

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



OFFICIAL NOTICE OF DECISION

February 20, 2025

BH DevCo
2425 E. Camelback Rd.
Suite 200
Phoenix, AZ, 85016

Project # PR-2024-010629
SI-2025-00038 – Master Development Plan

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for BH DevCo, requests a Master Development Plan for all or a portion of Tracts 6 and 7, Plats of Tracts 1 through 12 Avalon Subdivision, Unit 5, located east of 98th street, between Los Volcanes Rd. and Daytona Rd., approximately 30 acres. (J-9) (K-9)
Staff Planner: Jude Miller

On February 20, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010629/SI-2025-00038 – Master Development Plan, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – SI-2025-00038 – Master Development Plan

1. The request is for a Master Development Plan for an approximately 30-acre undeveloped site zoned NR-BP. The subject site is located east of 98th Street and south of Daytona Road, legally described as Tracts 6 and 7, Plats of Tracts 1 through 12, Avalon Subdivision, Unit 5.
2. A Master Development Plan is required for all developments over 20 acres in the NR-BP zone district, pursuant to [§14-16-2-5\(B\)\(3\)\(e\)](#).
3. Pursuant to [§14-16-5-4\(C\)\(7\)](#), approval of a Master Development Plan must occur before platting actions to consolidate Lots 6 and 7 can be finalized.
4. Upon approval of the Master Development Plan and associated Subdivision action to consolidate lots 6 and 7 the applicant proposes building a single warehouse/distribution facility on the subject site. A Site Plan will need to be reviewed and decided as a Site Plan – Administrative pursuant to IDO §14-16-6-5(G) upon approval of this request and the future platting action.
5. The subject site was annexed on November 18, 2011 via Council Bill O-11-68, which annexed approximately 76 acres in anticipation of an area of industrial park uses. This bill amended the zoning map to establish SU-1 for IP uses and C-2 permissive uses.
6. The subject site does not does not lie within any overlay zones and does not include any sensitive lands.

OFFICIAL NOTICE OF DECISION

Project # 2024-010629

February 20, 2025

Page 2 of 6

7. A residential area zoned R-1 lies south of the subject site across Los Volcanes Rd. The proposed Master Development Plan sites the facility 250 feet from the southern lot line.
8. City Hydrology will need to approve a conceptual grading and drainage plan prior to Site Plan approval. The Grading and Drainage plan will need to follow the Westpoint 40 Master Drainage Plan, project number [K09D041](#).
9. The subject site is located within an Area of Consistency and is part of the Southwest Mesa Community Planning Area (CPA). The CPA assessment report for the Southwest Mesa identifies an imbalance in the jobs-to-housing ratio, with only one job for every three houses.
10. Pursuant to [IDO §14-16-6-6\(F\)\(3\)](#), Review and Decision Criteria, an application for a MDP shall be approved if it meets all of the following criteria:

6-6(F)(3)(a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis, the proposed Master Development Plan is consistent with applicable Comprehensive Plan Goals and policies.

6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

The development standards proposed in the Master Development Plan either meet or exceed the requirements set forth in the IDO. Any future development on the subject site will need to apply for a Site Plan that complies with the standards established in the Master Development Plan. Where the Master Development Plan is silent, the regulations set forth in the IDO and DPM will apply.

6-6(F)(3)(c) 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 extent practicable.

The proposed Master Development Plan will allow the applicant to proceed with a Site Plan as the next step. The proposed development will include the installation of a new water line that will serve the subject site and adjacent undeveloped sites. Upon submittal of the Site Plan, the applicant will be subject to the regulations of the IDO and DPM, which require a Traffic Impact Study. Additionally, development of the site will require the applicant to install sidewalk facilities pursuant to the IDO.

6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The requested Master Development Plan includes a 40-foot landscaped buffer on the southern side of the site, which faces a multifamily residential property and a single-family neighborhood. This buffer exceeds the 25-foot requirement in [Table 5-6-4](#) of the IDO. The MDP also designates the southern side for employee parking, with all van and truck loading occurring on sides of the facility that face away from residences.

Access to the site will be restricted to Daytona Rd., thus reducing potential traffic impacts on Los Volcanes Rd., which serves the residential areas.

11. The request is partially consistent with the following Comprehensive Plan Policies from Chapter 4: Community Identity.

A. **POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of communities.

The requested Master Development Plan for a warehouse/distribution facility is consistent with other developments in the area north of Los Volcanes Rd. and includes a 40-foot landscaped buffer on the southern side of the site, which exceeds the minimum requirement; however, the plan does not actively contribute to reinforcing or enhancing the distinct character of the surrounding community.

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

While the request includes buffering and maintains compatibility with surrounding uses, it does not incorporate development standards beyond the IDO requirements for architectural design, signage, lighting, or other features that would actively enhance neighborhood character, identity, or appeal.

12. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use.

A. **POLICY 5.1.5 EMPLOYMENT CENTERS:** Create Centers that prioritize employment opportunities and foster synergy among businesses

The request is for a Master Development Plan to facilitate a site development plan for a new warehouse and distribution center at the subject site. The site is located among other warehousing and transportation-oriented uses along Daytona Rd., just south of Interstate 40, a major freight route. The Master Development Plan includes improvements to Daytona Rd. and the installation of new water infrastructure, which could support future commercial developments along Daytona Rd.

