

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

December 18, 2025

Jubilee Developments LLC  
Aleem Hasham  
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**Project # PR-2022-007712**  
**Plan # [SP-2025-00093](#)**  
Site Plan – EPC

### LEGAL DESCRIPTION:

Modulus Architects & Land Use Planning, agent for Jubilee Developments LLC requests a Site Plan EPC, for all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), containing approximately 10-acres at the intersection of Kimmick Dr. and Rosa Parks Rd., just south of Paseo Blvd. NW (unaddressed).  
(C-11)

Staff Planners: Megan Jones & William Steele

On December 18, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007712, Plan # SP-2025-00093, a Site Plan – EPC, based on the following Findings and subject to the following Conditions of Approval.

### FINDINGS – SP-2025-00093, a Site Plan – EPC

1. This request is for a Site Plan – EPC for a new 238-unit multi-family residential development for an approximately 10-acre subject site legally described as all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, just south of Paseo Blvd. NW.
2. The EPC is reviewing this request because the subject site is adjacent to Major Public Open Space (MPOS) [IDO §14-16-6-6(I)(1)(a)]. This case is a quasi-judicial matter.
3. The applicant submitted this Site Plan – EPC request for review in October 2025. Staff reviewed the proposed site plan against the April 2025 IDO, and the site plan complies with the applicable regulations, including IDO §14-16-5-2(J) (Major Public Open Space Edges).
4. The subject site is zoned MX-L and adjacent to and adjacent to and within 330 feet of City of Albuquerque Major Public Open Space (MPOS), which is contiguous with the Petroglyph National Monument.

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5. 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.
6. The subject site is within an Area of Change, within ¼ mile of Volcano Heights Urban Center, and within the Paseo Del Norte NW future Premium Transit Corridor area, and within the Northwest Mesa Community Planning Area (CPA) as designated by the Comprehensive Plan.
7. The subject site is located within the Northwest Mesa Escarpment View Protection Overlay (VPO) Zone, VPO-2 and within the Volcano Mesa Character Protection Overlay (CPO) Zone, CPO-13. The VPO-2 regulations are designed to protect views looking to and from the Petroglyph National Monument. This request will follow the guidelines for VPO-2, which supersede regulations for CPO-13. The subject site is not within the Height protection Sub Area of VPO-2.
8. The request is consistent with the following Goals and Policies related to CHAPTER 4: COMMUNITY IDENTITY.

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

Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposal would facilitate quality development that is consistent with the character of the northwest mesa residential community and MPOS. The development is adhering to most of the IDO development and design standards and incorporates open space and community gathering spaces that match the characteristics of the adjacent MPOS to the south of the subject site. The development could exemplify quality development that brings diverse residential options to the west-side community's portfolio. The layout focuses on the incorporation of shared open space within the development that is able to be utilized by residents in the neighboring residences. The request is consistent with Goal 4.1 Character and Policy 4.1.1 Distinct Communities.

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.

The identity and cohesiveness of the surrounding residential neighborhoods would be protected because the proposed Site Plan adheres to IDO development and design standards that promote high-quality design and context-sensitive scale in the MX-L zone district. The scale and location of the proposed development near the intersection of Paseo Del Norte Blvd NW and Kimmick Dr. NW would help facilitate a mix of uses that would serve as a transition into to the existing adjacent single-family residential neighborhoods to the south from the Activity Center to the north of Paseo Blvd. NW. Additionally, the site plan is proposing a step down of the buildings from three to two stories on the southern and western portions of site adjacent to Major Public Open Space and the single-family residential homes. The request is consistent with Policy 4.1.2 Identity and Design.

C. POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The proposed development responds appropriately to the natural setting and ecosystem of the adjacent Major Public Open Space (MPOS), which is contiguous with the Petroglyph National Monument, by adhering to IDO standards for development adjacent to and within 330-feet of MPOS Edges. The development exceeds the minimum IDO standards regarding setback

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regulations, landscape and architectural requirements. The three-story buildings transition to two-story façades at the MPOS edge, significantly reducing scale and visual dominance of the multi-family development. Furthermore, the Site Plan proposes a community gathering area and open space that correlates with the MPOS edge to the south. The request is consistent with Policy 4.1.5 Natural Resources.

