



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

June 23, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter 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/97990504980> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 979 9050 4980

+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/aeclMmhyLR>

MAJOR CASES

1. [PR-2021-005508](#)
SI-2021-00809 – SITE PLAN

GARCIA/KRAEMER & ASSOCIATES agent for **JP MORGAN CHASE C/O SUNIL DUBEY** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW** containing approximately 25.97 acre(s). (C-13)

PROPERTY OWNERS: CPP PASEO I LLC & CPP PASEO II LLC

REQUEST: CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE

2. [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, 4/21/21]

PROPERTY OWNERS: RV LOOP LLC

REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

3. [PR-2020-004138](#)
SI-2021-00574- SITE PLAN DRB

JEEBS AND ZUZU LLC agent for **MESA APARTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-4, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY BLVD and BOBBY FOSTER RD SE** containing approximately 14.45 acre(s). (R-15 & R-16)
[Deferred from 5/19/21, 5/26/21]

PROPERTY OWNERS: MESA APARTMENTS LLC/MDS INVESTMENTS LLC

REQUEST: SITE PLAN DRB FOR 318 UNIT MULTI-FAMILY COMPLEX

**** APPLICANT REQUESTS DEFERRAL TO JULY 14th.**

4. [PR-2018-001579](#)
[SI-2021-00304](#) – SITE PLAN
[SI-2021-00305](#) – SITE PLAN AMENDMENT
- MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON** agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H**, zoned MX-H, located at **2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40** containing approximately 28.8654 acre(s). (J-19)[*Deferred from 3/31/21, 4/28/21, 5/26/21*]
- PROPERTY OWNERS:** WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES
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5. [PR-2019-002821](#)
[SI-2021-00667](#) – SITE PLAN
- BIRKIE AYER JR.** requests the aforementioned action(s) for all or a portion of: **LOT 2-A & 2-B, FRATERNAL ORDER OF POLICE** zoned NR-BP, located on **JEFFERSON ST NE between THE LANE AT 25 and JEFFERSON PLAZA NE** containing approximately 5.009 acre(s). (E-17) [*Deferred from 6/9/21*]
- PROPERTY OWNERS:** GROUP 1 REALTY INC.
REQUEST: SITE PLAN DRB FOR PARKING LOT and 22,733 SQF COLLISION CENTER
- ** APPLICANT REQUESTS DEFERRAL TO JUNE 30th.**
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6. [PR-2020-004747](#)
[SI-2021-00484](#) – SITE PLAN
- TIERRA WEST, LLC** agent for **98TH & I-40 LAND LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5** zoned NR-BP, located on **DAYTONA RD NW between I-40 and DAYTONA** containing approximately 13.81 acre(s). (J-9)[*Deferred from 5/5/21, 5/19/21, 6/9/21, 6/16/21*]
- PROPERTY OWNERS:** 98th & I-40 LAND LLC
REQUEST: SUBDIVIDE INTO TWO TRACTS, SITE PLAN FOR TWO BUILDINGS 9,800 SQF and 12,500 SQF for HEAVY VEHICLE & EQUIPMENT REPAIR, SERVICING AND MAINTENANCE
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MINOR CASES

7. [PR-2020-004747](#)
[SD-2021-00117](#) – FINAL PLAT
- TIERRA WEST, LLC agent for 98TH & I-40 LAND LLC requests the aforementioned action(s) for all or a portion of: **TRACT 2 PLAT OF TRACTS 1 THRU 12, AVALON SUBDIVISION UNIT 5** zoned NR-BP, located on **DAYTONA RD NW between I-40 and DAYTONA** containing approximately 13.81 acre(s). (J-9)
- PROPERTY OWNERS:** 98th & I-40 LAND LLC
REQUEST: FINAL PLAT TO CREATE TWO LOTS
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8. [PR-2019-003222](#)
[SD-2021-00116](#) – PRELIMINARY/FINAL PLAT
- TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-10 AND VACATED PORTION OF CITY RIGHT OF WAY, BLOCK 3, PANORAMA ADDITION** zoned MX-M, located at **12701, 12712 & 12714 COPPER AVE NE between CHELWOOD and TRAMWAY**, containing approximately 0.302 acre(s). (K-22)
- PROPERTY OWNERS:** TRB HOLDINGS LLC
REQUEST: RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.
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9. [PR-2018-001695](#)
[SD-2021-00070](#) - PRELIMINARY/FINAL PLAT
- NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned NR-C, located on **NUNZIO AVE NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12)[*Deferred from 4/14/21, 5/26/21*]
- PROPERTY OWNERS:** NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4
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10. [PR-2019-002609](#)
[SD-2020-00217](#) – PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)[*Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21, 5/19/21*]
- PROPERTY OWNERS:** JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
- ** APPLICANT REQUESTS DEFERRAL TO JULY 28th.**
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11. [PR-2019-002738](#)
SD-2021-00018 - PRELIMINARY/FINAL
PLAT
(Sketch Plat 10/14/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALD'S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)[Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21]

PROPERTY OWNERS: MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**** APPLICANT REQUESTS DEFERRAL TO JULY 28th.**

SKETCH PLAT

12. [PR-2021-005597](#)
PS-2021-00070-SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for OXBOW TOWN CENTER LLC request(s) the aforementioned action(s) for all or a portion of: **TRACT X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER**, zoned NR-C, located at **3801 COORS NW between ST. JOSEPH'S DR and ATRISCO DR.**, containing approximately 26.5 acre(s). (G-11)

PROPERTY OWNERS: OXBOW TOWN CENTER LLC
REQUEST: CREATE 10 LOTS FROM 1 EXISTING LOT

Other Matters

Action Sheet Minutes – June 16, 2021

DRB Member Signing Session for Approved Cases

ADJOURN