

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

JC Six LLC
8220 Louisiana Blvd. NE Suite B
Albuquerque, NM 87109

Project# PR-2021-005195
Application#
SI-2021-01747 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H**, located on **7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE** containing approximately **5.1536** acre(s).
(D-17)

On September 21, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA, Parks and Recreation, Hydrology, Transportation, and Planning, based on the following Findings:

1. This is a request to construct a 209-unit multi-family residential development on the subject property. The proposed development would consist of three (3) four-story multi-family residential buildings. 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 more than 50 multi-family residential dwelling units.
 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(I)(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, landscaping, and façade design meet/exceed the IDO requirements, and the Journal Center Architectural Review Committee (ARC) reviewed the application submittal for the proposed development and issued an approval letter pertaining to the Journal Center Master Plan requirements. Regarding the dimensional standards of the MX-H zone district, the amount of usable open space proposed at 54,434 square feet on the site and 21,064 square feet on the patios and balconies (for a total of 75,498 square feet of proposed usable open space) exceeds the minimum amount of usable open space required which is 52,005 square feet; and the proposed buildings at 50-feet in height would not exceed the 68-foot maximum height permitted. Regarding the parking requirements of the IDO, 274 parking spaces would be provided where 251 parking spaces are required. Regarding the landscaping/screening requirements of the IDO, the landscaping/screening meet/exceed the IDO requirements with 48,688 square feet of landscaping being provided where 24,944 square feet of landscaping is required. Regarding the building design requirements of the IDO, the proposed building design meets the requirements of 5-11(E) of the IDO.

- 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 Journal Center Master Development Plan, and the Journal Center Architectural Review Committee (ARC) reviewed the application submittal for the proposed development and issued an approval letter pertaining to the Journal Center Master Plan requirements.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvement Agreement (IIA) must be submitted.
3. The proposed development is permitted within the MX-H zone district.
4. 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 (9/22/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA to provide a recorded paper ABCWUA water service easement, and add a private fire line valve at the property line on the unmetered fire line.
3. Final sign off is delegated to Parks and Recreation to provide a recorded paper easement at the northeast corner of the site for a future trail, and to note the easement on the Landscape Plan; remove and adjust trees out of the area of the easement on the Landscape Plan to the northeast corner of the site to shade the trail and the patio and ensure that the existing architecture is not blocked; add the description for keyed note 24 as depicted on Sheet SDP 1.1 of the Site Plan; and add a note on the Landscape Plan by the materials legend per regulation "IDO 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited."
4. Final sign off is delegated to Hydrology for a revised Conceptual Grading and Drainage Plan per AMAFCA's requirements.
5. Final sign off is delegated to Transportation for a 6-foot wide clear pathway from the public sidewalk and from all ADA spaces to the entry of the buildings, and to provide bike lane markings along Tiburon Avenue NE and Masthead Street NE and add the bike lane markings to an amended Infrastructure List.
6. Final sign off is delegated to Planning for the recorded IIA, and for the project and application numbers to be added to the Site Plan.
7. The applicant will obtain final sign off from ABCWUA, Parks and Recreation, Hydrology, Transportation, and Planning by November 23, 2022 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 **OCTOBER 6, 2022**. 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.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jolene Wolfley
DRB Chair

JW/jr

Will Gleason, Dekker/Perich/Sabatini, 7601 Jefferson St. NE Suite 100, Albuquerque, NM 87109