

**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

Oppidan Holdings, LLC
400 Water Street
Excelsior, MN 55331

Project# PR-2020-004747
Application#
SI-2024-00451 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion

**Tract 2-A, Unit 5, Avalon Subdivision Unit 5
zoned NR-BP, located on Daytona Rd NW
between 94th St NW containing approximately
7.9830 acre(s). (J-9, K-9)**

On July 31st, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request for a 90,301 sf 10MW Data Center development, 36 feet tall to the parapet top, 32 feet tall to the roof top, with a 6,800-sf office component. The project will include ground-mounted mechanical units, parking, perimeter access roads, utilities, stormwater management, and appurtenances. The facility will be encompassed by a security fence with gate. The Data Center will have an exterior generator yard, and exterior water tanks. The site plan will have an entrance drive from Daytona Road. 20 parking stalls are provided. A recessed loading dock is proposed on the northwest of the site.
2. A plat application associated with this project was submitted to the DHO and reviewed on April 24, 2024. The applicant requested to adjust the lot line of the existing tract to achieve a total site acreage of 11.5-acres to support the proposed project.
3. The subject property is NR-BP Zone District (Non-Residential – Business Park Zone District).
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. An Infrastructure List is included with this application. As part of this project, Daytona Rd NW will be extended south adjacent to the proposed property per City requirements.
6. Climatic Geographic Responsiveness forms and studies are included in this application. The applicant has considered the criteria and achieved many of the design considerations to improve the long-term heating and cooling of the building and surroundings.
7. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
 - a. 6-5(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.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed warehouse facility is an appropriate and permissive use under this zoning designation (NR-BP).

Per IDO 4-3, Use Specific Standards, Warehousing use specific standards do not apply to the proposed project.

Per IDO 5-1 Dimensional Standards, for NR-BP, the Site Plan as proposed meets the dimensional standards for the NR-BP zone district, including setbacks, lot width, and building height requirements.

Per 5-2 Site Design and Sensitive Lands, a Sensitive Lands Analysis has been included in the application and no sensitive land features were found. A certificate of no-effect from City Archeologist dated 1/30/24 is also included in this package.

Per IDO 5-3 , On-Site parking, Warehousing has no parking requirements. Applicant is proposing 20 parking spots per number of vehicles and on-site employee numbers, as well as the sporadic daily traffic. Peak periods have been considered in this calculation.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (15% of net lot area) for this project is 65,611 SF; the provided landscape area is 73,012 SF.

Required vegetative coverage is a minimum of 54,759 SF (75% of the total landscape area). Provided vegetative coverage is 55,772 SF.

Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 13,943 SF. Provided ground-level vegetative coverage is 16,817 SF.

Required parking lot landscaping is 867 SF (10% of the parking lot area) and 1,500 SF landscaping is provided for the parking lot.

Required number of street trees are 35. Proposed street trees are 35. Pine trees provide evergreen screening for the mechanical equipment along the boundary with Interstate 40. Along the frontage of the site, evergreen native shrubs are proposed to screen the storage area.

Per 5-11(D), Building Design, building and façade design, windows, articulation, as well as rooflines are compliant with the IDO.

Per DPM Table 7.2.29, Daytona Rd is a local street. A 5-foot sidewalk and a 4-6-foot landscape Buffer are required and are going to be provided along this edge of the site.

- b. 6-5(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.*

Existing roadway, utility and drainage infrastructure exists with capacity to service the proposed development with the improvements identified on the approved infrastructure list. Therefore, the project will not burden the existing systems.

- c. 6-5(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 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.

- d. 6-5(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 located within an approved Framework Plan; therefore, this criterion does not apply.

Conditions

Water Utility Authority Conditions of Approval

1. Water and/sanitary sewer infrastructure will be required to cover the frontage of the site and must be included on the infrastructure list.
2. Site Utility Plan:
 - a. Update to include the water meter and provide any water meter sizing calculations that have been completed. This needs to include peak demand and a maximum continuous demand.
 - b. If a large meter is required, a 35'x35' easement will be required for the meter.
 - c. Configure the domestic service to have a separate line than the proposed fire protection line.
 - d. The fire protection line can be an unmetered line and must be separated from the domestic service as presented on the current utility exhibit.
3. Infrastructure List:
 - a. Only include the sanitary sewer infrastructure that is public (i.e. a public manhole at the terminus of the existing collector).
 - b. 12" Waterline – Please indicate connection to both existing waterlines to the east and west of the subject site.

Planning Conditions of Approval

4. The Infrastructure List must be approved and a recorded IIA based on the Infrastructure List must be submitted to the DFT.
5. The platting action request associated with this project must be approved by the DHO and the plat must be recorded with the County Clerk before final sign-off of the site plan.
6. All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **AUGUST 16TH, 2024**. The date of the DFT'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.

Official Notice of Decision

Project # PR-2020-004747 Application# SI-2024-00451

Page 5 of 5

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,

For Alan Varela, J.D.
Planning Department Director

JW/jr/ha

Jack Ammerman, Stantec / 733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309