

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**



OFFICIAL NOTICE OF DECISION

Chirisa MDS LLC
501 E Las Olas Blvd. Suite 200
Fort Lauderdale FL 33301-2882

Project# PR-2022-007805
Application#
SP-2025-00084 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT/TRACT J, Mesa Del Sol Innovation Park II
zoned PC, located at Northwest CORNER OF
Crick Ave AND Watson Dr SE containing
approximately 17.0436 acre(s). (R-16, Q-16)**

On October 29, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request for a 225,795 square foot research and development facility with a focus on advancing fusion energy research (Project Solis), which would be located within Mesa Del Sol (MdS). The subject property is 17.0436 acres in size, and is located between Crick Ave. SE and Watson Dr. SE.
2. The subject property is zoned PC. Future development on the subject property is subject to the MdS Level A and Level B Framework Plans, and to the standards and provisions of the IDO and DPM where the MdS Level A and Level B Framework Plans are silent.
3. On October 21, 2025, the MdS Architectural Review Committee (ARC) approved the proposed development, conditioned on further coordination and discussion regarding required ponding and off-site drainage associated with the OS-3 Pond. Per the ARC approval, additional engineering and design review will ensure consistency with MdS's overall drainage strategy and that all off-site flow requirements are properly addressed.
4. On October 16, 2025, a Traffic Impact Study (TIS) for the proposed Project Solis development was approved per TRANS-2025-00257.

5. On September 25, 2025, a Conceptual Grading & Drainage Plan was approved per HYDR-2025-00339.
6. On September 24, 2025, a Conceptual Traffic Circulation Layout (TCL) was approved per TRANS-2025-00268.
7. On August 21, 2025, the Environmental Planning Commission (EPC) approved a Text Amendment to the Mds Level B Framework Plan to allow Tract J to increase the allowable maximum building height from 80-feet to 110-feet per FP-2025-00004.
8. On July 30, 2025, the Zoning Hearing Examiner (ZHE) approved a Conditional Use to allow a Research or Testing Facility per CU-2025-00021.
9. On July 22, 2025, an Archaeological Certificate of No Effect was issued for the subject property by the Acting City Archaeologist per AC-2025-00010.
10. 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.**

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed research and development facility is an allowable use with the approval of CU-2025-00021 by the ZHE.

Per IDO 5-1 Dimensional Standards, this request complies with the dimensional standards of the Level B Mds Framework Plan with the approval of FP-2025-00004 by the EPC, as well as IDO standards.

Per IDO 5-5, the parking requirements are being met through the establishment of 284 on-site parking spaces. Considerations were made for ADA/Bicycle/Motorcycle/ and EV capable spaces and are compliant with the IDO.

Per IDO 5-6, the subject property includes the required landscaping for this type of facility. The minimum required landscape area (15% of net lot area) for this project is 77,209 SF; the provided landscape area is 127,561 SF. The Landscaping, Buffering, and Screening requirements of 5-6 of the IDO will be met with adherence to Condition #1 (see below).

Per IDO 5-8, the Photometric Plan confirms that lighting is compliant with light trespass requirements, and the Site Lighting Detail Sheet confirms proposed lighting meeting fixture type and height requirements.

Per MdS Design Standards, the MdS ARC confirmed in their letter of approval dated October 21, 2025 that the project's architectural design adheres to the MdS Level B Plan and Employment Center Design Standards.

- 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.**

The City's existing infrastructure and public improvements, coupled with the infrastructure featured on the Infrastructure List approved with this request, will ensure adequate capacity to serve the proposed development.

- 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 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 located within the MdS Level A and Level B Framework Plans and must meet their relevant standards.

11. An Infrastructure List (IL) is included with this request.

12. Per Parks and Recreation, the Japanese Pagoda tree is not currently locally available in nurseries. Please replace with another deciduous species that is capable of reaching a mature height that will provide shade and coolness in summer months.

CONDITIONS

Parks and Recreation

1. Per IDO 5-6(C)(5)(e), mulch is required within a 5-foot radius of a tree at no less than 2" depth. Please update tree planting detail to specify mulch depth in compliance with IDO.

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2. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT and City Engineer-approved IL must be submitted prior to final sign-off of the Site Plan.


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3. The conditional approval is based off provided demands (fire flow and domestic) that were estimated and will be assumed accurate. Any changes or deviance that exceeds these given flows may result in changes to the requirements that the Water Authority will/may have for the proposed changes. Additionally, the conditional approval is also moving forward at risk without an approved Availability Statement. If any other requirements are noted in the Availability Statement, the project must adhere to these requirements regardless of the conditional approval given through the City's processes.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **NOVEMBER 17, 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.

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 Robyn Rose,
Associate Director
Planning Department