	0	0	0
AM NO BUILD Queue	0	0	0	0	0	0	0	0	0
AM BUILD Queue	0	0	0	0	0	0	0	0	0
<i>Existing Lane Length</i>	0	0	0	0	0	<i>Cont</i>	0	0	0
PM NO BUILD Queue	0	0	0	0	0	0	0	0	0
PM BUILD Queue	0	0	0	0	0	0	0	0	0
Southbound									
<i>Existing Lane Length</i>	1	66	95	0	0	<i>Cont</i>	1	78	400
AM NO BUILD Queue	1	139	175	0	0	0	1	80	125
AM BUILD Queue	1	161	200	0	0	0	1	80	125
<i>Existing Lane Length</i>	1	65	95	0	96	<i>Cont</i>	1	0	400
PM NO BUILD Queue	1	81	150	0	98	#DIV/0! ##	1	0	0
PM BUILD Queue	1	134	225	0	98	#DIV/0! ##	1	0	0

<u>AM</u>	<u>PM</u>
Cycle Length: 100	140

NOTE: Queue lengths are in feet.

Calculated Right Turn Queue Lengths can be reduced by 50% to account for right-turns-on-red and right turn overlaps.

The queueing analysis recommends lengthening the southbound left turn lane from 95 feet to 225 feet plus transition. The southbound left turn lane cannot be lengthened without adversely affecting the intersection of Condesa Ct. / Seven Bar Loop. Therefore, no recommendations are made for the queue lengths at the intersection of Ellison Dr. / Seven Bar Loop.

Intersection #2: Ellison Dr. / W. Cibola Loop – Appendix Pages A- 47 thru A- 72

The results of the 2020 implementation year analysis of the signalized intersection of Ellison Dr. / W. Cibola Loop are summarized in the following tables:

Intersection: 2 - ELLISON DR. / W. CIBOLA LOOP

		2020 AM Peak Hour BUILD				2020 PM Peak Hour BUILD				
		(EXIST. GEOM.)				(EXIST. GEOM.)				
		NO BUILD		BUILD		NO BUILD		BUILD		
		Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	
EB	L	1	B - 14.8	1	B - 15.9	L	1	B - 16.0	1	C - 28.9
	T	2	D - 43.2	2	D - 37.9	T	2	D - 44.1	2	C - 23.8
	R	1	C - 25.1	1	C - 20.2	R	1	C - 25.5	1	B - 13.8
WB	L	1	C - 32.2	1	D - 37.9	L	1	B - 19.1	1	B - 18.7
	T	2	B - 17.8	2	C - 30.4	T	2	A - 0.7	2	B - 11.7
	R	1	B - 11.9	1	B - 18.7	R	1	A - 0.0	1	A - 1.1
NB	L	1	C - 27.5	1	C - 28.2	L	1	C - 34.4	1	D - 37.2
	T	1	C - 32.0	1	C - 32.2	T	1	D - 38.1	1	D - 39.7
	R	>	C - 32.0	>	C - 32.2	R	>	D - 38.1	>	D - 39.7
SB	L	1	C - 26.7	1	C - 26.9	L	1	C - 33.9	1	D - 35.4
	T	1	C - 32.7	1	D - 37.3	T	1	D - 39.7	1	D - 50.6
	R	>	C - 32.7	>	D - 37.3	R	>	D - 39.7	>	D - 50.6
Intersection:		C - 32.8		C - 33.4		B - 19.2		C - 20.3		

Note: ">" designates a shared right or left turn lane.

The analysis indicates that the signalized intersection of Ellison Dr. / W. Cibola Loop operates at acceptable levels-of-service and delays for the 2020 AM Peak Hour and PM Peak Hour NO BUILD and BUILD conditions. The traffic generated by the proposed development increases the delay at the intersection during the AM Peak Hour by 0.6 seconds and during the PM Peak Hour by 1.1 seconds. Therefore, no recommendations are made for the intersection of Ellison Dr. / W. Cibola Loop.

The queuing analysis for this intersection are summarized in the following table:

Queueing Analysis Summary Sheet

Project: Cibola Loop Community Center (Ellison Dr. / Cibola Loop)
 Intersection: Ellison Dr. / W.Cibola Loop

2020

Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
Existing Lane Length	1	19	110	2	0	Cont	1	0	160
AM NO BUILD Queue	1	19	50	2	681	400	1	0	0
AM BUILD Queue	1	73	125	2	735	425	1	0	0
Existing Lane Length	1	75	110	2	0	Cont	1	0	160
PM NO BUILD Queue	1	77	150	2	873	650	1	0	0
PM BUILD Queue	1	209	325	2	1,005	725	1	0	0
Westbound									
Existing Lane Length	1	59	250	2	0	Cont	1	6	145
AM NO BUILD Queue	1	60	100	2	375	250	1	6	25
AM BUILD Queue	1	60	100	2	429	275	1	6	25
Existing Lane Length	1	3	250	2	0	Cont	1	48	145
PM NO BUILD Queue	1	3	25	2	1,318	>1,000 *	1	49	100
PM BUILD Queue	1	3	25	2	1,434	>1,000 *	1	49	100
Northbound									
Existing Lane Length	1	0	100	1	0	Cont	0	0	0
AM NO BUILD Queue	1	0	0	1	0	0	0	0	0
AM BUILD Queue	1	0	0	1	1	0	0	0	0
Existing Lane Length	1	0	100	1	0	Cont	0	0	0
PM NO BUILD Queue	1	0	0	1	0	0	0	0	0
PM BUILD Queue	1	0	0	1	2	0	0	0	0
Southbound									
Existing Lane Length	1	52	75	1	0	Cont	0	55	0
AM NO BUILD Queue	1	53	100	1	0	0	0	56	100
AM BUILD Queue	1	135	175	1	1	0	0	110	150
Existing Lane Length	1	26	75	1	0	Cont	0	69	0
PM NO BUILD Queue	1	27	75	1	0	0	0	70	150
PM BUILD Queue	1	210	325	1	1	0	0	186	300

Cycle Length: AM PM
 100 140

NOTE: Queue lengths are in feet.
 Calculated Right Turn Queue Lengths can be reduced by 50%
 to account for right-turns-on-red and right turn overlaps.

