

**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

Woodbury Corporation
2733 East Parleys Way Suite 300
Salt Lake City, Utah 84109

Project# PR-2023-008851
Application#
SI-2023-00778 SITE PLAN

LEGAL DESCRIPTION:

Mixed-use development to include 405 dwelling units at a density of 42.52 du/ac, and approximately 13,500 sq ft of commercial space.

On August 17, 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 405 dwelling unit mixed-use development at a density of 42.52 du/ac and approximately 13,500 sf of commercial spaces on the subject property, a portion of Tract A-1-A-1, consisting of 9.5 acres and zoned PC. The subject property is located within the Community Center of Mesa del Sol.
2. An Infrastructure List was approved with this Application.
3. All plan sheets are sealed and signed by the relevant design professionals.
4. Hydrology Department will need a Master Drainage Plan which includes this development prior to Building Permit approval.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

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 the Planned Communities Criteria 6-7(F)(3) of the IDO and the annexation agreement with the City of Albuquerque, the Review and Decision Criteria for this application for a Site Plan – Administrative is based upon the criteria in the Mesa del Sol Level A Community Master Plan and Mesa del Sol Level B Master Plan. Where the Mds Level A and B Plans are silent on a matter, the IDO standards were applied.

Per IDO 4-3, the Use Specific Standards for Multi-family meet the IDO requirements: At least one tree per ground floor dwelling unit and 1 tree per second floor unit is required. The total number of required trees is 239 and the total number of the provided trees is 220, which is acceptable given the urban nature of this development.

No sensitive land features are present on the site.

Per IDO 5-3, On-Site Pedestrian Connections: shade trees are provided along the pedestrian walkways where feasible. On-site pedestrian walkways are provided between the pedestrian entrances of each primary building on the site.

Per IDO 5-5, On-Site parking: Provided parking is 485 parking spaces, 12 ADA parking spaces, 48 bicycle spaces, 5 to 6 motorcycle parking spaces and 10 electric vehicle charging stations with a rating of 240 volts or higher need to be provided. Sufficient number of ADA parking spaces (12), motorcycle parking spaces (6), bicycle parking spaces (48), and electric vehicle charging stations (12) are provided.

Per IDO 5-6, minimum required landscape area (15% of net lot area) for this project is 40,598 SF; the provided landscape area is 87,530 SF (32% of net lot area).

Required vegetative coverage is a minimum of 65,647.5 SF (75% of the total landscape area). Provided vegetative coverage is 129,030 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 16,412 SF. Provided ground-level vegetative coverage is 33,200 SF.

No overhead distribution electric or transmission lines are or will be present on the site.

Per IDO 5-11, a letter from the Mds Architectural Review Committee is provided. Per Architectural Review Committee, building color selection process will be completed no later than the framing of the first building. Primary pedestrian entrances to each primary building are emphasized by overhangs, and decorative framed metal on the façades. Street-facing ground floor has 20% in transparent windows. Windows are recessed 2 inches and west facing windows have heat mitigation.

The balcony guardrails will be made of steel, and the balcony walls will be stucco. Vinyl sliding patio doors will open on to the balcony. The top floor balcony overhangs are fabricated metal for some balconies and stucco for others. Rooflines longer than 60 horizontal feet include at least one vertical or horizontal elevation change of at least 2 feet.

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.

- a. 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 on the four perimeters of the site. Two drainage ponds are provided to manage storm water. An infrastructure list accompanies this approval and provides the completion of water and sewer systems. The project, therefore, will not burden the existing systems.

- b. 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.

- c. 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 an approved Framework Plan; Per Planned Communities Criteria 6-7(F)(3) and annexation agreement with the City of Albuquerque, the Review and Decision Criteria for this application for a Site Plan – Administrative is based upon the criteria in the Mesa del Sol Level A Community Master Plan and Mesa del Sol Level B Master Plan as approved by Development Review Board, unless the MdS Level A and B Plans are silent on a matter (in which case the IDO standards apply). An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria of the MdS Level A and B Master plans:

Per MdS Level B Plan Section 2.3.3.

The proposed project is a 405 dwelling unit mixed-use development at a density of 42.52 du/ac and approximately 13,500 sf of commercial spaces.

The proposed uses are permissive in the community center. The proposed FAR is 1.2. and the proposed du/ac is 43. The proposed building heights range between 37 feet 4.5 inches and 59 feet 6 inches and comply with this standard. MdS Level B Plan has no minimum parking requirements. 485 parking spaces are provided based on market demand, taking into account the mixed-use nature and transit accessibility of the Community Center. No single parking area exceeds 150 spaces.

The MdS Level B Plan requires 15% of the site area be designated for useable open space. The provided usable open space is 79,009 sf which is a total of 29% of the net site area (excluding usable open space that is private to a household, such as balconies). Applicant has provided a 10-foot setback on all sides of the property.

On the Mesa Del Sol Boulevard, West University Boulevard, and Stryker Road an 8-foot landscape strip and an 8-foot sidewalk will be provided. Along Dekooning Avenue a 5-foot landscape strip and a 5-foot sidewalk will be provided (to match the existing 5-foot sidewalk and 5-foot landscape strip).

Water harvesting areas for surface runoff are provided in parking lots. The parking lots contain stormwater basins that will be collected by storm drain and conveyed to the existing storm drainpipe within Dekooning, as shown on the conceptual proposed drainage exhibit. The required stormwater quality volume required by MdS Framework Plan is 0.269 ac-ft, and 0.502 ac-ft is provided. This is documented in a table on Drainage Management Plan.

The proposed plants were either selected from the MdS Level B Plan Technical appendices plant list or similar plants.

Conditions:

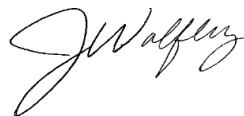
1. An Infrastructure List was approved with this Site Plan. The infrastructure on the Infrastructure List must be financially guaranteed, and a recorded Infrastructure Improvement Agreement (IIA) must be recorded and submitted prior to final sign-off of the Site Plan by DFT staff.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **SEPTEMBER 1, 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://wetransfer.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,



Jolene Wolfley
Associate Director

JW/ha

Dekker Perich Sabatini, 7601 Jefferson St NE Suite 100, Albuquerque, NM 87109