B. **GOAL 5.2 COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

The applicant intends to construct a single warehouse/distribution center on the subject site, potentially supporting employment opportunities, but does not include any other uses on the site. However, the site is situated near existing multifamily and single-family residences, retail, and schools on the west side.

C. **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 request will facilitate the development of a warehouse/distribution facility on the subject site, which is currently undeveloped but surrounded by other commercial and warehouse-type facilities. Single-family and multi-family housing lie directly south of the subject site. The proposal will add a consistent use to the current mix of uses in the area.

D. **POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The request for a Master Development Plan is for an undeveloped site adjacent to other developed sites and an existing residential neighborhood to the south. However, the applicant is installing a new public water line to serve the site. Daytona Rd. is currently being completed to finish Daytona Rd. as a loop road. Development of this site will include improvements to the southern side of Daytona Rd. along the frontage of the site.

- E. **POLICY 5.3.2 LEAPFROG DEVELOPMENT:** Discourage growth in areas without existing infrastructure and public facilities.

The subject site, though vacant, is situated among other commercial, warehousing, and industrial-type sites, including the City-owned Ken Sanchez Transit Facility, formerly the Daytona Transit Facility. The proposed development will fill in an undeveloped site in a partially developed area. The applicant will be extending a water line along Daytona Rd., which could help promote further development of undeveloped NR-BP-zoned parcels along the west end of Daytona Rd. which could encourage growth in this area instead of areas further into the undeveloped areas of the west side.

- F. **GOAL 5.4 JOBS-HOUSING BALANCE:** Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request for a Master Development plan to facilitate development of a warehouse/distribution facility could provide new employment opportunities on a west side site with existing housing stock to the north and south.

- G. **POLICY 5.4.2 West Side Jobs:** Foster employment opportunities on the West Side.

The request for a Master Development Plan to facilitate the development of a warehouse/distribution facility on the subject site west of the Rio Grande could provide new employment opportunities; however, it should be noted that the applicant has not provided any information regarding anticipated staffing at the proposed facility.

- H. **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.

Areas of Consistency policies limit new development to an intensity and scale that align with places highly valued for their existing character. The proposed warehouse/distribution center is consistent with other uses on the surrounding NR-BP zoned land. The Master Development Plan shows that the proposed warehouse will face away from the existing single-family neighborhood, consistent with the orientation of the adjacent shipping facility to the east of the subject site.

13. The request is generally consistent with the following Comprehensive Plan Policies from Chapter 8: Economic Development.

- A. **POLICY 8.1.2 RESILIENT ECONOMY:** Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request for a Master Development Plan for a new warehousing/distribution facility could provide new jobs related to the operation and support of the facility; however, it should be noted that the applicant has not provided any information regarding anticipated staffing or pay scale for the jobs expected to result from the proposed facility.

- B. **POLICY 8.1.3 ECONOMIC BASE:** Strengthen and diversify the economic base to help reduce reliance on government spending.

OFFICIAL NOTICE OF DECISION

Project # 2024-010629

February 20, 2025

Page 5 of 6

The requested Master Development Plan could support economic growth by providing new private-sector jobs related to the proposed warehousing and distribution operations at the site.

14. Pursuant to [IDO §14-16-6-6\(I\)\(2\)\(m\)](#), a future Site Plan shall be reviewed administratively for compliance with Conditions of Approval, the DPM, and zoning standards prior to the issuance of a building permit.
15. According to the Office of Neighborhood Coordination, there are no affected registered neighborhood associations within 660 feet of the subject site. Property owners within 100 feet of the subject site were notified as required.
16. Upon approval, the applicant shall request a final replat to consolidate the two lots. Upon approval of the replat, the applicant may request a Site Plan – Administrative.
17. As of this writing, staff has not received public comments in support or opposition to the request.

Conditions of Approval

1. Pursuant to [IDO §14-16-6-4\(O\)\(4\)](#), any Conditions of Approval 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 up to an additional 1 year.
2. 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. After review, the applicant will receive a final stamped version of the Master Development plan from Planning Staff.
3. The text in the signature block shall be updated to indicate that this is a Master Development Plan and include the correct project numbers.
4. The Master Development Plan shall be updated to detail parking requirements beyond the provision of one parking space per 2,000 square feet of gross floor area, ensuring full accommodation of bicycle and motorcycle parking requirements in compliance with [IDO §14-16-5-5](#).
5. The Master Development Plan shall be updated to clearly indicate that the fencing complies with all requirements pursuant to [IDO §14-16-5-7](#), including setbacks and opacity regulations.
6. The site data section of the Master Development Plan shall be updated to clarify what is being regulated under the 'OTHER' section.
7. The 'LEGEND' section of the Master Development Plan shall be updated to include all symbols from the Master Development Plan sheet.
8. A Note shall be added to the Master Development Plan sheet that states: “The applicant will conduct a Sound Study to ensure compliance with the City’s Noise Ordinance. Based on the results of the study, sound attenuation walls may be required and shall be constructed within the Building Setback Area of the site as needed to ensure compliance with CABQ noise regulations and mitigation of sound impacts for the adjacent neighbors.”

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC’s decision or by **March 07, 2025**. 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

OFFICIAL NOTICE OF DECISION

Project # 2024-010629

February 20, 2025

Page 6 of 6

(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,

A handwritten signature in cursive script that reads "Megan Jones".

for Alan Varela
Planning Director

AV/JM/MJ

cc: James Strozier, cp@consensusplanning.com
BH Devco, thammer@bhdevco.com
Legal, acon@cabq.gov
EPC file