9. The request is consistent with the following Goals and Policies related to CHAPTER 5: LAND USE.

A. Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the future Paseo Del Norte NW Premium Transit Corridor. Paseo Del Norte is also designated as a commuter corridor. Though the subject site is not located within a Center, it is within ¼ mile of a proposed Urban Center therefore it could enhance the growth of the community and provide access to a designated Center and Corridor. This proposal is generally consistent with Goal 5.1 Centers & Corridors.

B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed development captures regional growth because it is located within ¼ mile of a proposed Urban Center and within 660 ft of the Paseo Del Norte Premium Transit and Commuter Corridor. The subject site is within an Area of Change that is surrounded to the west and south by residential homes and would support the development of multi-unit, multi-story apartments and mixed-use residential buildings to nearby Urban Centers and promote housing density and expand housing options and affordability. This proposal generally furthers Policy 5.1.1.

C. POLICY 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

Sub-Policy 5.1.8 (b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposal would foster corridors that prioritize high frequency transit service with access for pedestrians throughout the development. The planned development includes walkways for pedestrians and residents to access the proposed site and amenities within it. The development is located within the future Paseo Del Norte NW Premium Transit Corridor that would prioritize the ability for residents of the community to access transit. connected to goods and services. The proposed multi-family residential development, minimizes the negative impacts on nearby neighborhoods by becoming a transition between development along the Paseo Del Norte designate future Transit Corridor and abutting single-family residential areas to the west and south of the subject site. This proposal is generally consistent with POLICY 5.1.8 and Sub-Policy 5.1.8(b) Premium Transit Corridors.

D. 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.

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**POLICY 5.3.1 Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

The proposed development is located in an area where additional growth could be supported because it is near existing infrastructure and public facilities. The subject site is surrounded by existing roadways: Kimmick Dr. NW to the East, Rosa Parks Rd. NW to the south and Paseo Del Norte NW to the north. The subject site is currently surrounded on the west and south by low-density residential development and open space. The proposed Site Plan would utilize existing infrastructure along Paseo Del Norte NW, including water and sewer. The request is consistent with Goal 5.3 Efficient Development Patterns and Policy 5.3.1 Infill Development.

- E. Goal 5.6 – City Development Areas: Encourage and direct 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 subject site is in an Area of Change where development is expected and desired. The proposal would be consistent with areas of change policies by allowing a multi-family residential use and intensity in areas of growth where it is desired. The subject site is adjacent to Areas of Consistency to the west and south, the development and design standards are primarily based on the IDO to ensure the intensity of the surrounding area is not adversely affected. The proposal is consistent with Goal 5.6 - City Development Areas.

- 10. The request is consistent with the following Goals and Policies related to CHAPTER 7: URBAN DESIGN.

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

**Policy 7.3.1 – Natural and Cultural Features:** Preserve and leverage natural features and views of cultural landscapes.

The proposed Site Plan provides appropriate transitions to open space. The subject grading design minimizes disturbance and maintains the site's natural drainage patterns that flow toward the mesa slope. The proposed development leverages natural features and views of cultural landscapes by providing a "gateway" in the form of a community gathering area in the southeast corner of the subject site, across from Open Space, providing views of the open space and escarpment. The request is generally consistent with Goal 7.3 Sense of Place and Policy 7.3.1 Natural and Cultural Features.

- 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 Site Plan design reflects the character of the surrounding area and protects views of the Open Space by adhering to the MPOS Edge standards for the multi-family residential development. The development will use southwestern architectural styles and landscape elements that embrace the character of the community. The request is consistent with Policy 7.3.2 Community Character.

- 11. The request is consistent with the following Goals and Policies related to CHAPTER 9: HOUSING.

