

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

510 Camino Español NW
Albuquerque, NM, 87107

Project# PR-2023-008085

Application#

SI-2023-01465 FINAL SIGN-OFF OF SITE PLAN –
EPC for PD Zoning

LEGAL DESCRIPTION:

FOR ALL OR A PORTION OF TRACT A-1, SPANISH WALK SUBDIVISION, LOCATED ON CAMINO ESPAÑOL NW, NORTH OF SOLAR RD. AND WEST OF 4TH ST.

On November 6, 2023, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project on February 16, 2023 per PR-2023-008085 / SI-2023-00065. The Site Plan EPC request was for a 2.5-acre site legally described as all or a portion of Tract A-1, Spanish Walk Subdivision, located on Camino Español NW, north of Solar Rd. and west of 4th St., zoned PD (the “subject site”).
2. The subject site is zoned PD (Planned Development), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned SU-1 for PRD (planned Residential Development). The PD zoning requires the EPC approve a Site Plan for the subdivision prior to platting.
3. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Northwest Mesa Community Planning Area (CPA). The subject site is within 660-feet of the 4th Street Main Street Corridor as designated by the Comprehensive Plan.

4. The Applicant provided the required notice for the EPC review as outlined by the IDO in Table 6-1-1. The applicant notified the Lee Acres Neighborhood Association and property owners within 100 feet of the subject site as, required. Staff received a letter on February 5, 2023 from a resident of Camino Español NW with concerns about traffic impacts at the entrance to Camino Español Road at 4th Street. This community member requested that the EPC require the Site Plan to address: the proposed wall design fit the character of the North Valley, native landscaping along Camino Español NW, dedication of Camino Español Road to the City and street improvements, and a Pedestrian Pathway along Camino Español NW within the ROW. This concern was responded to and the comment has been applied to the design.
5. The EPC approved this project because the request met the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3). The project was consistent with Comprehensive Plan Goals and Policies regarding:
 - **Chapter 4: Community Identity** (*including Character, Identity and Design, Process, and Community Engagement*)
 - **Chapter 5: Land Use** (*including Complete Communities, Land Uses, Efficient Development Patterns, Infill Development, City Development Areas, Areas of Change, and Appropriate Transitions*)
 - **Chapter 9: Housing** (*including Supply, and Compatibility*)
6. Upon approval of this application, EPC noted several conditions that needed to be addressed before the Development Facilitation Team can administratively approve and sign-off on the application. Those conditions were successfully addressed as follows:
 - *The agent (Consensus Planning) for the Spanish Walk (PD zone district) Site Plan-EPC, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-12, for SI-2023-00065.*
 - *Applicant has agreed to pursue their platting action requests through DHO, after the approval by the DFT.*
 - *A note was added to the site plan EPC to state:
"This property is encumbered by a Flood Hazard Area - Zone AH with a water surface elevation of 4981.0. Camino Español is flat with no curb and gutter and currently drains onto the adjacent properties where the water ponds. The adjacent residential developments to the west and south which are in the same flood zone contain the stormwater on their properties--there are existing walls along the west and south property lines that prevent stormwater from coming onto the Spanish Walk property."*

- *The table of Applicable Standards on the Site Plan EPC sheet has been modified to reflect the IDO Section numbers for more clarity and consistency for future reviews.*
- *The landscape plan is following IDO sections 5-6(B)(1)(a), 5- 6(C)(2)(c), 5-6(E)(5)(a), and IDO Table 5-6-5.*
- *A 6' wall or screen is required on lots in areas of consistency next to areas of change, which has been satisfied. The only areas where this would be required are along the southern and western edge of the property where a 6-foot wall already exists.*
- *Native landscaping has been provided along the north side of the perimeter wall along Camino Español Rd.*
- *A crusher fine pedestrian pathway has been provided along the perimeter of the subject site on the south side of Camino Español Rd. and meets DPM requirements. The crusher fine path is mentioned to be ADA-compliant.*
- *In order to match the existing design and character of other walls and fences in the neighborhood, the perimeter wall along Camino Espanol is a coyote fence with either rocky mountain juniper or ponderosa pine (bark still attached). The coyote fence is indicated on the Site Plan and details are provided on the detail sheet.*
- *Site plan has been approved for access by the Solid Waste Department.*
- *Applicant confirmed that Approval of a CLOMR/LOMR is required prior to any grading or building approval for the site.*
- *Applicant confirmed that perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities and any existing and/or new PNM easements and facilities will be reflected on any resulting future Site Plan or Plat.*

Other conditions were minor adjustments to the plans, all of which were addressed.

7. The Site Plan meets the EPC conditions. DFT staff coordinated with EPC staff on the request. EPC staff provided written correspondence stating the conditions were addressed.

8. An Infrastructure List is provided in this application. This Infrastructure List must be approved as part of the Plat. A recorded IIA based on the approved Infrastructure List must be submitted with the Final Plat.
9. Pursuant to 6-6(l)(3) Review and Decision Criteria: An application for a Site Plan – EPC for PD Zoning shall be approved if it meets all of the following criteria:

- a. 6-6(l)(3)(a) *The Site Plan is consistent with the ABC Comp Plan, as amended.*

The Site Plan was approved by the EPC and determined to be consistent with the ABC Comp Plan.

- b. 6-6(l)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the subject property.*

There are not pre-existing terms or conditions governing the subject parcel.

- c. 6-6(l)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The site plan is compliant with the following applicable IDO sections: 5-1 (Dimensional Standards), 5-3 (Access and Connectivity), and 5-4 (Subdivision of Land).

- d. 6-6(l)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. The project, therefore, will not burden the existing systems.

- e. 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **NOVEMBER 21ST, 2023**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan Varela,
Planning Director

JW/ha

Consensus Planning, Inc. 302 8th Street NW, Albuquerque, NM, 87102