The queuing analysis recommends lengthening the eastbound left turn lane from 110 feet to 325 feet plus transition and lengthening the southbound left turn lane from 75 feet to 325 feet plus transition. According to aerial photographs, it appears that the eastbound left turn lane cannot be lengthened without eliminating the pedestrian refuge located in the median in the school crossing zone. There is an existing eastbound left turn lane that is currently

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striped out that may be restriped as a second left turn lane to provide additional queuing in the future, however, there is not enough eastbound left turn lane volume for optimal operation of a dual left turn lane. At this point, it would create more delays. According to aerial photographs, it appears that the southbound left turn lane may be lengthened and should be left as striped only with no median curb as to not interfere with the intersection of W. Cibola Loop / Mill Rd.

Intersection #3: Ellison Dr. / E. Cibola Loop – Appendix Pages A- 47 thru A- 72

The results of the 2020 implementation year analysis of the signalized intersection of Ellison Dr. / E. Cibola Loop are summarized in the following tables:

Intersection: 3 - ELLISON DR. / E. CIBOLA LOOP

2020 AM Peak Hour BUILD

2020 PM Peak Hour BUILD

		(EXIST. GEOM.)				(MIT. GEOM.)		(EXIST. GEOM.)				(MIT. GEOM.)		
		NO BUILD		BUILD		BUILD		NO BUILD		BUILD		BUILD		
		Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	
EB	L	1	B - 18.1	1	B - 18.8	1	B - 18.5	L	1	C - 24.9	1	B - 13.1	1	C - 32.2
	T	2	B - 18.7	2	C - 27.3	2	C - 27.3	T	2	A - 0.6	2	A - 1.7	2	A - 2.3
	R	>	B - 18.8	>	C - 27.6	>	C - 27.5	R	>	A - 0.6	>	A - 1.7	>	A - 2.3
WB	L	1	C - 24.9	1	C - 25.7	1	C - 25.7	L	1	A - 7.2	1	B - 13.0	1	B - 13.5
	T	2	C - 33.9	2	D - 35.2	3	C - 33.5	T	2	A - 9.3	2	F - 109	3	A - 2.9
	R	1	C - 29.1	1	C - 30.2	>	C - 33.7	R	1	A - 3.6	1	A - 0.0	>	B - 13.7
NB	L	1	C - 26.4	1	C - 26.1	1	C - 26.1	L	1	E - 75.7	1	D - 52.3	1	D - 49.8
	T	1	B - 17.3	1	B - 16.7	1	B - 16.7	T	1	D - 49.6	1	C - 34.3	1	C - 33.4
	R	>	B - 17.3	>	B - 16.7	>	B - 16.7	R	>	D - 49.6	>	C - 34.3	>	C - 33.4
SB	L	1	C - 21.6	1	C - 23.0	1	C - 23.0	L	1	F - 85.5	1	E - 79.0	1	E - 71.4
	T	1	C - 20.2	1	B - 19.7	1	B - 19.7	T	1	D - 50.3	1	D - 37.7	1	D - 36.7
	R	>	C - 20.2	>	B - 19.7	>	B - 19.7	R	>	D - 50.3	>	D - 37.7	>	D - 36.7
Intersection:		C - 23.2		C - 27.3		C - 27.1		B - 14.3		E - 63.3		B - 13.9		

Note: ">" designates a shared right or left turn lane.

Mitigation includes restriping the westbound right turn lane as a shared thru/right turn lane and constructing a third westbound thru lane to Driveway "A" (approx. 800 feet) where it will become an exclusive right turn lane.

The analysis indicates that the signalized intersection of Ellison Dr. / E. Cibola Loop operates at acceptable levels-of-service for the 2020 AM Peak Hour NO BUILD and BUILD conditions and will experience marginally excessive delays for the PM Peak Hour BUILD conditions. The intersection may be mitigated by restriping the existing westbound right turn lane to become a shared thru/right turn lane and constructing a third westbound thru lane to the proposed Driveway "A" (approximately 800 feet), where the new lane will turn into an exclusive right turn lane for Driveway "A". This recommendation is based on the availability of sufficient right-of-way or the possibility of acquiring the needed right-of-way to construct the improvements.

The queuing analysis for this intersection are summarized in the following table:

Queueing Analysis Summary Sheet

Project: Cibola Loop Community Center (Ellison Dr. / Cibola Loop)
 Intersection: Ellison Dr. / E.Cibola Loop