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- A. Goal 9.1 – Supply: Ensure a sufficient supply 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 would facilitate development of a 238 unit multi-family residential development. The proposed Site Plan is following multi-family building design standards as well as other applicable IDO standards for the MX-L zone district. Adhering to all applicable provisions of the IDO and DPM would help to ensure development of high-quality housing. Additionally, the applicant has met with the surrounding Neighborhood Associations to ensure that design characteristics and needs are met to remain consistent with the surrounding area. The request would provide increase supply of housing types within the area. The request is generally consistent with Goal 9.1 Supply.

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

The request would facilitate development of new multi-family residential units near established a residential community to the south and west. The request could reinforce and strengthen the surrounding neighborhood characteristics and maintain appropriate densities and site design by adhering to MPOS edge standards through providing a step down on buildings along the southern and western portions of the site. The request is generally consistent with Policy 9.2.1-Compatibility.

- C. Policy 9.3.1 – Centers & Corridors: Encourage higher-density, multi-unit housing and mixed-use development along major corridors and near transit.

The subject site is located within 660' of a designated future Premium Transit Corridor where high-density housing is intended due to its proximity to transit and access to services and amenities. Although there are not currently any transit stations near the subject site along Paseo Del Norte at this time the proposed development could increase the need for such services in the future. The proposed multi-family housing is within the corridor area and within proximity to a proposed Urban Center across Paseo Del Norte Blvd. NW to the north. The request is generally consistent with Policy 9.3.1 Centers and Corridors.

### 12. The request is consistent with the following Policies related to CHAPTER 11: HERITAGE CONSERVATION.

- A. Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed Site Plan minimizes the visibility of structures on the subject site to preserve the view on the western horizon as seen throughout the city through the use of building designs. The development proposes exterior materials that blend with the natural colors of the landscape and limit reflectivity. Therefore, the proposed development will blend in with the natural and cultural landscapes of the Volcano Mesa Area and is generally consistent with Policy 11.3.1 – Natural and Cultural Features

- B. Policy 11.3.1(e) – Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.

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The proposed development adheres to IDO standards for site design and development standards adjacent to Open Space because it utilizes appropriate edge treatments, buffers and transitions. The development standards for the proposed buildings, wall height and placement, massing, frontage, color, signs, and utilities, are designed in such way to protect cultural landscapes and significant views from the public right-of-way. The request is generally consistent with Policy 11.3.1(e).

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

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

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and policies from Chapter 4 Community Identity, Chapter 5 Land Use, Chapter 7 Urban Design, Chapter 9 Housing, and Chapter 11 Heritage Conservation.

- 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 prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

- 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 request is for a Site Plan - EPC. Staff reviewed the site plan against with all applicable provisions of the IDO and finds that it is in compliance. The development facilitation team will be reviewing the site plan for compliance with the DPM, and other adopted City regulations as part of the final sign-off review of this Site Plan. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

- 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 City's existing infrastructure has adequate capacity for the proposed development made possible by this request. The developer has signed an Infrastructure Improvement Agreement (IIA) to install various improvements to the site which include but are not limited to sidewalks, valley gutters, ADA ramps, install water and sewer mains, asphalt trails, restripe bike lanes, etc.

The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. An extension of the existing Infrastructure Improvement Agreement has been signed between the City and the Applicant that will have the agreed upon infrastructure completed by March 1, 2027. According to the Transportation Development Services (TDS) transportation engineer's comments on the signed (10/28/25) Traffic Scoping Form, a Traffic Impact Study (TIS) was approved for this site in 2017. The City has ongoing plans for reconstruction of Paseo del Norte. The requirement for the study to be updated to reflect this

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development may be required as the area develops further. Additional, TDS comments received stated, a new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

- 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 Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow. Staff has reviewed the Site Plan against Major Public Open Space Edge requirements and general IDO standards. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable based on applicant responses to applicable Comprehensive Plan Goals and Policies and through compliance with IDO development standards for proximity to MPOS. The applicant has taken additional steps to mitigate any adverse impacts on the surrounding community by addressing community concerns through meetings with the neighborhood associations prior to application.

- 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 property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 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.

The subject property is not within a Railroad and Spur Area. Therefore, a cumulative impacts analysis is not required. Therefore, the above criterion does not apply.

