

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
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## OFFICIAL NOTIFICATION OF DECISION

February 19, 2021

Darryl Chitwood-ECO-Green  
1116 Glorieta St. NE  
Albuquerque NM, 87112

**Project #2018- 001398**  
SI-2021-00024 – Site Plan – EPC  
VA-2021-00006 – Variance – EPC

### LEGAL DESCRIPTION:

JAG Planning and Zoning request the above action for all or a portion of Tract B, Lands of Ella G. Rossiter, Section 32, Township 11 North, Range 3 East, N.M.P.M, located at 704 Griegos Rd. NW, between 8<sup>th</sup> St. NW and 9<sup>th</sup> St. NW., approximately 0.8 acre (F-14-Z)  
Staff Planner: Sergio Lozoya

On February 18, 2021, the Environmental Planning Commission (EPC) voted to withdraw Project #2018-001398, VA-2021-00006, based on Finding #4, and to approve Project #2018-001398, SI-2021-00024, a Site Plan-EPC, based on the following findings and subject to the following conditions of approval:

1. The request is for a Site Plan-EPC for Tract B, Lands of Ella G. Rossiter, Section 32, Township 11. The subject site is approximately 0.8 acre, is located on Griegos Rd NW, between 8<sup>th</sup> St NW and 9<sup>th</sup> St NW and is currently undeveloped. The applicant proposes to create a governing site plan for the undeveloped lot.
2. The Site Plan – EPC is requested in order to develop a residential project consisting of five single-family dwellings with an attached garage and rear and front patio. The proposed development will be accessible from Griegos Rd NW.
3. The subject site is zoned PD (Planned Development). The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended. The standards for this zone district are applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant.
4. The subject request is accompanied by a request for a Variance – EPC. Pursuant to IDO Table 2-6-1: dimensional standards will be applicable to the most similar use or district as shown in IDO section 14-16-5-1, unless different standards are approved in the PD approval process. Similarly, all standards from 14-16-5-2 through 14-16-5-13 apply unless varied in the PD approval process, thus the Variance-EPC request is not required.

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 2 of 8

5. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.
6. The request is to establish a governing Site Plan – EPC in a PD zone district. Pursuant to IDO subsection 14-16-2-6(A)(3)(b): A Site Plan – EPC that specifies uses, site standards and development standards shall be reviewed and decided in conjunction with the review and decision of a zone change request. The subject site was rezoned from R-1 to SU-1 in 2014, at that time an accompanying Site Plan was also approved but the Site Plan was never finalized by the DRB. The subject site was rezoned from SU-1 to PD by the City upon the adoption of the IDO in 2018.
7. The subject site is located in an Area of Consistency, and nearby the 4<sup>th</sup> Street Main Street Corridor, as designated by the Comprehensive Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request meets the Site Plan – EPC Review and Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned PD, but does not have a Site Plan established. This request, should it be approved, will establish the governing site plan.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Residential, Single-Family Dwelling development are acceptable in this proposed Site Plan.
  - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

- F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan, IDO section 6-6(J)(3)(f) does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area, IDO section 6-6(J)(3)(g) does not apply.
10. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 4: Community Identity:

- A. Goal 4.1: Character: Enhance, protect, and preserve distinct communities.

The request will enhance, the Griegos neighborhood by providing five single-family dwellings in an established area of the City, which is nearby the 4<sup>th</sup> Street Main Street corridor as designated by the Comprehensive Plan. The proposal will preserve the existing, distinct community by providing additional housing designed with a southwestern architecture style on an otherwise undeveloped lot.

- B. Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request will enhance and protect the neighborhood by developing a currently vacant lot with residential uses in an area that is highly residential. The neighborhood will be preserved and strengthened with the addition of the proposed homes, which are designed using a southwestern architecture style.

11. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 5: Land Use.

- A. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The proposed site plan is located within an established community, and is near 4<sup>th</sup> Street Main Street Corridor as designated by the Comprehensive Plan. There are existing transit routes and bike lanes along Griegos Rd, future residents will have a variety of services available to them.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed Site Plan is located on Griegos Rd NW, between 8<sup>th</sup> St and 9<sup>th</sup> St. This location is served by existing transit routes and bike lanes along Griegos Rd, future residents will have a variety of services available to them along 4<sup>th</sup> St

- C. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is in an established urban area that is already served by existing infrastructure and public facilities; the request would support additional growth and development in an infill location.

- D. Goal 5.6 City Development Areas: Encourage growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed development is within an established residential area, that is in proximity to a variety of uses. The proposed single-family dwellings were designed using a southwestern architecture style, and the lots were designed using R-1B zone standards, these elements ensure that the proposal reinforce the character and intensity of the area.

