Parks and Recreation Department

DEVELOPMENT REVIEW BOARD

PR-2021-005272
PS-2021-00043 - SKETCH PLAT
ISAACSON & ARFMAN, INC. agent(s) for TEKIN & ASSOCIATES (MARK TEKIN) request(s) the aforementioned action(s) for all or a portion of: TRACT A LOTS 1 THRU 4 & 29 THRU 32, BLOCK 27, NORTH ALBUQURQUE ACRES, zoned NR-BP, located at 9320 SAN PEDRO DR NE between EAGLE ROCK AVE NE and OAKLAND AV NE, containing approximately 6.5798 acre(s). (C-18)
PROPERTY OWNERS: BAUER & LOUCKS ENTERPRISES LLC, LOUCKS RICHARD A & PATRICIA A CO-TR LOUCKS TRUST
REQUEST: SKETCH PLAT REVIEW AND COMMENT

PR-2021-005272
SI-2022-01239 – SITE PLAN
CONSENSUS PLANNING, INC. agent for GTA SAN PEDRO, LLC requests the aforementioned action(s) for all or a portion of: LOTS 1-4 AND 29-32, BLOCK 27, TRACT A UNIT B, NORTH ALBUQUERQUE ACRES zoned R-MH, located on 9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 6.77 acre(s). (C-18)
PROPERTY OWNERS: GTA SAN PEDRO LLC
REQUEST: 218 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH SIX 4-STORY BUILDINGS PLUS A CLUBHOUSE.

PR-2021-005272
SD-2022-00113 – PRELIMINARY/FINAL PLAT
IDO - 2021
ARCH + PLAN LAND USE CONULTANTS agent for GTA SAN PEDRO LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 4 & 29 THRU 32, NORTH ALBUQUERQUE ACRES zoned R-MH, located at 9320 SAN PEDRO NE between EAGLE ROCK AVE and OAKLAND AVE containing approximately 6.5798 acre(s). (C-18)
PROPERTY OWNERS: GTA SAN PEDRO LLC
REQUEST: LOT CONSOLIDATION FOR 8 LOTS INTO 1 LOT

PR-2021-005272
SD-2022-00118 – VACATION OF PUBLIC EASEMENT
IDO - 2021
CONSENSUS PLANNNG, INC. agent for GTA SAN PEDRO, LLC requests the aforementioned action(s) for all or a portion of: LOTS 1-4 AND 29-32, BLOCK 27, TRACT A UNIT BE, NORTH ALBUQUERQUE ACRES zoned R-MH, located at 9320 SAN PEDRO DR NE between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 6.77 acre(s). (C-18)
PROPERTY OWNERS: GTA SAN PEDRO LLC
REQUEST: VACATION OF A 5 FOOT PNM EASEMENT

Parks and Recreation Department

DEVELOPMENT REVIEW BOARD

04-07-2021
San Pedro Dr NE is of a classification that requires street trees if new development is applicable pursuant to the IDO Section 5-6(B). Multi-family residential development is applicable, but single-family residential development is not applicable; so for townhomes, it depends on whether the lots will be subdivided and sold separately. The Parks and Recreation Department strongly prefers street landscaping for all developments.

07-20-2022
Thank you for street trees to meet the previous comment.

The Fraxinus pennsylvanica 'Urbanite' / Urbanite Green Ash has lower drought and pest resistance in the Albuquerque Climate (confirmed by City Forester, Sean ONeill), and is not on the Official Plant Palette. Per IDO 5-6(C)(4)(b) "Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count". The Nature Conservancy's New Mexico Climate Ready Tree List could also be consulted for alternative species. All other tree species on the subject plant palette are favorable replacements.

08-10-2022
Please revise the Urban Green Ash on the Plant Legend on the Landscape Plan of the Site Plan submittal as described in last comments. No comments for the requested re-plat.

08-17-2022, 08-31-2022
No further comments.

08-17-2022
PRD has no comments for the requested vacation.