



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Broadstone Highlands North, LLC		Phone:
Address: 2525 E. Camelback Road, Suite 500		Email:
City: Phoenix	State: AZ	Zip: 85016
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List <u>all</u> owners:

### BRIEF DESCRIPTION OF REQUEST

Minor Amendment to provide restricted parking signage along street frontages.

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

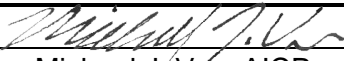
Lot or Tract No.: Tract 1	Block:	Unit:
Subdivision/Addition: The Highlands	MRGCD Map No.:	UPC Code: 101505718140821703
Zone Atlas Page(s): K-15-Z	Existing Zoning: R-MH	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 2.4 acres

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 200 Mulberry Street NE	Between: Copper Avenue	and: Tijeras Avenue
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001333

Signature: 	Date: 4/26/21
Printed Name: Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

## FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

### ☒ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

### ☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archaeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

### ☒ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - ☒ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
  - ☒ Copy of the Official Notice of Decision associated with the prior approval
  - ☒ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### ☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
  - ☐ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
  - ☐ Copy of the Official Notice of Decision associated with the prior approval
  - ☐ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### ☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

### ☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 

Date: 4/26/21

Printed Name: Michael J. Vos, AICP

☐ Applicant or ☒ Agent

#### FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

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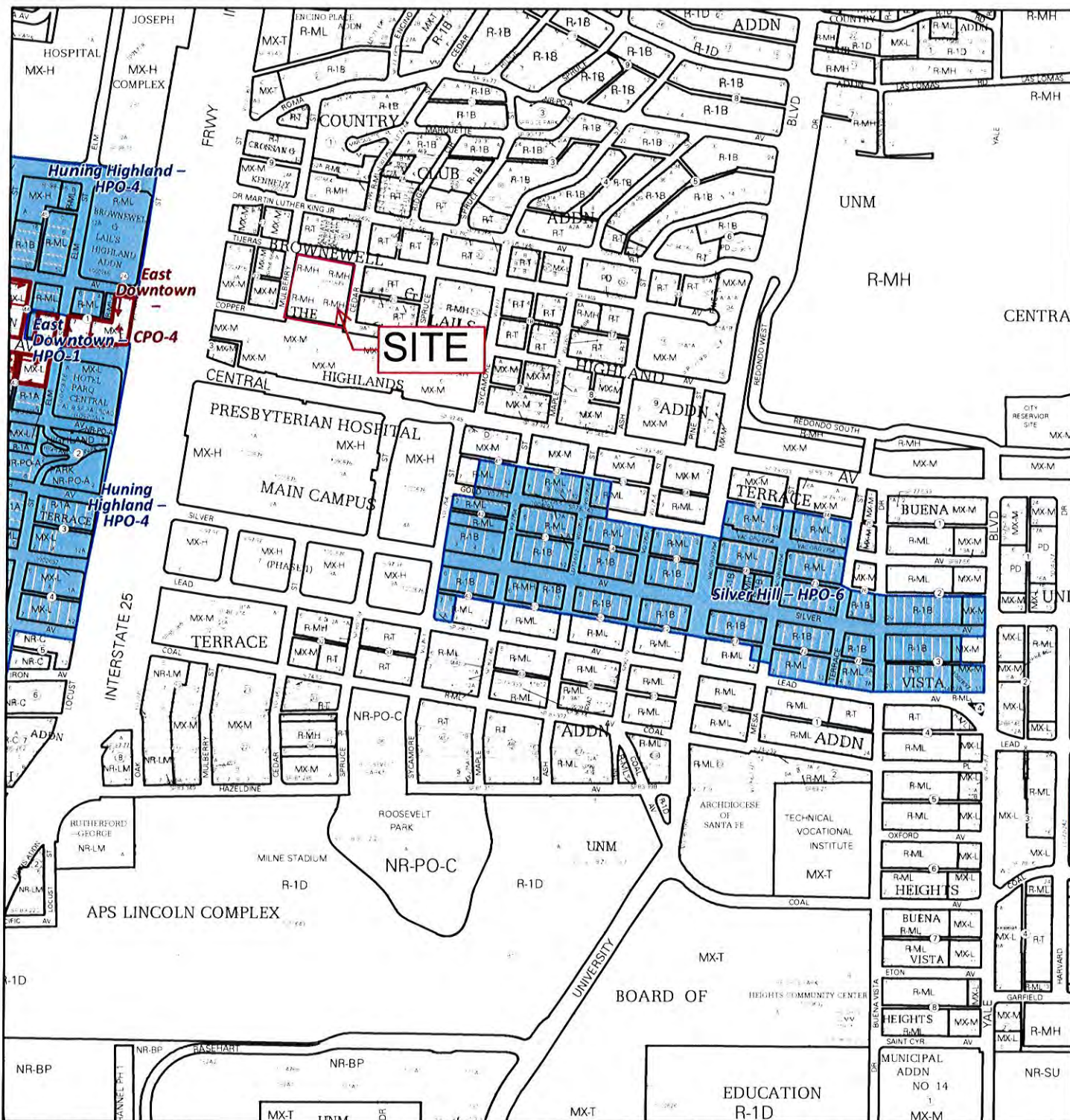
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Staff Signature:

