

**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

Farolito Apartments Limited
Partnership LLLP
320 Gold Ave. SW, Suite 918
Albuquerque, NM 87102

Project# PR-2023-009368

Application#

SI-2023-01642 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT IN N 1/2 NW 1/4 NW 1/4 CONT 2.2860
AC M/LTRACT IN N 1/2 NW 1/4 NW 1/4 CONT
2.2860 AC M/L zoned MX-H, located at 10501
CENTRAL AVE SE between EUBANK and JUAN
TABO containing approximately 2.286 acre(s).
(L-21)**

On November 15, 2023, the Development Facilitation Team (DFT) administratively approved a site plan based on the Findings noted below and with conditions of approval which must be met for final sign-off by DFT staff:

1. This is a request for a 4-story, 82-unit multi-family residential facility (comprised of 1- and 2-bedroom units), which would include amenities including a dog park, outdoor gathering areas, and an indoor gathering space.
2. The subject site is zoned MX-H, and the proposed use(s) is/are permitted in the noted 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.*

The site plan will be compliant with the applicable IDO and DPM sections once the DFT conditions of approval are addressed (see Conditions below).

- 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 site has access to a full range of urban services including utilities, roads and emergency services. 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 Framework Plan; therefore, this criterion does not apply.

Conditions:

1. (ABCWUA): Verify with the Mechanical Code that manifolded two 2" meters are acceptable. Cross Connection may have issues with this setup.
2. (Code Enforcement): Correct parking calculations by correcting reduction amount for EV spaces.

3. (Code Enforcement): Correct usable open space calculations according to the multiplier for apartment type per the current IDO.
4. (Code Enforcement): Solid Waste approval.
5. (Code Enforcement): Depict height for light poles.
6. (Code Enforcement): Depict and confirm that the monument sign is at least 3-feet from the property line.
7. (Planning): Correct the information on the landscape plan to reflect twenty-five (25) percent of the net lot area contains landscaping.
8. (Planning): Provide the percentage of cool and warm season grasses proposed for this project.
9. (Planning): On the Plant Legend consider including the level of water consumption for all of the plants.
10. (Planning): Confirm location of the three motorcycle spaces.
11. (Planning): All shrubs located within the sight triangle need to be a maximum of 3-feet tall. Please consider removing shrubs with a larger mature size from the Sight triangle (Mountain Mahogany and Beargrass).
12. (Planning): A note should be added to the landscape plan to reflect the following: Any trees that overhang a public sidewalk shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.
13. (Planning): A note must be added to the landscape plan to reflect the following: Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.
14. (Planning): Show the existing light poles along the frontage of the site and show 15' clearance around those street lights. No tree trunk should be placed closer than 15' to the light poles.
15. (Planning): Overhead distribution electric or transmission lines are present on the site, per 5-6(C)(10)(d) move the trees away from this existing OHU.
16. (Planning): Per 5-6(D)(1)(c), confirm that the planting areas for trees in the street frontage meet the minimum size requirements in Table 5-6-3.
17. (Planning): Show area of parking lot landscape areas to indicate that the minimum size of tree planters within off-street parking areas are 60 square feet per tree per 5-6(F)(2)(d) 1.

18. (Planning): Indicate how windows on west side are meeting requirement of heat mitigation features. Confirm compliance with 5-11(D)(2)(b) Articulation.
19. (Planning): Provide photos of neighborhood sign postings.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **DECEMBER 4TH, 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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,



for Alan Varela,
Planning Director

JW/ha/jr

Anthony Santi, Dekker Perich Sabatini, 7601 Jefferson St. Suite 100, Albuquerque, NM, 87109