2020

Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
Existing Lane Length	1	19	175	2	0	Cont	0	34	0
AM NO BUILD Queue	1	19	50	2	728	425	0	35	75
AM BUILD Queue	1	19	50	2	796	450	0	36	75
Existing Lane Length	1	23	175	2	0	Cont	0	51	0
PM NO BUILD Queue	1	23	75	2	885	650	0	52	125
PM BUILD Queue	1	23	75	2	1,031	750	0	53	125
Westbound									
Existing Lane Length	1	15	250	2	0	Cont	1	45	320
AM NO BUILD Queue	1	15	50	2	367	250	1	46	75
AM BUILD Queue	1	15	50	2	434	275	1	46	75
Existing Lane Length	1	45	250	2	0	Cont	1	195	320
PM NO BUILD Queue	1	46	100	2	1,611	>1,000 *	1	199	325
PM BUILD Queue	1	46	100	2	1,777	>1,000 *	1	199	325
Northbound									
Existing Lane Length	1	22	40	1	0	Cont	0	16	0
AM NO BUILD Queue	1	22	50	1	0	0	0	16	50
AM BUILD Queue	1	22	50	1	1	0	0	16	50
Existing Lane Length	1	76	40	1	4	Cont	0	40	0
PM NO BUILD Queue	1	78	150	1	4	25	0	41	100
PM BUILD Queue	1	78	150	1	6	25	0	41	100
Southbound									
Existing Lane Length	1	153	105	1	3	Cont	0	11	0
AM NO BUILD Queue	1	156	200	1	3	0	0	11	25
AM BUILD Queue	1	156	200	1	4	25	0	11	25
Existing Lane Length	1	147	105	1	4	Cont	0	37	0
PM NO BUILD Queue	1	150	250	1	4	25	0	38	100
PM BUILD Queue	1	150	250	1	5	25	0	38	100

AM
PM
 Cycle Length: 100 140

NOTE: Queue lengths are in feet.

Calculated Right Turn Queue Lengths can be reduced by 50% to account for right-turns-on-red and right turn overlaps.

The queueing analysis recommends lengthening the northbound left turn lane from 40 feet to 150 feet plus transition and lengthening the southbound left turn lane from 105 feet to 250 feet plus transition for both the NO BUILD and BUILD conditions.

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Intersection #4: Ellison Dr. / Coors Bypass – Appendix Pages A- 47 thru A- 72

The results of the 2020 implementation year analysis of the signalized intersection of Ellison Dr. / Coors Bypass are summarized in the following tables:

Intersection: 4 - ELLISON DR. / COORS BYPASS

		<u>2020 AM Peak Hour BUILD</u>				<u>2020 PM Peak Hour BUILD</u>				
		<u>(EXIST. GEOM.)</u>				<u>(EXIST. GEOM.)</u>				
		<u>NO BUILD</u>		<u>BUILD</u>		<u>NO BUILD</u>		<u>BUILD</u>		
		<u>Lanes</u>	<u>LOS-Delay</u>	<u>Lanes</u>	<u>LOS-Delay</u>	<u>Lanes</u>	<u>LOS-Delay</u>	<u>Lanes</u>	<u>LOS-Delay</u>	
EB	L	2	D - 48.2	2	D - 48.5	L	2	F - 102	2	F - 136
	T	2	D - 46.2	2	B - 16.7	T	2	F - 117	2	F - 102
	R	1	A - 0.0	1	A - 0.0	R	1	A - 0.0	1	A - 0.0
WB	L	2	D - 51.9	2	D - 51.9	L	2	F - 245	2	F - 289
	T	2	C - 34.9	2	C - 34.9	T	2	F - 221	2	F - 249
	R	1	A - 0.0	1	A - 0.0	R	1	A - 0.0	1	A - 0.0
NB	L	2	E - 56.4	2	E - 56.5	L	2	F - 280	2	F - 300
	T	3	B - 16.3	3	B - 16.5	T	3	F - 220	3	F - 220
	R	1	A - 0.0	1	A - 0.0	R	1	A - 0.0	1	A - 0.0
SB	L	2	D - 47.8	2	D - 47.8	L	2	F - 278	2	F - 278
	T	3	C - 24.6	3	C - 25.9	T	3	E - 56.3	3	E - 64.7
	R	1	A - 0.0	1	A - 0.0	R	1	A - 0.0	1	A - 0.0
Intersection:		C - 30.2		C - 31.2		F - 190		F - 200		

Note: ">" designates a shared right or left turn lane.

The analysis indicates that the signalized intersection of Ellison Dr. / Coors Bypass operates at acceptable levels-of-service for the 2020 AM Peak Hour NO BUILD and BUILD conditions and will experience excessive delays for the PM Peak Hour NO BUILD and BUILD conditions. Traffic generated by the proposed development will only increase the delays at the intersection by 1 second during the AM Peak Hour and by 10 seconds during the PM Peak Hour. The delays are a NO BUILD condition and will not be caused by the proposed development. The intersection is already built-out and no physical improvements could be made. Therefore, no recommendations are made for the intersection of Ellison Dr. / Coors Bypass.

The queuing analysis for this intersection are summarized in the following table:

Queueing Analysis Summary Sheet

Project: Cibola Loop Community Center (Ellison Dr. / Cibola Loop)
 Intersection: Ellison Dr. / Coors Bypass

2020

Approach	Left Turns			Thru Movements			Right Turns		
	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
Eastbound									
<i>Existing Lane Length</i>	2	84	200	2	470	Cont	1	328	345
AM NO BUILD Queue	2	86	75	2	479	300	1	335	375
AM BUILD Queue	2	101	100	2	499	300	1	368	400
<i>Existing Lane Length</i>	2	141	200	2	579	Cont	1	334	345
PM NO BUILD Queue	2	144	150	2	591	475	1	341	500
PM BUILD Queue	2	177	175	2	634	500	1	412	575
Westbound									
<i>Existing Lane Length</i>	2	85	210	2	168	Cont	1	16	250
AM NO BUILD Queue	2	96	100	2	190	150	1	18	50
AM BUILD Queue	2	96	100	2	210	150	1	18	50
<i>Existing Lane Length</i>	2	331	210	2	893	Cont	1	106	250
PM NO BUILD Queue	2	375	325	2	1,011	750	1	120	200
PM BUILD Queue	2	375	325	2	1,060	775	1	120	200
Northbound									
<i>Existing Lane Length</i>	2	191	210	3	969	Cont	1	53	320
AM NO BUILD Queue	2	195	150	3	988	400	1	54	100
AM BUILD Queue	2	228	175	3	988	400	1	54	100
<i>Existing Lane Length</i>	2	720	210	3	2,603	Cont	1	194	320
PM NO BUILD Queue	2	734	550	3	2,655	>1,000 *	1	198	325
PM BUILD Queue	2	814	625	3	2,655	>1,000 *	1	198	325
Southbound									
<i>Existing Lane Length</i>	2	67	230	3	1,417	Cont	1	42	350
AM NO BUILD Queue	2	68	75	3	1,445	550	1	43	75
AM BUILD Queue	2	68	75	3	1,445	550	1	58	100
<i>Existing Lane Length</i>	2	123	230	3	1,164	Cont	1	109	350
PM NO BUILD Queue	2	125	150	3	1,187	625	1	111	200
PM BUILD Queue	2	125	150	3	1,187	625	1	148	250