Date:







For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:

### K-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

April 19, 2021

Mr. James M. Aranda, Deputy Director/ZEO  
Albuquerque Planning Department  
600 North 2nd Street NW  
Albuquerque, NM 87102  
[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)

Dear Mr. Aranda,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agents for Broadstone Highlands North, LLC for a Minor Amendment to the Site Plan – DRB for the Broadstone Highlands North project. The property is legally described as Tract 1, Plat of the Highlands, located at 200 Mulberry Street NE and containing approximately 2.4 acres.

Sincerely,


**See signature page attached**

Ian Swiergol  
Broadstone Highlands North, LLC

cc: Joshua Rogers, Titan Development

BROADSTONE HIGHLANDS NORTH, LLC, a Delaware  
limited liability company

By: BROADSTONE HIGHLANDS NORTH  
ALLIANCE, LLC, a Delaware limited  
liability company, its Operating Member

By:   
Name: Ian Swiergol  
Title: Member





April 19, 2021

Mr. James M. Aranda, Deputy Director/ZEO  
Albuquerque Planning Department  
600 North 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
[jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)

Dear Mr. Aranda:

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
[cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
[www.consensusplanning.com](http://www.consensusplanning.com)

The purpose of this letter is to request approval of a Minor Amendment to the Broadstone Highlands North Site Plan – DRB to provide for the installation of restricted parking signage around the site. The subject site is legally described as Tract 1, Plat of the Highlands containing approximately 2.4 acres and is located at 200 Mulberry Street NE.

The Applicant is finalizing construction of the multi-family residential development as depicted on the Site Plan, which was approved by the Development Review Board on August 22, 2018 (PR-2018-001333). The developer is entering into a revocable permit with the City for restricted, private use of the on-street parking spaces along Mulberry Street, Cedar Street, and Tijeras Avenue, which were constructed with this development. As a condition of that agreement, Transportation staff has requested this amendment to the approved Site Plan to reflect the proposed signage.

The attached amended site plan shows the proposed sign locations with a new keynote #32 with the associated detail shown in the upper left corner (01/A1.10). This amendment meets the criteria to be considered a minor amendment under Section 14-16-6-4 (Y)(2)(a) of the IDO based on the following (Applicant responses following each criterion in italics):

**6-4(Y)(2) Minor Amendments**

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

*The requested amendment is a requirement of the City of Albuquerque Transportation Development staff in conjunction with a separate approval process for a revocable permit for use of the on-street parking spaces. This requirement to show the signage details and locations was not known by the applicant at the time of the original application and approval by the Development Review Board.*

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

*No dimensional standards are affected by this request. The project has been built in accordance with the existing approval and the only change is to show the location and detail of signage required by the City as part of a revocable permit.*

**PRINCIPALS**

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

*No change to the amount of open space is associated with this amendment.*

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

*The buildings are constructed and are not changing with this amendment.*

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

*The number of units is not changing with this request.*

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

*The amendment does not adjust any building standards. The buildings have been constructed per the originally approved elevations and the project is currently working on obtaining certificates of occupancy.*

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

*The amount of landscaping is unchanged by this amendment.*

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

*The amendment does not change the number of dwelling units, square footages, amount of parking, or means of ingress or egress, so no increase in traffic is anticipated.*

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

*The amendment does not change any access or circulation, nor does it require any infrastructure that has not already been determined and built with the existing approval.*



10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

*The proposed amendment does not change any existing conditions placed on the property by the DRB (see attached notice of decision).*

11. The amendment does not affect a property in an Overlay zone as regulated per 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

*The property is not within an Overlay zone.*

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

*The zoning and land use are for multi-family residential, which is not changing with this request.*

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

*The site has been built in accordance with the approved Site Plan, which was reviewed under the Integrated Development Ordinance and its development standards, so it is not non-conforming. Addition of the proposed signs does not create or expand any nonconformity.*

