

**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

JLM Living, LLC
3839 Bee Caves Rd. Suite 205
Austin, TX 78746

Project# PR-2023-009652
Application#
SI-2024-01668 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion of:

All or a portion of: W. Portion of Tract 1, UNPLATTED/PARADISE HILLS zoned MX-T, located between AVENIDA DE JAIMITO and PASEO DEL NORTE containing approximately 19.7 acre(s). (C-10)

On March 25th, 2025, 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 Mixed Use Multi-Family development on a 19.8 Acre parcel West of Unser Blvd, and North of Avenida De Jaimito, and is a Fast Track Housing project.
2. The subject property is currently zoned MX-T. The property is within the Volcano Mesa - CPO-13 and within the Northwest Mesa Escarpment - VPO-2, but is not within the height restriction sub area.
3. On May 21st 2024, the ZHE approved a conditional use to allow multifamily projects on the ground floor in the Volcano Heights Urban Center.
4. This project has a mixture of Single Family Detached Homes, Duplexes, and Multi-Family Dwellings on the site. Due to inclusion of the multi-family buildings, the entire project was reviewed as a Multi-Family proposal. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.

5. An Infrastructure List was approved with the Site Plan.
6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
7. 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:

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 Multi-Family project is an appropriate and permissive use under this zoning designation (MX-T).

Per IDO 4-3(B)(8), Use Specific Standards for Multifamily Dwelling, table 4-2-1, the proposed multifamily project complies with the required useable open space and landscaping requirements of this section.

Per IDO 5-1 Dimensional Standards, for MX-T, the Site Plan as proposed meets the dimensional standards for the MX-T zone district, including setbacks, useable open space and building height requirements.

Per IDO 5-3 Access and Connectivity, adequate on-site pedestrian connections and walkways are provided and sufficient shade trees along pedestrian walkways are provided.

Per IDO 5-5 , On-Site parking, this multi-family project requires 187 parking spaces; with a combined total of 392 spaces are provided. Parking provided includes: 2 ADA parking spaces, 10 EV ready parking spaces, 50 EV capable spaces, 6 motorcycle parking spaces, and 7 bicycle racks.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (25% of net lot area) for this project is 170,327 SF; the provided landscape area is 261,762 SF.

Required vegetative coverage is a minimum of 196,322 SF (75% of the total landscape area). Provided vegetative coverage is 196,578 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 49,080 SF. Provided ground-level vegetative coverage is 115,521 SF.

Parking lot landscaping and street tree requirements are being met and exceeded for this project.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO.

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 public infrastructure featured on the Infrastructure List approved with this Site Plan will ensure adequate capacity to serve the proposed development.

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 within an approved Master Development Plan, therefore this criterion does not apply.

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 within an approved Framework Plan, therefore this criterion does not apply.

Conditions

ABCWUA:

1. Revise the IL to include additional water infrastructure south of Avenida De Jaimito to agree with the Serviceability Letter.
2. Add a note to coordinate with the Water Authority project 2322.026YY – Volcano Heights 15” Interceptor Extension for the sanitary sewer design and trench along the southern boundary.
3. Coordinate the meter location with the Water Authority for final location.
4. The development agreement must be signed and recorded with the county prior to final signature of the site plan.

Parks and Recreation:

5. Include a notation in the Infrastructure List that the 10' multi-use trail along Unser to be built by COA and notice of Procedure C for the trail.
6. Coordinate with Parks and Rec. on the wall design along City Trail (along East edge of the subject property) to comply with 5-7(E)(3) Wall design.

Planning:

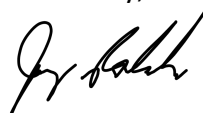
7. A Final Plat must be approved by the DHO and recorded.
8. A recorded IIA based on the DFT and City Engineer approved and signed IL must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **APRIL 9TH, 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 Alan Varela,
Planning Director