<u>AM</u>	<u>PM</u>
Cycle Length: 100	140

NOTE: Queue lengths are in feet.

Calculated Right Turn Queue Lengths can be reduced by 50% to account for right-turns-on-red and right turn overlaps.

The queueing analysis recommends lengthening the westbound left turn lane from 210 feet to 325 feet plus transition and the northbound left turn lane from 210 feet to 625 feet plus transition for both the NO BUILD and BUILD conditions. These lengthenings are not due to the proposed development but are for the NO BUILD conditions. Therefore, no recommendations are made for the queue lengths at the intersection of Ellison Dr. / Coors Bypass.

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Intersection #5: Mill Rd. / W. Cibola Loop – Appendix Pages A- 47 thru A- 72

One driveway for this project will be the fourth leg of this intersection. The results of the 2020 implementation year analysis of the signalized intersection of Mill Rd. / W. Cibola Loop are summarized in the following tables:

Intersection: 5 - MILL RD. / W. CIBOLA LOOP

		<u>2020 AM Peak Hour BUILD</u>				<u>2020 PM Peak Hour BUILD</u>				
		(EXIST. GEOM.)				(EXIST. GEOM.)				
		NO BUILD		BUILD		NO BUILD		BUILD		
		Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	
EB	L	1	A - 9.3	>	A - 9.4	L	1	A - 9.0	>	B - 10.1
	T		A - 0.0	1	A - 9.4	T		A - 0.0	1	B - 10.1
	R	>	A - 9.3	>	A - 9.4	R	>	A - 9.0	>	B - 10.1
WB	L		A - 0.0	>	B - 11.2	L		A - 0.0	>	B - 13.4
	T		A - 0.0	1	B - 11.2	T		A - 0.0	1	B - 13.4
	R		A - 0.0	>	B - 11.2	R		A - 0.0	>	B - 13.4
NB	L	>	A - 7.6	>	A - 7.6	L	>	A - 7.5	>	A - 7.5
	T	1	A - 0.0	1	A - 7.6	T	1	A - 0.0	1	A - 7.5
	R		A - 0.0	>	A - 0.0	R		A - 0.0	>	A - 0.0
SB	L		A - 0.0	>	A - 0.0	L		A - 0.0	>	A - 0.0
	T	1	A - 0.0	1	A - 7.4	T	1	A - 0.0	1	A - 7.8
	R	>	A - 0.0	>	A - 7.4	R	>	A - 0.0	>	A - 7.8
Intersection:		u - 1.6		u - 3.7		u - 1.0		u - 4.8		

Note: ">" designates a shared right or left turn lane.

The analysis indicates that the unsignalized intersection of Mill Rd. / W. Cibola Loop operates at acceptable levels-of-service and delays for the 2020 AM Peak Hour and PM Peak Hour NO BUILD and BUILD conditions. Therefore, no recommendations are made for the intersection of Mill Rd. / W. Cibola Loop besides constructing the fourth leg.

Intersection #6: Ellison Dr. / Driveway "A" – Appendix Pages A- 47 thru A- 72

This is a proposed right-in, left-in, right-out, only unsignalized driveway. The results of the 2020 implementation year analysis of the signalized intersection of Ellison Dr. / Driveway "A" are summarized in the following tables:

Intersection: 6 - ELLISON DR. / DRIVEWAY "A"

		<u>2020 AM Peak Hour BUILD</u>				<u>2020 PM Peak Hour BUILD</u>				
		(EXIST. GEOM.)				(EXIST. GEOM.)				
		NO BUILD		BUILD		NO BUILD		BUILD		
		Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	
EB	L	1	A - 0.0	1	A - 8.5	L	1	A - 0.0	1	B - 11.5
	T	2	A - 0.0	2	A - 0.0	T	2	A - 0.0	2	A - 0.0
WB	T	2	A - 0.0	2	A - 0.0	T	2	A - 0.0	2	A - 0.0
	R	1	A - 0.0	1	A - 0.0	R	1	A - 0.0	1	A - 0.0
SB	R	1	A - 0.0	1	A - 10.0	R	1	A - 0.0	1	C - 15.7
Intersection:		u - 0.0		u - 0.6		u - 0.0		u - 1.4		

Note: ">" designates a shared right or left turn lane.

The analysis indicates that the unsignalized intersection of Ellison Dr. / Driveway "A" operates at acceptable levels-of-service and delays for the 2020 AM Peak Hour and PM Peak Hour NO BUILD and BUILD conditions. Therefore, no recommendations are made for the intersection of Ellison Dr. / Driveway "A".

