

July 6, 2023

Mr. David Shaffer, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN-EPC & SIDEWALK VARIANCE
TR 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO
INC TOGETHER WITH A TR OF LAND WITHIN THESE ¼ SE ¼ SEC 34 T1 ON R2E
TR OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL NORTH OF
SECTION LINE OF SECTIONS 34 & 3 For a * Unit Mobile Home Park
ZONE ATLAS PAGE: M-10-Z**

Dear Mr. Shaffer:

Site Location

The purpose of this letter is to request a Site Plan EPC for a property located at 2911 Ervin LN SW. The subject site is comprised of 40.82 acres and is currently zoned R-MC, Residential-Manufactured Home Community. This proposed development is comprised of two properties. The first, hereafter referred to as the “East Property”, is legally described as TR 1 of Summary Plat Land Division of Westland Development Co Inc Together With a TR of Land Within These ¼ SE ¼ Sec 34 T1 on R2E TR of Land East Of Amole Del Norte Diversion Channel North of Section Line of Sections 34 & 3 The second, hereafter referred to as the “West property”, is legally described as Tr of Land East of Amole Del Norte Diversion Channel North of Section Line of Sections 34 and 3 Cont. 8.4022 AC M/L. The intent is to expand an existing mobile home park on that site.

Figure 1. Subject Site Outlined in Red



Request

The applicant requests a Site Plan-EPC. The site is zoned R-MC. Riverside West, LLC proposes to expand the existing manufactured home community, adding an additional 96 new homes to the existing 82 units and situated on approximately 40.82 acres. The site is located off Coors Blvd. SW and Ervin Lane SW. There is an existing manufactured home community with 82 spaces, and the proposal is to expand this community by adding 96 additional spaces. There are two primary entrances to the site, one on Ervin Ln SW and the other on Jemez River Rd SW, and emergency access easement has been granted through the Rayo del Sol Subdivision to the north to serve as secondary fire access. To note, there are no proposed amenities for this development.

History

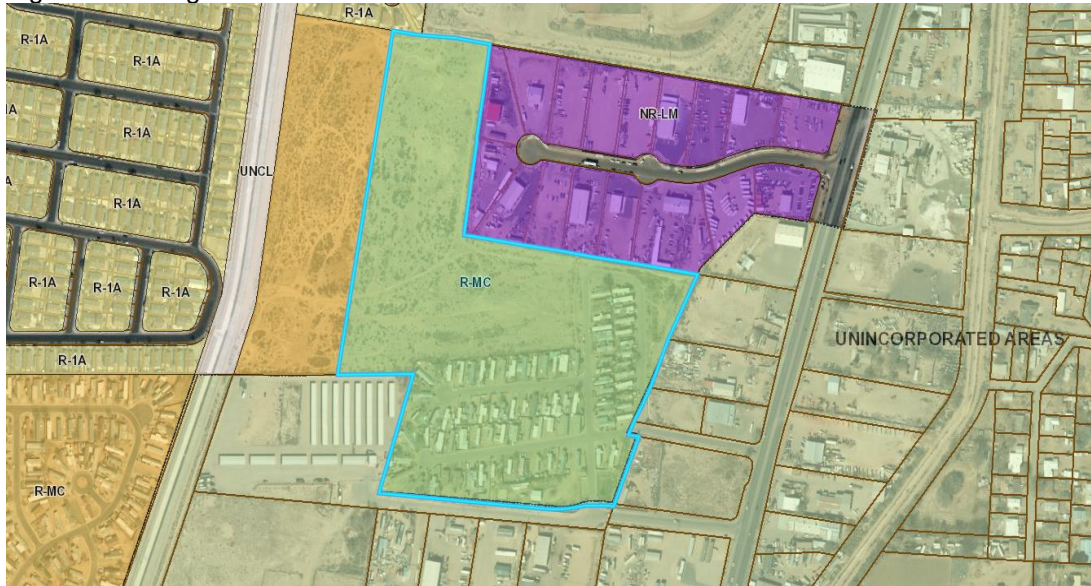
The existing portion of the manufactured home community was developed in 1996 over 14.4 acres of the East Property. Portions of both the East Property and West Property are within historic construction landfill areas that were in operation and then filled between 1991 and 1996. Both properties are owned by Riverside West, LLC.

Existing Conditions

Surrounding land use and zoning: Nearby uses are primarily R-1A to the north, NR-LM east of the site. R-MC and Unincorporated Area (Bernalillo County) west and south.

Surrounding Zoning and Land Use		
NORTH	R-1A, Unincorporated Area	Rayo Del Sol Subdivision, Tom Tenorio Park
EAST	NR-LM	Desert Flower Subdivision
SOUTH	UNINCORPORATED AREA	Vacant Land
WEST	R-1A, R-MC	Duke City Fueling, OCD Rocky Mountain Food Distributor, Marathon Petroleum Corp, Oil Refinery

Figure 2. Zoning



Proposed Site Plan

The proposed mobile home park expansion will be located over the undeveloped portions of the East Property and West Property excluding the bulk footprint of the historic landfill. Partner ESI is preparing a landfill gas report to determine which, if any, areas of the proposed development will require additional remediation measures. We are currently working with the City of Albuquerque, Bernalillo County and NMDOT on the requirements to maintain these access points.

