

**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**

KLG 10, LLC.  
5051 Journal Center Blvd, Suite 500  
Albuquerque, NM 87109

**Project# PR-2021-005689**  
**Application#**  
**SI-2023-01391 SITE PLAN ADMINISTRATIVE DFT**

### **LEGAL DESCRIPTION:**

For all or a portion **TRACT B-1-A, MESA DEL NORTE ADDITION** zoned **MX-M**, located at **7050 CONSTITUTION AVE NE between LOUISIANA BLVD NE and MESILLA ST NE** containing approximately **1.7414** acre(s). **(J-19)**

On September 29, 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/governing Site Plan includes a 151-unit multi-family residential facility approved by the Development Review Board (DRB) as a Major Site Plan Amendment – DRB on September 15, 2021 per PR-2021-005689 / SI-2021-00987. This is a request to increase the maximum building height from 69 feet, 1 inch to 75 feet, 5.75 inches and from 5-stories to 6-stories; increase the number of multi-family residential units from 151 units to 190 units; increase the gross square footage from 182,052 square feet to 216,402 square feet; increase the number of parking spaces from 182 to 232 total spaces; and increase open space from 18,912 square feet to 28,630 square feet.
2. The subject site is zoned is zoned MX-M, and is located in the Uptown Comprehensive Plan Center.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

4. 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.*

The site plan is compliant with the applicable IDO sections, including: 4-3 (Use-Specific Standards), 5-1 (Dimensional Standards), 5-8 (Outdoor and Site Lighting), 5-9 (Neighborhood Edges), and 5-11 (Building Design) that includes façade design. The Site Plan will be compliant with 5-6 (landscaping, buffering, and screening Standards and Requirements) once the DFT conditions of approval for this Site Plan are addressed.

- 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 Framework Plan; therefore, this criterion does not apply.

**Conditions:**

1. Revise Quercus fusiformis caliper at installation from 12” caliper to the correct caliper.
2. Fire 1 plan shows an existing public hydrant on the northwest corner of plan. Ensure a clearance of 3’ minimum of vegetation around this hydrant.

3. Amend the note on the Landscape Plan that says street frontage trees are not required to identify the number of trees currently provided on the plan along Constitution frontage as well as indicate the general spacing between the trees.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 16<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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto: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/bs/jr

Jackie Fishman, Consensus Planning, 302 8th St. NW Suite 600, Albuquerque, NM, 87102