

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

New Mexico Cancer Center LLC (NMCC)
4900 Lang Ave. NE
Albuquerque, NM 87109

Project# PR-2022-007588
Application#
SI-2022-01658 SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

All or a portion of: **LOT 1A2B1, JOURNAL CENTER** zoned **NR-BP**, located at **4901 LANG AVE NE between HEADLINE BLVD and JEFFERSON ST** containing approximately **5.96 acre(s). (D-17)**

On October 26, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. The original project (1000560/06-DRB-01023) approved by the DRB consisted of 79,001 square feet of buildings/structures on the site for a medical clinic. This request proposes an additional 14,719 square foot structure for a proton therapy space and the reconfiguration of parking on the site. This request is required to be reviewed by the DRB because per Table 6-4-4 of the IDO there is more than 10% increase in the building GFA.
 1. Pursuant to 6-6(G)(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 and parking comply with the applicable provisions of the original Site Plan approval (1000560/06-DRB-01023) and the IDO: the proposed structure meets the setback requirements, and the maximum height of the proposed structure is approximately 49-feet in height which does not exceed the 65-foot maximum building height in the NR-BP zone district; a Parking Reduction Study was submitted and approved for 332 parking space (294 to be provided on-

site and 38 minimum to be available per a Shared Parking Agreement with the Journal Center Courtyard Marriott; 43,628 square feet of landscaping is being provided while 28,351 square feet of landscaping is required; the proposed development meets the façade design requirements of 5-11(E)(2) of the IDO; and the Journal Center Architectural Review Committee approved the proposed development.

- 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. Transportation determined that a Traffic Impact Study (TIS) was not required.

- 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 located within the Journal Center Master Development Plan, and the Journal Center Architectural Review Committee approved the proposed development.

2. The applicant shall return within 5 years from the date of DRB approval (10/26/22) to review the overall parking situation with particular focus on the Shared Parking Agreement to determine if an extension of the Shared Parking Agreement is needed and/or if any new Shared Parking Agreements are needed to provide adequate parking.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The proposed use is allowed within the NR-BP zone district, and is subject to the requirements of the underlying zone district.

Conditions:

1. This Site Plan Amendment is valid 7 years from DRB approval (10/26/2022). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Planning for the Plan sheets to be sealed and signed by the appropriate design professional licensed in the State of New Mexico, and for the Shared Parking Agreement to be signed/executed and recorded.

3. The applicant will obtain final sign-off from Planning by January 25, 2023 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 **NOVEMBER 10, 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. 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

Allen Whitaker, 722 12th Street NW Suite 100, Washington, DC 20005