

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
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OFFICIAL NOTIFICATION OF DECISION

Macritchie
715 5th Ave SW, Suite 1700
Calgary, Alberta T2P 2X6

Project# PR-2020-004757
Application#
SI-2021-00307 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **TRACT C48 AND C49,**
TOWN OF ATRISCO GRANT, zoned NR-BP,
located on **VOLCANO RD between CENTRAL**
AVE and BRISTOL ST containing
approximately 9.59 acre(s). (K-9)

On May 5, 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 an RV storage facility consisting of 429 parking spaces with covered canopies having a range of sizes (11' x 45', 11' x 40', and 11' x 30'), and a 650-square foot temporary office building, two RV wash stations, and two RV dump stations on the subject property. The site plan is required to be reviewed by the Development Review Board (DRB) because the site is more than 5-acres in size.
 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.

There are no parking requirements for the proposed use. The landscaping meets the IDO requirements: 63,227 square feet of landscaping is proposed where 61,728 square feet is required. The height of the canopies meets the IDO requirements: the 18' 11 ¾ " maximum height of the canopies is lower than the 65-foot maximum building height in the NR-BP zone district.

- b. 6-6(1)(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 a study per Transportation. Comments from Transportation state that public roadway improvements for Volcano Road reviewed and approved through the City work order process are required, and final sign-off from Transportation for this Site Plan is conditioned on the recording of a Plat featuring the dedication of right-of-way for roadway improvements.

- c. 6-6(1)(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 not located within an approved Master Development Plan, therefore this criterion does not apply.

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 NR-BP zone district with a Conditional Use. On December 15, 2020, the Zoning Hearing Examiner approved Conditional Uses for Outdoor Vehicle Storage on the site.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (5/5/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for correct reference for ramp details on Volcano Road with a note that these will be handled through work order, to adjust the project boundary line ensuring all public sidewalk on Volcano Road is within public right-of-way, and to specify that the sidewalk is flush with asphalt along front of the building to ensure ADA requirements.

3. Final sign off is delegated to Planning for the Solid Waste signature, modification of seed mix as discussed by Parks and Recreation, the addition of DRB and Solid Waste signature blocks to the Site Plan, project and application numbers added to the Site Plan, the recorded IIA, and for the Plat for the site to be recorded prior to sign-off.
4. The applicant will obtain final sign off from Transportation and Planning by September 5, 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 **MAY 20, 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). Files larger than 9MB can be sent to 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