

**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**

Thomas Development  
420 W. Main  
Boise, ID 83702

**Project# PR-2021-005414**

**Application#**

**SI-2023-01357** SITE PLAN ADMINISTRATIVE DFT

**LEGAL DESCRIPTION:**

For all or a portion of **TRACTS F-6-A-2-A & F-4-A-1, UNIT 3, ATRISCO BUSINESS PARK WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T10N, R2D, NMPM** zoned **MX-M**, located on **441 & 457 COORS BLVD NW** between **BLUEWATER RD** and **CLOUDCROFT RD** containing approximately **8.95** acre(s). **(J-10)**

**Project:**

Multi-family residential development to include 237 dwelling units at a density of 11 du/ac.

On September 26, 2023, 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 to construct a 237 dwelling unit multi-family development. The site plan was approved for 191 units by the Development Review Board on January 5, 2022 per PR-2021-005414 / SI-2021-01031 as two phases; the first phase is San Roque Housing and the second phase is La Serena Senior Housing. The site plan was administratively amended on April 5, 2022 to add 18 loft units above 9 garage units for 209 total units. This request adds 2 more units above a 10<sup>th</sup> garage unit and adds a 4<sup>th</sup> floor onto La Serena with 26 units, for a total of 28 additional units and 237 units in both phases (137 units at San Roque and 100 units at La Serena).
2. This project has no infrastructure list.

3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO effective July 2023.

- 1) 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 4-3, Usable open space for San Roque requires 39,100 SF; 48,126 is provided. Usable open space for La Serena requires 24,900 SF; 38,436 is provided. Trees provided are unchanged and exceed requirements.

Per IDO 5-1, Building height is limited to 48 feet and the additional floor added to La Serena measures 47 feet x inches in height. No other dimensional standards were altered on the site plan.

Per IDO 5-5, On-Site parking: The site qualifies for a 30% parking reduction because it is located within 1320 feet of a transit stop with frequency between 15-45 minutes. The project site requires 247 parking spaces (351 minus 105 spaces in parking reduction); 277 are provided. Included in meeting the parking requirements are: 8 ADA spaces, 20 van accessible spaces, 6 motorcycle spaces, 96 bicycle spaces, and 8 common electric vehicle charging.

Per IDO 5-6, The landscaping plan is unchanged and continues to meet the requirement of 25% of net lot in landscaping and 75% vegetative cover.

Per IDO 5-11, Building Design; the additional floor added to La Serena meets the building design requirements.

Per IDO 6-1, a pre-submittal neighborhood meeting was held on January 5, 2023. Mailed and electronic mail notices and posting of signs are documented in the submittal.

- 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..*

The site has access to a full range of urban services including utilities, roads and emergency services. The project, therefore, 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 Master Development Plan; therefore, this criterion does not apply.

**Conditions:**

1. Check for motorcycle spaces added

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 13<sup>TH</sup>, 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', written in a cursive style.

for Alan Varela,  
Planning Director

JW

Tierra West, 5571 Midway Park Pl NE, Albuquerque, NM 87109