

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

Gypsum Flooring  
P.O. Box 90595  
ABQ, NM 87199

**Project# PR-2019-003076**  
**Application#**  
**SI-2019-00367 SITE PLAN DRB**

### LEGAL DESCRIPTION:

All or a portion of **LOT 27 and LOT 28, BLOCK 29, NORTH ABQ ACRES TR A UNIT B**, zoned NR-BP, located at **6217 & 6221 SIGNAL AV NE between SAN PEDRO DR. NE and LOUISIANA BLVD NE** containing approximately 1.78 acre(s). (C-18)

On March 4, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor issues as discussed at the meeting, based on the following Findings:

1. This is a request for a Site Plan DRB for a 100,957 square-foot self-storage facility, and a 10,873 square foot retail facility.
2. The proper notice was given as required by the IDO in Table 6-1-1.
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:
  - a. 6-6(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations.*  
Specifically, the height, open space, landscaping and façade meet or exceed the IDO 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.*  
The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading and drainage plan for the entire site

has been approved by Hydrology.

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

The site has perimeter landscaping on the site's boundaries: 9,477 square feet of landscaping is proposed and 7,055 square feet are required. The applicant agreed to provide mitigation of bright interior light visible through windows during the evening hours.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (3-19-2020). An extension may be requested prior to the expiration date.
2. Final Sign off is delegated to Planning for a note to be incorporated into the Site Plan requiring the installation of motion-sensored lighting or suitable alternative in the self-storage facility.
3. The applicant will obtain final sign off by April 4, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall be emailed 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 **MARCH 19, 2020**. 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,



Jolene

Wolfley

DRB Chair

Official Notice of Decision

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JW/jr

Modulus Architects, Inc., C/O Angela Williamson, 100 Sun Ave. Suite 305 NE, ABQ, NM 87109