



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

April 21, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

<https://cabq.zoom.us/j/96369127887> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 963 6912 7887

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/96369127887>

MAJOR CASES AND ASSOCIATED MINORS

1. [PR-2018-001579](#)
[SI-2020-01477](#) – SITE PLAN AMENDMENT
[VA-2020-00469](#) – WAIVER TO IDO

DEKKER/PERICH/SABATINI request(s) the aforementioned action(s) for all or a portion of: **PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION**, zoned MX-H, zoned MX-M located at **7500 INDIAN SCHOOL RD**, containing approximately 83 acre(s). (J-19)[*Deferred from 1/13/21, 2/10/21, 3/3/21, 3/17/21, 3/31/21, 4/14/21*]

PROPERTY OWNERS: DARIN SAND, WINROCK PARTNERS LLC
REQUEST: A MAJOR AMENDMENT TO THE APPROVED SITE DEVELOPMENT PLAN FOR WINROCK TOWN CENTER TO FACILITATE THE DEVELOPMENT OF A NEW 199 UNIT MULTI-FAMILY DEVELOPMENT FOR A VACANT LOT AT 7500 INDIAN SCHOOL.

2. [PR-2018-001579](#)
[SD-2021-00035](#) – PRELIMINARY/FINAL PLAT

MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO agent for **WINROCK PARTNERS** request(s) the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, WINROCK CENTER ADDITION** zoned MX-H, located at **2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40** containing approximately 28.86 acre(s). (J-19)[*Deferred from 3/10/21, 3/31/21, 4/14/21*]

PROPERTY OWNERS: SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS
REQUEST: PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROXIMATELY 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT

3. [PR-2019-002761](#)
[SI-2021-00255](#) – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned NR-BP and MX-L, located at **6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 5.6759 acre(s). (C-18)[*Deferred from 4/14/21*]

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC
REQUEST: MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL

4. [PR-2019-002761](#)
SI-2021-00256 – SITE PLAN

CONSENSUS PLANNING INC. agent for **LEGACY DEVELOPMENT & MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A, 11 & 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 4.7885 acre(s). (C-18) *{Deferred from 4/14/21}*

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC
REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5. [PR-2019-002761](#)
SD-2021-00053 – PRELIMINARY/FINAL PLAT
SD-2019-00056-VACATION OF PUBLIC EASEMENT
SD-2019-00055 - VACATION OF PUBLIC EASEMENT
SD-2021-00054 – VACATION OF PUBLIC EASEMENT

CSI - CARTESIAN SURVEY'S INC. agent for **FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC** request(s) the aforementioned action(s) for all or a portion of **8-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B** zoned NR-BP, located on **MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE**, containing approximately 4.7885 acre(s). (C-18)*[Deferred from 3/31/21, 4/14/21]*

PROPERTY OWNERS: FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC
REQUEST: SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY

MAJOR CASES

6. [PR-2020-004820](#)
(1003119)
SI-2020-001468 – SITE PLAN

CONSENSUS PLANNING INC. agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)*[Deferred from 1/13/21, 2/3/21, 2/24/21, 3/10/21, 3/31/21]*

PROPERTY OWNERS: AMERSTONE INVESTMENTS LLC
REQUEST: SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE

7. [PR-2020-004447](#)
 SD-2021-00062 – VACATION OF RIGHT-OF-WAY
 SD-2021-00063 – VACATION OF PUBLIC EASEMENT-7' utility
 SD-2021-00064 – VACATION OF PUBLIC EASEMENT-10' utility
 SD-2021-00065 – VACATION OF PUBLIC EASEMENT- access
 SD-2021-00066 – VACATION OF PUBLIC EASEMENT-10' utility
 SD-2021-00067 – VACATION OF PUBLIC EASEMENT-10' PNM/MST&TC west
 SD-2021-00068 – VACATION OF PUBLIC EASEMENT-10' PNM/MST&TC east
 SD-2021-00069 – VACATION OF PUBLIC EASEMENT-20' utility
-

BOHANNAN HUSTON INC. agent for **CITY OF ALBUQUERQUE AVIATION DEPARTMENT** requests the aforementioned action(s) for all or a portion of **TRACT A-1 SUNPORT MUNICIPAL ADDITION AND AIRPORT PARK** zoned **NR-SU**, located at **2700 GIRARD BLVD SE between GIBSON BLVD and SUPORT BLVD** containing approximately **116 acre(s)**. (M-16)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: VACATION OF RIGHT-OF-WAY & VACATION OF EASEMENTS

Deferred to April 28th

8. [Project #PR-2019-002277](#)
 (1002962)
[SI-2019-00246](#) – SITE PLAN

RESPEC agent(s) for **RAINBOW PASEO, LLC** request(s) the aforementioned action(s) for all or a portion of **TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2)**, zoned **R-ML**, located on **OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW**, containing approximately **3.26 acre(s)**. (C-9)
[Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20, 2/24/21]

