

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

Kairos Power – Lara Gutierrez  
5201, Hawking Dr., SE,  
Albuquerque, NM, 87106

**Project# PR-2020-004448**  
**Application#**  
**SI-2023-00132 SITE PLAN ADMINISTRATIVE DFT**

### LEGAL DESCRIPTION:

All or a portion of **LOT D-1 & D-3 (PROPOSED LOT D-1-A), MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **5201 HAWKING DR SE** containing approximately **28.4377** acre(s). **(Q-16)**

On March 1, 2023, the Development Facilitation Team (DFT) administratively approved a site plan amendment 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 site consists of a 168,288 square foot building utilized for light manufacturing (the Development Review Board approved the construction of a 40,000 square foot one-story building addition onto an existing 128,288 square foot building on December 16, 2020 per PR-2020-004448 / SI-2020-00964). This is a request to expand the site's building square footage by 57,164 square feet of light manufacturing: a 30,000 square foot building and 21,900 square foot building. There is also a 5,264 square foot office building. Total square footage of the site's building area is 225,452 square feet.
  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 related to building setbacks.
- The proposed building heights does not exceed 45 feet as required in the Airport Protection Overlay Zone. The proposed lighting is aimed and shielded to light on-site areas only as required by Kirtland Air Force Base. Both City Aviation and Kirtland Air Force Base reviewed the proposed site plan.
- The Mesa del Sol Architectural Review Committee approved the proposed architecture and facades, including an exception to the MDS Level B Building Design Standards in 2.2.5. The Arch Committee also required that keynote #30 on Plan Sheet A-100 regarding the screening wall on the south site of the Kairos campus.
- The site plan meets the parking requirements for 239 spaces by providing 221 spaces plus the equivalent of 48 parking spaces from high occupancy vehicle parking, for a total 271 parking spaces provided.
- The site plan complies with the landscaping requirements: 15% of the net lot area must be landscaped and 16.8% is provided. Large areas of undeveloped land on the site will be reseeded after construction using a 'gravelly uplands and slopes' seed mix.
- The site plan complies with the outdoor seating requirement of 500 square feet: a new outdoor seating area of 1600 square feet is provided.

- 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, 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 TIS was not required for the project.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The existing development provides screening on the northern portion of the Site, and additional landscaping is proposed around the proposed buildings.

2. Two Infrastructure Lists were approved with this Site Plan (Exhibits A and B). The infrastructure on the two Infrastructure Lists must be financially guaranteed with the exception of the infrastructure as noted on the Infrastructure List labeled "Exhibit A." A recorded Infrastructure Improvement Agreement(s) must be recorded and submitted prior to final sign-off of the Site Plan by DFT staff.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

4. The proposed use of light manufacturing and office is permissive within the PC zone district, within the Mesa del Sol Master Plan/Framework Plan.

**Conditions:**

1. This Site Plan is valid 5 years from DFT approval (3/1/2023). An extension may be requested prior to the expiration date.
2. Replace “special manufacturing” as the use for the existing building on the Plan Sheet with the parking table and replace with “light industrial.”
3. Use the ‘gravelly uplands and slopes seed mix’ from Standard Specification 1013 for the reseeding areas.
4. Submit the recorded Infrastructural Improvement Agreement(s).
5. Submit the recorded Plat for this site which was approved by the DHO on February 8, 2022 per PR-2020-004448 / SD-2023-00029.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT’s decision or by **MARCH 17, 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).

Official Notice of Decision

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Sincerely,

A handwritten signature in black ink, appearing to read "Alan Varela". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital letter.

for Alan Varela,  
Planning Director

JW/lis

Greenbox Architecture, Derek Metson, 502, Seventh St., Suit 203, Oregon City, OR, 97045