

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

Project# PR-2021-005473

Application#

SI-2021-00709 SITE PLAN

Aaron Carlson

LEGAL DESCRIPTION:

For all or a portion of:

**LOT 24 UNIT 1, LADERA BUSINESS PARK
SUBDIVISION** zoned NR-C, located at **7801 LA
MORADA PL and UNSER** containing
approximately 2.7 acre(s). (H-9)

On November 17, 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 two office buildings and a light industrial building in three phases.

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 development is set back in accordance with the requirements of the N-RC zone district. The 25-foot 8 inch maximum height of the proposed building is less than the 38-foot maximum permitted building height. The Site Plan includes 33,170 square feet of landscaping where 13,633square feet is required.

- 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 Study was not required for this request.

- 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 site is within the Ladera Business Park Master Plan. The development is consistent with the plan requirements.

2. The applicant provided notice as required by 6-1-1 of the IDO.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (11/17/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for bike rack detail, to provide a complete 6 foot ada pathway throughout the site, to call out curb locations, provide details on clear site triangles per comments, and to work out the details within the public right-of-way regarding the sidewalk, curb ramps and driveways.
3. Final sign off is delegated to Planning for notes to be added to the site plan indicating that all specifications of the Ladera Business Park must be met, with items such as site lighting, dumpster detail, and building design being referenced, for Solid Waste signature, the professional signing of plan sheets, and verification of grading. if the site has not been graded, a Sensitive Lands Analysis shall be provided.
4. The applicant will obtain final sign off from Transportation and Planning by January 6, 2021 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 **DECEMBER 2, 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). 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, written in a professional style.

Jolene Wolfley
DRB Chair

JW/mg

HuittZollars