

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

Albuquerque Housing Authority  
1840 University Blvd SE  
ABQ, NM 87106

**Project# PR-2020-004133**  
**Application#**  
**SI-2020-00809** SITE PLAN – DRB  
**SD-2020-00186** PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of: **TRACT A, SIXBEE SUBDIVISION (EXCL PORT OUT TO R/W)**, zoned R-T, located at **1880 BROADWAY PL NE between HANNETT AVE NE and McKNIGHT AVE NE**, containing approximately 3.43 acre(s).  
(H-14)

On October 28, 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:

### **SD-2020-00809 SITE PLAN - DRB**

1. This is a request to construct 54 townhome dwellings in 25 residential buildings as well as 1 community building 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(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 structure heights, parking, and landscaping meet the IDO and site plan requirements: the maximum building height of 28' 1 ½ "exceeds the maximum allowed 26-foot building height permitted in the R-T zone district, but is within the 10% maximum allowable deviation per Table 6-4-2 of the IDO; 86 parking spaces are provided where 83 parking spaces are required; and 63,520 square feet of landscaping is proposed where 20,370 square feet is required. Usable open space is proposed to be 53,853 square feet, including a playground area in the center of the development, that excludes sidewalks, and private areas in the back yards and front porches of the dwellings; and 13,900 square feet of usable open space 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 is not required for this project because it does not meet the threshold for such study as stated by Transportation.

- 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 and fencing to shield the proposed development from residential development to the north across McKnight Avenue NE. The site is directly adjacent only to a park (Santa Barbara-Martinez Park). A 5-foot tall wall with wrought iron infill panels will replace an existing 5-foot tall CMU wall (utilizing the existing pilasters) along the perimeter of the site adjacent to Santa Barbara-Martinez Park.

2. This site does not require an Infrastructure List.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The proposed use is allowed within the R-T zone district.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (10/28/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Transportation to address Solid Waste comments and to move Building F 1-foot to the east.

3. Final sign-off is delegated to Planning to add two notes on behalf of Parks and Recreation: the first note stating that the property owner will provide a wrought iron gate and a perimeter wall in the general location as depicted on the Site Plan, with an arrow to that location; and a second note stating that the property owner per the legal description will modify the boundary wall and maintain the wall going forward. If the property should change ownership, an Encroachment Agreement with the Parks and Recreation Department would be required. Additionally, final sign-off is delegated to Planning for the Solid Waste signature, a stamped/sealed and signed Landscape Plan sheet from a certified Landscape Architect, and ensuring that the dwellings that have been mirrored be reflected on the elevations of the Site Plan.
4. The applicant will obtain final sign-off from Transportation and Planning by January 28, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

#### **SD-2020-00186 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat dedicates right of way to create a curve at the corner of Broadway Boulevard NE and McKnight Avenue NE.
2. An Administrative Waiver is approved for a width reduction to the existing 60-feet for Broadway Boulevard.
3. The property is zoned R-T. Future development must be consistent with the underlying zoning.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

#### **Conditions:**

1. Final sign-off is delegated to Transportation to provide adequate right of way for sidewalks.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, project and application numbers to be added to Plat, and the AGIS DXF file.
3. The applicant will obtain final sign-off from Transportation and Planning by December 9, 2020 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 12, 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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.

Official Notice of Decision

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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 of the first name being a large, stylized "J".

Jolene Wolfley  
DRB Chair

JW/jr

Consensus Planning, Inc, 302 8<sup>th</sup> Street NW, ABQ, NM 87102