Based on the IDO Criteria and responses provided above, we respectfully request approval of the attached Minor Amendment as provided for in the IDO.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Michael Vos, AICP  
Senior Planner



### LIGHTING LEGEND

- LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
- LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'CP'.
- LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
- LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

### LEGEND

- PROPERTY LINE
- BUILDING NUMBER
- NO. OF PARKING SPACES  
NO. OF COVERED SPACES
- ACCESSIBLE PARKING SPACE  
OR ANSI TYPE 'A' DWELLING UNIT
- TRANSFORMER LOCATION
- WATER METER LOCATION
- FIRE HYDRANT
- GAS METER LOCATION
- REMOTE F.D.C. LOCATION

### DEVELOPMENT DATA

NET SITE AREA:

2.3939 ACRES (104,278 S.F.)

ZONING AND LAND USE:

EXISTING: R-MH

LAND USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT:

ALLOWED: 65'-0"

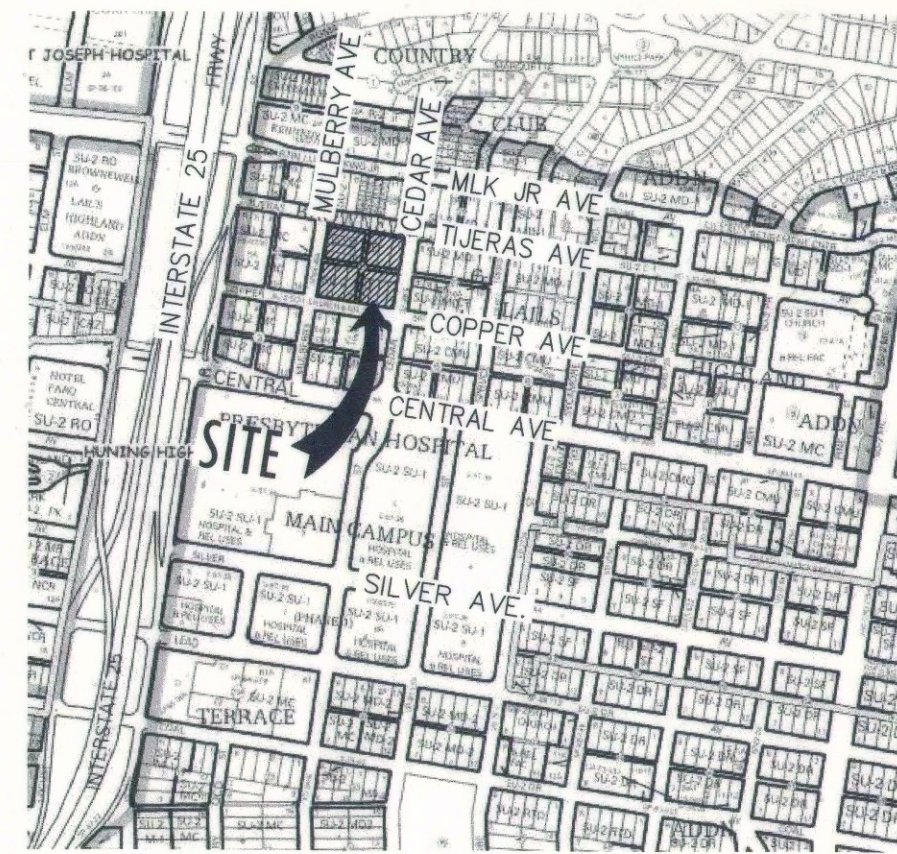
PROPOSED: 17'-6" / 63'-5"

DENSITY:

PROPOSED: 92 D.U./2.39 AC = 38.49 DU/ACRE

SETBACKS:

FRONTAGE REQUIRED: MAX. 10' ALONG 70%  
PROVIDED: 10' - MULBERRY ST  
REAR 15'  
6'/9'  
SIDES 0'  
10' AT COPPER AVE.  
6'/9' AT TIJERAS AVE.



