



Environmental Planning Commission

Agenda Number:
Project Number: 1004245
Case #: 14EPC-40004
May 8th, 2014

Supplemental Staff Report to be read with March 13th, 2014 staff report

Agent	Consensus Planning
Applicant	Anasazi Ridge, LLC
Request	Zone Map Amendment from SU-1 / C-1 to R-1
Legal Description	Lots 4-9 Block 7, Lots 10-11 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5
Location	McMahon Blvd. NW between Universe Blvd. and Kayenta Blvd.
Size	Approximately 6.98 acres
Existing Zoning	SU-1 / C-1
Proposed Zoning	R-1

Staff Recommendation

APPROVAL of Case 14EPC-40004 based on the Findings beginning on Page 1.

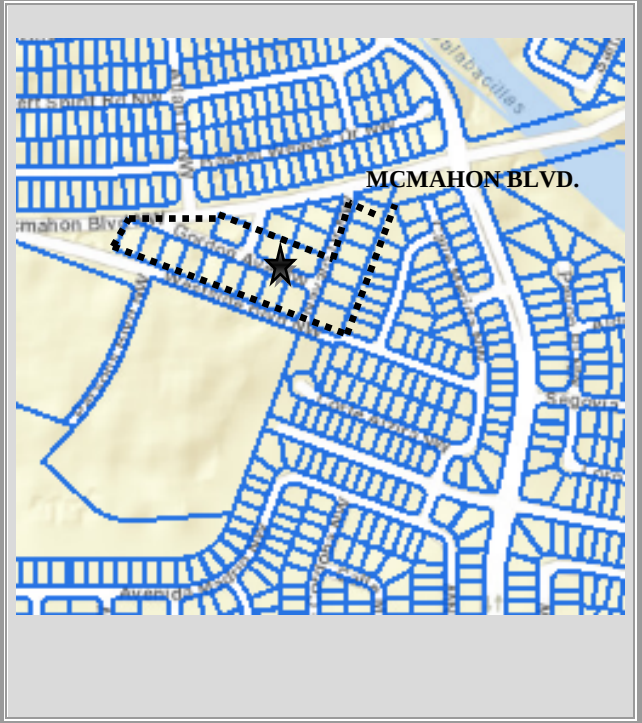
***Staff Planner
Lorena Patten-Quintana, Planner***

Summary of Analysis

This request is a Zone Map Amendment from SU-1 / C-1 to R-1 for a site located along the south side of McMahon Blvd. NW between Universe Ave. and Kayenta Blvd. The applicant proposes to develop the 18 platted lots with single family detached dwellings.

This request was deferred at the applicant's request from the March 13, 2014 hearing to allow time to amend the application to remove two lots from the request. The lots removed are Lot 9 Block 8 and Lot 12 Block 8. Those two lots will retain the existing SU-1 / C-1 Zone designation.

The applicant's agent has adequately justified the zone change request as being more advantageous to the community pursuant to R-270-1980. Residents within 100 feet and the West Side Coalition were notified. There is no known opposition. Staff recommends approval of the Zone Map Amendment.



City Departments and other interested agencies reviewed this application from 2/3/2014-2/14/2014.
Agency comments used in the preparation of this report begin on Page 4.

I. DEFERRAL

This case was deferred from the March 13, 2014 hearing. The applicant asked that the case be deferred for 60 days in order to allow time to amend the application to remove two lots from the request. The lots removed are Lot 9 Block 8 and Lot 12 Block 8. These two lots are under separate ownership and will retain the existing SU-1 / C-1 Zone designation. Staff has not received any comments from the public as of this writing.

FINDINGS – 14 EPC-40004, May 8th, 2014, Zone Map Amendment

1. This is a request for a Zone Map Amendment for Lots 4-9 Block 7, Lots 10-11 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5 containing approximately 6.98 acres and located on the south side of McMahon Blvd. NW between Universe Blvd. and Kayenta Blvd.
2. The applicant proposes to change the zone from SU-1 / C-1 to R-1 for vacant property consisting of 18 platted lots.
3. The subject site is in the Established Urban Area of the Comprehensive Plan and within the area of the West Side Strategic Plan.
4. The City of West Side Strategic Plan Albuquerque Zoning Code, Albuquerque/Bernalillo County Comprehensive Plan, and the West Side Strategic Plan and are incorporated herein by reference and made part of the record for all purposes.
5. The applicant has justified the Zone change request pursuant to *Resolution 270-1980* as follows:
 - A. Section 1A: The request is consistent with adjacent development, and will not change the character of the area.
 - B. Section 1B: The request is consistent with adjacent development. The property was originally zoned R-1 and was changed to C-1 to accommodate a commercial development that was never completed.
 - C. Section 1C: The applicant has adequately justified how the requested Zone Map Amendment furthers a preponderance of the applicable Goals and Policies in the Comprehensive Plan.

Policy II.B.5.a – Full range of urban land uses. The zone change from SU-1/ C-1 to R-1 would bring the property into zoning consistent with the R zoning of surrounding properties.

Policy II.B.5.d - New development respects neighborhood values, natural environmental conditions and scenic resources. The request would permit development that is less intense than the current zoning and is consistent with adjacent development.

Policy II.B.5.e. – New growth accommodated where vacant land is contiguous to urban facilities and the integrity of existing neighborhoods ensured. The property is on McMahon Boulevard which is identified as an Enhanced Transit Corridor, and adjacent to CNM employment and educational opportunities. The request would permit development that is compatible with existing development.