A Determination of Warrants was conducted for Driveway "A" and recommends constructing a westbound right turn deceleration lane of 325 feet with a 10.5:1 taper ratio and an eastbound left turn deceleration lane of 500 feet with a 10.5:1 taper ratio. From aerial photographs it appears that the eastbound left turn lane cannot be constructed to the desired length by probably more close to 200 feet. In this case, the subject westbound right turn deceleration lane should be a continuation of the third westbound thru lane on Ellison Dr. through the intersection of Cibola Loop (East) if there is sufficient right-of-way available to construct that third westbound thru lane.

Intersection #7: Driveway "B" / E. Cibola Loop – Appendix Pages A- 47 thru A- 72

This is a proposed unsignalized full access driveway. The results of the 2020 implementation year analysis of the signalized intersection of Driveway "B" / E. Cibola Loop are summarized in the following tables:

Intersection: 7 - DRIVEWAY "B" / E CIBOLA LOOP

		<u>2020 AM Peak Hour BUILD</u>				<u>2020 PM Peak Hour BUILD</u>				
		(EXIST. GEOM.)				(EXIST. GEOM.)				
		NO BUILD		BUILD		NO BUILD		BUILD		
		Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	Lanes	LOS-Delay	
EB	L	1	A - 0.0	1	B - 12.3	L	1	A - 0.0	1	B - 14.5
	R	>	A - 0.0	>	B - 12.3	R	>	A - 0.0	>	B - 14.5
NB	L	>	A - 0.0	>	A - 8.3	L	>	A - 0.0	>	A - 8.2
	T	1	A - 0.0	1	A - 8.3	T	1	A - 0.0	1	A - 0.0
SB	T	1	A - 0.0	1	A - 0.0	T	1	A - 0.0	1	A - 0.0
	R	>	A - 0.0	>	A - 0.0	R	>	A - 0.0	>	A - 0.0
Intersection:		u - 0.0		u - 2.1		u - 0.0		u - 4.4		

Note: ">" designates a shared right or left turn lane.

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The analysis indicates that the unsignalized intersection of Driveway "B" / E. Cibola Loop operates at acceptable levels-of-service and delays for the 2020 AM Peak Hour and PM Peak Hour NO BUILD and BUILD conditions. Therefore, no recommendations are made for the intersection of Driveway "B" / E. Cibola Loop.

CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (9th Edition). Generated Trips were distributed proportionately based on the population data within a two-mile radius of the project; Growth rate of background traffic volumes was established from Traffic Flow Map data from 2005 through 2014; and the intersection analyses were performed in accordance with the 2000 Highway Capacity Manual. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

In summary, the proposed development plan for mixed use development presents minimal adverse impact to the adjacent transportation system provided that the following recommendations are followed:

RECOMMENDATIONS

- All design and construction for this project shall insure that adequate site distances at the proposed access points and any offsite intersection for which improvements are constructed.
- Driveways shall be constructed using a minimum of 25-foot radius curb returns or larger is required to accommodate delivery trucks.
- The proposed development should be accessed via three driveways – Mill Rd. / Cibola Loop (full access, unsignalized, one entering lane, one exiting lane), Driveway "A" via Ellison Dr. (right-in, right-out, left-in only unsignalized, one lane entering, one lane exiting) and Driveway "B" via Cibola Loop (full access, unsignalized, one lane entering, one lane exiting).
- **Ellison Dr. / E. Cibola Loop** – If sufficient right-of-way on Ellison Dr. is available or can be acquired, restripe the existing westbound right turn lane to become a shared thru/right turn lane and construct a third westbound thru lane to the proposed Driveway "A" (approximately 800 feet), where the new lane will turn into an exclusive right turn lane for Driveway "A".
- **Ellison Dr. / W. Cibola Loop** - extend the southbound left turn lane from 75 feet to 325 feet plus transition.
- **Ellison Dr. / Driveway "A"** - construct a westbound right turn deceleration lane of 325 feet with a 10.5:1 taper ratio and an eastbound left turn deceleration lane of 200 feet (or as long as possible) with a 10.5:1 taper ratio. If it is possible to construct the third westbound thru lane on Ellison Dr. at E. Cibola Loop, then the westbound right turn deceleration lane should be a continuation of that third westbound (outside) thru lane which terminates at the proposed Driveway "A".

