

**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 Housing Authority
1840 University Blvd SE
Albuquerque, NM 87106

Project# PR-2021-006156
Application#
SI-2024-01536 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of:

**All or a portion of: Lots 1 – 15 & 17 – 32,
Patlilly Subdivision zoned R-ML, located at
60th ST NW between CENTRAL and AVALON
containing approximately 7.0 acre(s). (K-11)**

On March 24th, 2025, 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 rehabilitate 42 existing residential dwelling units along 60th st NW and to construct an additional 46 units and a community building on the abutting vacant land to the West of the existing units.
2. The subject property is zoned R-ML. The southern portion of the site is located within the Central Main Street and Major Transit corridors but is not located within a center.
3. This project was reviewed as a Multi Family Housing development due the mixture of Multi Family and Low Density Housing on the development. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. 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 standards in 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 IDO document effective as of the date this application was deemed complete and processed, as well as the DPM.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed Multi-Family project is an appropriate and permissive use under this zoning designation (R-ML).

Per IDO 4-3(B)(8), Use Specific Standards for Multifamily Dwelling, table 4-2-1, the proposed multifamily project complies with the required useable open space and landscaping requirements of this section.

Per IDO 5-1 Dimensional Standards, for R-ML, the Site Plan as proposed meets the dimensional standards for the R-ML zone district, including setbacks, useable open space and building height requirements.

Per IDO 5-3 Access and Connectivity, adequate on-site pedestrian connections and walkways are provided and sufficient shade trees along pedestrian walkways are provided.

Per IDO 5-5, On-Site parking, this multi-family project requires 152 parking spaces; with a combined total of 193 spaces are provided. Parking provided includes: 45 Compact spaces, 9 ADA parking spaces, 8 EV ready parking spaces, 5 motorcycle parking spaces, and 12 bicycle racks providing 24 bicycle parking spaces.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (25% of net lot area) for this project is 64,681 SF; the provided landscape area is 129,599 SF.

Required vegetative coverage is a minimum of 97,199 SF (75% of the total landscape area). Provided vegetative coverage is 97,271 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 24,300 SF. Provided ground-level vegetative coverage is 26,802 SF.

Parking lot landscaping and street tree requirements are being met and exceeded for this project.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO.

- 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 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. 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 IDO standards applicable in the zone district the subject property is in.*

The Subject property is not 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 within an approved Framework Plan, therefore this criterion does not apply.

Conditions

ABCWUA:

1. A Revised Utility Plan (check ABCWUA comments for specific revisions needed).

Planning:

2. Ensure that the project and application numbers have been added to the Site Plan.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **APRIL 8TH, 2025**. 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-2021-006156 Application# SI-2024-01536

Page 4 of 4

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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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

JB/jr

JAG Planning & Zoning, Juanita Garcia, P.O. Box 7857, Albuquerque, NM 87194