

**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

Mesa View United Methodist Church
4701 Montano Road NW
Albuquerque, NM 87120

Project# PR-2020-003461
Application#
SI-2020-00704 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **TRACT 27A-1 TAYLOR RANCH REDIV OF TRACTS 27-A INTO TRACTS 27A-1, 27A-2 OF THE PLAT OF TRACTS 27-A, S-1, S-2 & S-3 TAYLOR RANCH SITUATE WITHIN SECTIONS 23, 25, & 26 T11N R2E**, zoned MX-L, located at 4701 MONTANO RD NW **between MONTANO RD NW and TAYLOR RANCH RD NW**, containing approximately 3.4 acre(s). (E-11 & E-12)

On September 23, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Parks and Recreation and Planning, based on the following Findings:

SI-2020-00704- EPC SITE PLAN FINAL SIGN OFF

1. The EPC approved this project on June 11, 2020.
2. The site plan meets the EPC conditions.
3. The request proposal includes 30 residential two and four bedroom units operated by Saranam LLC, a non-profit organization.
4. The proper notice was given as required by the IDO in Table 6-1-1.

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

- a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The site is not zoned NR-SU or PD.

- c. 6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan meet the IDO requirements including parking, landscaping, design and building height. The landscaping plan shows 16,342 square feet of landscaping required and 81,128 square feet provided. The project required 45 parking spaces and has provided these in a combination of on-site and shared parking with the adjacent site. The allowed building height is 35 feet, the proposed buildings are approximately 12 feet in height.

- d. 6-6(H)(3)(d) *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 and the site has an approved grading and drainage plan.

- e. 6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The project provides adequate landscaping and screening around the periphery of the site. Street trees along Montano will help to screen the project.

Conditions:

1. Final sign off is delegated to Parks and Recreation and Planning to review the landscaping notes and to Planning for final signature from the Chair.
2. The applicant will obtain final sign off by November 23, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 8, 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://wettransfer.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,



Jolene Wolfley

DRB Chair

JW/jr

Tierra West LLC, 5571 Midway Park Place NE, ABQ, NM 87120