

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 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

June 11, 2020

Mesa View United Methodist Church
4701 Montaña Rd. NW
Albuquerque, NM 87120

Project #2020-003461
SI-2020-00052—Site Plan-EPC, Major Amendment

LEGAL DESCRIPTION:

Tracts 27A-1 and 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000, located at the northeastern corner of the intersection of Montaña Road NW and Taylor Ranch Road NW (4701 Montaña Road NW), approximately 8.1 acres (E-11-Z and E-12-Z) Staff Planner: Catalina Lehner

On June 11, 2020, the Environmental Planning Commission (EPC) voted to Approve Project # 2020-003461/ SI-2020-00052, a Site Plan – EPC, Major Amendment based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property described as Tracts 27A-1 and 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000, located at the northeastern corner of the intersection of Montaña Rd. NW and Taylor Ranch Rd. NW/Golf Course Rd. NW (4701 Montaña Road NW), approximately 8.1 acres.
2. The subject site is zoned MX-L (Mixed-Use Low Intensity Zone District). Primary land uses are non-destination retail and commercial uses, townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area. The proposed dwelling units are a permissive use; the buildings for support services are permissive, accessory buildings and are subordinate to the primary use. Religious institution is also a permissive use.
3. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.
4. The applicant proposes to develop an approximately 3.44 acre eastern portion of the subject site with thirty dwelling units and support service buildings.

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5. The request consists of the following major changes/additions to the existing, governing site development plan: Townhouses- 30,240 square feet (sf) for 30 dwellings; three new accessory buildings- 10,680 sf; a new parking area; and a gathering area and a play area.
6. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to IDO Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the controlling site development plan prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
7. The subject site is located in an Area of Consistency and along two Major Transit Corridors, Montañó Rd. NW and Taylor Ranch Rd. NW, 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 meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(H)(3) as follows:

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

As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Plan Goals and policies.

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

Not applicable. The controlling site plan (2001) does not contain any conditions or special regulations, such as design standards.

- C. 6-6(H)(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.

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).

- D. 6-6(H)(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 extent practicable.

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

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

The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

10. The request is consistent with the following Comprehensive Plan policy from Chapter 4: Community Identity:

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would facilitate development of a portion of the subject site, along a Major Transit Corridor where development is generally intended. The proposed development of single-story dwellings is consistent with the scale and location of other residential development to the north and south. The request would contribute to the area's mix of uses by adding another type of housing to the existing single-family homes and apartments. The building design includes architectural elements of Territorial style, which contributes to the character of Taylor Ranch. Also, the site plan is subject to IDO requirements that also protect the identity and cohesiveness of adjacent and nearby neighborhoods: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6-(E)), mixed-use zone dimensional standards (Table 5-1-2), and building design standards (14-16-4-11).

11. The request is consistent with the following Comprehensive Plan Goal and policy from Chapter 5: Land Use, regarding complete communities:

- 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 multi-family residential use that would generally foster a sense of community. The subject site is located in an area characterized by a variety of land uses and along a Major Transit corridor, so opportunities for residents to live, work, learn, shop, and play are available.

- 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.

The request would contribute to creating a healthy, sustainable, and distinct community with a mix of uses because it would introduce another type of housing to an area that has single-family homes and multi-family apartment complexes.

The subject site's location along a Major Transit Corridor could help promote transit, walking, and bicycling, which are healthier and more sustainable transportation options than single-

occupancy vehicles. The mix of uses near the Coors Blvd./Montaño Rd. intersection, which includes residential, commercial and service uses, is a distinct part of this community: residents would benefit from relatively convenient access to it and could help contribute to the area by living nearby and shopping there.

12. The request is consistent with the following Comprehensive Plan Goal and policy pair from Chapter 5: Land Use, regarding development patterns:

- 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 facilitate development of a portion of a site already served by existing infrastructure and public facilities, thereby maximizing the utility of both and using land in an efficient manner. Using infrastructure and land in this way generally supports the public good because it is more efficient than adding infrastructure and/or developing land on the urban fringe.

- 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 urban area that is already developed and has existing infrastructure and public facilities. The request would result in additional growth in such an area.

13. The request is consistent with the following Comprehensive Plan Goal and policy pair from Chapter 5: Land Use, regarding development areas:

- A. 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 located in an Area of Consistency, where growth is intended to reinforce the character and intensity of the surrounding area. The proposed development would accomplish this by being single-story, relatively low density (multi-story apartments are nearby), and architecturally compatible with the area.

- B. Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would facilitate development of residential dwellings along a Major Transit Corridor. Development in Areas of Consistency is intended to be compatible with surrounding uses in terms of scale, location, and character of design (see also Policy 4.1.2) in order to protect and enhance the character of existing single-family neighborhoods. The request would also be subject to IDO regulations, such as neighborhood edges, which provide enhanced

buffering as a protection between the MX-L zoned subject site and the R-1B zoned homes to the north.

