

**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

Blueline Development, Inc.
1004 South Ave.
West Missoula, MT 59801

Project# PR-2023-008589 aka PR-2024-009904
Application#
SI-2024-00136 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of: **ATRISCO GRANT W1/2
TR52 W2.39 AC**

On April 10, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to build a 48-unit affordable housing apartment building which also includes a courtyard, a community garden, and an amenity space. This development has an award for Low Income Housing Tax Credits.
2. The subject property is zoned MX-M on the north and R-T on the south. A zone boundary splits the parcel. The land use proposed for the MX-M portion of the property is a 3 story multi-family building. Land use proposed for the R-T portion of the property are parking and a community garden - uses to support the multi-family.
3. There is no previously approved Site Development Plan associated with the subject property.
4. This project did not require an Infrastructure List.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

1) Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a) 6-5(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.*

Per IDO 2-4(C) - Mixed-Use Medium Intensity Zone District, The proposed project complies with the MX-M Zone District applicable dimensional standards.

Per IDO 4-2 - Allowable Uses, table 4-2-1, Multi-family housing is permitted in the MX-M zone district and community garden is permitted in the R-T zone district.

Per IDO 4-3(B)(8) - Use Specific Standards-Dwelling, Multi-Family, the proposed project meets all the applicable standards defined in this section for Multi-Family developments.

Per IDO 4-3(D)(1) - Use Specific Standards-Community Garden, the proposed community garden is compliant with the applicable standards. All required notes regarding operation and maintenance have been added to the site plan.

Per IDO 5-5 – Parking and Loading, on-site parking requirements are being met.

Per IDO 5-6 – Landscaping, Buffering, and Screening, an Alternative landscape plan was submitted for this project. A utility easement exists along the entire stretch of the subject site frontage, therefore the street tree requirements became impossible to accomplish. Consequently the applicant proposed to add the 8 required street trees in the southern portion of the project where a larger open space and the community garden are located. Therefore, the total number of trees for this project was fulfilled, and the site's large open space will be shaded and heat mitigated by the trees in this new location.

All other minimum landscaping requirements including total landscape area, ground level vegetation, clearance from utilities and transformers, parking lot landscaping and tree requirements, as well as Edge Buffer landscaping requirements and other detailed standards were met. In order to properly manage stormwater, landscape and buffer areas are designed to permeate stormwater and divert excess water to the stormwater treatment pond on site. Existing on-site ponding is proposed to be properly stabilized per the City of Albuquerque Drainage Ponds: Slope Stabilization and Seeding Requirements Section 1013.

Moreover, City Forester has reviewed and approved the final proposed species of trees and shrubs for this project.

Per IDO 5-11(D) - Building Design -Multi-Family Residential Development, building entrances, facades, windows, articulation, and roof design is compliant with the applicable standards.

Per DPM Table 7.2.29 - Street Element Dimensions, Central Avenue is a Principal Arterial and a Major Transit Corridor within a Center. Therefore, the project will build a 10.5-foot sidewalk with a 20.6-foot landscape buffer. Shrubs will replace the relocated trees along Central.

- b) 6-5(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, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

Existing roadway, utility and drainage infrastructure exists with capacity to service the proposed development. The project will not burden the existing systems.

- c) 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d) 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **APRIL 25TH, 2024**. The date of the DFT'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.

Official Notice of Decision

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For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wetransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
Associate Director

JW/ha

Shopworks Architecture, 301 W 45th Ave. Denver, Colorado 80216