PROPERTY OWNERS: RV LOOP LLC
REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

9. [PR-2020-004757](#)
[SI-2021-00307](#) – SITE PLAN
 (sketch plat 12-9-20)

KIMLEY-HORN agent for **MACRITCHIE** requests the aforementioned action(s) for all or a portion of **TRACT C48 AND C49, TOWN OF ATRISCO GRANT**, zoned **NR-BP**, located on **VOLCANO RD between CENTRAL AVE and BRISTOL ST** containing approximately **9.59 acre(s)**. (K-9)
[Deferred from 3/31/21]

PROPERTY OWNERS: JUANITA GARCIA GONZALEZ
REQUEST: REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

10. [PR-2020-004761](#)
SD-2021-00032 – PRELIMINARY PLAT

CSI – CARTESIAN SURVEYS INC. agent for LAURA WILLIAMS/HORIZON AUTO GLASS requests the aforementioned action(s) for all or a portion of **LOT 1, BLOCK 33, NORTH ALBUQUERQUE ACRES TRACT A UNIT B**, zoned NR-BP, located at **8310 SAN PEDRO DR NE between ANAHEIM AVE NE and CARMEL AVE NE** containing approximately 0.9977 acre(s). (C-18) [Deferred from 3/17/21]

PROPERTY OWNERS: LEAR PROPERTIES LLC

REQUEST: PRELIMINARY PLAT TO DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE ALONG SAN PEDRO DR NE AND ANAHEIM AVE NE CREATING ONE NEW LOT FROM ONE EXISTING LOT

MINOR CASES

11. [PR-2019-002976](#)
SD-2020-00210 – PRELIMINARY/FINAL PLAT
VA-2020-00447 – SIDEWALK WAIVER
(Sketch plat 10/23/19)

CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO requests the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILLDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) [Deferred from 12/9/2, 1/13/210, 1/27/21, 2/3/21, 2/24/21, 3/17/21, 3/31/21, 4/14/21]

PROPERTY OWNERS: BEELING ARMIJO

REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

12. [PR-2020-004138](#)
SD-2021-00076 – PRELIINARY/FINAL PLAT

HUITT-ZOLLARS, INC. SCOTT EDDINGS agent(s) for MDS DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT A-1-A-5 & TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located on **BOBBY FOSTER**, containing approximately 33.3 acre(s). (R-15)

PROPERTY OWNERS: MDS INVESTMENTS

REQUEST: FINAL PLAT CTREATING FOUR LOTS FROM TWO

13. [PR-2021-005296](#)
[SD-2021-00058](#) - PRELIMINARY/FINAL
PLAT

ISAACSON & ARFMAN, INC. agent(s) for **STORAGE ENTERPRISES** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1-A1, MUELLER INDUSTRIAL, TRACT C4, LANDS OF MENAUL SCHOOL, INC.,** zoned NR-GM, located at **720 CANDELARIA RD NE between CANDELARIA RD NE and MENAUL BLVD NE,** containing approximately 7.8883 acre(s). (H-15) *(Deferred from 4/7/21)*

PROPERTY OWNERS: STORAGE ENTERPRISES LLC & RJ
ENTERPRISEINVESTMENTS LLC
REQUEST: SUBDIVISION OF LAND

SKETCH PLAT

14. [PR-2020-004215](#)
[PS-2021-00049](#) -SKETCH PLAT

JM CIVIL ENGINEERING agent(s) for **KYLE FLAMING** request(s) the aforementioned action(s) for all or a portion of: **LOT C BLOCK 7, BOYD'S ADDITION,** zoned MX-L, located at **6201 MONTGOMERY BLVD NE between SAN PEDRO,** and **LOUISIANA** containing approximately .3 acre(s). (F-18)

PROPERTY OWNERS: ETHRIDGE PROPERTIES LLC
REQUEST: REVIEW FOR ACCESS AND INFRASTRUCTURE

15. [PR-2021-005356](#)
[PS-2121-00051](#) -SKETCH PLAT

JAG PLANNING & ZONING/ANDREW GARCIA agent(s) for **TRUMBELL DEVELOPMENT, LLC/JOHN STROUD** request(s) the aforementioned action(s) for all or a portion of: **LOTS 6-19, BLOCK 46 and LOTS 9 and 10, BLOCK 47, SKYLINE HEIGHTS ADDN** zoned NR-LM, located at **10200 BELL AVE SE between CONCHAS ST SE and EUBANK SE,** containing approximately 1.2385 acre(s). (L-20)

PROPERTY OWNERS: TRUMBELL DEVELOPMENT, LLC/JOHN STROUD
REQUEST: COMBINE SEVEN LOTS INTO ONE LOT AND GRANT EASEMENTS

16. Other Matters:
17. ACTION SHEET MINUTES: April 14, 2021
18. DRB Member Signing Session for
Approved Cases
- ADJOURN