14. The request is consistent with the following Comprehensive Plan Goal and policies in Chapter 9: Housing:

- A. Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

The request could facilitate a development that would expand capacity to provide quality housing and services to vulnerable populations.

- B. Policy 9.1-1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would facilitate development of lower-density multi-family dwellings, which would increase the variety of housing types and improve housing options in the area. The housing would be available for lower-income residents and a variety of residents and households.

- C. Policy 9.1.2- Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

The request would provide high-quality and affordable housing. The IDO building design requirements apply to ensure quality. The dwellings would be affordable and contribute to the mixed-income neighborhood in the area, which is characterized by apartments and single-family homes.

15. As proposed, the request is partially is consistent with the following Goal and policies regarding pedestrian-oriented development:

- A. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request would provide a system of pathways internal to the proposed development, which would provide walkability between the dwellings, amenities, and accessory buildings. However, connections to facilitate walkability from the subject site to the largely auto-oriented context outside of it could be improved.

- B. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed internal pathways would help ensure convenient and comfortable walking within the subject site. However, there is only one pedestrian entrance from Montaña Rd. to access the subject site and the internal pathways.

C. Policy 5.1.10-Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request would facilitate development of a residential use along a designated Major Transit corridor, which would enable future residents to live in close proximity to transit service, thereby fostering use of the corridor. However, the proposed development is not as pedestrian-oriented or friendly as it could be; additional pedestrian access and connections would be beneficial.

With the incorporation of relevant conditions of approval into the site design, the request will be consistent with Goal 7.2 Pedestrian-Accessible Design, Policy 7.2.1 Walkability, and Policy 5.1.10-Major Transit Corridors.

16. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.
17. The affected, registered neighborhood organizations are the Taylor Ranch Neighborhood Association (NA) and the Westside Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.
18. Neighbors living on Periwinkle Court, north of the subject site, are opposed to the request. They are concerned that homeless people, crime, and violence in the area would increase and want the future project to locate downtown. Some neighbors expressed concern that they were not notified. Staff requested that the applicant re-notify property owners to ensure that nobody required to be notified was missed.
19. Other people have expressed support for the request because it would facilitate future development of a program that has proven successful in helping vulnerable populations (parents and children) avoid homelessness and become productive members of society.
20. A facilitated meeting was held on May 14, 2020 using the online meeting platform GoToMeeting. Topics generating the most concern from those opposed were the potential for decreased property values, increased crime, and lack of security. The applicant responded to questions about the proposed multi-family use and potential program associated with it.
21. Staff has received several letters of opposition and several letters of support. Generally, comments received address the potential program that may occur on the site and not the applicable IDO Development Standards and the Site Plan – EPC Review and Decision Criteria that are the basis for review of this application.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.

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A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. Parking:
 - A. The motorcycle parking calculations shall be deleted if MC parking is not being provided [Note: it is not required pursuant to IDO Section 14-16-5-5(D).
 - B. Clarify if the bicycle parking provides 4 spaces or 2 spaces each.
4. Pedestrian Access: The applicant shall provide better pedestrian access from the dwelling units to sidewalks and transit stops along both Golf Course and Montano Roads in the form of walkways with trees and/or shading that meet the applicable IDO standards of Sections 14-16-5-3 and 14-16-5-6.
5. Open Space: The Open Space calculations shall be revised and totals corrected to incorporate the rate of 250 sf/2 bedroom unit pursuant to IDO Section 14-16-2-4(B)(2), the MX-L zone.
6. Landscaping Requirements:
 - A. Shade trees shall be provided along required pedestrian walkway [IDO Section 14-16-5-3(D)(3)(b)(2)(a)] along the project site's western boundary. An on-site pedestrian walkway that connects to the sidewalk is required pursuant to.
 - B. At least 10% of the parking lot area shall be landscaped [IDO Section 14-16-5-3(F)(2)(a)].
 - C. Parking lot trees shall be provided at the rate of 1 tree per 10 parking spaces. With 45 required spaces, 5 trees shall be provided. [IDO Section 5-6(F)(2)(c)(1)].
 - D. Clarify and ensure that 1 tree per dwelling unit (30 trees total for the DUs) is provided pursuant to the Use Specific Standards for multi-family development [IDO Section 4-3-(B)(7)].
7. Landscaping Details:
 - A. Curb notches shall be labeled and match locations on the grading and drainage plan(s).
 - B. A curb notch detail shall be provided.
 - C. The northern landscape buffer width shall be labeled consistent with the width shown on Sheet C-1.
 - D. Specify if the boundary along the project's western side is a wall or edging.
8. Walls:
 - A. The proposed, new retaining wall shall comply with the wall design requirements in IDO Section 14-16-5-7(E).

