

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

Brunicini Development Ltd. Co.
P.O. Box 6363
Albuquerque, NM 87197

Project# PR-2020-004538
Application#
SI-2022-02197 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **TRACT D-1, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located on **7500 FORTUNA RD NW between FORTUNA AND GALLATIN** containing approximately **7.66 acre(s). (J-10)**

On December 14, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA, Transportation and Planning for the Site Plan and delegation to ABCWUA, Transportation, and Planning, based on the following Findings:

1. This is a request to construct a 102,000 square foot building on the subject property, with 30,600 square feet proposed for office use(s) and 71,400 square feet proposed for warehouse use(s). The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO the proposed development features the construction of more than 50,000 square feet of new non-residential development.
 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(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 dimensions, parking, and landscaping meet/exceed the IDO requirements. The proposed office/warehouse building meets the 20-foot front yard and 10-foot side and rear yard setback requirements. The building covers less than the maximum of 50% of the subject property. The buildings heightest point is 43.7-feet in height and is less than the maximum height of 65-feet in height. The subject property meets the 100-foot minimum lot width requirement. 143 parking spaces are provided where 108 parking spaces are required. The landscaping/screening meet/exceed the IDO requirements.

- 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 (TIS) was not required for this project.

- 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 Atrisco Business Park Master Development Plan. This request must meet the relevant standards of the Master Development Plan, and a note must be added to the Site Plan confirming that the requirements of the Atrisco Business Park Master Plan are met prior to final sign-off of the Site Plan by Planning.

2. The proposed development is permitted within the NR-BP zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (12/14/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for verification that a note for cross-connection is added to the Site Plan, and for the associated services to be relocated as discussed and detailed in the ABCWUA comment memo provided.

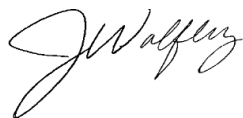
3. Final sign off is delegated to Transportation for 5-foot passing zones to be added on the sidewalk as discussed at the hearing.
4. Final sign off is delegated to Planning for a note to be added to the Site Plan confirming that the Atrisco Business Mark Master Plan requirements are met; for the project and application numbers to be added to the Site Plan; and for notes to be added to the Site Plan confirming compliance with 5-11(E) of the IDO.
5. The applicant will obtain final sign off from ABCWUA, Transportation, and Planning by February 15, 2023 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 **JANUARY 3, 2023**. 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