

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

Sol Housing / City of Albuquerque MRA  
320 Gold Avenue SW, Suite 918  
Albuquerque, New Mexico 87102

**Project# PR-2024-010784**

**Application#**

**SI-2024-01164** Site Plan Administrative DFT

### LEGAL DESCRIPTION:

For all or a portion

**LOT/TRACT A1, BLOCK 11, LA MESA ADDITION  
NO 2** zoned **MX-M**, located at **7200 CENTRAL  
AVE SE between ALCAZAR ST and SAN PABLO  
ST** containing approximately **0.95** acre(s).  
**(K-19)**

On September 24th, 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 build a four-story mixed-use development with 70 one-bedroom units and three commercial units on a property 0.94 acres in size. The property is legally described as Tract A-1 Plat of Tract A-1 Block 11 La Mesa No. 2 (being a consolidation of lots 1 through 8 and lot A block 11 La Mesa No. 2) containing 0.9490 acres.
2. The project includes a 64,380 GFA four-story building containing 70 one-bedroom residential units, a 500-sf leasing office, and three units of incubator commercial space totaling 1,700-sf. The commercial spaces will be located on the ground-floor facing Alcazar with the intention to encourage an active streetscape with shade trees, site furnishings, and of developing a connection to Talin Marketplace and contributing to development within the International Marketplace Activity Center.
3. Subject property is located within MX-M zone district. All neighboring sits are located within MX-M zone district. A multifamily project exists to the east of the subject property.

4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
5. 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 Multi-Family project is an appropriate and permissive use under this zoning designation (MX-M).

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-M, the Site Plan as proposed meets the dimensional standards for the MX-M 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 these pedestrian walkways are provided.

Per 5-2 Site Design and Sensitive Lands, A Sensitive Lands Analysis is provided by the applicant. This Analysis demonstrates that:

- The subject property is located in Flood Zone X, an area determined by FEMA as outside the 500-year flood and protected by levee from 100-year flood occurrence.
- The subject property is not located within any arroyos, Irrigation Facilities, Riparian Areas, Significant Archeological sites, and or any Wetlands.
- The subject property does not contain any slopes and escarpments, rock outcroppings, and or large stands of mature trees.

Per IDO 5-5 , On-Site parking, this multi-family project requires 30 parking spaces after the parking lot credits and reductions are applied; a total of 37 spaces are. Other parking provided is: 9 ADA parking spaces; 2 EV ready parking spaces; 6 EV Compatible parking spaces; 3 motorcycle parking spaces; and 20 bicycle parking spaces.

Per IDO 5-6, Landscaping, Buffering, and Screening, minimum required landscape area (10% of net lot area) for this project is 2,486 SF; the provided landscape area is 5,746 SF.

Required vegetative coverage is a minimum of 4,309 SF (75% of the total landscape area). Provided vegetative coverage is 4,437 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 1,437 SF. Provided ground-level vegetative coverage is 1,774 SF.

Parking lot landscaping meets the requirements. 8 parking lot trees are provided. Required number of street trees are 21 and proposed number of street trees are 21.

Per 5-11(E), Building Design, building and façade design, windows, and articulations, are compliant with the IDO. The western façade is mitigating heat effects through energy efficient walls, window glazing, and interior wooden blinds.

Per DPM Table 7.2.29, For Major Transit/Premium Transit/Main Street inside Center, a 10-12-foot sidewalk and a 6-8-foot landscape buffer are required and provided. Alcazar Street is a local road and inside a center it requires a 5-foot sidewalk and a 4-6-foot landscape buffer; the sidewalk and buffer are provided.

- 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.*

Existing roadway, utility and drainage infrastructure exists with capacity to service the proposed development. Therefore, the project will not burden the existing systems. As a part of this project, the streetscape along Alcazar Street and Central Avenue will be improved.

- 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.

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Conditions

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Planning Conditions of Approval

1. The platting application associated with this project must be approved by the DHO and recorded with the County before the final sign-off of the site plan.
2. Tree planting detail must be corrected to comply with the IDO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 10<sup>TH</sup>, 2024**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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,



For Alan Varela  
Planning Director

JW/ha/rw