- 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 outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested but the applicant included a proposed lighting and a site lighting performance analysis with the Site Plan for the development. The proposed site lighting is to be mounted at a maximum height of 20'. The light poles are to be a maximum height of 16' within 100' of residential zone districts and the MPOS boundary. The lighting will meet all MPOS requirements. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of IDO §14-16-5-2(E). Site Plan – EPC Analysis

14. MPOS Edge Requirements - 5-2(J)(1) Lots within 330 Feet of Major Public Open Space:

The following standards apply to the development because it is within 330 feet of Major Public Open Space in order to enhance and protect Major Public Open Space.

- A. 5-2(J)(1)(a) Building Height Bonuses: Building height bonuses in Table 5-1-2: Mixed-use Zone District Dimensional Standards are prohibited.

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The subject site maximum building height is 38'-0" pursuant to the Dimensional Standards for MX-L in Table 5-1-2. The development proposes structures at a maximum building height of 37'-8" and does not request any bonuses.

- B. 5-2(J)(1)(b) Access and Connectivity: Pedestrian and bicycle access to the Major Public Open Space shall be provided consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

The subject site has pedestrian access from within the Multi-family development that connects open space via sidewalks and secured pedestrian gates leading to Kimmick Dr. NW and future private drive to the northside of the subject site.

- C. 5-2(J)(1)(c) Landscaping, Buffering, and Screening Development shall:

1. Use native and/or naturalized vegetation for landscaping materials.

The subject site is using native and naturalized vegetation for landscaping materials.

2. Screen mechanical equipment pursuant to Subsection 14-16- 5-6(G) (Screening of Mechanical Equipment and Support Areas).

Rooftop mechanical units are to be located toward the center of the roof and shielded by parapets.

- D. 5-2(J)(1)(d) Outdoor Lighting: Regardless of zone district, the lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

The subject site lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

- E. 5-2(J)(1)(e) Color:

1. Development shall limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

The Site Plan meets these standards. The development colors of the exterior surfaces of structures with a light reflective value (LRV) between 20 and 50 percent. The exterior of the building will use earth tone colors (browns) to blend with in the natural environment.

- F. 5-2(J)(1)(f) Signs:

1. Electronic signs are prohibited pursuant to Subsection 14-16- 5-12(H)(2)(e).
2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14- 16-5-12(E)(5) (Illumination and Motion).

There is one proposed monument sign at the entrance of the development off of Rosa Parks Rd. NW. The sign will be 8'-6" wide x 4'-8" tall and will primarily consist of earth tones and stone. The sign is located less than 330 ft from Open Space. Illuminated sign or an



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illuminated element of a sign are prohibited in any Mixed-use or Non-residential zone district that turns on or off or change its brightness pursuant to IDO §14-16-5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts. Since the monument sign is proposed to be illuminated, a condition of approval will be provided to remove the lighting on the signage.

### 15. MPOS Edge Requirements - 5-2(J)(2) Lots Adjacent to Major Public Open Space:

In addition to the standards that apply within 330 feet in any direction of Major Public Open Space in Subsection 14-16-5-2(J)(1) above, the following standards apply to development on lots adjacent to Major Public Open Space.

#### A. 5-2(J)(2)(a) Lots of Any Size: Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

Rosa Parks Rd. NW is an existing local street between the Major Public Open Space and the development.

2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible from the remaining land via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department.

This proposed multi-family development is providing at least 25 percent of ground-level usable open space. The subject site is adjacent to Major Public Open Space to the south, although it is separated by Rosa Parks Rd. NW.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

The proposed development is located in a Mixed-use zone district and is a multi-family residential use abutting the Major Public Open Space. The Residential use is a less intense use for Mixed-use zone districts.

4. Include a landscaped buffer area between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

There is more than 50' between the off-street parking and the Major Public Open Space. A minimum width of 6' varies in width to avoid the appearance of hard, straight line near the corner of Kimmick Dr. NW and Rosa Parks Rd. NW where the tree canopy ends and the community gathering area begins.

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5. Limit height of site lighting luminaires to 20 feet.

