

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

April 23, 2020

Dynamic Investors  
4239 Balloon Rd. NE  
Suite A  
Albuquerque NM 87109

**Project #2020-003455**  
SI-2020-00051—Site Plan

### LEGAL DESCRIPTION:

The above action for all or a portion of TR B-3-A Block 0000 of K.O.A. Subdivision, located at 540 Paisano Street NE, zoned PD, between Juan Tabo Boulevard NE and Interstate 40, approximately 5.1 acres (K-22-Z)  
Staff Planner: Leslie Naji

On April 23, 2020, the Environmental Planning Commission (EPC) voted to Approve Project # 2020-003455/ SI-2020-00001, a Site Plan - EPC, based on the following Findings:

### ***FINDINGS - PR-2020-003455 / SI-2020-00051, April 23, 2020 - Site Plan - EPC***

1. The request is for approval of Site Plan-EPC on a site zoned PD containing 5.1 acres, described as Tract B-3-A Plat of Tract B-3-A K.O.A. Subdivision Unit 2.
2. The applicant is requesting a Site Plan – EPC for a mixed-income, multi-family project with four residential buildings and one recreation building on the 5.1-acre site that is adjacent to I-40.
3. Three out of the five buildings have garages at ground level and a maximum building height of 52 feet. The remaining two buildings have a maximum height of 44 feet and 22 feet.
4. The subject site is located in an Area of Change as designated in the ABC Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

### **GOAL 5.2 COMPLETE COMMUNITIES:**

Foster communities where residents can live, work, learn, shop, and play together.

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Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.2.1 Land Uses: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The proposed project will provide multi-family housing options for a range of incomes and lifestyles. This will be accomplished by including units in different sizes, rental costs, and type of units. It is within walking distance of multiple transit lines.

- f) Encourage higher density housing as an appropriate use in the following situations: [ABC]

- ii. In areas with good street connectivity and convenient access to transit;

The Subject Property has strong street connectivity for vehicular access. Proximity to the Interstate-40 on-ramp from Juan Tabo Boulevard is less than ½ mile to the north. Central Avenue is accessible from Juan Tabo Boulevard via Paisano Street and Hopi Road.

- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available.

The proposed development is compatible with existing mixed density patterns of the area which includes commercial, and multi-family and single-family residential.

As an infill site, adequate infrastructure is available to the Subject Property and will not require installation of major public infrastructure.

- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed multi-family development will add a complementary use to the area, which already contains a variety of housing densities and commercial uses. The proposed apartment buildings will be compatible in form with the Arrowhead Pointe multi-family project to the east and Las Colinas senior community to the south.

The proposed development will provide a transition and buffer from the traffic on Interstate-40 for the property to the south and from the industrial/commercial uses on Juan Tabo Boulevard for the property to the east.

7. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

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. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

POLICY 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]

The project site is an infill project creating mixed-income housing on a lot adjacent to two additional residential projects.

POLICY 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards. [ABC]

The project layout utilizes perimeter parking so that buildings are clustered around landscaped areas and centralized swimming pool complex.

8. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.4 JOBS-HOUSING BALANCE

Use Development Areas to foster the distinctness of communities in the unincorporated County by guiding their form, character, and density.

Policy 5.4.1 Housing near Jobs: Allow higher density housing and discourage single-family housing near areas with concentrated employment. [ABC]

The proposed development provides high intensity, multi-family housing in an area near jobs and adjacent to Interstate-40 providing quick access.

9. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

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.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

The proposed development is a large infill site within an Area of Change; is an Opportunity Site in the 2012 East Gateway Metropolitan Redevelopment (MRA) Plan and is located just north of Catalyst Area A, the highest priority area for redevelopment in the MRA Plan. The proposed development will redevelop a vacant site and will draw new residents that can support commercial redevelopment in the East Gateway Area.

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10. The request is consistent with the following Comprehensive Plan Goal from the Urban Design Chapter:

**GOAL 7.2 PEDESTRIAN-ACCESSIBLE DESIGN**

Reinforce sense of place through context-sensitive design of development and streetscapes.

**POLICY 7.2.1 Walkability:** Ensure convenient and comfortable pedestrian travel. [ABC]

The proposed development will improve pedestrian access from Central Ave and Juan Tabo through public sidewalk upgrading. Within the site, access to most buildings can be reached through internal site pathways.

11. The request is consistent with the following Comprehensive Plan Goal from the Urban Design Chapter:

**GOAL 7.3 SENSE OF PLACE**

Design parking facilities to match the development context and complement the surrounding built environment.

**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. [ABC]

The proposed infill development will enhance and blend well into the area's built and natural environment. The proposed exterior finish will include three colors of stucco - light, medium, and dark gray - with light brown accents at the corners. Building materials will include exposed CMU blocks, lightweight concrete tile, and metal railings for balconies and patios.

