

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

Group 1 Realty, Inc. – Christine Scott  
800 Gessner, Suite 500  
Houston, TX 77024

**Project# PR-2023-008423**  
**Application#**  
**SI-2023-00606** SITE PLAN ADMINISTRATIVE DFT

### LEGAL DESCRIPTION:

For all or a portion of **TR C PLAT OF TRACTS A, B & C LLD SUBDIVISION CONT 3.8914 AC** zoned **NR-LM**, located on **4821 PAN AMERICAN FWY NE between MONTANO RD. AND JEFFERSON ST.** containing approximately **3.8931** acre(s). **(F-17)**

On May 9, 2023, the Development Facilitation Team (DFT) administratively approved a site plan based on the Findings noted below and with conditions of approval which must be met for final sign-off by DFT staff:

1. The existing development consists of a one-story 22,800 sf building which is being expanded to 38,336 sf. As the expansion of the existing development exceeds the maximum 10% threshold for the building gross floor area for the existing building per Table 6-4-4 of the IDO for a Minor-Administrative Amendment, this request must be decided by the DFT. The expanded building will have 15,635 GFA of Light Vehicle Sales and 19,400 GFA of Light Vehicle Repair.
  1. Pursuant to 6-5(G)(3)(a) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
    - a. 6-6(G)(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 project meets dimensional standards, including building setbacks.
      - The proposed building height of 37-foot, 8-inches does not exceed the maximum building height of 65 feet as required in the NR-LM zone district.

- The site plan meets the parking requirements of 52 spaces by providing 180 spaces.
  - The site plan complies with the landscaping requirements: 15% of the net lot area or 19,687 sf must be landscaped; 29,481 sf of landscaping is provided. The street frontage and parking lot will have new or existing trees and shrubs to meet vegetative coverage requirements. Irrigation is going to be provided to all new and existing vegetation.
- b. 6-6(G)(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 or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The site has access to a full range of urban services including utilities, roads and emergency services. Transportation determined that a TIS was not required for the project. A 6-foot sidewalk will be built along the street frontage per NMDOT.

- c. 6-6(G)(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 IDO standards applicable in the zone district the subject property is in.*

The subject property is not within an approved Master Development Plan; therefore the 6-6(G)(3)(c) criterion does not apply to this project.

- d. 6-6(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not within an approved Framework Plan; therefore the 6-6(G)(3)(d) criterion does not apply to this project.

2. The Applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed use (light vehicle sales and repair) is permissive within the NR-LM zone district.

**Conditions:**

1. This Site Plan is valid 5 years from DFT approval (05/09/2023). An extension may be requested prior to the expiration date.

2. Add notes to the Site Plan as outlined by ABCWUA.
3. An Infrastructure List depicting the 6-foot sidewalk proposed to be constructed along the frontage of the site along Pan American must be submitted and approved prior to final sign-off from Planning.
4. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List or proof of construction of the sidewalk from DRC in lieu of the recorded IIA must be submitted prior to final sign-off from Planning.
5. The following notes must be added to the Site Plan per 5-6(C)(14) of the IDO:
  - a. All irrigation systems shall be designed to minimize the use of water.
  - b. All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
  - c. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MAY 25, 2023**. The date of the DFT'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). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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,

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

for Alan Varela,  
Planning Director

JW/ha

Ayer Design Group, LLC, Birkie Ayer, Jr. 215 Johnston St. Rock Hill, SC 29730