

**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**

Brunicini Development Ltd. Co.  
P.O. Box 6363  
Albuquerque, NM 87197

**Project# PR-2022-007623**  
**Application#**  
**SI-2022-02067 SITE PLAN**  
**SD-2022-00182 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT 10 & LOT 7-B, MERIDIAN BUSINESS PARK** zoned **NR-BP**, located at **541 & 531 AIRPORT RD NW** between **AIRPORT RD NW** and **MERIDIAN PL NW** containing approximately **8.3934** acre(s). **(J-10)**

On December 7, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA, Transportation and Planning for the Site Plan and delegation to Planning for the Preliminary/Final Plat, based on the following Findings:

### **SI-2022-02067 SITE PLAN**

1. This is a request to construct a 84,913 building on the subject property, with 21,228 square feet proposed for office use(s) and 63,685 square feet proposed for warehouse use(s). 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 proposed development features the construction of more than 50,000 square feet of new non-residential development.

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, and landscaping meet/exceed the IDO requirements. The proposed office/warehouse building meets the 20-foot front yard and 10-foot side and rear yard setback requirements. The building covers less than the maximum of 50% of the subject property. The buildings heightest point is 43.7-feet in height and is less than the maximum height of 65-feet in height. The subject property meets the 100-foot minimum lot width requirement. Ninety parking spaces are provided where 75 parking spaces are required. The landscaping/screening meet/exceed the IDO requirements with the exception of the requirement for landscapng along street frontages due to the presence of utiity easements which restrict the planting of landscaping in those locations. In lieu of addressing the specific requirements for the stated landscaping. An Alternative Landscaping Plan has been submitted for administrative approval which will be required to be consistent with the purposes of 5-6 of the IDO, and must be approved by the Zoning Enforcement Officer (ZEO) of the Planning Department prior to final sign-off of the Site Plan by Planning.

- 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 located within the Atrisco Business Park Master Development Plan. This request must meet the relevant standards of the Master Development Plan, and a note must be added to the Site Plan confirming that the requirements of the Atrisco Business Park Master Plan are met prior to final sign-off of the Site Plan by Planning.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvement Agreement (IIA) must be submitted.
3. The proposed development is permitted within the NR-BP zone district.

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

**Conditions:**

1. This Site Plan is valid 7 years from DRB approval (12/7/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for the addition of a note regarding the coordination of the cross-connection section.
3. Final sign off is delegated to Transportation to show the modified sidewalk on the Site Plan and to update the Infrastructure List with the modified sidewalk.
4. Final sign off is delegated to Planning for a note to be added to the Site Plan confirming that the Atrisco Business Mark Master Plan requirements are met; for the recorded IIA; for the Alternative Landscaping Plan approval by the ZEO; and for the recorded Plat per PR-2022-007623 / SD-2022-00182.
5. The applicant will obtain final sign off from ABCWUA, Transportation, and Planning by March 8, 2023 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

**SD-2022-00182 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat consolidates two (2) lots within the Meridian Business Park into one (1) lot (Lot 7-B-1) at 8.3934 acres in size.
2. The property is zoned NR-BP. Future development must be consistent with the underlying zone districts.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

1. Final sign off is delegated to Planning for the project and application numbers to be added to the Plat, for the AGIS DXF file, and for the recorded IIA for the Site Plan per PR-2022-007623 / SI-2022-02067.
2. The applicant will obtain final sign off from Planning by March 8, 2023 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

Project # PR-2022-007623 Applications# SI-2022-02067, SD-2022-00182

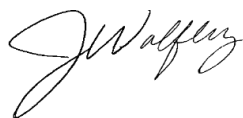
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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 23, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day 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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley  
DRB Chair

JW/jr

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174  
Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102