### VICINITY MAP

NOT TO SCALE

### KEYNOTES

- 9'x16' PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 01/A1.20. TYPICAL.
- 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
- CARPORT PARKING STRUCTURE, SEE DETS. 06, 09/A1.20.
- TRASH ENCLOSURE WITH 15 C.Y. COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDING, SEE DET 14/A1.20.
- ELECTRONIC ENTRY GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- RESIDENT ONLY REMOTE CONTROL ENTRY GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- POOL GATE, SEE DETAIL 28/A1.21.
- CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
- WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
- CMU POOL WALL, SEE DETAIL 16/A1.21.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.
- 4' SIDEWALK, TYPICAL ON SITE, GRAY CONCRETE COLOR.
- 6' SIDEWALK, TYPICAL AT PARKING AREA, GRAY CONCRETE COLOR, SEE DETAIL 09/A1.20.
- 6' EXTERIOR SIDEWALK AROUND SITE, GRAY CONCRETE COLOR.
- 6' SIDEWALK AT STAIR APPROACH, GRAY CONCRETE COLOR, TYPICAL.
- BICYCLE PARKING RACK FOR 4 BICYCLES, SEE DET. 4/A1.14.
- CMU RETAINING WALL W/6' FENCE ABOVE, SEE DET. 17/A1.21.
- 4' CMU WALL WITH 2' FENCE ABOVE, SEE DETAIL 27/A1.21.
- 35'x35' VISIBILITY TRIANGLE AT STREET CORNER.
- 11'x11' SIGHT VISIBILITY TRIANGLE AT DRIVEWAY ENTRY.
- ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
- FLUSH CURB WITH PAVING AT MAIN ENTRY AUTO COURT, PROVIDE POTS AND WHEEL STOP FOR VEHICULAR WAYFINDING.
- FIRE RISER LOCATION, SEE BUILDING PLANS.
- ELECTRICAL EQUIPMENT, PER ELECTRICAL.
- ENTRY MONUMENT SIGN, PER DETAIL 29/A1.21.
- ACCESSIBLE RAMP, PER DETAIL 8/A1.20.
- POOL LIFT, PER DET. 43/A1.22.
- 5'x8' MOTORCYCLE PARKING SPACE.

### GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDES PER STD. DWG. 2415A, 2418, 2406 & ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
- SIGNAGE WILL BE REGULATED BY THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. THE MAIN BUILDING WILL CONTAIN NO MORE THAN TWO BUILDING-MOUNTED BLADE SIGNS THAT WILL NOT EXCEED 50 SQUARE FEET IN AREA EACH. NO MORE THAN FOUR WALL-MOUNTED OR MONUMENT SIGNS WILL BE LOCATED ON THE PERIMETER OF THE SITE AND WILL NOT EXCEED 100 SQUARE FEET IN AREA EACH. SIGNAGE MAY BE APPROVED ADMINISTRATIVELY AS LONG AS IT FOLLOWS THESE REQUIREMENTS.
- POOL, SPA AND EQUIPMENT SHALL BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT.

PROJECT NUMBER: **PR-2018-001333**

Application Number: **SI-2018-00069**

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

*Rogues Engineering, Transportation Division*  
Traffic Engineering, Transportation Division  
Date: 4/22/18

*Thistle Creek*  
ABCWUA  
Date: 10-16-18

*Sambora*  
Parks and Recreation Department  
Date: 8/22/18

*James P. Taylor*  
City Engineer/Hydrology  
Date: 8/22/2018

*William*  
Code Enforcement  
Date: 22-AUG-2018

*NIA*  
Environmental Health Department (conditional)  
Date:

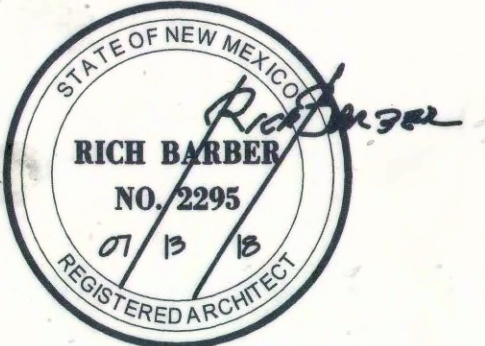
*NIA*  
Solid Waste Management  
Date:

*Chairperson*  
DRB Chairperson, Planning Department  
Date: 10-16-18

## BROADSTONE HIGHLANDS NORTH

NWC CEDAR ST AND COPPER AVE  
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



**TITAN**  
DEVELOPMENT

**ALLIANCE**  
RESIDENTIAL COMPANY

Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

### REVISIONS


### DRB SUBMITTAL

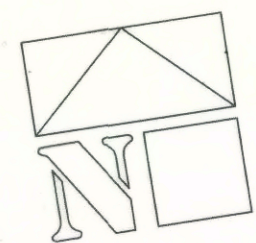
DATE: AUGUST 03, 2018 ORB # 16-210

## A1.10

### SITE PLAN

### SITE PLAN

SCALE: 1" = 30'-0"





PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

August 22, 2018

Cedar Investors  
6300 Riverside Plaza Lane NW Suite 200  
ABQ, NM 87120

**Project# PR-2018-001333**  
**Application# SI-2018-00069- Site Plan DRB**

### LEGAL DESCRIPTION:

All or a portion of TRACT 1PLAT of the HIGHLANDS (BLOCKS 3,4,5,6 & 21 BROWNWELL and LAIL's HIGHLAND ADDITION) zoned R-MH , located on COPPER AVE NE between MULBERRY ST NE and CEDAR ST NE. containing approx. 2.39 acres (K-15)

On August 22, 2018, the Development Review Board (DRB) voted to CONDITIONALLY APPROVE a Site Plan for Project PR-2018-001333/SD-2018-00092.

### Findings:

1. This is a request for a 92 unit multifamily development with a height of 63 feet 5 inches.
2. The EPC approved a Site Plan for the site 2016 (1010879 16 EPC-40063). This Site Plan- DRB supersedes the previous approval.
3. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

6-6(G)(3)(a) *The Site Plan 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.*

The site plan meets the applicable requirements of the IDO including parking, height setbacks and building design. The applicant is seeking a variance for fence height.

6-6(G)(3)(b) *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 extent practicable.*

The site has access to a full range of urban services including roads, utilities, and public safety services. The project has an availability statement from the ABCWUA .

6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area*

Official Notice of Decision

Project # PR-2018-001333 Application# SI-2018-00069

August 22, 2018

Page 2 of 2

*to the maximum extent practicable.*

The site design incorporates significant landscaping buffers that improve the pedestrian experience for site users. The site plan shows lower height buildings facing the existing residential development to the north and east.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 6, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

