

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
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OFFICIAL NOTICE OF DECISION

October 17, 2024

Gallo Partners, LLC.
1334 E. Chandler Blvd.,
Suite 5D/80
Phoenix, AZ 85048

Project # PR-2020-004098
SI-2024-01284 – Site Plan – EPC

LEGAL DESCRIPTION:

Ron Harris with Evolution Planning, agent for Gallo Partners, LLC., requests a Site Plan – EPC, for all or a portion of Tract A-1 Correction Plat for Bridgepoint Subdivision comprised of Tracts A & B Bridgepoint Subdivision & all lots 23-29 together with remainder of existing 20-foot alley right-of-way in the Original Townsite of Westland, located on the southeast corner of the intersection of Bridge Blvd. SW and 86th St. SW, between 86th St. SW and 82nd St. SW, containing approximately 4.6 acres (K-09-Z, L-09-Z).

Staff Planner: William Steele

On October 17, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # 2020-004098/SI-2024-01284, a Site Plan – EPC, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – SI-2024-01284 – Site Plan – EPC

1. This is a request for a Site Plan – EPC for all or a portion of Tract A-1 Correction Plat for Bridgepoint Subdivision comprised of Tracts A & B Bridgepoint Subdivision & all lots 23-29 together with remainder of existing 20-foot alley right-of-way in the Original Townsite of Westland, located on the southeast corner of the intersection of Bridge Blvd. SW and 86th St. SW, between 86th St. SW and 82nd St. SW, approximately 4.5-acre site.
2. The applicant intends to develop a residential subdivision on a currently undeveloped parcel with 19 duplexes (two-family detached dwelling) on 38 lots. Pursuant to standards of the PD (Planned Development) zone district, the Site Plan establishes allowable uses and development standards, to be reviewed and decided by the EPC pursuant to IDO §14-16-2-6(A). Where the Site Plan is silent, the development would be subject to applicable IDO standards.
3. A Pre-IDO Site Development Plan established development standards for the properties identified as Phase I and Phase II of Bridgepoint Apartments. The Site Development Plan for Phase II was approved by the Development Review Board (DRB) in 1996 [DRB-95-517]. The subject site is

shown on this Site Development Plan as a “Future Separate Lot Phase III,” to be developed separately from the apartments. No development standards were established for the subject site, so Planning staff is considering this request as a new Site Plan. There have been administrative amendments to approve landscaping, parking and a new monument sign for the apartment complex for Phase I and Phase II properties (1009541, PR-2020-04098, SI-2020-00590).

4. The subject site, together with the lots shown as Phase I and Phase II in the prior-approved Site Development Plan, were designated as “SU-1 for Residential (PRD 20 DU/A),” [Z-95-6], which established that residential dwellings were allowable up to a maximum density of 20 dwelling units per acre. This zoning designation was converted to PD on the effective date of the IDO in 2018.
5. The subject site is not within any Overlay Zones pursuant to IDO §14-16-3 and does not include any sensitive lands pursuant to IDO §14-16-5-2.
6. The subject site is not with 660 feet of Tribal Lands or Major Public Open Space.
7. What the EPC approves is what will be required unless the applicant goes through an Administrative Amendment for the sign. Per approved plans for development in PD zoning district, a sign detail illustrating the signage area should be included in the drawing set.
8. The Albuquerque/Bernalillo County Comprehensive Plan and Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
9. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property pursuant to IDO §14-16-6-6(I)(3)(c).
10. The request is consistent with the following Comprehensive Plan Policy regarding Identity and Design from Chapter 4: Community Identity.

POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix, and uses, and character of building design.

The proposed planned development consisting of duplex homes would help protect the identity and cohesiveness of the surrounding neighborhood by specifying allowable uses and development standards that are compatible in scale with the surrounding residential neighborhood comprised of apartments and residential single-family homes.

11. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Communities and Development Areas from Chapter 5: Land Use.
 - A. **GOAL 5.2, COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

The proposal could foster a community where residents can live, work, learn, and shop by facilitating a duplex development on a site that is adjacent to residential land uses on both sides. The proposed development introduces a housing option that fairly new to the West

Side. The proposed development is adjacent to two Major Collectors and would be located less than .25 miles (an approximately 15-minute walk) from an Activity Center and Major Transit Corridor, which provides opportunity for easy access to a mix of uses that include shopping and employment opportunities.

- B. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request is consistent with the efficient development patterns goal, because it will utilize and maximize existing public infrastructure nearby. It will utilize the existing Major Collectors – Bridge Blvd SW and 86th St SW, located at the intersection of the proposed development – as means for residents to get to and from the development.

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

The subject site is an undeveloped lot located between two residential developments. The subject site has access to water, fire, and electric infrastructure systems.

- D. 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 request is located in an Area of Consistency. The development would protect and enhance the character of the existing single-family neighborhoods, which reside outside of Centers and Corridors, by developing dwellings that would remain consistent and strengthen the pattern of existing residential neighborhoods surrounding the subject site.

