

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

PV Trail Albuquerque LLC
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122-1244

Project# PR-2022-007063
Application#
SI-2023-01044 SITE PLAN - DFT

LEGAL DESCRIPTION:

TRACTS 4 & 5, UNIT 3A, THE TRAILS, located on Woodmont Ave NW between Paseo del Norte and Sand Rock St. NW

On October 12, 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 344 dwelling unit multi-family development multi-family, townhome, and single family detache rental homes, with two amenity centers with pools on the subject property zoned R-ML. The site plan is over two tracts, North and South. The entire project is for rent and was reviewed as a multi-family use project.
2. An Infrastructure List was approved with this Application.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO effective December 2022.
 - 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 2-3(E), the Dimensional Standard for Multi-family development meet the IDO requirements.

Per IDO 3-4(N), CPO-13 Volcano Mesa Character Overlay, the colors of exterior elevations are compliant with LRV values.

Per IDO 4-3, Usable open space for North tract requires 66,150 SF; 221,184 is provided. Usable open space for the South tract requires 49,700 SF; 286,559 is provided. Trees provided exceed requirements.

Per IDO 5-2, a Sensitive Lands Analysis identified one rock outcropping at the property line in the northwest part of the site and will be retained on as part of the design. The applicant has agreed to protect the natural condition of a 15 foot corridor around the base of the rock outcropping and to fence off the area during construction to prevent any disturbance of the area.

Per IDO 5-3, On-site pedestrian walkways are provided between the pedestrian entrances of each primary building on the site. A trail is being provided on the NR-PO-C Open Space Tract, OS-2. Any corridors that need to be disturbed to construct the trail or infrastructure will be approved at a pre-construction meeting to include a plan for revegetation of disturbed areas.

Per IDO 5-5, On-Site parking: The North Tract requires 353 parking spaces; 553 are provided. Included in meeting the parking requirements are: 3 ADA spaces, 8 motorcycle spaces, 18 bicycle spaces, and 6 common electric vehicle charging spaces (the remainder are in private garages). The South Tract requires 306 parking spaces; 398 are provided. Included in meeting the parking requirements are: 2 ADA spaces, 8 motorcycle spaces, 12 bicycle spaces, and 4 common electric vehicle charging spaces (the remainder are in private garages).

Per IDO 5-6, The requirement of 25% of net lot in landscaping is met: on the North tract 44% of net lot is landscaping and the South tract 50% of net lot is landscaping. Provided vegetative coverage is 129,030 sf. Of the required 25% vegetative coverage, 406,959 is required; 683,973 is provided. A landscape buffer of 15 feet is required along the R-1 zoning boundary; a 30 foot buffer is provided with 29 required trees.

Per IDO 5-11, Building Design, the application includes elevations for all housing types and community buildings. These designs are the approved elevations for this project.

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. This project is expanding the roads and building out the street and sidewalk network. Drainage ponds are provided on-site to manage storm water. The ponds will be stabilized according to the landscaping plan and Standard Specification 1013. A multi-use trail is being built in Tract OS-2, Trails Linear park. An infrastructure list accompanies this approval and provides the completion of water and sewer systems. 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. The Infrastructure List that is approved with this Site Plan must be financially guaranteed, and a recorded Infrastructure Improvement Agreement (IIA) must be recorded and submitted prior to final sign-off of the Site Plan by DFT staff.
2. An additional plan sheet, Sensitive Lands Preservation Sheet, must be added to identify all construction fencing and construction fence phasing to protect sensitive land features, i.e, rock outcropping and Tract OS-2 Zoned NR-PO-C based on meetings with Planning and Parks and Recreation.
3. The infrastructure list must add these items: (1) construction protection fencing to protect the Linear Park (OS-2) per the Sensitive Lands Preservation Sheet and (2) revegetation of areas disturbed by construction of trail or utilities within the Linear Park (OS-2) as determined in a post-construction inspection by Parks and Recreation and Planning.
4. Establish an alignment for the trail in Tract OS-2 from Woodmont to the eastern edge of La Terra project, connecting to existing trail to the east, through consultation with Parks and Recreation and Planning.
5. Add a landscaping plan per the IDO for the street frontage along Paseo del Norte or contribute to costs of landscaping through Procedure C, as directed by Parks and Recreation.
6. An alternative grading plan for the southern edge and the western portion affecting OS-2 may be approved by the Hydrology Division.
7. The Final Plat for this development, dividing the property into two tracts, must be signed off and recorded prior to final sign-off of 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 **OCTOBER 30, 2023**. 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.

Official Notice of Decision

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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". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

for Alan Varela
Director

JW

Consensus Planning, 302 8th Street, Albuquerque, NM 87102