

**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

Sawmill Bellamah Properties, LLC
201 3rd Street Nw Suite 1150
Albuquerque, NM 87102

Project# PR-2022-007153

Application#

SI-2024-00400 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion

Lot A-2, Stewart and Walker zoned **NR-LM**,

located at **800 20TH ST NW** between

BELLAMAH AVE NW and **MOUNTAIN RD NW**

containing approximately **2.0541** acre(s). **(J-13)**

On June 5, 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 to demolish an existing one-story warehouse building and build a new 6-story building comprised of multi-family residences with ground-level commercial spaces.
2. The subject property is located within the CPO-12 Sawmill/Wells Park Overlay Zones, and is zoned MX-H (High Intensity Zone District).
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.*

Per 3-4(M) and 5-11(D), building and façade design, windows, articulation, as well as rooflines are compliant with the IDO.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed multi-family residential housing is an appropriate and permissive use under this zoning designation (MX-H).

Per IDO 4-3, Use Specific Standards, the proposed project complies with multi-family dwelling applicable standards.

Per IDO 5-1 Dimensional Standards for MX-H, the Site Plan as proposed meets the dimensional standards for the MX-H zone district, including setback, usable open space, and building height requirements.

Per IDO 5-3 , On-Site parking: 250 parking spaces, 50 EV parking spaces, 5 motorcycle parking spaces, and 44 bicycle spaces are provided.

Per IDO 5-6, minimum required landscape area (25% of net lot area) for this project is 7,292 SF; the provided landscape area is 7,583 SF.

Required vegetative coverage is a minimum of 3,936 SF (75% of the total landscape area). Provided vegetative coverage is 5,355 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 1,094 SF. Provided ground-level vegetative coverage is 1,539 SF.

Sufficient street trees will be provided as part of the Sawmill Streetscapes Improvements project under COA Project number 617579.

Required parking lot landscaping is 608 SF (10% of the parking lot area) and 1,362 SF landscaping is provided for the parking lot.

Per 5-6 (E), a trellis is provided to buffer the eastern edge of the site, as well as the loading area located along the same edge.

Per DPM Table 7.2.29, 20th street is a local road. A 5-foot sidewalk and 4-6 foot landscape buffer are 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 to augment existing systems. The project has an infrastructure list, and 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. Availability Statement 230415 provides conditions for service.
 - a. Upsizing of the existing six-inch water distribution main along 20th St. is required and requires an infrastructure list and financial guarantee or construction prior to site plan approval. The current infrastructure list does not explain the extent of the water infrastructure to be constructed and must be tied to this project for approval.
 - b. If there is a project currently constructing the required improvements, signature of this site plan will be contingent upon completion and acceptance by the Water Authority of the required waterline improvement.

2. Please add the following notes to the Master Utility Plan
 - a. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - b. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.
3. Please indicate public vs. private infrastructure (i.e. fire hydrants) and note that private hydrants are to be painted safety orange.
4. Separate metering for multi-family/apartment use and commercial uses. Please show a configuration that accommodates this setup.
 - a. If there are questions on this please coordinate with Utility Development and Customer Service sections of the Water Authority.

Planning Conditions of Approval

5. Please add the following notes to the Landscape Plan:
 - a. Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
 - b. Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
6. The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area. Correct calculations for this item must be provided on the landscape plan.
7. All tree planting details must be adjusted to reflect 5-6(C)(5)(e) of the IDO.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JUNE 24TH, 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.

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,

A handwritten signature in black ink, appearing to read 'Alan Varela', written in a cursive style.

For Alan Varela, J.D.
Planning Department Director

JW/jr/ha

Office Untitled INC./ 4200 Sepulveda Boulevard Suite 104, Culver City, CA 90230