- E. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed development protects and enhances the character of the area by adding five-single-family dwellings on a currently undeveloped lot. The site plan protects the character by using a southwestern architecture style, and design standards from the R-1B zone district.

12. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 7: Urban Design:

- A. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposal reinforces context sensitive design by working with the community and limiting access of the development to Griegos Rd NW, previous designs included an additional entrance from the 8<sup>th</sup> St cul-de-sac, which would've disrupted the existing flows of traffic.

- B. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed development is within the Griegos Rd neighborhood, an established urban area of the City. The proposal uses southwestern architectural features, and landscape palette that recognize and embrace the Griegos Neighborhood distinct identity.

13. The request is consistent with the following Comprehensive Plan Goals and policies from Chapter 9: Housing:

- A. Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposal is sustainable and compatible with the natural and built environment as it uses common southwestern plants in the landscape design, permeable surfaces, and drainage ponds as a natural stormwater management feature. Access to the development is limited to Griegos Rd, previous designs had access from Griegos Rd and the 8<sup>th</sup> St cul-de-sac. The current iteration is more compatible with the built environment by limiting the access points to the proposed development.

- B. Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship with the street.

The request is within an established urban area of the City and is near several existing public facilities and a variety of uses. It responds well to the surrounding neighborhood by limiting access to the development, using an appropriate color for the homes and plant pallet for the proposed landscaping. The density is appropriate and matches existing patterns of development.

- C. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The subject site is in an established urban area that is already served by existing infrastructure and public facilities. The site plan was designed using dimensional standards from the R-1 zone district. The request would support additional growth and development with appropriate density in a location with existing adequate services and amenities.

- D. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request proposes to develop five single-family homes in an established community. It maintains the appropriate scale by using R-1 zone standards as a base for design, and is located within several existing public facilities and a variety of uses.

14. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.
15. The City's Solid Waste department has requested a site plan to scale for review.
16. The applicant notified the Greater Gardner and Monk Bridge Neighborhood Associations., which are the affected, registered neighborhood organizations. The applicant also notified property owners within 100-feet of the subject sites boundaries as required.
17. A representative of the both Greater Gardner and North Valley Coalition Neighborhood Organizations declined a meeting with the applicant but did have some questions about the proposed site plan. The questions discussed included: a request to review the site plan drawings, connectivity from 8<sup>th</sup> Street to the development, required parking, the proposed wall along

Griegos Rd NW, accessibility for Solid Waste Trucks and designated trash areas, setback requirements, lighting, and a request for the City project number. The applicant provided an e-mail response to the issues above and no further discussion or questions were presented by the Neighborhood Associations.

18. The Neighborhood Associations wrote that they were “satisfied with the plans,” wished the applicant well on the project, and no meeting was requested after the e-mail correspondence.
19. The applicant has demonstrated that there were no requests for a public meeting concerning this project.

Conditions:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. 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.
3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
4. The site plan shall address the following:
  - A. Building setbacks shall be clearly identified, including front, side, and rear setbacks.
  - B. Property lines shall be clearly identified and dimensioned.
  - C. The site plan shall clearly state that R-1B zone dimensional standards were used as a base of design, and all variations from the R-1B zone standards shall be clearly identified on the site plan.
  - D. All drainage ponds shall be clearly labeled and dimensioned.
  - E. Parking calculations shall be shown on the site plan pursuant to IDO section 5-5(C).
  - F. Garages shall be identified and dimensioned, total area of the garage shall be shown on the site plan.
  - G. All driveways shall be clearly dimensioned.

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 7 of 8

- H. Specific wall heights and finishes need will be shown to determine any variation from wall standards in residential areas pursuant to IDO table 5-7-1.
  - I. The irrigation system shall be clearly shown on the landscape plan, and total number of emitters should be specified.
  - J. The grading and drainage plan will show contour lines in to determine stormwater runoff flows.
  - K. The utility plans shall clearly show location of structures to demonstrate tie into the water and sewer lines.
  - L. The utility plans will show tie into the main lines from Griegos Rd from the development.
  - M. The rear setback of Lot B shall be 10 feet, as requested by the EPC.
5. Any deviation from R-1B zone standards found in the IDO mentioned above or otherwise shall be explicitly called out on the site plan in order to maintain and create a reliable record for this site plan.
6. Conditions from Solid Waste Management Department:
- A. A site plan to scale will be required for this development, and will have to be approved by the Solid Waste Department.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 5, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Brennon Williams  
Planning Director

OFFICIAL NOTICE OF DECISION

Project #2018-001398

February 19, 2021

Page 8 of 8

**BW/SL**

cc: Greater Gardner and Monkbridge NA, David Wood, [wood\\_cpa@msn.com](mailto:wood_cpa@msn.com)  
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