

**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

Albuquerque Department of Municipal
Development
P.O. Box 1293, One Civic Plaza, Room 7057
Albuquerque, NM 87102

Project# PR-2021-005210
Application#
SI-2021-00303 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **ALBUQUERQUE
DEPARTMENT OF MUNICIPAL
DEVELOPMENT/PATRICK MONTOYA,
DIRECTOR requests the aforementioned
action(s) for all or a portion of C3A,
WESTLAND NORTH, zoned PC, located at
1801 ARROYO VISTA BLVD NW between
118T ST and 1801 ARROYO VISTA BLVD NW
containing approximately 81.2 acre(s). (J-7 &
8)**

On March 31, 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 develop a baseball field on the subject property as part of Phase 2 of the Master Development Plan for the Site. There will be no associated structures constructed with this development. The site plan is required to be reviewed by the Development Review Board (DRB) because the approved Master Development Plan for the Site stipulates delegation to the DRB for review of each phase's Site Development Plans.

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 Site Plan complies with all applicable provisions of the IDO, including the parking requirements: 308 parking spaces are provided where 300 parking spaces.

- 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 is not required for this project because it does not meet the threshold for such a study per Transportation.

- 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.*

This Site Plan complies with the Master Development Plan framework for the development of the property, including the size of the ballfield, the illumination standards for the baseball fields, the fencing around the baseball field, and the playing surface of the ballfield.

2. The proposed use is allowed within the PC zone district per the approved Albuquerque Regional Sports Complex Master Development Plan and the Westland Master Plan Framework Plan for the Site.
3. Per 5-2(C)(1) of the IDO, new site design shall avoid locating development in sensitive lands, including arroyos and steep slopes and escarpments. The Westland Master Plan Framework Plan analyzed sensitive lands, with the result of the analysis including the protection and setback of the Atrisco Terrace Open Space to the west of the proposed development, satisfying the sensitive lands analysis requirement. The arroyo along the southern portion of the property should be evaluated as a potential sensitive lands feature in future Site Development Plans for the sports complex.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (3/31/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for a sidewalk detail.
3. Final sign off is delegated to Planning for the project and application numbers to be added to the Site Plan, and for the Site Plan sheets to be signed and stamped by a design professional licensed in the State of New Mexico, and for the Landcape Plan sheet to be signed and stamped by a Landcape Architect licensed in the State of New Mexico.
4. The applicant will obtain final sign off from Transportation and Planning by May 31, 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 **APRIL 15, 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