

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

Michael Dreskin
8928 Aston LP NE
ABQ, NM 87122

Project# PR-2020-003887
Application#
SI-2020-00367 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **LOT 5, BLOCK 23, BROAD ACRES ADDN**, zoned MX-M, located at **2818 4TH ST NW**, containing approximately 1.27 acre(s). (H-14)

On March 31, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct 84 multi-family residential dwellings on the subject property. The site plan is required to be reviewed by the Development Review Board (DRB) because more than 50 dwelling units are being proposed.
 1. Pursuant to 6-6(I)(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(I)(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, landscaping, and façade design meet the IDO and site plan requirements, including the North 4th Street Corridor – CPO-9 requirements: the building height of 49 feet, 10 inches for the structure (excluding the portions of the structure that do not have to comply with the maximum building height per 5-1(G) of the IDO) complies with the maximum allowed 55-foot building height; 111 parking spaces are provided where 110 parking spaces are

required; 3,717 square feet of landscaping is proposed where 3,021 square feet is required, and the façade design meets the requirements of 5-11(E)(2)(a) of the IDO.

- b. 6-6(l)(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 is not required for this project because it does not meet the threshold for such a study per Transportation.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. An Infrastructure List was previously approved for the site in association with a Minor Preliminary/Final Plat (SD-2021-00039) by the DRB on March 10, 2021. This Infrastructure List was amended and approved by the DRB on March 31, 2021. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. On March 31, 2021, the DRB approved a Sidewalk Waiver (VA-2021-00077) reducing the required 8-foot wide sidewalk along Phoenix Avenue to 6-feet in width. A note must be added to the Minor Preliminary/Final Plat (SD-2021-00039) noting the approved Sidewalk Waiver.
4. The proposed use is allowed within the MX-M zone.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (3/31/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation to provide extra details for the curb ramps at the northwest and northeast corners of the Site (at 4th Street and Phoenix Avenue and 3rd Street and Phoenix Avenue respectively) as well as for the driveway entrances.
3. Final sign off is delegated to Planning on behalf of Hydrology to review any grading and drainage changes to the revised Grading and Drainage Plan for the exit at La Poblana Road, and to note the Sidewalk Waiver (VA-2021-0077) on the Site Plan.

4. The applicant will obtain final sign off from Transportation and Planning by June 31, 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 **APRIL 15, 2021**. 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://wetransfer.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,



Jolene Wolfley
DRB Chair

JW/jr

Scott Anderson, 4419 4th Street NW Suite B, ABQ, NM 87107