

**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

Titan Property Management, LLC
6300 Riverside Plaza Lane NW, Suite 200
Albuquerque, NM 87120

Project# PR-2020-004086

Application#

SD-2020-00165 PRELIMINARY/FINAL PLAT

SD-2020-00164 VACATION OF PUBLIC
EASEMENT (PNM)

SD-2020-00166 VACATION OF PUBLIC
EASEMENT (WATERLINE)

SD-2020-00167 VACATION OF PUBLIC
EASEMENT (DRAINAGE)

VA-2020-00321 SIDEWALK WAIVER

SI-2020-01095 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **TRACT 1, THE FOOTHILLS**,
zoned R-MH, located on **TENNYSON ST NE**
between ACADEMY RD NE and SAN
ANTONIO DR NE, containing approximately
16.0519 acre(s). (E-22)

On November 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

SD-2020-00165 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat features easement vacation requests and a sidewalk waiver.
2. The property is zoned R-MH. 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 Planning for project and application numbers to be listed on the Plat, the utility company signatures, AMAFCA signature, and the AGIS DXF file.

2. The applicant will obtain final sign off from Planning by January 4, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00164 VACATION OF PUBLIC EASEMENT (PNM)

1. The applicant proposes to vacate a 150-foot PNM easement that was recorded on August 10, 1956.
2. The applicant proposes to vacate 85-feet of a 150-foot PNM easement that was recorded on May 7, 1985 and on August 10, 1956.
3. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The vacated easements are no longer needed due to the relocation of powerlines for the project. A remainder 65-foot easement is being kept for the new powerline locations.

SD-2020-00166 VACATION OF PUBLIC EASEMENT (WATERLINE)

1. The applicant proposes to vacate a 20-foot waterline easement that was recorded on March 26, 2018.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The waterline easement is no longer necessary with the proposed development.

SD-2020-00167 VACATION OF PUBLIC EASEMENT (DRAINAGE)

1. The applicant proposes to vacate a 60-foot drainage easement that was recorded on March 26, 2018.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(K)(3)(a). The drainage easement will no longer be needed due to proposed improvements to the Pino Arroyo.

VA-2020-00321 SIDEWALK WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) for a sidewalk along San Antonio Drive. The request is justified because the applicant is providing a soft surface pathway in lieu of a sidewalk, and because the north side of the Site along San Antonio Drive is an area of low-intensity land use in the North Albuquerque Acres Community within Unincorporated Bernalillo County. There are no sidewalks installed along San Antonio Drive north or west of the Site, so waiving the sidewalk requirement will not create any gaps.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SI-2020-01095 EPC SITE PLAN FINAL SIGN-OFF

1. The EPC approved this project on September 10, 2020.

The Site Plan meets the EPC conditions which were generally: light reflectivity of roof materials, addition of crosswalks and identification of materials, nature path at north property line, vehicular access on San Antonio noted for emergency access only, and relocating trees overhanging the trash enclosure.

2. The request is for a multi-family residential project featuring 16 residential buildings with a total of 281 dwelling units, one exercise building, and one leasing/recreation building on the site.
3. The proper notice was given as required by the IDO in Table 6-1-1.
4. The Site Plan includes two Infrastructure Lists; one specific to the arroyo.
5. Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

- a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The site is zoned R-MH. The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

- c. 6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan meet the IDO requirements including parking, landscaping, design and building height. The landscaping plan shows 102,834 square feet of landscaping required and 111,506 square feet provided. The project required 422 parking spaces and has provided 503 spaces, including 10 electric vehicle parking spaces (10 electric vehicle parking spaces are required). The maximum permitted building height is 45 feet, and the maximum building height is 39.9 feet.

- d. 6-6(H)(3)(d) *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 not required and the site has an

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approved grading and drainage plan.

- e. 6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The project provides adequate landscaping and screening on the northern boundary of the Site along San Antonio Drive.

Conditions:

1. Final sign-off is delegated to ABCWUA for correct meter configuration, addition of valve as discussed, and a note that a paper easement is granted by the Plat.
2. Final sign-off is delegated to Planning for the recorded Infrastructure Improvements Agreements, and for transportation items as follows: speed bump detail, ADA ramp revision, and paper easement for turnaround prior to final sign-off.
3. The applicant will obtain final sign off from ABCWUA and Planning by February 4, 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 **NOVEMBER 19, 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://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).

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is written in a cursive, flowing style.

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc, 302 8th Street NW, Albuquerque, NM 87102