12. The request is consistent with the following Comprehensive Plan Goal from the Urban Design Chapter:

**GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN**

Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

**POLICY 7.5.1 Landscape Design:** Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place. [ABC]

The proposed plant palette is predominately comprised of low to medium water use plant materials. A modest area of high water use turf, 4,035 square feet (6.5%), will be incorporated.

13. The request is consistent with the following Comprehensive Plan Goal from the Housing:

**GOAL 9.1 SUPPLY**

Promote housing design that is sustainable and compatible with the natural and built environments.

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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. [ABC]

h) Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing as part of revitalization efforts.

The proposed development contains a variety of housing unit sizes providing market-rate housing for a variety of incomes.

POLICY 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. [ABC]

The proposed development will provide a high-quality, mixed-income housing option in an area of the City that already contains a variety of housing types. The intent of this project is to appeal to a wider market by providing a variety of unit types and rental costs.

14. The request is consistent with the following Comprehensive Plan Goal from the Housing:

GOAL 9. 2 SUSTAINABLE DESIGN

Support increased housing density in appropriate places with adequate services and amenities.

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. [ABC]

The proposed project provides multi-family housing with similar density and character of neighboring housing projects.

15. The request is supportive of the East Gateway Metropolitan Redevelopment Plan, 2012 as it develops an Opportunity Site that will increase mixed-income, housing density near the major transit stops along Juan Tabo Boulevard and Central Avenue. It will also serve as a catalyst for the area by drawing new residents that will support the revitalization of commercial sites in Catalyst Area A in need of redevelopment.
16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(F)(3)-Review and Decision Criteria for Site Plan Review and meets the design criteria for the following applicable criteria.

Applicable criteria to this site plan are those of:

- Site Design and Sensitive Lands
- Access and Connectivity
- Landscaping, Buffering, and Screening
- Walls and Fences

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- Outdoor Lighting
  - Building Design
  - Signs
17. The R-MH zoning district and its Development Standards most closely reflect the proposed use and structures proposed in the Site Plan – EPC. The applicant has adequately justified a 7-foot height deviation for three of the buildings based on strong furtherance of applicable Comprehensive Plan Goals and Policies and fulfillment applicable criteria of the East Gateway Metropolitan Redevelopment Plan.
  18. IDO criteria 5-5 Parking and Loading is not sufficiently met as garages are calculated as bicycle parking spots. It is recommended that bicycle racks be provided at each building to provide another 17 spaces (as a minimum), and not only at the pool area.
  19. The East Gateway Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. A community meeting was not requested. There is no known opposition to the request.

### **CONDITIONS OF APPROVAL:**

1. The applicant shall meet with the Staff Planner to review the final Site Plan to ensure that Conditions of Approval are adequately met.
2. This site plan shall be reviewed by the Development Review Board (DRB) to ensure compliance with applicable technical and infrastructure standards.
3. The applicant shall provide an addition 17 (minimum) bicycle parking spaces across the site.
4. Provide a minimum 5' sidewalk to be located on the Paisano St. ROW and a landscape buffer between 4-6' per Traffic Engineering Operations (Department of Municipal Development).
5. Conceptual Grading and Drainage Plan to be reviewed by DRB.
6. Provide an 8 to 10-foot-wide paved bike trail per DPM standards in dedicated bike trail at the northwest end of the site.
7. The applicant shall coordinate with the Environmental Health Department and the Animal Welfare Department on best practices to relocate the on-site prairie dog population prior to any site work and construction.
8. The applicant shall contact and request that the NMDOT erect a sound barrier wall along the site's Interstate-40 frontage on the north side and coordinate construction as necessary.
9. Sidewalks with parking overhang shall be a minimum of 6.5 feet in width to allow 4.5 feet of

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sidewalk clearance.

10. The landscape plan submitted by the Applicant on April 22, 2020 shows an additional 172 shrubs primarily located along the north property line and other internal locations, and shall replace the previous landscape plan dated March 23, 2020.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 8, 2020**. 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,

**RBrito**

for Brennon Williams  
Planning Director

Digitally signed by RBrito  
DN: cn=RBrito, o=CABQ Planning  
Dept, ou=UD&D,  
email=rbrito@cabq.gov, c=US  
Date: 2020.04.24 13:00:58 -06'00'

BW/LN

cc: EPC file

Jackie Fishman, Consensus Planning LLC, 302 Eighth St NW, Albuquerque, NM 87102

Raymond Watt, 5219 Vista Bonita NE, Albuquerque, NM 87111

Micheal Brasher, East Gateway Coalition, [eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)

James Andrews, East Gateway Coalition, [james.andrews@gmail.com](mailto:james.andrews@gmail.com)