

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)
FROM: William Steele, Senior Planner
DATE: 03/14/2025
RE: PR-2020-004098, SI-2024-01284 – Site Plan – EPC

The Agent (Evolution Planning and Design) for Gallo Partner, LLC, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval 1-14, for a Site Plan – EPC, for all or a portion of Tract A-1 Correction Plat for Bridgepoint Subdivision comprised of Tracts A & B Bridgepoint Subdivision & all lots 23-29 together with remainder of existing 20-foot alley right-of-way in the Original Townsite of Westland, located on the southeast corner of the intersection of Bridge Blvd. SW and 86th St. SW, between 86th St. SW and 82nd St. SW, containing approximately 4.6 acres. See EPC Notice of Decision (NOD) dated 10-17-2024.

The applicant provided a letter which shall be included with the DFT submittal describing how each condition has been satisfied or will be met moving forward. Updated Site Plan drawings have been provided incorporating the Conditions of Approval.

SI-2024-01284 – Site Plan – EPC

1. Condition 1 has been met or is agreed to by the applicant: The applicant has submitted the proposed site plan to the staff planner to ensure all Conditions of Approval are met and has submitted a vetted, final version to the staff planner for filing at the Planning Department.
2. Condition 2 has been met: The applicant has coordinated with the Staff Planner prior to submitting to the DFT for final signoff to ensure that EPC Conditions have been met.
3. Condition 3 is agreed to by the applicant: 3. Pursuant to IDO §14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
4. Condition 4 is agreed to by the applicant and is in the process of being met: The applicant has submitted the Post EPC Memo and accompanying final site plan drawings to comply with Conditions, 1, 2, and 3. 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.
5. Condition 5 has been met or is agreed to by the applicant: The Site Plan shall comply with the

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General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

6. Condition 6 (A-F) has been met:

- A. The entry and exit “resident access” gates for residents has been noted on the site plan.
- B. The existing zoning for parcel across Bridge Blvd NW has been corrected to MX-M.
- C. The description “Major Collector” has been removed from both roadways.
- D. The trellis on the site plan was renamed to “shade structure.”
- E. Colored utilities lines were changed to black or grey to not dominate the site plan drawing.
- F. Table of Applicable Standards:
 - 1. OUTDOOR AND SITE LIGHTING description has been edited and now reads: “15-FT. PREFINISHED OR PAINTED STEEL TUBE LIGHT POLES AS INDICATED AND REMAINDER PER IDO SECTION 5-8.”
 - 2. LANDSCAPING, BUFFERING, AND SCREENING description has been revised and now states, “STREET TREES PER STREET TREE ORD. 6-6-2-4, MULCHING PER IDO 5- 6(C)(5)(E) AND PONDING PER CITY STANDARD SPEC., SECT. 1013 AND REMAINING AS INDICATED ON LANDSCAPE PLAN.”

7. Condition 7 (A-B) has been met:

- A. The location of the monument sign and wall sign is identified on the site plan sheet.
- B. Signage details illustrating the signage area are included in the drawing set on Site Signage Details sheet SD.02.

8. Condition 8 has been met for the Landscape Plan (LP-01). The line weight of the building footprints and sidewalks has been increased and are clearly visible.

9. Condition 9 (A-D) has been met for the Grading and Drainage Plan (CG101):

- A. The GRADING PLAN has been renamed GRADING AND DRAINAGE PLAN.
- B. The GRADING AND DRAINAGE PLAN NARRATIVE has been revised to state “development will drain to the northeast corner of the site.”
- C. Detail Section A-A was removed from this sheet.
- D. The NOT FOR CONSTRUCTION stamp was removed.

10. Condition 10 (A-B) has been met for Utility Plan (CU101):

- A. The word CONCEPTUAL was removed from the title of the sheet.
- B. The NOT FOR CONSTRUCTION stamp was removed from the sheet.

11. Condition 11 for the Elevation Sheets (BE.01, BE.02) has been met: The windows and rear sliding glass door are identified on the elevation plan.

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12. Condition 12 (A-C) from Parks and Recreation - Urban Forestry has been met on Landscape Plan LP-01:

- A. Street trees are shown every 25' on-center along Bridge Blvd. SW on pursuant to Street Tree Ordinance 6-6-2-4. (Reference to this condition was added to the "Table of Applicable Standards" on the Site Plan sheet for Landscaping, Buffering and Screening.)
- B. The applicant has added a note to the Landscape Plan regarding trees mulch: "10' Diameter wood mulch tree ring with no filter fabric." This is in addition to the existing General Note #8 that references IDO 14-16-5-6(C)(5)(e), organic mulch shall be required within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (Reference to this condition was added to the "Table of Applicable Standards" on the Site Plan sheet for Landscaping, Buffering and Screening.)
- C. Landscape Detail #1 is now Tree Detail #2 and notes a 5' radius organic mulch is required at base of street trees and to leave mulch back 4" from trunk. Included on the detail is a note stating, "2-3" organic mulch not over filter."

13. Condition 13 from Parks and Recreation - Strategic Planning and Design has been met on Landscape Plan LP-01): A new note has been added to the Landscape Plan stating: "Pond to follow Detail 1. COA Spec Section 1013." A new Detail #1 "1013-SKL-1 Pond Slopes Flatter than 3:1" has been added to the landscape plan. (Reference to this condition was added to the "Table of Applicable Standards" on the Site Plan sheet for Landscaping, Buffering and Screening.)

14. Condition 14 has been met: The applicant has submitted a formal Grading and Drainage Plan to the City of Albuquerque Hydrology Division depicting the alternative design solution which is currently in plan review. Operation and Maintenance will be pursuant to IDO 14-16-5-13. Any Hydrology Division approved easements and Basecourse Emergency Access (Gated) should be added to the Site Plan and reviewed by DFT.

The Agent (Evolution Planning and Design) for Gallo Partner, LLC has satisfied Conditions 1-14 for NOD dated October 17, 2024. Conditions 1-2 are acknowledged as complying in Condition #4. Condition #3 was omitted but referenced as complying in Condition #4. The DFT can move forward with reviewing the Site Plan approved by the EPC.

William Steele

William Steele, Senior Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department