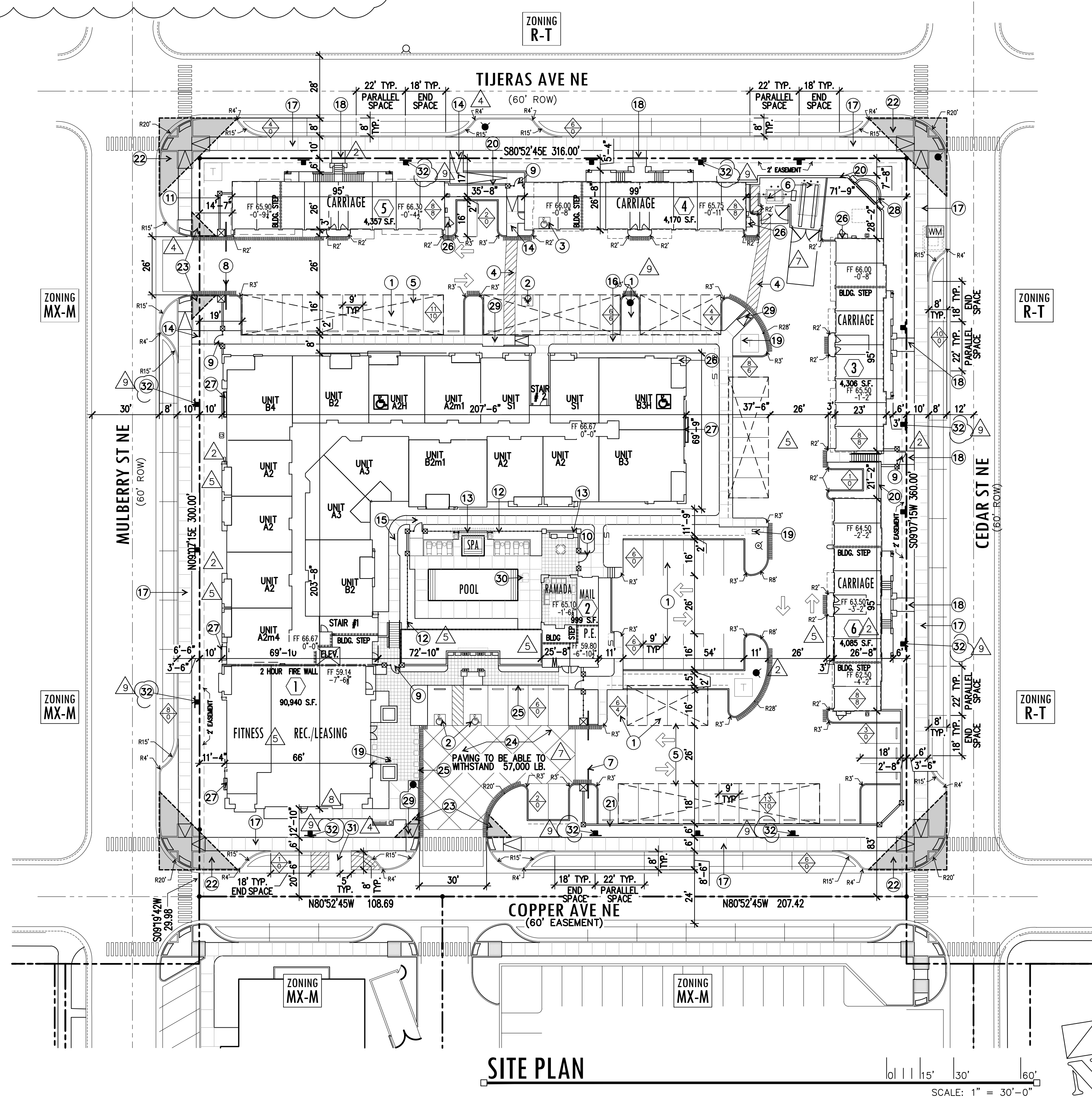
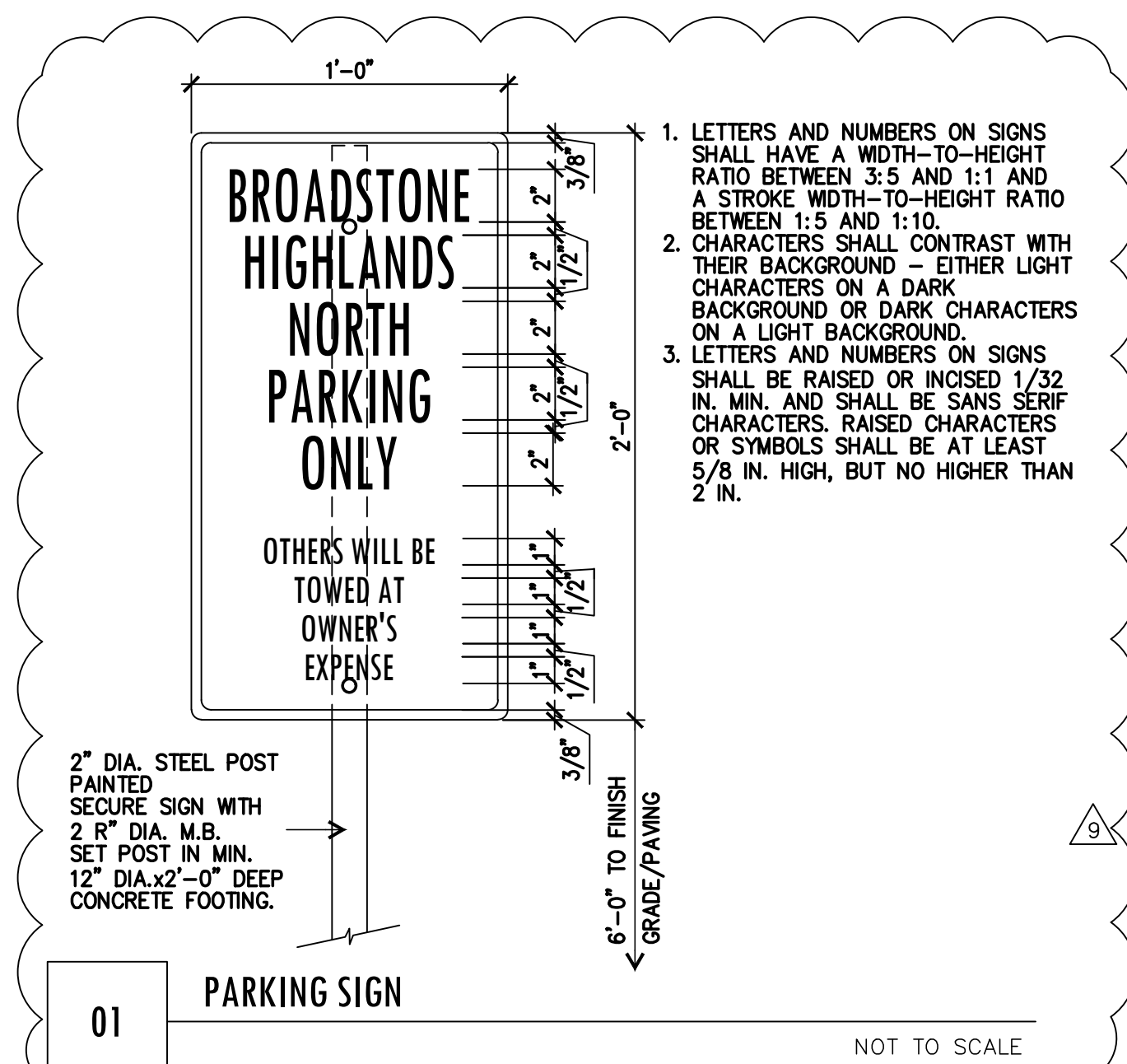


