

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

Justin Bairardo Executive Director  
Explore Academy  
5100 Masthead Street NE  
ABQ, NM 87109

**Project# PR-2020-004708**  
**Application#**  
**SI-2020-01411 SITE PLAN – DRB**

### LEGAL DESCRIPTION:

For all or a portion of: **3-C REPLAT LOT 3  
INTERSTATE INDUSTRIAL TRACT UNIT II**  
zoned NR-BP located at 6600 **GULTON CT  
NE**, containing approximately 10.0 acre(s).  
(E-17)

On February 10, 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 16,450 square foot gym addition onto an existing 80,323 square foot building, as well as construct parking lot and landscape improvements, new outdoor sports courts and turf fields, and outdoor seating spaces.
  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 parking and landscaping meet the IDO and site plan requirements: For Phase 3 of the development, 290 parking spaces are provided where 150 parking spaces are required, for Phase 4 of the development 198 parking spaces are provided where 188 parking spaces are required; and 105,023 square feet of landscaping is proposed where 50,779 square feet 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 dated January 22, 2021 was performed to assess traffic operations associated with traffic generated by the proposed development, and demonstrated that significant detrimental traffic impacts associated with the proposed development are not expected to occur on the adjacent transportation system.

- 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 to shield the entirety of the proposed development.

2. An Infrastructure List (IL) was approved with the Site Plan, and was revised at the meeting as follows:
  - a. A note was added to the IL regarding striping on Gulton Court to be further defined by the indication of length of right and left turn bays.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The proposed use is allowed within the NR-BP zone district.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (2/10/2021). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Transportation to review bus turning movements, signage for bus drop-off and parent and employee parking, to indicate additional dimensioning regarding sidewalks and motorcycle parking, and to indicate the number of serving buses.
3. Final sign-off is delegated to Planning for completion of the recording of an easement, for a non-encroachment note regarding the PRD trail, for a note regarding protection of existing trees, for finalization of parking lot species, for the Solid Waste signature, and for the recorded Infrastructure Improvements Agreement (IIA).
4. The applicant will obtain final sign-off from Transportation and Planning by May 10, 2021 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

Official Notice of Decision

Project # PR-2020-004708 Application# SI-2020-01411

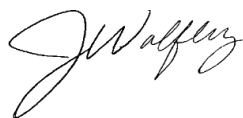
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 25, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day 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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/jr

Jessica Lawlis, Dekker/Perich/Sabatini, 7601 Jefferson Street SE, Albuquerque, NM 87109