

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

Titan Development  
6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

**Project# PR-2021-006238**  
**Application#**  
**SI-2021-01916 SITE PLAN**  
**SD-2022-00001 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **LOTS 15-18, BLOCK 20 UNITS A and B, NORTH ALBUQUERQUE ACRES** zoned **MX-L**, located at **ALAMEDA BLVD between SAN PEDRO AND LOUISIANA BLVD NE and JEFFERSON ST NE** containing approximately **2.77** acre(s). **(C-18)**

On January 19, 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 and ABCWUA and Planning for the Plat, based on the following Findings:

### **SI-2021-01916 SITE PLAN**

1. This is a request to construct a 3-story, 105-unit multi-family residential development. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO more than 50 new multi-family 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 dimensional standards, parking, landscaping/screening, and building facades meet/exceed the IDO requirements. The proposed multi-family residential building meets the 5-foot front and side yard setbacks, and the 15-foot rear setback. The maximum building height of 38-feet meets the 38-foot maximum building height of the MX-L zone district. The proposed parking is 146 spaces where a minimum of 142 parking spaces are required. The landscape area, vegetative coverage, parking lot, and street tree requirements are met, and a 25-foot landscape buffer is provided along the western boundary of the subject property, meeting the buffer requirements of 5-6(E)(5) of the IDO. The building facades meet 5-11(D) 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 (1/19/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for a revision regarding clear site triangles and the minor labeling within the parking lot as discussed.
3. Final sign off is delegated to Planning for the DRB-signed Preliminary/Final Plat (SD-2022-00001), Solid Waste signature, and the recorded IIA.
4. The applicant will obtain final sign off from Transportation and Planning by March 16, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

**SD-2022-00001 PRELIMINARY/FINAL PLAT**

1. This is a request to consolidate four existing lots into one new lot (Lot 15-A at 2.77 acres), and grants easements and dedicates ROW as depicted on the Plat.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.

3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

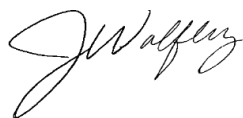
1. Final sign off is delegated to ABCWUA for payment of pro-rata.
2. Final sign off is delegated to Planning for final sign-off.
3. The applicant will obtain final sign off from ABCWUA and Planning by March 16, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB 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 **FEBRUARY 3, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto: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](mailto: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