

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

GTA San Pedro, LLC
2600 Dallas Parkway, Suite 370
Frisco, TX 75034

Project# PR-2021-005272
Application#
SI-2022-01239 SITE PLAN
SD-2022-00113 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

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)

On August 17, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA and Planning for the Site Plan and delegation to Transportation and Planning for the Preliminary/Final Plat, based on the following Findings:

SI-2022-01239 SITE PLAN

1. This is a request to construct a 218-unit multi-family residential development on the subject property. The proposed development would consist of six (6) four-story multi-family residential buildings and a two-story clubhouse. 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(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 dimensions, parking, and façade design meet/exceed the IDO requirements. The landscaping/screening meet/exceed the IDO requirements with the exception of the northeast corner of the site, which requires a 25-foot buffer between the proposed development and industrial development to the north across Eagle Rock Avenue NE (Solid Waste facility). The DRB approved a Deviation of 2.5 feet per 6-4(P) of the IDO to permit the 22.5-foot buffer along the northeastern corner of the site as depicted on the Site Plan.

- 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. Ingress and egress to the site was modified by the applicant per comments from the Solid Waste Department and the DRB to mitigate the impact of traffic from the proposed development on the Solid Waste facility to the northeast of the site along Eagle Rock Avenue NE. 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 not located within an approved Master Development Plan, so this criterion does not apply.

2. A salvage yard was previously located on the subject property. The Environmental Health Department must review, approve, and sign the Site Plan.
3. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvement Agreement (IIA) must be submitted.
4. The proposed development is permitted within the R-MH zone district.
5. 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 (8/17/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for payment of prorata.
3. Final sign off is delegated to Planning for the Environmental Health signature, the recorded IIA, and for the recorded Plat (SD-2022-00113).
4. The applicant will obtain final sign off from ABCWUA and Planning by November 16, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SD-2022-00113 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates eight (8) lots within the North Albuquerque Acres subdivision into one (1) lot (Lot 32-A) at 6.5776 acres in size, dedicates 0.1910 acres of right-of-way to the City of Albuquerque along San Pedro Drive NE, and grants easements as depicted on the Plat.
2. The property is zoned R-MH. Future development must be consistent with the underlying zone districts.
3. The vacation of a 5-foot Public Service Company of New Mexico easement is depicted on the Plat, but was not approved separately by the DRB as required. Prior to final sign-off of the Plat, the easement vacation depicted on the Plat must be approved by the DRB.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Transportation for right-of-way dedications on Eagle Rock Avenue NE, Oakland Avenue NE, and San Pedro Drive NE (all bordering the site).
2. Final sign off is delegated to Planning for the approval of the vacation of the utility easement as depicted on the Plat.
3. The applicant will obtain final sign off from Transportation and Planning by October 19, 2022 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

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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 **SEPTEMBER 1, 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.

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 that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

Jay Rodenbeck
DRB Chair

JR

Arch + Plan Land Use Consultants LLC, P.O. Box 25911, Albuquerque, NM 87125
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