

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

May 6, 2020

Hagar Group, LLC
31225 La Baya Drive, Suite 206
Westlake Village, CA
91362

Project# PR-2018-001307
Application#
SI-2018-00046 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **TR 1-B PLAT OF TRACTS 1-A & 1-B P & J SUBDIVISION LOT 1B, P & J SUBDIVISION** zoned NR-LM, located on **SAN ANTONIO DRIVE between SAN PEDRO RD and LOUISIANA BLVD**, containing approximately 3.0897 acre(s). (E-18)[

On May 6, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

SI-2018-00046 SITE PLAN – DRB

1. This is a request to develop an RV parking lot on the subject property. The site plan is required to be reviewed by the Development Review Board (DRB) because of the associated major public infrastructure improvements which is the median cut in San Antonio Dr.
 1. 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:
 - a. 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 structure heights, parking, and landscaping meet the IDO and site plan requirements.

- b. 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 utilities, roads and emergency services. A traffic impact study was not required for the project.

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

The applicant will provide additional work to the trails to maintain a safe walkable path.

2. A Zone Map Amendment and Site Development Plan for Subdivision was approved by the Environmental Planning Commission (EPC) on June 14, 2018. Case File #1004375.
- a. The property was rezoned from SU-1 PRD to SU-1 for Outdoor Vehicle (RV and Boat) Storage.
 - b. The Integrated Development Ordinance (IDO) subsequently converted the zoning to NR-LM.
 - c. Pursuant to the EPC conditions, the applicant completed a Landfill Gas Survey and Proposed Landfill Gas Mitigation Design Plan.
 - d. City of Albuquerque Environmental Health Division approved the Landfill Gas Survey and Proposed Landfill Gas Mitigation Design Plan.
3. The site plan meets the requirements in IDO Section 5-2(G)(3) Certification Requirements for development located on a landfill and landfill buffer zone.
4. The site plan complies with the conditions as set forth by the EPC including:
- a. A 6-foot opaque wall will be constructed along the perimeter of the site
 - b. Maximum structure height shall be 16 feet.
 - c. Maximum structure setback shall be 6 feet from the front and 0 feet from the side and back property lines
 - d. The drive thru aisles shall be asphalt and the parking spaces shall be gravel surfaces.
 - e. A professional engineer with expertise in landfills shall make recommendations to the site plan. A professional engineer was consulted and resulted in the document titled the Landfill Gas Survey and Proposed Landfill Mitigation Design Plan. The Plan recommends:
 - i. Landscaping will be limited to street trees along the San Antonio Dr. right-of-way to minimize impact and methane off-gassing from the landfill. All landfill will require low to medium water use and planted in waterproof liners to prevent irrigation from affecting landfill gases that may exist.
 - ii. Stormwater ponding is not allowed on the site as a requirement of the City of

Albuquerque Environmental Health Division.

5. This site proposes infrastructure improvements.
6. This site requires an Infrastructure List.
7. The applicant will make adjustments to the City multi-purpose trail to ensure health and safety measures are satisfied.
8. The applicant provided the required notice as outlined in the IDO Table 6-1-1.; the applicant notified property owners within 100 feet and affected neighborhood associations.
9. The proposed use is allowed within the NR-LM zone.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (5/6/2020). An extension may be requested prior to the expiration date.
2. The infrastructure list and the site plan will include the language, "Adjustments to the City multi-purpose trail where located less than 2-ft from and abutting the southern property line to accommodate safety regulations."
3. The applicant will amend the General Note #2 on the first sheet of the site plan to refer to compliance of the Integrated Development Ordinance (IDO).
4. Once the site plan has all the required signatures, a pdf of the complete signed off set will then be email to the PLNDRS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **May 21, 2020**. The date of the DRB'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.

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://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

Official Notice of Decision


Project # PR-2018-001307 Application# SI-2018-00046

May 6, 2020

Page 4 of 4

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 "J" being particularly large and stylized.

Jolene

Wolfley

DRB Chair

JM

Consensus Planning, 302 8th St. NW, Albuquerque, NM, 87102