

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

January 18, 2024

Riverside West, LLC
2911 Ervien LN SW
Albuquerque NM, 87121

Project # PR-2018-001482
SI-2023-01925 - Site Plan - EPC

LEGAL DESCRIPTION:

Tierra West, LLC, agent Riverside West, LLC, requests a new Site Plan-EPC, for all or a portion of Tract 1 of Summary Plat Land Division of West Land Development Co., included together with A Tract of land within these 1/4 SE, 1/4 SEC, 34 T10N, and R2E and a Tract of land east of Amole Del Norte Diversion Channel North of Section line of section 34 & 3, located at 2911 Ervien Ln. SW, north west of the intersection of Ervien Ln and Coors Blvd., approximately 42 acres. (M-10-Z)

Staff Planner: William Steele

On January 18, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2018-001482, SI-2023-01925 - Site Plan - EPC, based on the following Findings and subject to the Conditions of Approval:

1. The request is for a new Site Plan EPC-for a 42-acre site legally described as all or a portion of Tract 1 of Summary Plat Land Division of West Land Development Co., included together with A Tract of land within these 1/4 SE, 1/4 SEC, 34 T10N, and R2E and a Tract of land east of Amole Del Norte Diversion Channel North of Section line of section 34 & 3, located at 2911 Ervien Ln. SW, north west of the intersection of Ervien Ln and Coors Blvd. (the "subject site").
2. The subject site is zoned R-MC (Residential Manufactured Home Community), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned MH for Mobile Home Developments.
3. The applicant wishes to expand the existing manufacturing home community by adding 96 manufactured home lots to the vacant north-west portion of the subject site; which would be pursuant to all applicable IDO and DPM regulations.
4. The Environmental Planning Commission (EPC) is reviewing this request (SI-2023-01925) pursuant to Integrated Development Ordinance (IDO) Section 6-6(I)(1)(c), which requires a Site Plan-EPC to be reviewed and decided for any Site Plan application for development that has not

avoided sensitive lands identified in the sensitive lands analysis required pursuant to Subsection 14-16-5-2(C). The site plan is within a landfill gas buffer area which required a sensitive land analysis pursuant to IDO Section 14-16-5-2(H) which was provided by the applicant and analyzed by staff.

5. All development within a landfill gas buffer requires a Landfill Gas Mitigation Approval pursuant to Subsection 14-16-6-4(S)(5) to ensure that potential health and safety impacts are addressed, which was approved by the Environmental Health Department on October 17, 2023.
6. Upon approval by the EPC, the 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.
7. The subject site is located in an Area of Change and Area of Consistency as designated by the Comprehensive Plan and is part of the Southwest Mesa Community Planning Area (CPA).
8. The subject site is within 660-feet of the Coors Blvd SW Major Transit Corridor as designated by the Comprehensive Plan.
9. 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.
10. 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 Coors Blvd Major Transit Corridor. The proposed development is consistent with the distinct character of the existing manufactured home community and will encourage quality development with the expansion. The protection of the community will be preserved by the meeting sensitive land mitigation requirements for the landfill gas buffer area on the site. The proposed Site Plan would enhance the surrounding area by adding to the quantity of manufactured homes already in the community.

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 manufactured homes would help protect the identity and cohesiveness of the surrounding residential neighborhood because it would add more residential to an established neighborhood, which is developed with existing manufactured homes. The addition of manufactured homes would be an appropriate scale and location because development is proposed on a vacant area of the site where there are existing manufactured homes. The proposed would be located in an area of development that is primarily residential with some nearby commercial uses.

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

The request would enhance and preserve neighborhoods and traditional communities by maintaining and expanding the manufactured home use in an established residential community.. This expansion could provide more housing opportunities for new residents in the Southwest portion of the city. The request would protect the community and neighborhood as key to their long-term health and vitality because the City’s Environmental Health Department has determined and approved the appropriate landfill gas buffers and mitigation for the project site. These precautions should ensure that the current and future health and vitality are protected.

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

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 Major Transit Corridor, which are highlighted infill development locations within the Comprehensive Plan. The proposed development would be served by existing infrastructure and public facilities. The expansion of the manufactured home community 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 Goal 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 within both an Area of Change and Area of Consistency. Direct growth is encouraged in the Area of Change because the subject site is expanding the manufactured home use where it that use is expected and desired. The subject site is also in an Area of Consistency and meets this Goal because it reinforces and supports existing nearby residential uses and reinforces the character and intensity of the existing manufacturing home community.

- 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.