Policy II.B.7.h - Changing zoning to commercial, industrial or office uses outside the Activity Centers is discouraged. The request changes the zoning on property located outside of a designated Community Activity Center from commercial to residential.

Policy II.C.1.b - Automobile travel's adverse effects on air quality reduced through a balanced land use/transportation system. The request would provide for single-family residential development on McMahon Boulevard, an Enhanced Transit Corridor, potentially adding transit riders.

The requested Zone Map Amendment furthers applicable policies in the West Side Strategic Plan.

Policy 1.1: High density and non-residential development occur within Community and Neighborhood Centers. Low density residential development not within the Centers. The subject site is not within a designated Community or Neighborhood Center. The zone change from SU-1/ C-1 to R-1 would decrease the intensity of permissible development on a site located adjacent to and outside of the designated Community Center.

Policy 4.6 Height: Community Centers would be areas of higher density, with taller buildings. Outlying areas would have lower density, lower buildings. The requested zone change to R-1 would allow for residences up to 26 feet in height, outside of a designated West Side Center, consistent with the height of dwellings in the area.

Policy 4.10: Promote land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation. The requested zone change site would be located within walking distance of ABQ Ride Route 162, thereby making transit potentially attractive to residents.

- D. Section 1D: The request is more advantageous to the community as it will enable development that is consistent with the adjacent development, and will not change the character or increase the intensity of development in the area.
- E. Section 1E: There are no uses contained in the R-1 zone change request that would be harmful to adjacent property, the neighborhood or the community.
- F. Section 1F: The request would not result in any major or un-programmed capital expenditures by the City.

- G. Section 1G: Residential development would be more viable than commercial, thus while the main reason for the zone change is economic, the justification is also based on consistency with uses on adjacent properties.
 - H. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.
 - I. Section 1I: The request does not create a “spot zone.”
 - J. Section 1J: The request does not create a “strip zone.”
6. Representatives from the West Side Coalition, and property owners within 100 feet of the subject site were notified. A facilitated meeting was neither offered nor requested. No comments were received from notified property owners. There is no known opposition to the request.

RECOMMENDATION – 14EPC-40004 –May 8, 2014–Zone Map Amendment

APPROVAL of 14EPC-40004, a request for Zone Map Amendment, from SU-1/C-1 to R-1 for Lots 4-9 Block 7, Lots 10-11 Block 8, Lots 2-10 Block 14, and Lot 12 Block 9 Paradise Heights Unit 5 based on the preceding Findings.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- No adverse comments.

Office of Neighborhood Coordination

14EPC-40004 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)

No Neighborhood and/or Homeowner Associations - Westside Coalition of NA's

Long Range Planning

- Established Urban, Westside Strategic Plan, no sector development plan.

The proposed zoning would be compatible with surrounding development; however this zone change will remove the possibility of needed commercial development for the area.

Metropolitan Redevelopment - No comments received.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Per the Long Range Bikeway System Map, McMahon Blvd. is proposed to contain an on-street bicycle lane along the frontage of this site to complement the existing bicycle lane on McMahon's north side. A multi-use trail also exists along the north side of McMahon across from this site.

Regarding roadway system facilities, McMahon is a Principal Arterial with access limitations per the Long Range Roadway System map. For McMahon Blvd. the LRRS's Appendix D Addendum limits full-access access separation to not less than 1,000 feet. Consistent with this policy full-access for this property onto McMahon would be opposing the existing Atlatl Dr. , which appears to be approximately 1,000 feet away from both Universe Blvd. and Kayenta St. Right-in, right-out driveways are also permitted, provided they are not closer than 400 feet to adjacent intersections.

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

Hydrology Development (City Engineer/Planning Department):

- No adverse comments.

DEPARTMENT OF MUNICIPAL DEVELOPMENT

Transportation Planning:

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Traffic Engineering Operations (Department of Municipal Development): - No comments received.

Street Maintenance (Department of Municipal Development): - No comments received.

WATER UTILITY AUTHORITY

Utility Services – No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design

- No comments

Open Space Division – No comments received.

City Forester – No comments received.

POLICE DEPARTMENT/Planning

- This project is in the Northwest Area Command.
 - No Crime Prevention or CPTED comments concerning the proposed Amendment to Zone Map - Zone Change request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division - No comments received.

FIRE DEPARTMENT/Planning - No comments received.

TRANSIT DEPARTMENT-

Project # 1004245 14EPC-40004 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG) LOT(S) 4-9 BLOCK 7, 9-12 BLOCK 8, 2-10 BLOCK 14, PARADISE HEIGHTS UNIT(S) 5 ZONED SU-1 FOR C-1 LOCATED ON MCMAHON BETWEEN KAYENTA AND PARSONS. APPROX 6.98 ACRES. (A-10)	Adjacent and nearby routes	None.
	Adjacent bus stops	None
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY - No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1004245 13EPC-40004 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)	Paradise Heights Unit 5 , Lots 4-9 Block 7, Lots 9-12 Block 8, Lots 2-10 Block 14, is located on McMahon between Kayenta and Parsons. The owner of property requests a Zone Change from SU-2 for C-1 to R-1 to allow for the development of 24 single family homes. This will impact Sunset View Elementary School, Tony Hillerman Middle School, and Cibola High School. Currently, all three schools have excess capacity.			
			2013- 14 40th Day	
	Loc No	School	Capacity	Space Available
	393	Sunset View ES	583	660
	492	Tony Hillerman MS	1006	1200
	580	Cibola HS	1864	2100

MID-REGION COUNCIL OF GOVERNMENTS - No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT- No comments received.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

- The NMDOT has no objections to the zone map amendment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.