

**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

LA Mame LLC
4310 Wellesley Dr. NE
Albuquerque, NM 87107

Project# PR-2021-005414
Application#
SI-2021-01031 SITE PLAN
SD-2021-00136 PRELIMINARY PLAT
SD-2021-00137 VACATION OF PUBLIC
EASEMENT – 90’ DRAINAGE
SD-2021-00138 VACATION OF PUBLIC
EASEMENT – 10’ UTILITY
SD-2021-00139 VACATION OF PRIVATE
EASEMENT – 40’ X 30’ ACCESS

LEGAL DESCRIPTION:

For all or a portion of: **TRACT F-4- A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3** zoned **MX-M**, located at **441 & 457 COORS BLVD NW** between **COORS BLVD NW** and **BLUEWATER RD NW** containing approximately 8.94 acre(s). (J-10)

On January 5, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning for the Site Plan, based on the following Findings:

SI-2021-01031 SITE PLAN

1. This is a request to construct a 117-unit multi-family residential facility and a 74-unit senior living affordable housing multi-family residential facility on the subject property. 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 site area at 8.94-acres is more than 5-acres in size and more than 50 multi-family residential dwelling units are proposed.

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 dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements. The proposed 60,270 square feet of open space exceeds the minimum 53,050 square foot open space requirement. The proposed buildings meet the 5-foot front-yard and side-yard setback requirement and 15-foot rear-yard setback requirement of the MX-M zone district. The 46.7-foot maximum height of the proposed buildings is less than the 48-foot maximum permitted building height. The proposed parking is 277 spaces where a minimum of 202 parking spaces are required. The proposed landscaping is 125,830 square feet where 24,293 square feet is required. The façades meet the façade design requirements of 5-11(E)(2) 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 not located within an approved Master Development Plan, therefore this criterion does not apply.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (1/5/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for clarification of the 6-foot ADA pathways and for a hard copy of the Shared Access Agreement.
3. Final sign off is delegated to Planning for the approval of the Final Plat.

4. The applicant will obtain final sign off from Transportation and Planning by March 2, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SD-2021-00136 PRELIMINARY PLAT

1. This Preliminary Plat adjusts the boundary between two tracts: Tract F-6-A-2-A at 2.6435 acres in size and Tract F-4-A-1 at 6.2701 acres in size. The Preliminary Plat grants easements as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone districts.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. A hard copy of the executed Shared Access Agreement must be provided.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2021-00137 VACATION OF PUBLIC EASEMENT – 90’ DRAINAGE

1. The applicant proposes to vacate a 90-foot public drainage easement recorded on October 27, 1986.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The 90-foot public drainage easement does not currently contain any public drainage infrastructure, and DMD confirmed they don’t need to utilize the public drainage easement.

SD-2021-00138 VACATION OF PUBLIC EASEMENT – 10’ UTILITY

1. The applicant proposes to vacate a 10-foot public utility easement recorded on December 7, 1976.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The 10-foot public utility easement contains an overhead power service line and an underground telephone service line for the sole benefit of the gas station property northeast of the site, and does not contain any public infrastructure. The existing service lines for the gas station are to be relocated underground and the Preliminary Plat approved with this Vacation will dedicate a new public utility easement for the benefit of the gas station property.

SD-2021-00139 VACATION OF PRIVATE EASEMENT – 40’ X 30’ ACCESS

1. The applicant proposes to vacate a 40-foot x 30-foot private common access easement recorded on April 29, 1988.

Official Notice of Decision

Project # PR-2021-005414 Applications# SI-2021-01031, SD-2021-00136, SD-2021-00137, SD-2021-00138, SD-2021-00139

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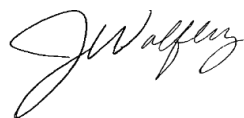
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The Preliminary Plat approved with this Vacation will be granting a new private access easement to conform to the proposed development for the subject property approved per the Site Plan approved with this Vacation.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 20, 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,



Jolene Wolfley
DRB Chair

JW/jr

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109