

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

Nusenda Credit Union
P.O. Box 8530
Albuquerque, NM 87198

Project# PR-2022-007701
Application#
SI-2022-01868 SITE PLAN

LEGAL DESCRIPTION:

All or a portion of:

**TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS
ADDITION zoned MX-L, located at 2801
JUAN TABO between CLAREMONT and
CANDELARIA containing approximately
1.24 acre(s). (H-21)**

On February 1, 2023, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Code Enforcement and Planning, based on the following Findings:

1. This request proposes a 4,226 square foot building on the site with a 4-lane drive-through, to be occupied by a Nusenda Credit Union. This new building will replace an existing building on the site occupied by a Nusenda Credit Union.
 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(I)(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, landscaping, parking, and façade design comply with the applicable provisions of the IDO: the proposed structure meets the 5-foot front yard/street-side yard and 15-foot rear yard setback requirements. The maximum height of the proposed structure is approximately 30-feet in height which does not exceed the 38-foot maximum building height in the MX-L zone district. Landscaping covers 38% of the site area, exceeding the 15% minimum required coverage of the site area. Six trees are provided in the parking areas, matching the minimum

requirement for 6 trees being provided in the parking areas. Thirty trees are provided along the street frontage, matching the minimum requirement for 30 trees being provided along the street frontage. Fifty-one parking spaces are provided, exceeding the minimum requirement of 13 parking spaces. The proposed development meets the façade design requirements of 5-11(E)(2) of the IDO.

- b. 6-6(I)(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(I)(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.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed use is allowed within the MX-L zone district, and is subject to the requirements of the underlying zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (2/1/2023). 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 recorded Plat that was approved by the Development Hearing Officer on January 25, 2023 per PR-2022-007701/SD-2023-00022.
3. Final sign-off is delegated to Code Enforcement to increase shrub density to improve the vegetative screening as discussed at the February 1, 2023 DRB hearing.

4. The applicant will obtain final sign-off from Planning and Code Enforcement by May 3, 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 **FEBRUARY 17, 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). 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

Joe Slagle, P.O. Box 10362, Albuquerque, NM 87184