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- B. A front-facing wall detail shall be provided.
 - C. The refuse enclosure detail shall specify materials, colors, and finish.
9. Lighting:
- A. A light pole detail indicating height, color, and finish shall be provided [IDO Section 14-16- 5-8-(D)(7)].
 - B. Light pole locations shall be shown and a consistent symbol used.
10. Elevations:
- A. Elevations for the accessory buildings (1, 2, and 3) shall be provided and provide necessary details such as dimensions, colors, and finishes.
 - B. The materials and finishes of the buildings, roofing, framing, and trim, shall be specified.
 - C. The word “typical” shall be added to the labels for Unit 6 and Unit 9.
11. Grading and Drainage Plan: Curb notches shall be shown in the same locations as on the landscaping plan.
12. Clarification:
- A. The legal description shall include Tract 27A-1.
 - B. The subject site’s zoning shall be listed.
 - C. Revise the sheet index.
 - D. The same number for building square footage shall be used on Sheet C-1 and on the landscaping plan.
13. CONDITIONS FROM THE CITY ENGINEER/TRANSPORTATION:
- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - B. Platting action is required through DRB for proposed lot lines and access easement.
- The following comments need to be addressed prior to DRB:
- C. Fire Marshall approval of the site plan is required.
 - D. Provide details for bollards at Montaña Road and landscape pavers. Coordinate with Fire Marshall.
 - E. Top plan view appears to incorrectly show the access to Golf Course Road where this section of road to the west is shown as “Taylor Ranch Drive”.
 - F. In general, a 6-foot connection in lieu of a 5-foot connection is required to tie into Montaña Road from main building entrance and from main building entrance to the handicapped spots. However, for an MX zone, follow IDO requirements for sizing of walkways based upon square footage of buildings.
 - G. Provide shared access agreement as stated on EPC site plan.

- H. Provide separate plan sheet showing overall connection to Taylor Ranch Road. Call out new paved surfaces.
- I. Provide motorcycle and bike rack requirements. Provide details for these as necessary.

14. CONDITION FROM THE ABCWUA:

As a condition of approval request an availability statement at the link: http://www.abcwua.org/Availability_Statements.aspx
Requests shall include a City Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan (showing the domestic water, sanitary sewer, and proposed fire protection).

15. CONDITION FROM THE SOLID WASTE MANAGEMENT DIVISION:

Site will be required to build 2 new refuse enclosures or 1 new double enclosure at site. One will be for existing site and 1 for new proposed 30 unit Single Family Apartments. Both must meet COA Solid Waste minimum requirements.

16. CONDITIONS FROM PNM:

- A. An existing underground distribution line is located along the south side of the subject property along Montano Blvd NW and underground service entering the property along the driveway from Taylor Ranch Rd NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
- B. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **June 26, 2020**. 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(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,

for Brennon Williams
Planning Director

BW/CL

cc: EPC file

Tierra West LLC, rrb@tierrawestllc.com

Westside Coalition of NAs, Harry Hendriksen, hlhen@comcast.com

Westside Coalition of NAs, Rene Horvath, aboard111@gmail.com

Taylor Ranch NA, Diana Shea, secretary@trna.org

Alan Varela, avarela@cabq.gov

Jim Stevens, 6913 Sandalwood Pl. Albuquerque NM, 87111

Josh Coleford, 4524 Chadwick Rd NW, Albuquerque, NM 87120

Michael M. Parish, 6101 Vista Sierra St NW, Albuquerque, NM 87120

Don and Margaret Lenk, 9900 Buckeye St NW, Albuquerque, NM 87114

Josh Kourie, 4701 Montano Rd NW, Albuquerque, NM 87120

Rob Lasater, 5000 Grey Hawk Ct NW, Albuquerque, NM 87120

Charles Felt, 2227 Cebolla Creek Way NW, Albuquerque, NM 87120

Crystal Cortez, 1119 Mary Ellen St NE, Albuquerque, NM, 87112

Janie Good Rowe, 1176 Laurel Pl NE, Albuquerque, NM 87122

Rene Horvath, 5515 Palomino Dr NW, Albuquerque, NM 87120

Sherry Wible, 11101 Anaheim Ave NE, Albuquerque, NM 87122

Patrick Aguilar, 4705 Periwinkle Ct NW, Albuquerque, NM 87120

Amanda Valarrde, 5504 Arabian Dr NW, Albuquerque, NM 87120

Catherine Bullock, 3948 Oxbow Village Ln NW, Albuquerque, NM 87120

Linda Weil, Apache Plume Pl NE, Albuquerque, NM 87111

BJ Griego, 4715 Periwinkle Ct NW, Albuquerque, NM 87120

Marian Pendleton, 5608 Equestrian Dr NW, Albuquerque, NM 87120