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OFFICIAL NOTIFICATION OF DECISION

February 16, 2023

Las Ventanas NM, Inc.
8330-A, Washington Place NE
Albuquerque, NM 87113

Project # PR-2023-008085
SI-2023-00065 - Site Plan- EPC

LEGAL DESCRIPTION:

Consensus Planning Inc., agent for Las Ventanas NM, Inc., requests a Site Plan- EPC for all or a portion of Tract A-1, Spanish Walk Subdivision, located on Camino Español NW, north of Solar Rd. and west of 4th St., zoned PD, approximately 2.5 acres (E-14)
Staff Planner: Megan Jones

On February 16, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008085, SI-2023-00065 - Site Plan-EPC, based on the following Findings and subject to the following Conditions of Approval:

1. The request is for a Site Plan EPC-for a 2.5-acre site legally described as all or a portion of Tract A-1, Spanish Walk Subdivision, located on Camino Español NW, north of Solar Rd. and west of 4th St., zoned PD (the "subject site").
2. The subject site is zoned PD (Planned Development), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned SU-1 for PRD (planned Residential Development).
3. The EPC is reviewing this request (SI-2023-00065) 1) due to the subject site's location in a special flood hazard area according to IDO 5-2(C), and 2) due to the PD zone designation because any new single-family development that does not show a clear pattern of single-family residential platting for low-density residential development must be reviewed by the EPC pursuant to IDO 14-16-2-6(A).
4. The applicant wishes to develop a 17-lot low-density residential subdivision, which would be pursuant to uses, site standards, and development standards of the PD (Planned-Development) zone district as determined by the EPC.
5. Once the Site Plan and requested land use and standards are approved by the EPC, the proposed site plan would go to the DFT for final sign-off and any associated platting actions would go to the DHO for review and approval.

6. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Northwest Mesa Community Planning Area (CPA).
7. The subject site is within 660-feet of the 4th Street Main Street Corridor as designated by the Comprehensive Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Community Identity from Chapter 4:

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

The request would enhance, protect and preserve the surrounding community because the subject site is located in an established residential community within the 4th Street Main Street Corridor. These areas are intended to be live-work-shop communities with a decrease in density as you move away from the street to minimize impacts on nearby neighborhoods. The proposed site plan would enhance and preserve the community character by providing 17 low density single family residential lots where this type of development is generally intended.

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 proposed low-density residential subdivision would help protect the identity and cohesiveness of the surrounding residential neighborhood. The subject site is located in an established residential and pedestrian-oriented neighborhood within the 4th Street Main Street Corridor area. The proposed Site Plan includes seventeen lots that are compatible in scale with some surrounding R-1D and R-ML land uses. The surrounding Single-family residential lots vary in size so a clear pattern of development is not maintained, but the land uses are generally cohesive. Although zoned PD, the single-family development made possible by this request is pursuant to low-density residential development standards in the IDO, which would help to protect the character of building design in the area.

C. Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged the community through three pre-application meetings and one pre-application facilitated meeting. The applicant worked with the HOA and NA to identify the characteristics of the neighborhood that the community wished to incorporate in to the proposed development. The applicant engaged with the community in addition to the required pre-application meetings to plan for their proposed development.

D. Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The applicant held one facilitated meeting with the Lee Acres Neighborhood Association on December 28, 2022 as part of the application requirements. The facilitated meeting notes, included

with the application, reflect an engagement opportunity between the applicant and the community surrounding the subject site to identify and meet the needs of the affected neighbors. The applicant has worked with the HOA and NA to mitigate potential impacts and areas of concern.

10. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

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

The request would facilitate development of a 17-lot subdivision, thereby increasing housing options within an established Main Street Corridor. Main Streets are intended to develop with a mix of uses in the corridor where residents can live, work and shop.

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

Sub policy c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

Sub policy d: Encourage development that broadens housing options to meet a range of income and lifestyles.

Sub policy f: Encourage higher density housing as an appropriate use in the following situations:

i. Within designated Centers and Corridors

The request would generally contribute to a healthy and sustainable distinct community because it would facilitate new residential development in a designated Main Street Corridor which is intended to develop with a mix of uses with access to the pedestrian-oriented Corridor. The subject site is conveniently accessible to Main Street Corridor businesses through Camino Español NW and has access to transit and bike routes along the 4th street Corridor.