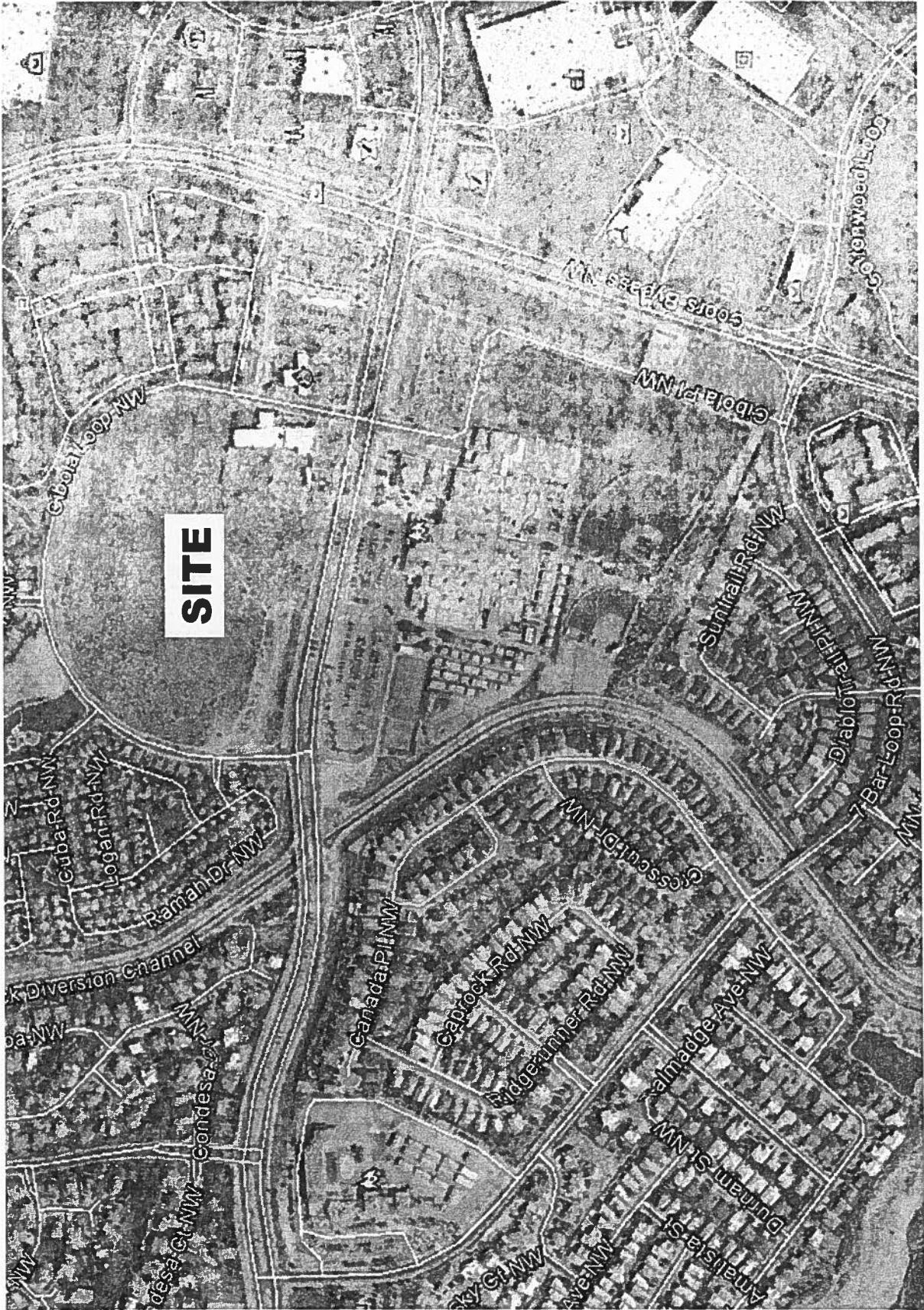
Appendix

<u>SITE INFORMATION</u>	
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Appendix

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Cibola Loop Community Center

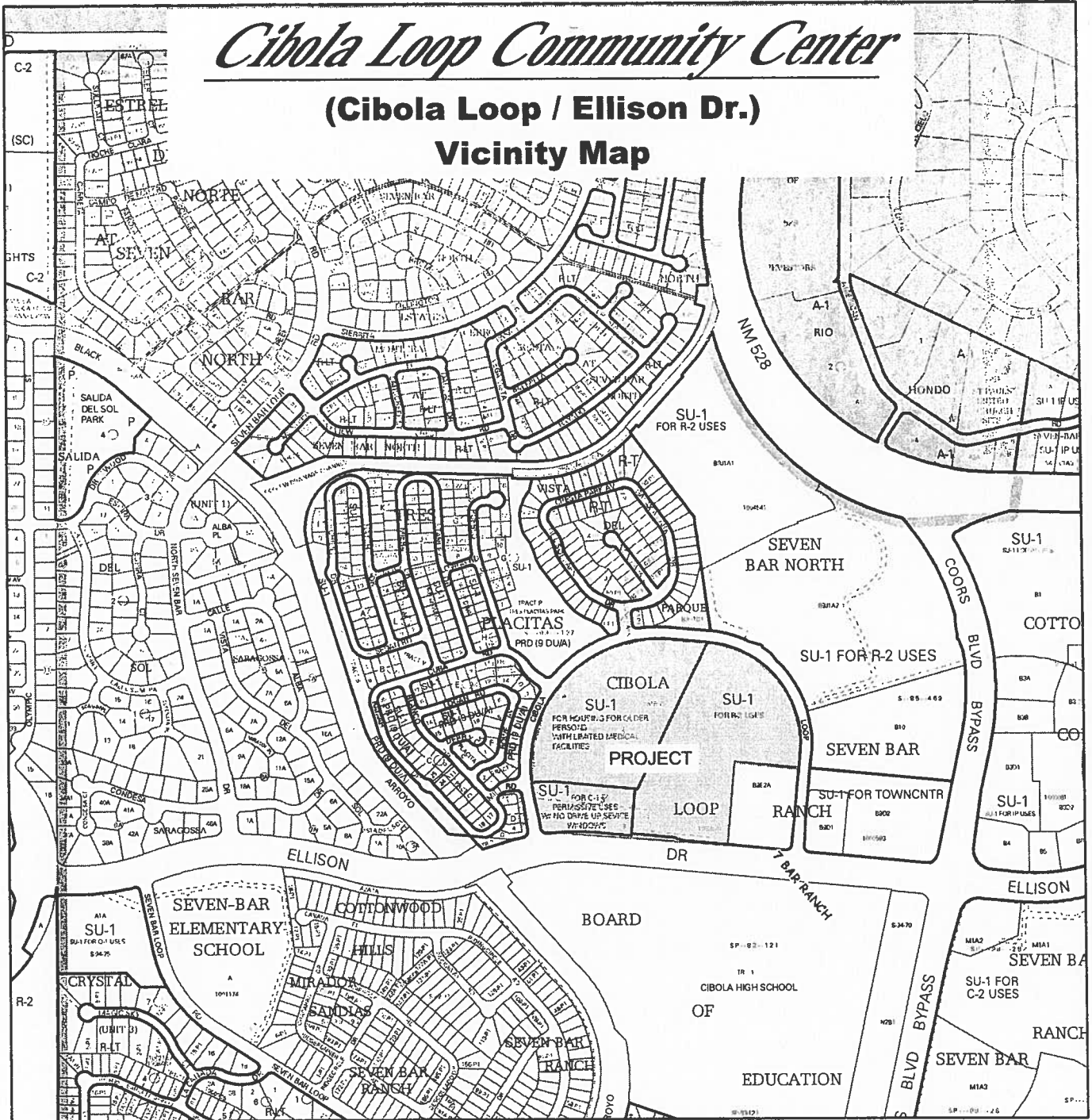
(Cibola Loop / Ellison Dr.)