- 12. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Complete Networks and Streets from Chapter 6: Transportation.

- A. Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

The existing southeast corner of the subject site, near the intersection of Bridge Blvd SW and 86th St SW has unfinished sidewalks and bike lanes. The request is consistent with the policy because the proposed development would include building new bike lanes and sidewalks that connect to existing walkways. This will create a well-connected network of walking routes for pedestrians and cyclists around the block and provide them an access point to cross Broad Blvd NW.

- B. Policy 6.2.2 Complete Streets: Incorporate Complete Streets concepts and policies into the development, retrofit, and rehabilitation of all transportation infrastructure at all phases, including planning, scoping, design, implementation, and performance monitoring.

This request is consistent with Complete Streets concepts and policies, because this proposed development would provide new sidewalks and new bike lanes adjacent to the subject site along the existing Major Collectors, Bridge Blvd. SW and 86th St. SW. Adhering to Complete Streets concepts and policies in the development of transportation infrastructure at all phases will assist in providing good multi-modal access and enhance safety in the area.

13. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Infill from Chapter 7: Urban Design.

Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed request is consistent with promoting infill that enhances the built environment by developing two-story residential duplexes in a neighborhood with two-story apartments directly to the east and single-family homes zoned R-1, which allows two-story buildings, across 86th St SW to the west of subject site. Even though the existing residential neighborhoods have occurred over time and reflect the time period in which they were built, this proposal will enhance the surrounding neighborhoods with its compatible color schemes and landscape design that will provide more plants and trees to complement the area.

14. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Housing Supply, Options and Compatibility from Chapter 9: Housing Options.

- A. Goal 9.1 Supply: Ensure a sufficient and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request is consistent with this goal, because the development would create a high quality housing type (duplex) that meets current and future needs that are not currently in the neighborhood or surrounding area. In general, the connected wall in a duplex brings down the per unit cost of the housing, providing more housing for less total cost. This proposed development would contribute to the supply of housing and a variety of price levels in the area, while ensuring more balanced housing options.

- B. Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

This proposed development is consistent with the housing options policy, because it will contribute and support the development and conservation of housing for those who want to live in the Southwest Mesa Area. This duplex development will add positively to the mix of residential uses in the area that are available for a variety of income levels and types of residents and households.

- C. Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its

development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

This request is consistent with this policy, because it creates a new housing type (duplex) not existing in the area that would enhance the neighborhood residential character. The proposed development would maintain compatibility with the surrounding land uses by building a residential development next to an existing apartment complex and across the street from an existing single-family neighborhood. The development context will utilize a site design that incorporates landscape buffers and proper setbacks for duplexes along perimeter streets.

15. Pursuant to §14-16-6-6(I)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Site Plan-EPC shall be approved if it meets all of the following criteria."

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

The applicant has adequately demonstrated, through a policy-based analysis, that the request would be consistent with the Comprehensive Plan as required pursuant to IDO §14-16-6-6(I)(3) - Review and Decision Criteria for Site Plan-EPC. The applicant's responses are contained in the revised project dated October 1, 2024 (see attachment). Staff agrees with the applicant's main arguments that the request would promote development that enhances the following goals and policies from Chapters in Comprehensive Plan: Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 6: Transportation, Chapter 7: Urban Design, and Chapter 9: Housing Options.

B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

There are no existing development agreements or regulations for the subject site. There are no other terms and conditions that apply to the development of this subject site. The subject site is its own separate lot to be developed separately.

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

The site plan will comply with all applicable provisions of the IDO, in addition to any conditions of approval required by the EPC. The request will need to be reviewed by the Development Facilitation Team (DFT) to ensure compliance with applicable provisions of the Development Process Manual (DPM) and to ensure that infrastructure is sufficient.

IDO §14-16-2-6(A)(2) (Other Standards) establishes the applicable standards for the PD zone district in Table 2-6-1. The Site Plan specifies site standards, uses, and development standards to be reviewed and decided by the EPC. Where the Site Plan is Silent, IDO standards apply.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan – EPC Review and Decision Criteria in IDO §14-16-6-6(I).

- D. 6-6(I)(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 existing infrastructure and public improvement have adequate capacity for the proposed development. The development will connect to existing utilities. The project site is surrounded by existing paved roads. The applicant is proposing to mitigate burden on the existing infrastructure by constructing new sidewalks to connect to existing sidewalks along Bridge Blvd SW and 86 St SW. The project will provide new bike lanes, as well. A new detention basin will be installed to meet stormwater storage requirements. The request will be reviewed by Planning staff charged with ensuring that infrastructure, such as streets, trails, sidewalks, and drainage systems, has sufficient capacity to serve the proposed development.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The proposed development does not have any significant adverse impacts, and any such impacts will be mitigated by complying with the IDO's use specific standard for duplex, development standards for R-T zoning districts, and other development standards established by the Site Plan.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets 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 site is not within an approved Master Development Plan.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to section 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

A cumulative impact analysis is not required, because the subject site is not in the Railroad and Spur Small Area.

