

# CITY OF ALBUQUERQUE

Reid 5/17/12 SW

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

May 10, 2012

Garrett Smith  
514 Central Ave SW  
Albuquerque, NM 87102

**Project # 1009204**  
12EPC-40015 Site Development Plan for  
Building Permit  
12EPC-40018 Amendment to Zone Map (Zone  
Change)

### LEGAL DESCRIPTION:

For the northerly portion of Lot 33, Alvarado Gardens, Unit 1, located on Rio Grande Boulevard NW between Contreras Place & Matthew Avenue containing approximately 1.2 acres.  
Randall Falkner, Staff Planner

PO Box 1293

Albuquerque

NM 87103

On May 10, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1009204/12EPC-40018, a request for an Amendment to the Zone Map (Zone Change) based on the following Findings and subject to the following Conditions:

### FINDINGS:

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1. This a request for a zone map amendment from RA-2 to SU-1 for PRD for the northerly portion of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The request will allow the applicant to build 8 residential units at the rear of the property (which is vacant) that will surround a common open space and community garden. The applicant also intends to add a new studio dwelling unit (9<sup>th</sup> unit) above the existing garage at the front of the property. The front of the property is currently developed with an existing single family home.
3. The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP).

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4. Policy II.B.5o – This zone change request will redevelop and rehabilitate an older neighborhood in the Established Urban Area.
5. Policy II.B.5p – The zone change request will not require direct City financial participation and emphasizes private investment to achieve redevelopment objectives. SU-1 for PRD would allow a clustering of dwelling units.

North Valley Area Plan:

6. Goal 2 – The zone change request for SU-1 for PRD will allow cluster housing that will maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles including different socioeconomic types. The clustered housing concept will help to provide a variety of housing opportunities to different socioeconomic types as the proposed homes are smaller than the typical single family homes in the North Valley. The request is adjacent to a designated Village Center per the North Valley Area Plan. The NVAP encourages higher density residential development (up to 9 du/acre) adjacent to shopping areas to reduce motoring needs (p.136, NVAP).
  7. Housing Policy 4 – The zone change request meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity. The requested zoning will allow the applicant to cluster homes together in a “pocket” neighborhood that leaves room for open land on the site such as a courtyard and a community garden, provide new housing at appropriate densities, lower infrastructure costs with small units, and encourage design flexibility and creativity.
  8. Agriculture and Rural Character Policy 2b – The request would support development according to Cluster Housing Principles in order to retain open space and agricultural potential. The request meets Cluster Housing Principles such as preserving open land, providing new housing at appropriate densities, lowering infrastructure costs, and designing for flexibility and creativity. The request also retains agricultural potential on a small scale with a community garden.
  9. Rio Grande Corridor Plan, Policy 2, Regulation 2.A – The rezoning from RA-2 to SU-1 for PRD will not change or adversely affect the nature of subarea 3 where the subject site is located. The request for SU-1 for PRD will allow cluster housing that will be placed at the rear of the site (approximately 250 feet from Rio Grande Boulevard) per the concurrent site plan.
- D. The applicant has demonstrated that a different use category is more advantageous to the community based upon applicable policies in the Comprehensive Plan, the North



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CONDITIONS:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB pursuant to §14-16-4-1(C)(11) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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On May 10, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1009204/12EPC-40015, a request for a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit for the northerly portion of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The applicant intends to build 8 residential units at the rear of the property (which is vacant) that will surround a common open space and community garden. The applicant also intends to add a new studio dwelling unit (9<sup>th</sup> unit) above the existing garage at the front of the property. The front of the property is currently developed with an existing single family home.
3. The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP).
4. A request for a zone map amendment (12EPC 40018) accompanies this request.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, the Rio Grande Boulevard Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers applicable policies of the Comprehensive Plan, the NVAP, and the RGBCP, including the following:  
Comprehensive Plan, Developing & Established Urban Areas:



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adjacent to a designated Village Center per the North Valley Area Plan. The NVAP encourages higher density residential development (up to 9 du/acre) adjacent to shopping areas to reduce motoring needs (p.136, NVAP). Noise level impacts would be reduced by placing 8 units at the rear of the property and by placing additional landscaping around the property.

- I. Housing Policy 4 – The request meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity. The requested zoning will cluster homes together in a “pocket” neighborhood that leaves room for open land on the site such as a courtyard and a community garden, provide new housing at appropriate densities, lower infrastructure costs with small units, and encourage design flexibility and creativity. The project also blends in with the surrounding community as it is located in the rear of the property and will maintain the existing home, landscaping, and setback along Rio Grande Boulevard.
  - J. Agriculture and Rural Character Policy 2b – The request would support development according to cluster housing principles in order to retain open space and agricultural potential. The request meets cluster housing principles such as preserving open land, providing new housing at appropriate densities, lowering infrastructure costs, and designing for flexibility and creativity. The request also retains agricultural potential on a small scale with a community garden.
  - K. RGBCP Section 2, Policy 10 – The request proposes a modified New Mexican style architecture that fits in with the surrounding area. All architectural styles are allowed in this subarea, and southwestern styles typical to the valley (such as the modified New Mexican style for the subject site) are encouraged.
7. There is general support for this request. Planning staff has received multiple letters of support, one letter of opposition, and one letter indicating a consensus of people do not see the request as having a negative impact on their Association. Letters of support have been received from the Rio Grande Boulevard N. A., the Alvarado Gardens N.A. and the North Valley Coalition. A letter of opposition was received by the president of the Thomas Village N.A.
  8. A facilitated meeting was held on April 17, 2012 at the Los Griegos Community Center. In the facilitated meeting report the facilitator stated that most residents attending the meeting expressed support for the project. The vice president of the Alvarado Gardens N.A. stated that the AVG Board voted with one abstention to support this project. The president of the Thomas Village N.A. had the following concerns: loss of agricultural character of the property, potential use of water by the project, and concerns about increased traffic.

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- e. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - f. All easements need to be shown and labeled on Site Plan.
  - g. Site plan shall comply and be designed per DPM Standards
  - h. Change the beginning of paragraph 9.0 to "The City of Albuquerque has received its EPA MS4 Permit for stormwater quality with an effective date of March 1, 2012."
9. Conditions of approval from Public Service Company of New Mexico:
- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. Screening should be designed to allow for access to utility facilities. As a condition, 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. Please refer to the PNM Electric Service Guide for specifications.
  - c. As a condition, it is recommended that the developer contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
10. The existing chain link fence shall be replaced with a solid wall that incorporates green principles.
11. The landscaping shown on the landscape plan shall match the landscaping shown on the landscaping legend.
12. The height of the buildings at the top of the pitch shall be a maximum of 24 feet.
13. The EPC supports a variance to the entrance width in order to maintain the existing width of 25 feet.



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Sincerely,

*CMarone*

*for* Deborah L. Stover  
Planning Director

DS/RF/mc

cc: Garrett Smith, 3015 Camilo Lane NW, Albuquerque, NM 87104  
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Don Michaelis, Alvarado Gardens N.A., 2708 Alejandro Lane, Albuquerque, NM 87104  
Susan Johnson, Rio Grande Blvd. N.A., 2313 Camino del los Artesanos NW, Albuquerque, NM 87107  
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