

**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

Albuquerque Investors LLC Attn: Woodsonia
Real Estate Inc
20010 Manderson St., Suite 101
Elkhorn, NE 68022

Project# PR-2019-002284

Application#

SI-2023-00168 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

**PARCEL B-1-A CORRECTION PLAT OF PARCELS
C-1-A, V-1-B and B-1-A, RENAISSANCE CENTER
III zoned NR-C, located at 1500 DESERT SURF
CIRCLE NE containing approximately 9.2281
acre(s). (F-16)**

On August 30, 2023, the Development Facilitation Team (DFT) administratively approved the above referenced application for the EPC Site Plan Final Sign-off, based on the following Findings:

1. The Environmental Planning Commission (EPC) approved this project on August 18, 2022 per PR-2019-002284 / SI-2022-01301. The EPC request was for a Site Plan EPC-Major Amendment of a Pre IDO-Approval for an approximately 24-acre site legally described as all or a portion of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III, Located on Desert Surf Circle NE, between Alexander Blvd NE, and Montano Rd. (“the subject site”). The applicant requested to amend the controlling Site Development Plan (PR # 2019-002284) to allow a 97,000 square foot Indoor Entertainment facility on tract B-1-A. This request was consistent with Comprehensive Plan Goals and Policies regarding Centers and Corridors, Efficient Development Patterns and Infill, Urban Design, and Economic Development.
2. The subject site is zoned NR-C (Non-Residential – Commercial), a zoning designation received upon adoption of IDO in May 2018.

3. The subject site is within the boundaries of the 24-acre Beach Water Park Site Plan (Z-86-66), which was approved by the EPC. The subject site is controlled by an Administrative Amendment approved in 2019, (PR #2019-002284), which was an amendment to the original controlling EPC-approved Site Development Plan.
4. The deviation request for the proposed building to be 9 inches taller than allowed in the NR-C zone district was justified and approved by the DFT.
5. The applicant submitted a Parking Reduction Study, which was approved by the Planning Director.
6. A more detailed Grading and Drainage Plan will need to be submitted to Hydrology for review and approval prior to submitting for Building Permit.
7. Albuquerque Bernalillo County Water Utility Authority staff have stated in their latest comment memo that Availability Statement 220616 has been executed and provides conditions for service. Routine connections for service are available for both water and sanitary sewer service.
8. The Site Plan meets the EPC conditions. DFT staff coordinated with EPC staff on the request. EPC staff provided written correspondence stating the conditions were addressed.
9. The Applicant provided the required notice as outlined by the IDO in Table 6-1-1.
10. Pursuant to 6-6(H)(3) Review and Decision Criteria: An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

- a) 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended*

The Site Plan is consistent with the ABC Comp Plan as amended.

- a. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The site is zoned NR-C, future development must be consistent with the underlying zoning.

- b. *6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan met the 2021 IDO requirements.

- c. *6-6(H)(3)(d) 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 was required and submitted, and the recommended mitigation measures were added to the Infrastructure List and approved with the Site Plan. The site has an approved Grading and Drainage Plan.

- d. *6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The Landscape Plan complies with 5-6(D)(1)(c) of the IDO regarding street trees, and provides landscaping that complies with 5-6(D) of the IDO regarding street frontage landscaping.

11. An Infrastructure List was approved with the Site Plan. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.
12. Coordination must be made with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities at the time a service request is submitted.
13. Easement Vacation applications and a Preliminary/Final Plat application were submitted concurrently for DHO approval. The Plat was approved on February 8, 2023.

Conditions:

1. The Plat must be recorded prior to the sign-off of the Final Sign-off of EPC Site Plan by DFT staff.
2. A recorded IIA must be submitted.
3. The pond near the proposed 35x35 ft meter vault will need to be removed from the easement per ABCWUA.

4. The cross-connection section layout must be approved per ABCWUA.
5. Confirmation must be provided from Fire and Rescue that a PIV is okay to have prior to a private fire hydrant to ABCWUA.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 18TH, 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).

Sincerely,



for Alan Varela,
Planning Director

JW/jr/ha

Tierra West, LLC, 5571 Midway Park Place NE, ABQ, NM 87109