The site lighting luminaires are at a maximum height of 20 feet. The lighting will meet all MPOS requirements and is limited to 16 feet within 100 feet of the MPOS boundary and residential zone districts. All lighting shall comply with the NM Night Sky Protection Act.

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

Staff's analysis determines that the Multi-family development incorporates Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate measures by using Natural Surveillance, Territorially, Access Control and Activity Support. Natural Surveillance is used by the site providing adequate lighting elements to deter criminal activity. Territorially is used in the design of clear public and private spaces in the development. Access Control is incorporated by the use of public entrances such as fences and driveway entrances while restricting access to private areas such as the fenced in swimming pool area.

7. Manage stormwater per Subsection 14-16-5-4(H).

A conceptual Grading and Drainage Plan was reviewed by the City Hydrologist in 2022 which depicts approximately seven detention ponds throughout this development. Storm drains connect each pond to the other. The water travels east and west at the northern and then down towards the southern portion of the site where it leaves the site through the southeast or southwest corners of the site.

8. Design grading per Subsection 14-16-5-4(J).

A conceptual Grading and Drainage Plan was reviewed by the City Hydrologist in 2022 which depicts the site sloping from the north to the south. The slope appears to be the steepest near the detention ponds that run through the middle of the subject site.

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

Pursuant to IDO §14-16-5-5(F) the parking lot area spaces are divided into separate areas containing less than 100 spaces by landscaped features and primary buildings.

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

The location and design of all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space are in compliance with all applicable standards in IDO §14-16-5-7(E)(4). The development has proposed view fencing (i.e., screened wall) along Rosa Parks Rd. NW that is opaque at 3'-0" minimum and has a 3'-0" maximum height of ornamental wire fencing.

11. Prevent and mitigate construction impact per the DPM.

The applicant has demonstrated that the request would mitigate construction impact based on compliance with IDO development standards. The Site Plan will be reviewed for compliance with the DPM through the DFT final sign off process of this application. The

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applicant has taken steps to ensure that natural vegetation will be replaced on site through the constriction process. See response to Criterion IDO §14-16-6-6(I)(3)(c).

16. MPOS Edge Requirements - 5-2(J)(2)(b) Lots 5 Acres or Greater:

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.

The proposed development complies with section IDO §14-16-5-2(J)(2)(a).

2. Not be located within 50 feet of the portions of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to Subsection 14-16-5- 2(J)(2)(a)1.

The development is not located within 50-feet of a steep slope, escarpment, wetland, and/or riparian area on the MPOS to the south.

3. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

The proposed development will not create any material negative environment impacts on the visual, recreational, or habitat values of the Major Public Open Space because it is complying to the design standards of the IDO and DPM. Though the subject site is not within the height restriction sub-area, the development meets the standards of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2).

4. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.

Vehicle design access, circulation, and parking is not directly across the street from the open space. All circulation and parking are within the proposed development and not adjacent to the Open Space. The entrances for vehicle access are not directly across from the Open Space.

5. Design grading and manage stormwater to minimize impact to Major Public Open Space.

Conceptual grading and drainage plans were approved in 2022 to manage stormwater to minimize impact to the Major Public Open Space.

6. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

According to the Photometric Plan for the subject site no lighting is directed toward Major Public Open Space. The development lighting on site will meet the requirement for the IDO standards for light control and dark-sky protection. The development will have full cut-off downward directed lighting with color temperatures at or less than the required 3000 K. Pole heights are limited to 16 feet within 100 feet of the MPOS boundary.

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7. Design walls to balance the following needs as appropriate on a case-by-case basis:

- a. Aesthetics that blends with the natural environment.
- b. Safety and surveillance.
- c. Screening and privacy.

Along Rosa Parks Rd. NW the development has proposed view fencing that is partially opaque and has ornamental wire fencing on the top of the fence. A steel picket fence is located on the north, east and western perimeter of the subject site.

8. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

The proposed development signage is not directly across from the Major Public Open Space and is proposed to be located over 200 ft away from the Major Public Open Space.

