

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

Mesa Apartments, LLC  
4193 N Bay Road  
Miami Beach, FL 33140

**Project# PR-2020-004138**  
**Application#**  
**SI-2021-00574 SITE PLAN**

### LEGAL DESCRIPTION:

For all or a portion of: **TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD and BOBBY FOSTER RD SE** containing approximately 14.45 acre(s). (R-15 & R-16)

On September 22, 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 a 318-unit multi-family residential development in eight 3-story buildings on the subject property. Amenities include a 4,016 square foot community building and a pool. The site plan is required to be reviewed by the Development Review Board (DRB) because more than 50 multi-family residential units are proposed to be constructed.
  1. Pursuant to 6-6(l)(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(l)(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 landscaping and facades meet the IDO requirements: 156,961 square feet of landscaping is proposed where 33,594 square feet is required.

The proposed facades meet 5-11(D) of the IDO with clear pedestrian entrances to primary buildings, changes in color and plane, recesses and projections and changes in the roof line. The building height, dwelling unit density, parking, and facades meet the requirements of the Mesa del Sol Level B Master Plan/Framework Plan (MdS Plan): The maximum height of the proposed multi-family residential buildings is 35-feet where a maximum height of 35-feet is permitted. The applicant proposes 22 dwelling units per acre where the allowed maximum density is 35 dwelling units per acre. A total of 479 parking spaces are proposed where a minimum of 318 parking spaces are required (1 parking spaces per dwelling unit). The Architectural Review Board approved the facades of the proposed buildings.

- 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 surrounding roadway improvements are being constructed as part of a separate project and after its completion there will be adequate capacity to serve the proposed development. A traffic impact study was submitted. The analysis and improvements pertaining to the access points to the proposed development was approved by 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 located within the MdS Plan, and meets the relevant standards of the Plan.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed use is allowed within the MdS Plan.

**Conditions:**

1. This Site Plan is valid 7 years from DRB approval (9/22/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for curb ramp details.
3. Final sign off is delegated to Planning for the Solid Waste signature, the recorded IIA, additional wall detail along Arbus Drive, corrected open space calculations, and project and application numbers added to the Site Plan.

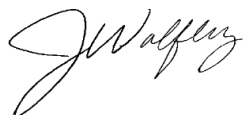
4. The applicant will obtain final sign off from Transportation and Planning by November 22, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 7, 2021**. 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.

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

J. David Hickman, Jeebs & Zuzu, LLC, 11030 Menaul Boulevard NE, Suite C, Albuquerque, NM 87112