Kym Dicome  
DRB Chair

KD/mg

CC:










Consensus Planning 302 8<sup>th</sup> st NW ABQ, NM 87102



## LIGHTING LEGEND

- LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.
- LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'CP'.
- ♀ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
- ⊕ LED WALL SCENCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

## LEGEND

- | PROPERTY LINE   |  |
|---|--|
|  | BUILDING NUMBER  |
|  | NO. OF PARKING SPACES                                      |
|  | NO. OF COVERED SPACES                                      |
|  | ACCESSIBLE PARKING SPACE<br>OR ANSI TYPE "A" DWELLING UNIT |
|  | TRANSFORMER LOCATION                                       |
|  | WATER METER LOCATION                                       |
|  | NEW FIRE HYDRANT   |
|  | GAS METER LOCATION   |
|  | EXISTING FIRE HYDRANT                                      |

## DEVELOPMENT DATA


**NET SITE AREA :**  
2.3939 ACRES (104,278 S.F.)

**ZONING AND LAND USE:**

EXISTING: R-MH  $\triangle 5$

LAND USE: MULTI-FAMILY RESIDENTIAL

**BUILDING HEIGHT :** \_\_\_\_\_

ALLOWED: 65'-0"  
PROPOSED: 17'-6" / 63'-5" 

DENSITY :

PROPOSED: 92 D.U./2.39 AC = 38.49 DU/ACRE 

**SETBACKS :**

	FRONTAGE	REAR	SIDES
REQUIRED:	MAX. 10' ALONG 70%	15'	0'
PROVIDED:	10' - MULBERRY ST	6'/9'	10' AT COPPER AVE. 6'/9' AT TIJERAS AVE.

UNIT MIX											
	UNIT TYPE								UNITS/ BLDG	NO. BLDGS	TOTAL UNITS
	S1	A1	A2	A3	B1	B2	B3	B4			
LIVABLE PAT/BAL	615	992	692	771	1,091	959	1,108	1,110			
BUILDING 1	8		38	8		12	14	4	84	1	84
BUILDING 3&5					2				2	2	4
BUILDING 4&6		2							2	2	4
TOTAL	8	4	38	8	4	12	14	4		4	92

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED				
	SF REQ. PER DU	# OF D'S	AREA S.F.	
			REQUIRED	PROVIDED
STUDIO	200	8	1,600	
1 BEDROOM	200	50	10,000	
2 BEDROOM	250	34	8,500	
TOTAL REQUIRED			20,100	
GROUND LEVEL OPEN SPACE				11,930
BALCONY PRIVATE OPEN SPACE				7,076
TOTAL PROVIDED (ALLOWED 50% RED. UC-MS-PT)				19,006

PARKING SPACE REQUIREMENTS		PARKING RATIO REQUIRED	PARKING SPACES
REQUIRED 1 PARKING SPACE PER D.U. (ALLOWED 50% REDUCTION)		1 x 92	92 46
Total Parking Spaces Required			46
OPEN PARKING PROVIDED			34
CARPORT PARKING PROVIDED			5 34
GARAGE PARKING PROVIDED			32
*STREET PARKING AT COPPER AVE. (PRIVATE ROADWAY EASEMENT)			7
* MOTORCYCLE STREET PARKING AT COPPER AVE.			2
*STREET PARKING AT CEDAR ST., TWEARAS AVE. & MULBERRY ST.			8
Total Parking Provided			106
Accessible Parking Required			4
OPEN ACCESSIBLE PARKING PROVIDED			2
CARPORT ACCESSIBLE PARKING PROVIDED			1
GARAGE ACCESSIBLE PARKING PROVIDED			1
Total Accessible Parking Provided			4
10% OF REQUIRED PARKING (92x10%) Bicycle Parking Required			10
GARAGE			32
BICYCLE RACK			14
Total Bicycle Parking Provided			46