17. Neighborhood edges standards are not required for this development because this is a mixed-use zone district (See IDO §14-15-5-9 Neighborhood Edges). Nonetheless, the development uses incorporates the building height step down for the units near the Major Public Open Space and the western edge of the development near single family residential neighborhoods. The units in these areas step down from three to two stories to integrate with the surrounding neighborhood's scale and add architectural interest.
18. The applicant notified all neighborhood organizations within 660-feet of the subject site including the Paradise Hills Civic Association, the Westside Coalition of Neighborhood Associations (WSCONA) and property owners within 100 feet of the subject site as required.
19. Staff received an email of opposition from the Vice President of the West Side Coalition of Neighborhood Association (WSCONA) on December 3, 2025. They stated in their email the EPC should deny the application request. They further stated the application does not comply with the Comp Plan and prior terms and conditions of the prior approved site plan including the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2) height restrictions. Staff has reviewed the Site Plan for compliance and finds that it is consistent with the Comp Plan and meets the applicable IDO standards. The applicant has provided a response to this email of opposition.
20. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space. No comments were received from Indian Nations, Tribes, or Pueblos and Tribal Representatives.

## CONDITIONS OF APPROVAL

Plan #: SP-2025-00093, Site Plan – EPC

1. 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 section 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.
2. Pursuant to IDO section 14-16-6-4(O)(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.

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3. 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.

### 4. Site Development Plan – SDP-1.1

#### A. Signage

The lighting on the monument signage shall be removed ON Sheet Key Note #28. The monument sign is located less than 330 ft from Open Space. Pursuant to IDO §14-16-5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts, illuminated signs or an illuminated element of a sign are prohibited in any Mixed-use or Non-residential zone district that turns on or off or change its brightness pursuant to Since the monument sign is proposed to be illuminated.

#### B. Parking Calculations

The Site Plan calculations are slightly off and notes that 339 spaces are required because the applicant failed to round down for parking calcs as required in the IDO. This shall be updated prior to final sign off.

C. The gate at the entrance off of Rosa Parks Rd. NW, it shall be noted on the site plan drawing.

D. Each opaque wall over 4 feet tall shall include a horizontal offset of at least 16 inches every 100 feet pursuant to IDO §14-16-5-7(E)(4)(b),

### 5. Site Detail SDP-1.2

Detail A4 - 3' CMU Screen Wall: The 3' CMU Screen Wall detail shall be noted on the site plan or the detail removed.

### 6. Landscape Plan LS 100

A. The landscape plan incorrectly notes that 25% of landscaping is required. This shall be updated to 15% pursuant to §14-16-5-6(C)(2)(a).

B. The dimension “25’ (TYP)” off center for the street tree shall have their text darkened to be visible.

C. The Keyed Notes shall be moved to allow the square footage of the planting beds to be legible.

D. Required Ground Level Coverage and Vegetative Coverage calculations on the landscape plan are transposed and shall be recalculated and corrected pursuant to IDO §14-16-5-6(C)(2)(c).

Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width. Of the required vegetative coverage, a minimum of 25 percent of the total landscape area shall be provided as ground-level plants.

### 7. Electrical Site Lighting Plan SE-1.00

A note shall be added that states “The subject site lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.”

8. Transportation Development Services: A new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

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9. CABQ Parks and Recreation - Urban Forestry: Desert Willow are not acceptable for use as a street tree as they do not meet the intent for street tree requirements, to provide shade and coolness in summer months. These trees shall be replaced with another deciduous species tree with a canopy capable of reaching a size that will provide shade and coolness in summer months.
10. CABQ Parks and Recreation - Trails and Bikeways: The Bikeways and Trails Facility Plan map shows planned multi-use trail along the East side of Kimmick Dr. NW. Final site plan approval will require that all standards in the IDO are met that relate to adjacency or visibility to an existing or planned City trail.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA): AMAFCA requests to be included upon further review of any proposed Grading and Drainage plans involving the subject development for SP-2025-00093.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **January 5, 2026**. 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,



for Alan Varela  
Planning Director

AV/MJ/WS

cc: Agent, Angela Piarowski [angela@modulusarchitects.com](mailto:angela@modulusarchitects.com)  
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EPC file