Aerial Map


Cibola Loop Community Center

(Cibola Loop / Ellison Dr.)

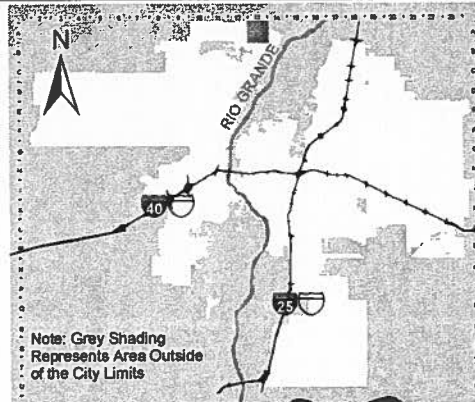
Vicinity Map



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



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

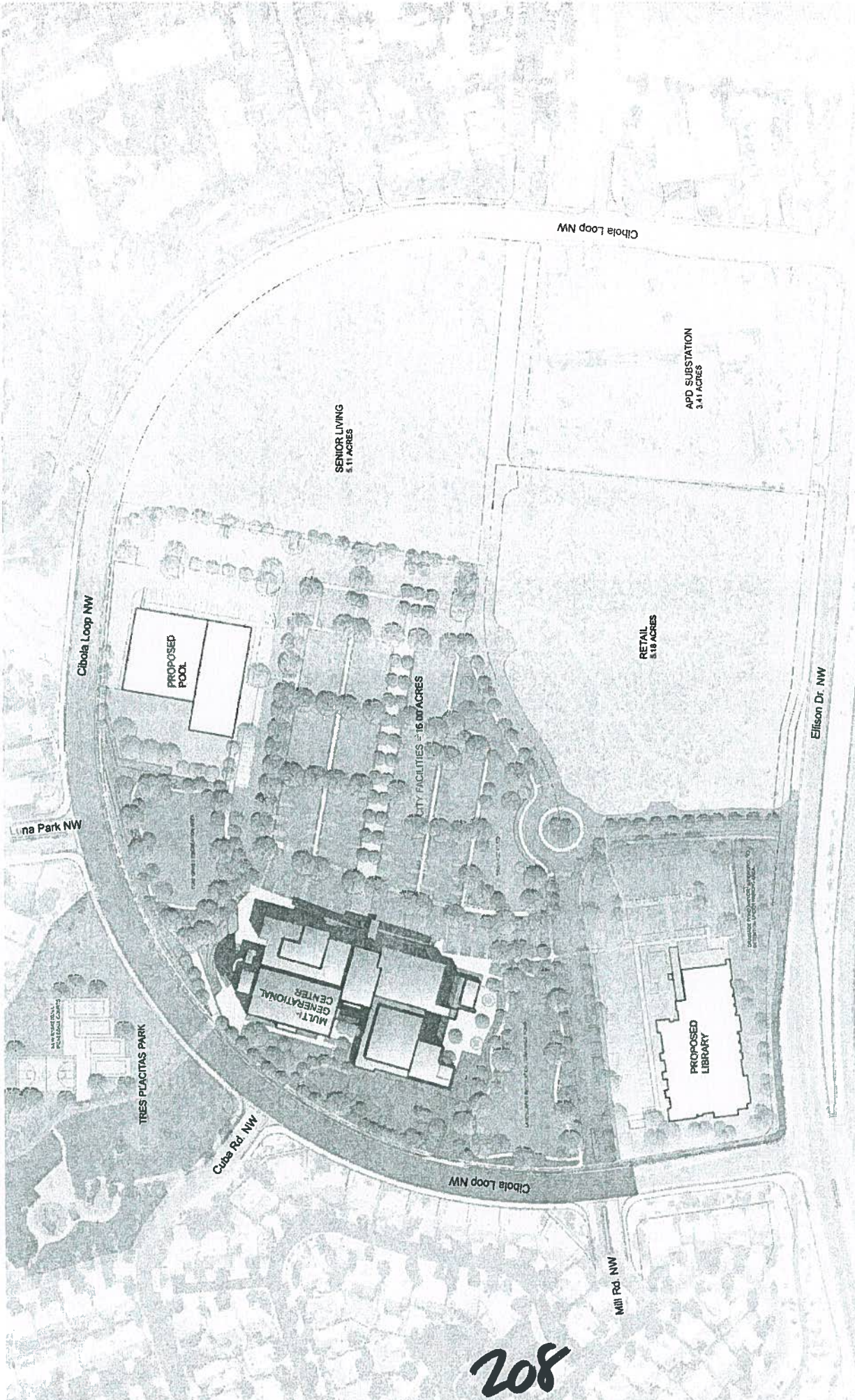
Zone Atlas Page:
A-13-Z

Selected Symbols

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

0 750 1,500 Feet

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SCALE: 1" = 60'-0"

WESTSIDE MULTIGENERATIONAL CENTER
 CIBOLA LOOP PROPOSED SITE DEVELOPMENT PLAN



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2014 Traffic Flow Map

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2040-LR-roadway-map

Cibola Loop (Westside Multigenerational Center) Plan
Trip Generation Data (ITE Trip Generation Manual - 9th Edition)

