

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

PNM
2401 Aztec Road NE
Albuquerque, NM 87107

Project# PR-2020-004447
Application#
SI-2021-01885 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of:
TRACT A-1, SUNPORT MUNICIPAL ADDITION
zoned **NR-SU**, located at **2200 SUNPORT BLVD**
SE between UNIVERSITY BLVD SE and YALE
BLVD SE containing approximately 20.88
acre(s). (M-15)

On December 8, 2021, 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:

1. This is a request to construct a new electric substation.
 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 proposed development complies with all applicable provisions of the IDO and DPM with the exception of the landscaping, buffering, and screening requirements of 5-6 of the IDO. An Alternative Landscape Plan will be required to be approved administratively by City staff which is consistent with the purposes of 5-6 of the IDO; the Alternative Landscape Plan must not include a reduction of tree planting requirements;

the Alternative Landscape Plan must provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; the Alternative Landscape Plan must provide equal or superior visual appearance of the property when viewed from the street; and the Alternative Landscape Plan must provide equal or superior carbon dioxide absorption and heat island reductions.

- 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 Study was not required for this request.

- 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 site is within the Sunport Master Plan. The development is consistent with the plan requirements.

2. The applicant provided notice as required by 6-1-1 of the IDO.
3. A work order is required for the removal of the public sewer main on the site for which the irrigation meter shall be held until completion of the public sewer main removal.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (12/8/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for a paper easement for public sanitary sewer.
3. Final sign off is delegated to Planning for a signature block for DRB and Environmental Health signatures; Environmental Health signature; project and application numbers to be added to the Site Plan; Alternative Landscape Plan approval; turnarounds to be provided in front of the University Boulevard gates; minor notes for the driveway detail as discussed at the December 8, 2021 hearing; add a landscape note to require a minimum of 5-feet of clearance from the trail to any plant material; submit PNM property easement to the City of Albuquerque Parks and Recreation Department (PRD) for review and possible update to allow for PRD access to the trail for maintenance into perpetuity; and for the Site Plan sheets to be signed and sealed by a licensed design professional.

4. The applicant will obtain final sign off from ABCWUA and Planning by March 9, 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 **DECEMBER 23, 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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

AECOM, 6501 Americas Parkway NE, Suite 900, Albuquerque, NM 87110