Landfill Impacts

Per discussions with Paul Olsen, Principal Engineer at City Environmental Health, these mitigations measures will include excavation of landfill debris located beneath any proposed structures. This will include roadways, utility trenches and mobile home pads. Additionally, any ponding areas will be lined to prevent excess infiltration of stormwater into the landfill debris. This plan proposes leaving the landfill area undeveloped and doing as minimal mitigation as possible. Partner ESI, an environmental engineering firm, is preparing a landfill gas report to characterize the landfill waste and map its limits. This report has been submitted to City Environmental Health and will detail which, if any, areas of the proposed development will require additional remediation measures. Enclosed is a copy of the proposed mitigation plans that have also been submitted to Environmental Health.

Transportation System

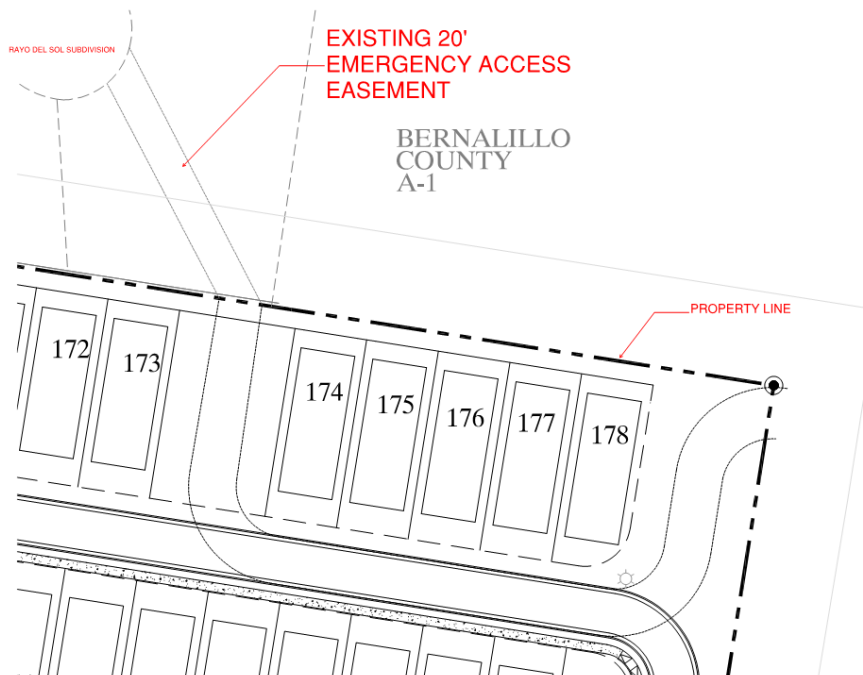
The proposed development will utilize the same primary entrance on Ervin Ln SW and will be accessed through the internal roadways of the existing manufactured home spaces. The secondary access on Jemez River Rd SW will also be utilized. Both roadways are in the jurisdiction of Bernalillo County, and we are currently working with the City of Albuquerque, Bernalillo County, and NMDOT to determine the requirements to maintain these access points. A Traffic Impact Study (TIS) will be required for this development, as determined in a scoping meeting with the City of Albuquerque and NMDOT. The existing private 40' internal roadway section will be extended to construct the proposed improvements. Any public infrastructure requirements to the public roadway system will be determined by the TIS. The proposed private roadway section will include curb, gutter, sidewalk on one side, and

landscape strip. The proposed TIS is limited to the access points on the site and on Coors. The project will be responsible for implementing the recommended mitigation measures of the TIS.

Vehicle Access, Circulations and On-Site Parking

As mentioned above traffic will enter the site through existing driveway entrances on Ervin Ln SW and Jemez River Rd SW. Traffic circulation to the expanded area will be through the existing portion of the development. An emergency access easement exists for the project north through this site in the event that the proposed access is blocked.

Figure 3: Emergency Access Easement



Notice to Association and Neighboring Properties

Property owners within 100ft and the affected neighborhood associations, San Jose Neighborhood Association, were notified as required. As of the submittal date of the application, no neighborhood associations made a request for a meeting on the project.

Landscaping, Buffering and Screening

Proposed landscaping plan meets buffering requirements set in IDO 14-16-5 5-6(E). There is an office building in the existing portion of the manufactured home community that will serve future tenants in the proposed expansion. Required open space will be provided in the undeveloped area to the southeast proposed expansion. The open space area is indicated on the EPC site plan.

Drainage

The existing site is required to retain all developed and undeveloped flows per City Hydrology. Currently, all site drainage is conveyed to a retention pond on the NE corner of the site. The proposed development will construct a new pond just south of the expansion to retain developed flows. Most of the landfill footprint will be left undisturbed and will continue to drain to the existing pond at the NE corner of the site.

