

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

Griegos Farms, LLC
1716 Central Ave. SW
Albuquerque, NM 87104

Project# PR-2021-006261
Application#
SI-2022-02166 SITE PLAN
SD-2022-00179 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 144-A, MRGCD MAP NO. 31, TRACT 144-B OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACT 1 AND 2 OUR LADY OF GUADALUPE** zoned R-A, located on **PROPERTIES ADJACENT TO THE NORTH AND WEST OF 1860 GRIEGOS ST** between the **GRIEGOS DRAIN** and **SAN ISIDRO** containing approximately **10.23** acre(s). **(F-13)**

On December 14, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SI-2021-02166 SITE PLAN

1. This is a request to construct 8 cottage developments on 8 lots ranging from 1.021 acres to 1.721 acres (per the associated platting action), and consisting of 90 dwellings (46 one-bedroom dwellings 655 square feet in size; 10 two-bedroom dwellings 897 square feet in size; and 34 two-bedroom dwellings 1,070 square feet in size) on a 10.23-acre project site. 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 project site area at 10.23-acres is more than 5-acres in size.

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, landscaping/screening, and façade design meet/exceed the IDO requirements. Per the Cottage Development use-specific standards of 4-3(B)(4)(a) and 4-3(B)(4)(b) of the IDO, the 8 lots comprising the 10.23-acre project site area would be greater than 1-acre in size and less than 2-acres each in size per the associated platting action. Per the Cottage Development use-specific standards of 4-3(B)(4)(c)(2) of the IDO, the dwellings as proposed would range from 655 square feet to 1,070 square feet in size, meeting the minimum and maximum dwelling sizes of 650 square feet and 1,200 square feet, respectively. Per the Cottage Development use-specific standards of 4-3(B)(4)(d) of the IDO, the proposed project site meets the lot and setback requirements for the 10.23-acre project site as a whole. Per the Cottage Development use-specific standards of 4-3(B)(4)(i) of the IDO, the proposed 238,912.3 square feet of open space at approximately 54% coverage of the site area exceeds the minimum 30% open space requirement for the project site. The approximately 20-foot maximum height of the proposed buildings is less than the 26-foot maximum permitted building height in the R-A zone district. The proposed parking is 139 spaces where a minimum of 121 parking spaces are required. A Shared Parking Agreement was provided to allow parking to be shared among the seven common parking areas on the site, and makes each cottage development compliant with the required parking provided for each lot (specifically Lot 7 will share parking with Lot 8). Per the Cottage Development use-specific standards of 4-3(B)(4)(h) of the IDO, a landscape buffer at least 10 feet wide is proposed to be provided along each side and rear lot line of the project site. The proposed landscaping is 195,634 square feet, covering approximately 44% of the project site. 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.

SD-2021-00179 PRELIMINARY PLAT

1. This Preliminary Plat subdivides two (2) existing tracts into eight (8) lots: Lot 1 at 1.721 acres in size; Lot 2 at 1.030 acres in size; Lot 3 at 1.371 acres in size; Lot 4 at 1.021 acres in size; Lot 5 at 1.051 acres in size; Lot 6 at 1.597 acres in size; Lot 7 at 1.115 acres in size; and Lot 8 at 1.279 acres in size. The Preliminary Plat grants and vacates easements as depicted on the Plat.
2. The property is zoned R-A. 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. Easement Vacations were depicted on the Plat, but were not approved separately by the DRB as required. Prior to the acceptance and processing of the Final Plat and placement on a DRB agenda, the Easement Vacations depicted on the Plat and a Minor Amendment to Preliminary Plat must be approved by the DRB.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JANUARY 3, 2023**. 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).

Official Notice of Decision

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

Kenneth Myers, Rembe Design and Development, 1716 Central Ave. SW, Albuquerque, NM 87104