- H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of section

14-16-5-2(E) without sufficient mitigation and benefits that outweighs the expected impacts.

An outdoor or site lighting performance analysis has not been requested.

16. There are no City-recognized Neighborhood Associations within 660 feet of the subject site. Property owners within 100 feet of the subject site were notified as required.
17. As of this writing, Staff has not received any comments regarding the request and is unaware of any opposition.
18. The Environmental Planning Commission is concerned about the proposed concrete ditch behind lots on the eastern property line (lots #19-36) and directs Planning staff during DFT sign-off to explore options that meet City standards and minimize the likelihood that the drainage into the channel from the lots is blocked over time.

CONDITIONS OF APPROVAL

Project #: 2020-004098 / SI #: 2024-01284 - Site Plan – EPC

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO § 14-16-6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
3. Pursuant to IDO §14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
4. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met. Conditions of Approval - “shall” statements.
5. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
6. Site Plan:
 - A. The entry and exit gates for pedestrians/residents shall be noted.
 - B. The notation for the existing zoning for the parcel north and across Bridge Blvd SW shall be corrected from MXN to MX-M.

- C. The description “Major Collector” shall be removed from both roadways. It isn’t necessary for the site plan.
 - D. The “shade trellis” on the site plan sheet shall be renamed “shade structure” to match its name on the detail sheet.
 - E. The colored utilities lines shown on the site plan shall be changed to black or grey, so they are still visible, but don’t dominate the site plan drawing.
 - F. TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON PD ZONED PROPERTY:
 - 1. OUTDOOR AND SITE LIGHTING: The description shall read, “15-FT. PRE-FINISHED OR PAINTED STEEL TUBE LIGHT POLES AS INDICATED AND REMAINDER PER IDO SECTION 5-8.”
 - 2. LANDSCAPING, BUFFERING, AND SCREENING: The description shall state, “STREET TREES PER STREET TREE ORD. 6-6-2-4, MULCHING PER IDO 5-6(C)(5)(E) AND PONDING PER CITY STANDARD SPEC., SECT. 1013 AND REMAINING AS INDICATED ON LANDSCAPE PLAN.”
7. Signs:
- A. The location of the monument sign and wall sign shall be identified on the site plan sheet.
 - B. Signage details illustrating the signage area shall be included in the drawing set, per approved plans for development in PD zoning district.
8. Landscaping: The line weight of the building footprints and sidewalks shall be increased, so they are clearly visible.
9. Grading and Drainage:
- A. The GRADING PLAN shall be renamed GRADING AND DRAINAGE PLAN.
 - B. The GRADING AND DRAINAGE PLAN NARRATIVE shall be revised from saying the “development will drain to the northwest corner of the site site” to state “development will drain to the northeast corner of the site.”
 - C. Detail Section A-A shall be removed. It is located on the detail sheet.
 - D. The NOT FOR CONSTRUCTION stamp shall be removed.
10. Utility:
- A. The word CONCEPTUAL shall be removed from the title of the sheet.
 - B. The NOT FOR CONSTRUCTION stamp shall be removed.
11. Elevation: The windows and rear sliding glass door shall be identified on the elevation plan.

12. Parks and Recreation - Urban Forestry:

- A. Street trees shall be shown along Bridge St. SW on Landscape Plan LS-01. Per Street Tree Ordinance 6-6-2-4, street trees are required every 25' on-center for those parts of the lot abutting a major street, a major local street, or another street where street trees are required. Bridge Blvd. SW is an Urban Major Collector, and street trees are required.
- B. Pursuant to Per IDO 5-6(C)(5)(e), organic mulch shall be required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.
- C. Landscape Detail #1 shall be updated to specify organic mulch. 5' radius organic mulch is required at base of street trees. If less than 5' radius is available, provide mulch as much as the space allows.

13. Parks and Recreation - Strategic Planning and Design:

Any ponding areas shall comply with the City Standard Specifications, Section 1013:
SLOPE STABILIZATION AND SEEDING.

14. The applicant shall provide appropriate information to facilitate exploring appropriate drainage solutions that meet City standards and minimize the likelihood that the drainage into the channel from the lots is blocked over time. Appropriate easements and/or maintenance responsibilities shall be noted on the final site plan.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **November 1, 2024**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

/ Mikaela Renz-Whitmore /

for Alan Varela
Planning Director

AV/MRW/WS

OFFICIAL NOTICE OF DECISION

Project #2020-004098

October 17, 2024

Page 10 of 10

cc: Gallo Partners LLC., nicholasb@wallasgrp.org

Evolution Planning and Design, Ron Harris, evteamplanning@gmail.com

Legal, acon@cabq.gov

EPC file