

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

PV Trails Albuquerque, LLC  
C/O Price Land Development Group  
4350 La Jolla Village Drive, Suite 110  
San Diego, CA 92122

**Project# PR-2018-001198**

**Application#**

**SI-2021-00383 SITE PLAN**

### LEGAL DESCRIPTION:

For all or a portion of: **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW** between **PASEO DEL NORTE** and **GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)

On May 19, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a 333-unit multi-family residential facility, featuring thirteen 3-story buildings with multi-family residential dwelling units, three 2-story buildings with multi-family residential dwelling units, a 5,980 square foot clubhouse, four detached garages, and a dog park. The site plan is required to be reviewed by the Development Review Board (DRB) because the proposed development features more than 50 multi-family residential dwelling units.
  1. Pursuant to 6-6(l)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
    - a. 6-6(l)(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 parking meets the IDO requirements: 531 parking spaces are proposed where 500 parking spaces are required. The landscaping meets the IDO requirements: 133,165 square feet of landscaping is proposed where 71,916 square feet is required. The height of the buildings meets the IDO requirements: the 38-foot maximum height of the buildings complies with the 38-foot maximum building height in the R-ML zone district, as well as the 30-foot maximum height for areas of the site within 100 feet of the property lines for low-density residential development, meeting the Neighborhood Edge requirements.

- b. 6-6(l)(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 utilities, roads and emergency services. A traffic impact study was prepared for the project, and all recommended roadway improvements per the approved traffic impact study have been included on the approved Infrastructure List.

- c. 6-6(l)(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.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed development is permitted within the R-ML zone district.

**Conditions:**

1. This Site Plan is valid 7 years from DRB approval (5/19/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation to use correct clear sight triangles and to modify landscaping as necessary, to show all vehicular and pedestrian accessway widths, to call out correct pedestrian ramp configurations, and to reference detail on handicapped spaces with a keyed note on the plan and to specify types of curb ramps with keyed notes on the plan.

3. Final sign off is delegated to Planning for the Solid Waste signature, the recorded IIA, and to add notes on the site plan outlining the methods that will be used for final stabilization of Ponds "A" and "C" with native grasses/wildflowers.
4. The applicant will obtain final sign off from Transportation and Planning by August 19, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 3, 2021**. 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.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,



Jolene Wolfley  
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102