DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

May 4th, 2022

Jolene Wolfley ................................................................. DRB Chair
Jeanne Wolfenbarger .................................................. Transportation
Blaine Carter ................................................................. Water Authority
Ernest Armijo ............................................................... Hydrology
Jeff Palmer ................................................................. Code Enforcement
Cheryl Somerfeldt ........................................................ Parks and Rec

Angela Gomez ~ DRB Administrative Assistant

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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: DEFFERRAL 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:
      Join Zoom Meeting: https://cabq.zoom.us/j/81711919604 (Place mouse over hyperlink, right-click, choose “open hyperlink”)
      Meeting ID: 817 1191 9604
      By phone: +1 346 248 7799 or Find your local number: https://cabq.zoom.us/u/kegTsk3nfp
MAJOR CASES

1. **PR-2022-006547**
   **SI-2022-00216 – SITE PLAN**
   
   ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: LOT 2A1, NORTHEAST PORTION OF BLACK RANCH zoned MX-L, located at 10126 COORS BLVD NW containing approximately 1.247 acre(s). (B-14) [Deferred from 3/2/22, 4/6/22]

   **PROPERTY OWNERS:** SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA MALASCHOCK ETAL
   **REQUEST:** SITE PLAN REVIEW OF A PROPOSED 2,540 SQ. FT PANDA EXPRESS RESTAURANT WITH DRIVE THRU

2. **PR-2021-006336**
   **SI-2021-02091 – SITE PLAN**
   
   TIERRA WEST, LLC - VINCCE CARRICA agent for DENNIS ROMERO requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 3 TOWN OF ATRISCO GRANT zoned NR-BP, located on 10320 CENTRAL AVE SW between CENTRAL AVE and SUNSET GARDENS containing approximately 4.0 acre(s). (L-08) [Deferred from 1/5/22, 1/19/22, 1/26/22, 3/2/22, 3/9/22, 3/30/22, 4/13/22, 4/27/22]

   **PROPERTY OWNERS:** DENNIS ROMERO
   **REQUEST:** DRB SITE PLAN FOR SELF STORAGE FACILITY

3. **PR-2021-005628**
   **IDO 2020 SD-2021-00214 – PRELIMINARY PLAT**
   
   BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD containing approximately 1598.6338 acre(s). (R-14, S-14-17, T-15-17) [Deferred from 11/17/21, 12/8/21, 12/15/21, 1/5/22, 1/12/22, 2/2/22, 2/9/22, 3/2/22, 3/9/22, 3/16/22, 3/30/22, 4/13/22, 4/20/22, 4/27/22]

   **PROPERTY OWNERS:** MDS INVESTMENTS, LLC
   **REQUEST:** PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.
4. **PR-2018-001346**  
**SI-2022-00184 – SITE PLAN AMENDMENT**  
SUSTAINABILITY ENGINEERING GROUP, LLC requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately 1.001 acre(s). (C-18)  
[Deferred from 2/16/22, 3/30/22, 4/6/22, 4/20/22, 4/27/22]  
**PROPERTY OWNERS**: GREEN JEANS WEST LLC  
**REQUEST**: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT

5. **PR-2021-005439**  
**SD-2022-00027 – PRELIMINARY PLAT**  
MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for **DEEPESH KHOLODWALWA C/O SUN CAPITAL HOTEL** requests the aforementioned action(s) for all or a portion of: **LT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2**, zoned **MX-M**, located on **HIGH ASSETS WAY between PASEO DEL NORTE NW and EAGLE RANCH RD NW** containing approximately 4.079 acre(s). (C-13)  
[Deferred from 3/16/22, 3/30/22, 4/13/22]  
**PROPERTY OWNERS**: ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA  
**REQUEST**: SUBDIVIDE 3 EXISTING PARCELS INTO 2 TRACTS, VACATE EXISTING PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENTS, GRANT CROSS LOT DRAINAGE EASEMENT

