

**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

City of Albuquerque
PO Box 2248
Albuquerque, NM 87114

Project# PR-2023-009382
Application#
SI-2024-00739 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:
Lot/Tract A-2, CIBOLA LOOP SUBDIVISION
zoned **MX-L**, located at **10751 Cibola Loop**
NW between Ellison and Coors Blvd
containing approximately **9.1379** acre(s).
(A-13)

On November 18th, 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 construct a new Multigenerational Facility on the Westside of Albuquerque. This Center would be located on Lot 2 of 9.14 acres, Tract A-2 of the Cibola Loop Subdivision.
2. An Infrastructure List (IL) was submitted and approved with the Site Plan; the infrastructure featured on the IL is covered by a City of Albuquerque (COA) project and does not require a financial guarantee.
3. The subject property is zoned MX-L and within an area of Change. Development must be consistent with the underlying zone district and the IDO/DPM requirements. The subject property is also located partially within a Major Transit Corridor on Ellison Drive and not located within any other Center.

4. As a part of the development, the Applicant has included the required parking for the different uses, including Compact, EV Ready, Van Accessible, Bicycle and Motorcycle spaces to comply with the required parking by IDO Section 5-5.
5. The Applicant provided the required public notice as outlined in Table 6-1-1 of the IDO.
6. 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 4-2, Allowable Uses, table 4-2-1, the proposed Multigenerational Facility is a permissive use under this zoning designation (MX-L) and the provided Cibola Loop Site Plan for Subdivision.

IDO 5-5 Parking and Loading Standards and Requirements, parking will be phased-in as the Community Center is expanded. Currently the parking table is showing 63 total parking spaces: 56 regular, 3 compacts, 4 EV ready spaces for the first phase. There are 5 ADA space plus 1 Van accessible space. There are 2 motorcycle spaces. This project qualifies for a 20 percent parking reduction for Lot 1 which is in a Major Transit area and in an area of Change. A future phase of the Multigenerational Center will be required to add more spaces.

IDO 5-6 Landscaping, Buffering, and Screening Standards and Requirements are met. There is 337,675 sf of landscaping area provided where 57,815 sf is required. There is 330,562 sf of proposed vegetative landscape coverage where 253,256 sf is required. There is 270,276 sf of Ground Level Plant Coverage where 63,314 sf is required. Additionally, the project is in compliance with the 5-6(F)(2) Parking Lot Interior landscaping requirement, wherein 15 percent of the parking lot area of lots containing 50 or spaces shall be landscaped. The required parking lot landscaping for the project is 3,578-sf, and 3,578-sf was provided.

IDO 5-11 Building-Facade Design, requirements are being met per 5-11(E). The façade and materials of the building's exterior provide a sense of modern design and architecture, and enhance the development's visual appearance and help promote street and neighborhood character for a more pedestrian environment.

- 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. Additionally, an Infrastructure List was approved with this Site Plan. 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **DECEMBER 6TH, 2024**. The date of the DFT staff'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(V) 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.

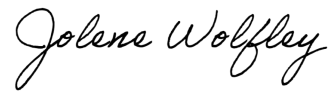
You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion 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).

Official Notice of Decision

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Sincerely,

A handwritten signature in black ink that reads "Jolene Wolfley". The signature is written in a cursive, flowing style.

For Alan Varela
Planning Director

JW/jr/mi

FBT Architects/Ted Grumblatt, 6500 Americas Pkwy., Suite 300, Albuquerque, NM 87110