COMMENT	USE (ITE CODE)	DESCRIPTION	24 HR VOL		A. M. PEAK HR.		P. M. PEAK HR.	
			GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
		Units						
		Summary Sheet						
Tract No.		Library (590)	1,438	19	8	83	90	
Multi-Gen Cntr.		Health/Fitness Club (492)	1,976	42	42	116	88	
Pool		Health/Fitness Club (492)	889	19	19	55	41	
Tract No.		Apartment (220)	1,051	16	63	66	36	
Tract No.		Shopping Center (820)	4,681	68	42	196	212	
Tract No.		Fast Food Restaurant w/o Drive-Thru Window (933)	2,148	79	53	40	38	
		Subtotal	12,183	243	227	556	505	

NOTE: Red numbers are subject to pass-by trip rate.

Retail Commercial Trips Subject to Pass-by Trips	6,829	147	95	236	250
Pass-by Trips	(2,390)	(51)	(33)	(83)	(88)
	35%				
Net New Retail Commercial Trips	4,439	96	62	153	162
New Office Trips	5,354	96	132	320	255
Total Trips Adjusted for Pass-by	9,793	192	194	473	417

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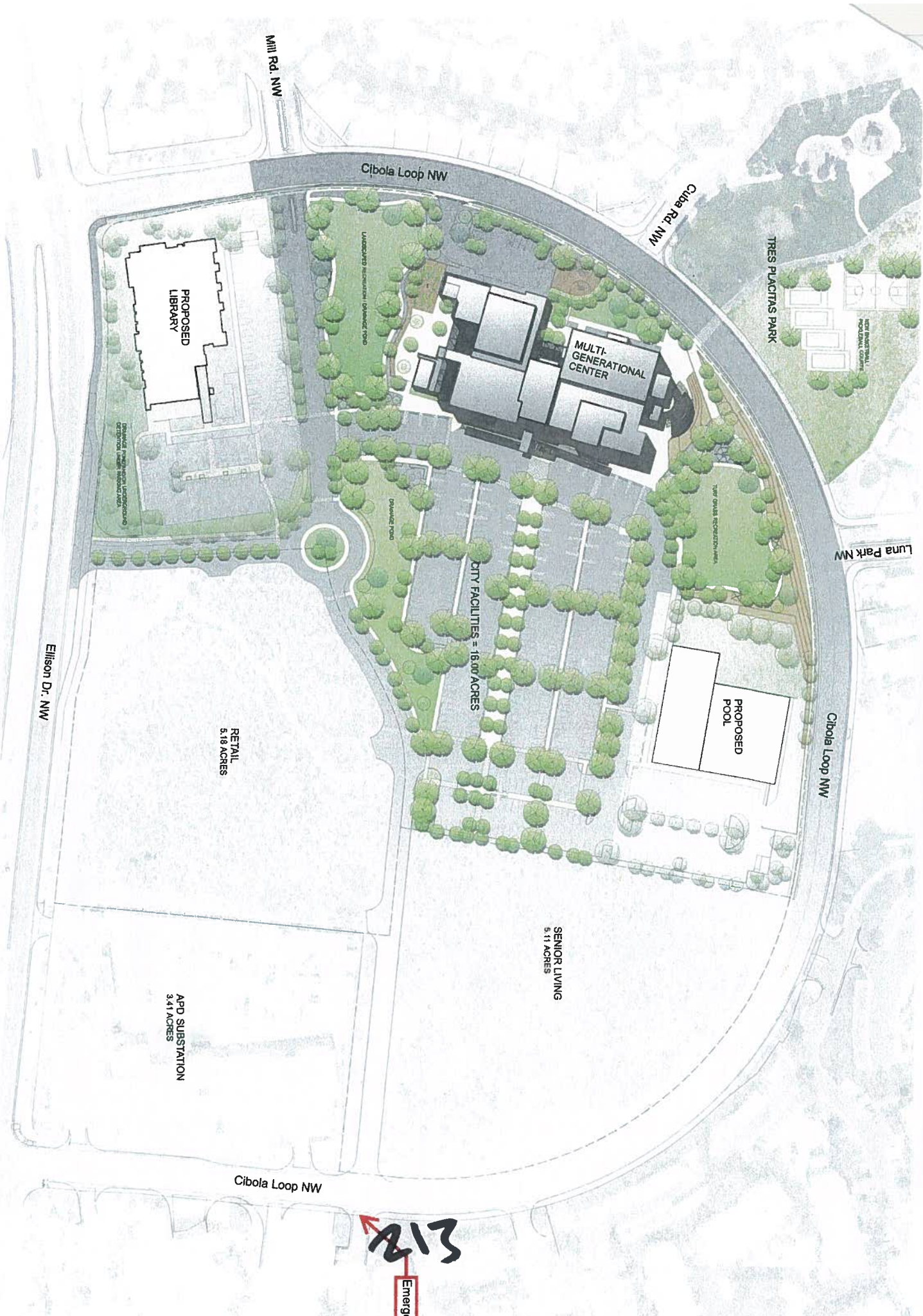
Henry, Dora L.

From: Gould, Maggie S.
Sent: Tuesday, October 11, 2016 8:29 AM
To: Henry, Dora L.
Subject: conceptual site plan for Cibola Loop 1010895
Attachments: Cibola%20Loop%20conceptual%20site%20plan.jpg

Maggie Gould, MCRP
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**WESTSIDE MULTIGENERATIONAL CENTER
CIBOLA LOOP PROPOSED SITE DEVELOPMENT PLAN**



212
Emergent

SCALE: 1" = 80'-0"

