

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

Brunacini Development Co LTD
7550 Meridian Place NW
ABQ, NM 87197

Project# PR-2020-003650
Application#
SI-2020-01060 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 11 THRU 13, MERIDIAN BUSINESS PARK**, zoned NR-BP, located at **7300 MERIDIAN PL NW between BLUEWATER RD NW and LOS VOLCANES RD NW**, containing approximately 8.33 acre(s).
(K-10 & J-10)

On November 18, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to provide exterior improvements on Lot 13 and construct parking lots on Lots 11 and 12 with a total of 169 standard spaces, 18 compact spaces, and 180 van spaces as well as two proposed driveway entrances.
 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 parking and landscaping meet the IDO and site plan requirements: 367 parking spaces are provided where 41 parking spaces are required; and 39,956 square feet of landscaping is proposed where 35,348 square feet is required.

- 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 performed along Bluewater Road was employed by Transportation in its analysis and comments.

- 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 screening through landscaping to shield the proposed development along the street frontage of Meridian Place, Airport Drive, and Bluewater Road to the north, east, and south respectively.

2. This site includes an Infrastructure List.
3. A shared parking agreement exists between the applicant and the owner of Lot 11 Meridian Business Park.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The proposed use is allowed within the NR-BP zone district.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (11/18/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Transportation for showing clear sight triangles on the Landscape Plan, show speed bump ahead signs, make sure all parking spaces are dimensioned on the Plan, and provide all public sidewalk details, including cross-sections, sidewalk curvature, curb ramp call-outs both inside and outside the Site.
3. Final sign-off is delegated to Planning for the Solid Waste signature and final sign-off.
4. The applicant will obtain final sign-off from Transportation and Planning by February 18, 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 **DECEMBER 3, 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

Official Notice of Decision

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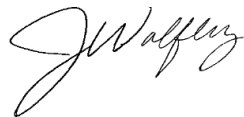
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deadline for filing the appeal.

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 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

JW/jr

McClure – Matt Eblen, 1700 Swift Street (Suite 100), North Kansas City, MO 64116