The request is consistent with the policy by directing more growth and more intense development by being within 660’ of a Major Transit Corridor which offers public transit and vehicular access to nearby industrial and business parks. The subject site is located in an Area of Change where change and redevelopment are being encouraged. The addition of manufactured housing options in the existing community adds to the direct growth and development to an area with adequate infrastructure and where other services exist.

- C. 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.

This This request protects and enhances the character of the existing neighborhood in an Area of Consistency due to the addition of more manufactured homes to the existing community. Although the project site is within 660’ of a Major Transit Corridor and near a Bernalillo

County Park, it is outside of Centers and Major Public Open Space. The community character is reinforced by the expansion of the manufactured home community on the subject site because it enhances the other surrounding residential uses.

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 the development of 96 additional manufactured homes in a manufactured home community and would ensure a sufficient supply of manufactured homes. The proposed site plan will encompass manufacturing homes that will increase the supply and range of similarly high-quality manufactured homes because it is another source of residential housing at price levels which can differ from non-manufactured homes.
 - 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 the expansion of a manufactured home community by adding 96 units and while conserving the existing 68 manufactured homes on the site. This development will improve the area by creating needed housing on a vacant site, thereby improving the existing neighborhood. The existing manufactured home community supports diverse housing options within the southwest area of the city because it another source of residential use that provides individuals and families of various income levels the opportunity to own a manufactured home.
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(I)(3)(a) As demonstrated by the policy-based analysis (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.
 - B. 14-16-6-6(I)(3)(b) The subject site is zoned R-MC; although no development agreements or regulations are in place for the project site, a Site Development Plan was approved by the EPC in 2004 but was never developed and its period of validity expired in 2011.
 - C. 14-16-6-6(J)(3)(c) The subject site is located in the R-MC District. The proposed site plan is for the development of 96 manufactured homes which would comply with all applicable provisions of the IDO and as determined through the EPC process. 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. A DHO waiver to the sidewalk requirements in the Development Process Manual has been approved. Therefore, the proposed site plan has sidewalks on only one side of the street.
 - 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 taken steps to mitigate any adverse impacts such as landfill buffer gasses to the surrounding community were taken in consideration when designing the Site Plan, specifically regarding the former construction landfill area by receiving approval for its assessment and

mitigation plan in a letter from the City's Environmental Health Department (EHD) and they will provide the EHD with a landfill gas report.

- 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 property owners within 100 feet of the subject site as required but there were no neighborhood associations to notify as per the Office of Neighborhood Coordination.
16. Staff reviewed the Site Plan drawings for compliance with applicable IDO Development Standards and regulations. No other City divisions have reviewed the drawings as part of the Site Plan-EPC. Future DFT reviewers shall check the Site Plan for compliance with the DPM and all development standards for the use. Staff has placed conditions of approval on the site plan.

CONDITIONS OF APPROVAL

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all 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. Site Plan:
 - A. Note number 3 shall be changed to reflect the light pole maximum of 16' as shown on the Pole Mounted Camera Detail on Detail Sheet C5.0.
 - B. The site plan shall specify the landfill gas buffer areas, which comprise of a closed landfill and the areas of potential landfill gas migration in its vicinity and shall comply with IDO Section 14-16-5-2(H) landfill buffers specifically, IDO Section 14-16-6-4(S)(5) Landfill Gas Mitigation Approval.
4. Landscape Plan: The note regarding landscaping compliance shall be changed from applicable regulations for "Apartments and Nonresidential Development" to "Residential Manufactured Home Community."
5. Grading and Drainage: Note number 6 on the Conceptual Grading and Drainage Plan shall be updated from the City of Rio Rancho to the City of Albuquerque. Regulations are pursuant to the City of Albuquerque.
6. Detail Sheets: Edit dimension text to reflect 16' Max within 100' of "Residential on the Pole Mounted Camera Detail" on Sheet C5.0.
 - A. The pole mounted camera detail shall be removed and replaced with a standard light pole detail.

7. Condition from Solid Waste Management Department: A site plan approved for access by the Solid Waste Department will be required.
8. Condition from Transportation Development Review Services: A Traffic Circulation Layout and Traffic Impact Study is required.
9. Condition from County of Bernalillo, Public Works: Sidewalk improvements along the west side of Coors Blvd SW between Ervine Ln and Jemez River Rd where the bus stop is located and along one side of Jemez River Rd that is public right-of-way is requested.
10. 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.
11. Conditions from ABCWUA (Water Authority): The impacts of the layout change must be rectified and the public and private infrastructure on the site plan needs to be distinguished and identified.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **February 2, 2024**. 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,



for Alan M. Varela,
Planning Director

OFFICIAL NOTICE OF DECISION

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January 18, 2024

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cc: Riverside West, LLC, 2911 Ervien LN SW, Albuquerque NM, 87121
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EPC File