

IDO 14-16-6-6 (k)(3) Review and Decision Criteria

An application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

RE: PLT-2025-00042 Minor Subdivision Platting Four Lots to Three Lots.**LEGAL DESCRIPTION:**

Tract 165 containing 5.00 acres, Tract 164 containing approximately 5.00 acres, Tract 163 containing approximately 2.87 acres, Tract 162 containing approximately .28 acres, Block 0000, Airport Unit of the Town of Atrisco Grant. Bordered by 64th Street to the West, Glenrio Rd to the South, Coors Boulevard to the East and Fortuna Rd to the South.

YES Housing Inc, is requesting approval of a minor subdivision consolidating four lots to three lots in order to establish the appropriate lot configuration to establish an affordable housing project. This project consists of one parcel containing 128 units and the other parcel is slated to contain 144 units. The site is also planned to provide a Head Start facility for the residents of the proposed apartments as well as the surrounding community as a last phase. The parcels legally described above. The zoning for all the parcels is MX-M.

SUBJECT SITE BACKGROUND

This site is in an Area of Change, and the entire site is within the boundary of the Coors Blvd Major Transit Corridor and within the Southwest Mesa Community Planning Area. The entire subject site is along an Urban Principal Arterial (Coors Blvd NE) and within the Coors Boulevard CPO-2. There are no prior approvals or controlling site plans. Future development will be in line with IDO, DPM and other city regulations.

ZONING

This request for a replat is consistent with the IDO in that the entire site is comprised of four individual lots all zoned MX-M. Pursuant to IDO Subsection 14-16-2-4(C)(1), the MX-M zone district is intended to “provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.” The MX-M zone district is more in line with developing current development along this section of Coors Blvd and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies and are furthered by the proposed zone change.

PROJECT BACKGROUND & SITE SUITABILITY

The proposed development is a multi-phase, mixed-use, multi-family, new construction development in Albuquerque, NM. The development site is approximately 13.4 acres bounded by Coors Blvd to the east, Fortuna Rd to the south, Glen Rio Rd to the north, and West Mesa High School with 64th St to the west.

New construction is needed in Albuquerque and this immediate neighborhood specifically. The project will provide newly constructed housing for those residents who want quality housing. The City of Albuquerque supports LIHTC developments, is highly committed to developing and preserving affordable rental housing and has adopted a housing forward initiative.

The units will have the following in-unit amenities: Refrigerator, Stove/Oven, Dishwasher, and Garbage Disposal, and the two-bedroom/two-bath and three-bedroom units will have washer and dryer hookups. This project will prioritize access to open spaces, healthy food options, and social connections to create a supportive community environment that promotes better health outcomes for its residents.

The residential units will be grouped around a large interior courtyard to create an ample open gathering space for residents. A central gathering space will have shaded seating areas, picnic tables, and BBQ grills for families to relax, chat, and enjoy the outdoors. There will be an appropriate age playground and a tot-lot with seating for parents and caregivers to supervise. The landscape plan will include native, drought-tolerant plants from the City of Albuquerque's approved plant list.

The ground floor in one building will serve as the community center, including a large community room for resident activities. The common area space will include the community room with a TV lounge area, mail and package storage area, kitchen, computer center, and laundry center for residents to use. Each of the six buildings will have a small laundry room as well. Offices and a storage/maintenance room will also be housed here. Access to the laundry, mailboxes, computer room, community room, and other on-site common areas will all be ADA-compliant.

LAND USE CONTEXT

The adjacent neighborhood is a mix of commercial development (medical facilities, various retail centers, grocery stores, banks, worship centers, and restaurants), community facilities (West Mesa High School and the West Mesa Aquatic Center), industrial development, other multi-family properties, and single-family home neighborhoods. The properties adjacent to the site include YRC Freight, a commercial/industrial trucking company, West Mesa High School, and a commercial strip center building at the corner of Coors and Glen Rio.

Coors Blvd. is a six-lane major business thoroughfare, and the site design will orient the development away from Coors to enhance a sense of community and public safety and reduce traffic noise. One of the site's defining features is the large pedestrian overpass bridge, which connects the neighborhoods east of Coors with this site, the high school, the aquatic center, and the other businesses' locations on the west side of Coors. A primary design concept of this master-planned development will be to continue and strengthen the pedestrian connections made by the bridge. For this reason, the eastern portion of the site has been identified for commercial development and will create a pedestrian connection into the multi-family residential portions of the property.

Consistency with the Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

LAND USE

- This request is consistent with Land Use Policy 5.1.10 because the subject site is within Coors Blvd Major Transit Corridor fostering high frequency transit service with pedestrian-oriented development minimizing negative impacts on nearby neighborhoods by providing transitions between development along a Transit Corridor and single-family residential areas.
- This request is consistent with Comp Plan Policy 5.2.1. as it encourages development that will bring future services and housing opportunities to existing residential that can use existing amenities within walking and biking distance of neighborhoods to the north, east and west of the subject site and promotes good access for all residents. Any new services and amenities would be within walking and biking distance of this neighborhood. This request furthers 5.2.1(a).
- This request furthers Policy 5.2.1 (n) because the subject site is currently half vacant and underutilized. The approval of this request will allow for future development to emerge in a clear and precise manner. This request will help promote future development of this site under the MX-M zone district. This request furthers Policy 5.2.1 (n).
- This request furthers Comprehensive Plan Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request furthers Goal 5.3.
- This request furthers Comp Plan Policy 5.3.2 by allowing for development in an area where there is existing infrastructure and public facilities (streets, sidewalks, drainage systems, etc.) that will fully support the development.
- This request furthers Comp Plan Goal 5.6 because the lot is located within an Area of Change. It will direct growth and will ensure that development near Areas of Consistency have synergy with the proposed placement of housing near services and amenities.
- This request will encourage development where adequate infrastructure and community services exist because there are current streets, sidewalks, drainage systems, etc. The development of this vacant site will be a new development project that has all the necessary infrastructure to support the new uses.

ECONOMIC DEVELOPMENT

Placemaking: Create places where business and talent will stay and thrive.

- This proposed minor subdivision will allow for the implementation of development and implementation of patterns of land use that are consistent with the ABC Comp Plan conditions, development density/intensity and connectivity as a designation for employment and services.

CONCLUSION

This request is a minor platting action for approximately 13-acre plus property located in the Southwest Mesa Community Planning Area, in an Area of Change within a Major Transit Corridor (Coors Blvd), and within the Coors Blvd Character Protection Overlay Zone.

The current request, if approved, will facilitate future development affordable housing opportunities which is a stated goal of the city of Albuquerque.

All relevant Neighborhoods and Alliances were notified of this request, and the meetings and evidence of communication and support are contained in this submittal application. required. Local Neighborhoods and Coalitions have been briefed and updated throughout this process and there is no known opposition to this request as of this submittal.

Sincerely,

Enrico Gradi

YES Housing Inc.