

**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

Sonata Trail LLC
8201 Golf Course Road NW, Suite 03-338
Albuquerque, NM 87120

Project# PR-2020-003707

Application#

SD-2020-00137 PRELIMINARY/FINAL PLAT

SD-2020-00202 VACATION OF PRIVATE
SANITARY SEWER EASEMENT

SD-2020-00203 VACATION OF TEMPORARY
DRAINAGE EASEMENT

SD-2020-00204 VACATION OF PUBLIC
ROADWAY EASEMENT

SD-2020-00205 VACATION OF PUBLIC
ROADWAY/PUBLIC SANITARY SEWER EASEMENT

SI-2020-00247 SITE PLAN - DRB

LEGAL DESCRIPTION:

All or a portion of **TRACTS 1, 2 & 3, UNIT 4**,
zoned MX-M, located at **UNIVERSE BLVD
NW between PASEO DEL NORTE BLVD
and TREELINE AVE NW**, containing
approximately 29.9 acre(s). (C-10)

On December 9, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Hydrology and Planning for the Preliminary/Final Plat and delegation to Parks and Recreation and Planning for the Site Plan, based on the following Findings:

SD-2020-00137 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat adjusts the boundaries of three lots and features easement vacation requests.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Hydrology for the engineer stamp date of October 14, 2020 and the Hydro-Trans. # C10D001A be indicated on the Plat.
2. Final sign-off is delegated to Planning for the AGIS DXF file.
3. The applicant will obtain final sign off from Hydrology and Planning by March 9, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00202 VACATION OF PRIVATE SANITARY SEWER EASEMENT

1. The applicant proposes to vacate a 32-foot private sanitary sewer easement that was recorded on November 8, 2011.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The vacated easement is resolving the elimination of easements filed 9 to 15 years ago that will no longer be necessary as a result of the interior lot line adjustments.

SD-2020-00203 VACATION OF TEMPORARY DRAINAGE EASEMENT

1. The applicant proposes to vacate the Pond "J" temporary drainage easement that was recorded on August 31, 2005.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The vacated easement is resolving the elimination of easements filed 9 to 15 years ago that will no longer be necessary as a result of the interior lot line adjustments.

SD-2020-00204 VACATION OF PUBLIC ROADWAY EASEMENT

1. The applicant proposes to vacate a 50-foot public roadway easement that was recorded in 2007.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The vacated easement is resolving the elimination of easements filed 9 to 15 years ago that will no longer be necessary as a result of the interior lot line adjustments.

SD-2020-00205 VACATION OF PUBLIC ROADWAY/PUBLIC SANITARY SEWER EASEMENT

1. The applicant proposes to vacate a 50-foot public roadway easement granted to the City of Albuquerque and a 50-foot public sanitary sewer and waterline easement granted to New Mexico Utilities, Inc. that was recorded in 2007.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The vacated easement is resolving the elimination of easements filed 9 to 15 years ago that will no longer be necessary as a result of the interior lot line adjustments.

SI-2020-00247 SITE PLAN - DRB

1. This is a request to construct 248 multi-family residential dwelling units on 29.9 acres.
 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, landscaping, open space, and building heights meet the IDO and site plan requirements: 115 visitor parking spaces and 482 garage parking spaces (597 total parking spaces) are provided where a total of 248 parking spaces are required; 159,509 square feet of landscaping is proposed where 77,509 square feet is required; 159,509 square feet of open space is proposed where 63,900 square feet is required; and the maximum proposed building height of 28.5 feet meets the 65-foot permitted maximum building height.

- 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 submitted, with recommendations utilized in the finalization of the Infrastructure List.

- 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 around the periphery of the proposed development.

2. This site includes an Infrastructure List (IL). A revision to the IL was made at the December 9, 2020 DRB Meeting adding pond stabilization regarding the Temporary Public Retention Pond A to the IL.
3. A note shall be placed on the approved Grading and Drainage Plan regarding stabilization of the Temporary Public Retention Pond A.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The proposed use is allowed within the MX-M zone district.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (12/9/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Parks and Recreation for the addition of the landscape plan north of Oakridge with regard to street trees and re-seeding with typical native seed mix as discussed.
3. Final sign-off is delegated to Planning for the recorded Infrastructure Improvements Agreement (IIA), and for the revision to the Infrastructure List adding pond stabilization regarding the Temporary Public Retention Pond A.
4. The applicant will obtain final sign-off from Parks and Recreation and Planning by March 9, 2021 or the case may be scheduled for the next DRB hearing and could be denied per 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 24, 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 of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision

Project # PR-2020-003707 Applications# SD-2020-00137, SD-2020-00202, SD-2020-00203, SD-2020-00204,
SD-2020-00205, SI-2020-00247

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jolene Wolfley
DRB Chair

JW/jr

RESPEC, 5971 Jefferson St. NE Suite 101, Albuquerque, NM 87109

Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125