The applicant has met with the affected Neighborhood Association to establish design characteristics and needs of the surrounding community so that the development remains mostly consistent with surrounding residential development patterns. The Site Plan proposes low-density residential building design standards pursuant to the IDO on 4,500 SF lots, which is a higher density housing option than the surrounding R-1D zone districts. Although more residential development will be made possible by this request for a range of lifestyles in the existing community, it is unknown at this time if the single-family homes will be available to a range of income levels.

11. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Development Patterns from Chapter 5: Land Use

A. 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 would generally promote efficient use of the land. The proposed Site Plan would promote development patterns that are similar to the surrounding neighborhood that is connected to existing infrastructure and public facilities.

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

The subject site is located in an Area of Change and within 660' of a Main Street Corridor, which are highlighted infill development locations within the Comprehensive Plan. The proposed development would be served by existing infrastructure and public facilities. The subdivision made possible by the request would promote efficient development patterns and use of land that is similar to the surrounding area in intensity and scale.

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

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

The subject site is located in an Area of Change and within 660' of the 4th Street Main Street Corridor, where growth is expected and desired. The request would encourage enable and direct low-density residential growth to an area that is intended to be developed with high density housing options, but the requested development standards create higher density lots than the established character of the area (Lee Acres).

- B. 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.

Sub policy c: Foster a range of housing options at various densities according to each Center or Corridor type.

The subject site is located in an Area of Change within the 4th Street Main Street Corridor, where growth and more intense development is to be directed. The request would facilitate single-family residential development at a higher density than the surrounding R-1D and R-ML zone districts and provides more housing options in a designated Corridor.

- C. Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The subject site is located in an Area of Change that abuts an Area of Consistency to the south and west of the subject site and north of Camino Español NW. The applicant has proposed 5' side yard and 15' backyard setbacks that would create a buffer between the subject site and the adjacent properties. Although the proposed setbacks do not satisfy buffer requirements for areas of change next to areas of consistency, development standards in the PD zone district are negotiated on a case by case basis. Staff recommends a 6' wall or vegetative fence to buffer the site along those edges

pursuant to IDO 14-16-5-6(E). The applicant met with the affected HOA and NA where they came to an agreement on a single-story 19' maximum building height.

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

- 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 17-lot residential subdivision. The proposed Site Plan is following low-density residential building design standards as well as other applicable IDO standards, which are determined on a case by case basis for the PD zone district. The applicant has stated that they are following all applicable provisions of the IDO and DPM, which would help to ensure development of high-quality housing. Additionally, the applicant has met with the surrounding NA to ensure that design characteristics and needs are met to remain consistent with the surrounding area. The request would provide a sufficient supply of housing types within a Main Street corridor although does not guarantee a variety of price levels.

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

The request would facilitate development of a new low-density, single-family residential neighborhood in an established residential community. The request would reinforce and strengthen the surrounding neighborhood characteristics and maintain appropriate densities and site design by following IDO development standards for the low-density residential land use and other standards which are to be negotiated under the PD zone district.

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

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The subject site is zoned PD, although no previous Site Plans, development agreements or regulations are in place for the Site. Site Plans requested in the PD zone district are required to be heard by the EPC and land uses and development standard are determined on a case-by-case basis.
- C. 14-16-6-6(J)(3)(c) The subject site is located in the PD zone District in which development standards are negotiated at the EPC on a case-by-case basis. The proposed site plan consists of a 17-lot single family, detached residential subdivision which would comply with all applicable provisions of the IDO and as determined through the EPC process.

Low-density residential building, site design, and other applicable standards are reflected on the proposed Site Plan. This request is following standards as outlined in IDO section 2-6(A)(5) which states development in the PD zone shall be subject to provisions in Part 14-16-5 for the type of use or structure that is being proposed, which is low-density Single Family, detached residential.

The Site plan is required to follow all DPM and any other adopted City regulations.

- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.
 - E. 14-16-6-6(J)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on their responses to applicable Comp Plan Goals and Policies. The applicant has stated that they have taken steps to mitigate any adverse impacts on the surrounding community by taking their input into consideration when designing the Site Plan.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within a Master Development Plan.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.
- 15. The applicant notified the Lee Acres Neighborhood Association and property owners within 100 feet of the subject site as, required.
 - 16. Two pre-submittal and one post submittal neighborhood meeting was held with the Camino Español HOA. One facilitated meeting was held with the Lee Acres NA on December 28, 2022 where neighboring property owners expressed concerns about access to Camino Español Road and wall design, heights and location.
 - 17. Staff received a letter on February 5, 2023 from a resident of Camino Español NW with concerns about traffic impacts at the entrance to Camino Español Road at 4th Street. This community member is requesting that the EPC require the Site Plan to address: the proposed wall design fit the character of the North Valley, native landscaping along Camino Español NW, dedication of Camino Español Road to the City and street improvements, and a Pedestrian Pathway along Camino Español NW within the ROW.
 - 18. The Site Plan approved by the EPC shows a general layout; however, the DHO shall subsequently consider the site plan, which could change as a result of future platting actions and/or requirements.
 - 19. Staff has crafted conditions of approval needed to improve compliance with applicable IDO standards and provide clarity for the future.

CONDITIONS:

- 1. Once the Site Plan with the requested land use, and associated site and development standards, are approved by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.
- 3. Any associated platting actions shall go to the DHO for review and approval after final sign-off by the DFT.

4. Site Plan:

- A. The subject site is within a Special Flood Hazard Area and shall comply with 5-4(F) Lot design and layout specifically, 5-4(F)(1) Avoidance of Sensitive Lands.
- B. Site Plan and Landscaping plan shall show the same Private access and Estate Curb/Driveway.
- C. Table of Applicable Standards for Requested PD Development shall be updated to reflect IDO section names to provide clarity and consistency for future reviews.
- D. A note shall be added to the Site Plan that states: This is a representation of the approved lot layout, but slight changes could occur at the DHO with the associated plat.
- E. Site Plan shall have Keyed Notes.
- F. The drainage easement and/or swale shall be reflected on both the Site Plan and Landscape Plan based on associated grading and drainage determination.

5. Landscape Plan:

- A. The development standards associated with the landscape plan under the PD zone district shall be clarified.
- B. Landscaping calculations shall be shown.
- C. Square footage for all planting beds shall be indicated.
- D. For Landscaped buffer areas provided, dimensions, labels, square footage of planting beds and percent of what is being provided shall be shown.
- E. Distances between street frontage trees within the subdivision shall be dimensioned.
- F. Plant legend shall be updated so that tree types are not repeated.
- G. All plants shall be selected from the Official Albuquerque Plan Palette pursuant to IDO 5-6(C)(4)(b).
- H. An Irrigation detail shall be provided.
- I. Native landscaping shall be provided along the north side of the perimeter wall along Camino Español Rd.

6. Access and Connectivity:

- A. A crusher fine pedestrian pathway shall be provided along the perimeter of the subject site on the south side of Camino Español Rd. and shall meet DPM requirements.
- B. ADA requirements shall be followed pursuant to 5-3(C)(1).

7. Walls and Fences:

- A. The perimeter wall along Camino Español NW shall match the existing design and character of other walls and fences in the neighborhood (ex. coyote fencing) to comply with the agreement made with the Camino Español HOA.
- B. The site plan shall show the modified perimeter wall along Camino Español NW.
- C. All materials and colors shall be shown on the wall/fence detail.
- D. The perimeter coyote fence shall provide articulation.

8. Signs:

- A. Signage area calculations shall be provided.
- B. Signage details shall be added to the elevations.
- C. The note regarding final sign design to be determined by owner shall be removed.
(Note: What the EPC approves is what will be required unless you go through an Administrative Amendment for the sign).

9. Elevations:

- A. Elevation sheet shall have a title block.
- B. Elevations shall include a schedule (List of colors and materials).
- C. General Notes: building design standards (pursuant to 5-11(C) Low-density residential development, etc. shall be provided.
- D. All dimensions shall be provided.

10. Condition from Solid Waste Management Department:

A site plan approved for access by the Solid Waste Department will be required

11. Condition from AMAFCA:

Approval of a CLOMR/LOMR is required prior to any grading or building approval for the site.

12. Conditions from PNM:

- A. Any existing and/or new PNM easements and facilities shall be reflected on any resulting future Site Plan or Plat.
- B. Perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 3, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th 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(V) of the Integrated Development Ordinance (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 an EPC Recommendation to the City Council since this is not a final decision.

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 IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ

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