

**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

May 13, 2020

Titan Journal Center Land, LLC
6300 Riverside Plaza Lane NW
Albuquerque, NM
87120

Project# PR-2020-003552
Application#
SD-2020-00080 PRELIMINARY/FINAL PLAT
SI-2020-003552 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 2A-2A-2B-1-A
PLAT OF TR 2A-2A-2B-1-A, JOURNAL
CENTER SUBDIVISION** zoned MX-M, located
at **7800 HEADLINE BLVD NE** located
between **JEFFERSON ST and LANG AVE NE**,
containing approximately 6.4868 acre(s). (D-
17)

On May 13, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

SD-2020-00080 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat splits tract 2A-2A-2B-1-A into two separate tracts, Tract B at 2.5848 acres and Tract A at 3.9027 acres for proposed site plan (SI-2020-003552).
2. The subject property is zoned MX-M and has no minimum lot size.
3. The subject property is located within a designated area of change pursuant to the CABQ/Bernco Comprehensive Plan.
4. The subject property is within the Journal Center Master Development Plan.
5. The Journal Center Master Development Plan designates future tracts to be subdivided.
6. The proposed preliminary/final plat is in accordance with the Journal Center Master Development Plan future tracts to be subdivided .
7. The proposed preliminary/final plat has been reviewed and approved by the Journal Center Architectural Review Committee (ARC).

8. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Condition:

1. Final sign off delegated to Planning for utilities signatures and the AGIS DXF file.

SI-2020-003552 SITE PLAN – DRB

1. The Applicant proposes to develop a 158-unit Multi-Family Residential Development on a portion Tract 2A-2A-2B-1-A, Journal Center located at 7800 Headline Boulevard NE.

1. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

- a. 6-6(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.*

Pursuant to 1-10(A)(1) of the CABQ Integrated Development Ordinance, “[A]ny approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration per Subsection 14-16-6-4(W). Uses and development standards specified in those approvals shall prevail over provisions in the IDO. Where those approvals are silent, provisions in the IDO shall apply...”

The proposed site plan is within the Journal Center Master Development Plan. The Journal Center Master Development Plan designates development standards and future tracts to be subdivided.

The structure heights, landscaping, signage, and pedestrian connections meet the IDO and the Journal Center Master Development Plan requirements.

Pursuant to the CABQ Integrated Development Ordinance 5-5(C)(5)(i) Parking Study Allowance, “[T]he Planning Director may approve a reduction of parking requirements if the applicant provides a parking needs study, prepared by a consultant with expertise in that area recognized by the City...”

The applicant submitted a Parking Needs Study, prepared by Bohannon Huston, Inc., a consultant engineering firm headquartered in Albuquerque, New Mexico, with expertise in parking, transportation planning, and engineering. The Parking Needs Study proposes a ratio of approximately 1.35 spaces per dwelling unit (du).

The Parking Needs Study was approved by the Planning Director on May 12, 2020 with conditions of approval. The conditions of approval are:

1. The applicant shall coordinate with the Transit Department and improve any bus stops and/or shelters in the vicinity of the subject site as desired and approved by ABQ Ride.
2. The applicant shall provide enhanced ADA connections, including greater tree canopy coverage, from the building to existing and/or proposed sidewalks in the adjacent public rights-of-way.

The proposed Site Plan meets the conditions of approval for the Parking Needs Study Approval. The transit shelter was not desired because the existing round and brick bus stop at the NEC of Jefferson and Headline is the standard for Journal Center and the tree canopy will provide shade for the proposed pathways.

- b. 6-6(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, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study was not required for the project.

- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The Applicant offered the required neighborhood meeting to affected neighborhood associations. No meeting was requested. Due to the site's location within a major employment center with no other surrounding residential uses, the proposed development will have little impact to the surrounding area. The landscaping plan shows 33,797 square feet of landscaping, the IDO requires 18,416 square feet of landscaping. The use adds housing in a major employment center and is a complimentary use to the existing office and commercial uses in the area. A solid wall and landscaping is being provided to screen the trash enclosure adjacent to Jefferson.

2. The site is zoned MX-M with a prior approval (Site Plan for Subdivision), which includes certain design standards and defined future tracts to be subdivided from the existing approximately 6.5-acre site. The site plan was approved in 2017.
 - a. The site plan complies with the design standards of the Site Plan for Subdivision including:
 - i. Utilities

- ii. Setback
- iii. Pedestrian Connections
- iv. Walls and fences
- v. Landscaping
- vi. Architecture
- vii. Lighting
- viii. Signage

3. This site proposes infrastructure improvements.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.; the applicant notified property owners within 100 feet and affected neighborhood associations.
5. The proposed use is allowed within the MX-M zone.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (5/13/2020). An extension may be requested prior to the expiration date.
2. The final sign off is delegated to CABQ Planning for additional details to be added to the site plan that include:
 - a. Irrigation meter for non-potable use is included in the utility plan.
 - b. Landscape Plan to be stamped and signed by a professional agent.
 - c. Add a note on the site plan that states any design standards silent in the site plan will be governed by the CABQ Integrated Development Ordinance.
3. The final sign off is delegated to CABQ Transportation for additional details to be added to the site plan that include:
 - a. Walkway width and dimensioning detail for emergency access
4. Once the site plan has all the required signatures, a pdf of the complete signed off set will then be emailed to the PLNDRS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **May 28, 2020**. The date of the DRB'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://wetansfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions

Official Notice of Decision

Project # PR-2020-003552 Application# SI-2020-0003552. SD-2020-00080

May 13, 2020

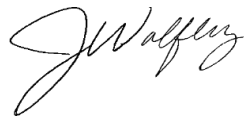
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about paying the fee online.

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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene

Wolfley

DRB Chair

JM

Consensus Planning, 302 8th St. NW, Albuquerque, NM, 87102