\* NOT INCLUDED IN PARKING CALCULATIONS

## INITIAL MAP

**NOT TO SCALE**

## KEYNOTES ①

1. 9'x16' PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 01/A1.20. TYPICAL
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
3. 14'x20' ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
5. CARPORT PAVING SURFACE, SEE DETAIL 06, 09/A1.20.
6. TRASH ENCLOSURE WITH 15 C.Y. COMPACTOR SURROUND BY 8" CMU WALL PAINTED TO MATCH BUILDING, SEE DETAIL 14/A1.20.
7. ELECTRONIC ENTRY GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
8. RESIDENT ONLY REMOTE CONTROL ENTRY GATE, EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
9. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
10. POOL GATE, SEE DETAIL 24/A1.21.
11. CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
12. WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
13. CMU POOL WALL, SEE DETAIL 16/A1.21.
14. 6" SIDEWALK CONNECTING TO PUBLIC WAYS, GRAY CONCRETE COLOR.
15. 4' SIDEWALK, TYPICAL ON SITE, GRAY CONCRETE COLOR.
16. 6" SIDEWALK, TYPICAL AT PARKING AREA, GRAY CONCRETE COLOR, SEE DETAIL 09/A1.20.
17. 6' EXTERIOR SIDEWALK AROUND SITE, GRAY CONCRETE COLOR.
18. 6" SIDEWALK AT STAIR APPROACH, GRAY CONCRETE COLOR, TYPICAL.
19. BICYCLE PARKING RACK FOR 4 BICYCLES, SEE DET. 4/A1.14.
20. CMU RETAINING WALL W/6' FENCE ABOVE, SEE DETAIL 27/A1.21.
21. 4' CMU WALL WITH 2' FENCE ABOVE, SEE DETAIL 27/A1.21.
22. 35'x35" VISIBILITY TRIANGLE AT STREET CORNER.
23. 11'x11' SIGHT VISIBILITY TRIANGLE AT DRIVEWAY ENTRY.
24. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
25. FLUSH CURB, SEE DETAIL 43/A1.20.
26. MAIN ENTRY AUTO COURT, PROVIDE POTS AND WHEEL STOP FOR VEHICULAR WAYFINDING.
27. FIRE RISER LOCATION, SEE BUILDING PLANS.
28. ELECTRICAL EQUIPMENT, PER ELECTRICAL.
29. ENTRY MONUMENT SIGN, PER DETAIL 29/A1.21
30. ACCESSIBLE RAMP, PER DETAIL 6/A1.20
31. POOL LIFT, PER DETAIL 43/A1.20
32. 5'x8' MOTORCYCLE PARKING SPACE.
33. BROADSTONE HIGHLANDS NORTH PARKING ONLY SIGN LOCATION, PER DETAIL 01/A1.10

## GENERAL NOTES

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
2. LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
3. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDES PER STD. DWG. 2415A, 2418, 2406 & ANY OTHER THAT MAY APPLY. ALL CURB AND GUTTER CUTS SHALL BE REPLACED WITH NEW CURB AND GUTTER SIDEWALKS.
4. SIGNAGE WILL BE REGULATED BY THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. THE MAIN BUILDING WILL CONTAIN NO MORE THAN TWO BUILDING-MOUNTED BLADE SIGNS THAT WILL NOT EXCEED 10 SQUARE FEET IN AREA EACH. NO MORE THAN FOUR WALL-MOUNTED OR MONUMENT SIGNS WILL BE LOCATED ON THE PERIMETER OF THE SITE AND WILL NOT EXCEED 100 SQUARE FEET IN AREA EACH. SIGNAGE MAY BE APPROVED ADMINISTRATIVELY AS LONG AS IT FOLLOWS REQUIREMENTS.
5. POOL, SPA AND EQUIPMENT SHALL BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT.

PROJECT NUMBER:

Application Number:

**Is an Infrastructure List required?** ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

# BROADSTONE HIGHLANDS NORTH

NWC CEDAR ST AND COPPER AVE  
ALBUQUERQUE, NEW MEXICO

WorldHQ@ORBArch.com



TITAN  
DEVELOPMENT



**ALLIANCE**  
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## REVISIONS

2	8/30/17	DESIGN TEAM COORDINATION
4	10/12/17	DESIGN TEAM COORDINATION
5	05/18/18	3RD CITY REVIEW/OWNER CHANGE
7	08/10/18	4TH CITY REVIEW/COORDINATION
8	10/10/18	DESIGN TEAM COORDINATION
9		C.A. REVISIONS/COORDINATION

DATE: MAY 4TH, 2020

ORB # 16-210

## A1.10

## SITE PLAN