DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2018-001405
PS-2021-00149 – SKETCH PLAT
NUEVO ATRISCO, LLC (RON LINDSEY) requests the aforementioned action(s) for all or a portion of TRACT B, NUEVO ATRISCO zoned MX-M, located on NORTHWEST CORNER OF UNSER BLVD NW AND CENTRAL AVE NW containing approximately 3.1362 acre(s). (K-10)
PROPERTY OWNERS: NUEVO ATRISCO, LLC
REQUEST: SKETCH PLAT REVIEW

PR-2018-001405
SD-2022-01115 – AMENDMENT TO SITE PLAN
VA-2022-00165 – SIDEWALK WAIVER
DEKKER/PERICH/SABATINI | JESSICA LAWLESS agent for NUEVO ATRISCO, LLC | RON LINDSEY, DEVELOPMENT MANAGER MAESTAS DEVELOPMENT GROUP requests the aforementioned action(s) for all or a portion of: TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO zoned MX-M, located at 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW containing approximately 6.2231 acre(s). (K-10)
PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP LLLP, CITY OF ALBUQUERQUE
REQUEST: NORTHERN PARCEL TO INCLUDE MULTI-PURPOSE STRUCTURE, MOBILE FOOD VENDOR COURT WITH AMENITIES, CHILDRENS ACTIVITY AREA, WATER FEATURE, PERIODIC FARMERS MARKET, SOUTHERN PARCEL TO CONTAIN 5,000 SQ FT RETAIL/ RESTAURANT WITH POSSIBLE PICK UP WINDOW AND PARKING LOT, AND AN ADDITIONAL 6,000 SQ FT RETAIL/RESTAURANT.

PR-2018-001405
SD-2022-00100 – PRELIMINARY/FINAL PLAT
CSI – CARTESIAN SURVEYS, INC. agent for NUEVO ATRISCO, LLC requests the aforementioned action(s) for all or a portion of: TRACT B, NUEVO ATRISCO zoned MX-M, located at CENTRAL AVE NW between UNSER BLVD NW and VOLCANO RD NW containing approximately 3.1362 acre(s). (K-10)
PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED
REQUEST: CREATE 3 NEW TRACTS FROM 1 EXISTING TRACT, GRANT CROSS LOT DRAINAGE EASEMENTS, CROSS LOT ACCESS AND SIDEWALK, DEFINE LOCATIONS FOR FORMERLY “FLOATING” EASEMENT FOR STORM DRAIN LINES.

<u>12-01-2021</u>
No objection to the requested replat. Central Ave NW is a Community Principal Arterial and a Proposed Pedestrian Project per the MTP 2040; Unser Blvd NW is a Regional Principal Arterial; both require street trees upon applicable development per IDO Section 5-6(B).

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06-29-2022

1. It is unclear when the City project will be complete and the number of street trees planned? The landscape buffer inside the property line typically requires street trees. Is it possible to provide more trees?
2. The Urbanite Ash is not a recommended tree on the City's Official Plant Palette due to drought and heat stress. The Nature Conservancy's NM Climate Ready List may show additional options for the parking lot.

Meeting Notes:
Deferred to July 13

07-13-2022

Applicant added street trees to Unser Blvd and Central Ave in front of Building 2. Central Avenue has a major storm drain, so trees cannot be added in front of Building 3, and the applicant provided additional shrubs / desert accents since the last submittal. Tree species are appropriate. No further comments.