Integrated Development Ordinance Justification Criteria

The following explanation below summarizes how the request for a Major Amendment to the existing Site Plan- EPC meets the IDO criteria pursuant to IDO Section 14-16-6-4 (Y)(3). As a Major Amendment it is subject to review and decision by the original decision-making body, the Environmental Planning Commission (EPC).

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

Response: The request for Site-Plan EPC is consistent with the ABC Comprehensive Plan as amended, and directly facilitates the policies and sub-policies identified below.

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

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.

Response: The request furthers Policy 4.1.2 because it will allow for the appropriate type of scale of uses to take advantage of the existing identity and character of the neighborhood which provides affordable housing in a location where it exists today within a transition zone between various residential uses and commercial uses. The request will allow the existing mobile home community to remain in tack as it has for over 30 years. The area will not be disrupted by the removal and relocation of the existing community or the relocation of existing residents. This use also allows affordable housing opportunities withing the community.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long- term health and vitality.

Sub-policy c) Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

Response: The request furthers Policy 4.14 because it will protect an existing stable, thriving residential neighborhood and preserve the neighborhood by not requiring the existing mobile home community to be removed from the area and the residents displaced. The primary goal of the request is to do exactly what this policy requires: To keep the mobile home community in place so that the neighborhood and its residents can preserve and protect what they have spent over 30 years building.

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

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

Response: The goal of the request is to make the long established existing mobile home community a permissive use. This will allow the existing close-knit community to remain a sustainable mobile home development in an area with good street connectivity and convenient

access to transit. It would also help to maintain and foster the broad housing options available in the area to meet the range of incomes and lifestyles needed within the community that offers a mix of uses that are conveniently accessible from the subject property.

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.

Response: This request furthers this policy by directing growth and redevelopment to an Area of Change that will help redevelop and utilize a portion of the subject site. The desired effect is to expand the existing manufactured homes to the existing surrounding residential manufactured home community use as well as the neighboring communities while preserving the character of the surrounding areas.

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.

Response: The goal of the requested Site Plan -EPC is to maintain the existing character mobile home community that is in an area that helps to align the appropriate land use. The request will serve to protect the character of the existing community and allow it and its residents to remain.

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.

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.

Sub-Policy a) Increase the supply of housing that is affordable for all income levels.

Response: The existing Riverside Mobile home community helps support diverse housing options within this area of the city. It ensures availability and affordability for not only the current residents within the existing park but for future residents as well. It provides lower income residents with an opportunity to own the unit within which they live rather than renting an apartment or single-family detached house. It does so within an area that is close to public transit and is within walking distance to numerous existing and future job opportunities, which contributes to its affordability of the housing.

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.

Response: The site is not located in a NR-SU or PD zoning district.

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.

Response: The future site plan will be required to meet applicable regulations and procedures contained in the IDO, and DPM.

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.

Response: The City's existing infrastructure in this location -streets, sidewalks, drainage, and infrastructure- has adequate capacity to serve the site that is within a fully developed area of Albuquerque.

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.

Response: This application proposes to mitigate any adverse impacts to the project site and adjacent properties. The notable item impacting this site will be the existing landfill for which Tierra West and Partner ESI have already met with City Environmental Health. A landfill gas report will be submitted to Environmental Health for review.

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.

Response: The subject property is not within an approved Master Development Plan.

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 (F) (Cumulative Impacts) and 14-16-6-4 (H) (Cumulative Impact Analysis Requirement), 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.

Response: A cumulative impact analysis is not required in this location.

Sidewalk- Variance

Our second request for the submittal is a variance to EPC for a sidewalk variance. The requested variance is to allow for the construction of sidewalks on only one side of the private roadways internal to the site.

The following explanation below summarizes how the request for Variance-EPC meets the IDO criteria pursuant to IDO Section 14-16-6 (N) (3)(a). An application for a Variance-EPC is subject to review and decision by the original decision-making body, the Environmental Planning Commission (EPC)

- 1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.**

Response: The proposed development is an expansion to an existing manufactured home community that does not include sidewalk in its internal roadways and does not have room for sidewalk. The requirement for sidewalk on both sides of the roadway in addition to roadway, curb and gutter, sanitary sewer, waterline, and storm drain infrastructure will place an unjustified limitation on economic return on the property.

Limiting sidewalks to one side of the roadway will meet City Transportation and DPM requirements while reducing the financial burden on the development and its future residents.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

Response: The variance request will provide for public pedestrian access for proposed mobile home lots and will not be materially contrary to public safety, health, or welfare.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

Response: The sidewalk variance internal to the site will not affect surrounding properties or infrastructure improvements. All impacts are contained within the site.

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Response: The proposed sidewalk variance is in accordance with the intent and purpose of the IDO and NR-MC zoning. The site does not fall under any overlay zone.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

Response: Expanding on the response to Decision Criteria 1, the sidewalk variance will be the minimum necessary to avoid extraordinary hardship for both the property owner and future residents. It will also minimize inequity between the existing and proposed portions of the mobile home park.

Closing

We respectfully request approval of the EPC-Site Plan and the Sidewalk Variance. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

Cc: Perry Burget
Kyndra Robidoux

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VC/ar/jg