**MINOR CASES – TO BE HEARD BEGINNING AT 1:30 pm**

6. **PR-2021-005461**  
**SI-2022-00820 – EPC FINAL SITE PLAN SIGN-OFF**  
MODULUS ARCHITECTS & LAND USE PLANNING INC. agent for **RAISING CANE’S RESTAURANTS, LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 5-A, WYOMING MALL** zoned **MX-M**, located at **2004 WYOMING BLVD** containing approximately 2.0241 acre(s). (H-20)  
**PROPERTY OWNERS**: WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROP MGMT  
**REQUEST**: FINAL APPROVAL ON EPC MAJOR AMENDMENT TO SITE PLAN FOR SUBDIVISION
7. **PR-2021-006297**  
(AKA: PR-2021-006287)  
**SD-2022-00039 – PRELIMINARY/FINAL PLAT**  
COMMUNITY SCIENCES CORPORATION agent for RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS requests the aforementioned action(s) for all or a portion of: LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE containing approximately 0.4784 acre(s).  
(D-16) [Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22]  
**PROPERTY OWNERS:** SANTA BARBARA HOMEOWNERS ASSOCIATION  
**REQUEST:** SUBDIVIDE ONE LOT INTO FOUR LOTS

8. **PR-2021-005687**  
**SI-2022-00316 – EPC SITE PLAN FINAL SIGN-OFF**  
CONSENSUS PLANNING INC. agent for ALAMO CENTER LLC requests the aforementioned action(s) for all or a portion of: TRACT C, ALAMEDA WEST zoned MX-M, located at 10127 COORS BLVD NW between 7 BAR LOOP NW and OLD AIRPORT RD NW containing approximately 0.8642 acre(s).  
(B-14) [Deferred from 2/16/22, 3/30/22, 4/27/22]  
**PROPERTY OWNERS:** ALAMO CENTER LLC  
**REQUEST:** SITE PLAN SIGN-OFF FOR PREVIOUSLY APPROVED SITE PLAN AMENDMENT TO ALLOW FOR COMMERCIAL DEVELOPMENT ON A PARCEL PREVIOUSLY USED AS A DRAINAGE POND THAT HAS BEEN PARTIALLY RECLAIMED.

9. **PR-2022-006762**  
**SD-2022-00043 – PRELIMINARY/FINAL PLAT**  
ALDRICH LAND SURVEYING – TIM ALDRICH agent for STEVEN R. CHAMBERLIN AND SUSAN CHAMBERLIN requests the aforementioned action(s) for all or a portion of: LOT 2, ALVARADO GARDENS zoned R-A, located at 2217 MATTHEW AVE NW between HARVEST LANE NW and CORIANDA CT NW containing approximately 0.5327 acres(s).  
(G-13) [Deferred from 3/30/22, 4/13/22, 4/20/22, 4/27/22]  
**PROPERTY OWNERS:** CHAMBERLIN STEVEN R & SUSAN  
**REQUEST:** DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT  
**AGENT REQUESTS DEFERRAL TO MAY 11TH, 2022.**

**SKETCH PLATS**
10. **PR-2019-002807**
**PS-2022-00086 – SKETCH PLAT**
ARCH + PLAN LAND USE CONSULTANTS agent for SUNSET MEMORIAL PARK requests the aforementioned action(s) for all or a portion of: TRACT 1, SUNSET MEMORIAL PARK zoned NR-SU, located at 924 MENAUL NE between EDITH BLVD and I-25 containing approximately 39.08 acre(s). (H-15)

**PROPERTY OWNERS:** SUNSET MEMORIAL PARK
**REQUEST:** CREATE 2 NEW TRACTS FROM ONE EXISTING TRACT

11. **PR-2022-006908**
**PS-2022-00084 – SKETCH PLAT**
JAG PLANNING & ZONING | ANDREW GARCIA agent for DAVID BALLANTINE requests the aforementioned action(s) for all or a portion of: LOTS 10 THRU 12, BLOCK 4, CLAYTON HEIGHTS zoned MX-M, located at 1515 YALE BLVD SE between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 0.5598 acre(s). (L-15)

**PROPERTY OWNERS:** PROJECT SHARE INC
**REQUEST:** CREATE ONE LOT FROM THREE EXISTING LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND VACATE PRIVATE EASEMENT

12. **PR-2022-003847**
**PS-2022-00087 – SKETCH PLAT**
ISAACSON & ARFMAN | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRAT B, CALLE CUARTA zoned MX-M, located at 3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)

**PROPERTY OWNERS:** CITY OF ALBUQUERQUE
**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

**Other Matters**

Action Sheet Minutes – April 27, 2022

DRB Member Signing Session for Approved Cases

**ADJOURN**