

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

Dennis M Romero
3134 Bridge Blvd. SW
Albuquerque, NM 87121

Project# PR-2021-006336
Application#
SI-2021-02091 SITE PLAN

LEGAL DESCRIPTION:

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**)

On June 8, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a three-story 104,440 square foot self storage facility. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO the proposed development features more than 50,000 square feet of gross floor area for a non-residential development.
 1. Pursuant to 6-6(I)(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(I)(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.*

The proposed development meets/exceeds the dimensional standards, parking, and landscaping/screening requirements of the IDO. The setbacks of the building complies with the 20-foot front and 10-foot side and rear setbacks of the NR-BP zone district. The maximum height of 40-feet for the building complies with the 65-foot maximum building height of the NR-BP zone district. The building would cover 19% of the site, which complies with the 50% maximum coverage of the site. The proposed parking is 42 spaces where a minimum of 35 parking spaces are required. The proposed landscaping being provided is 42,057 square feet where a minimum of 11,754 square feet is required. The façade design requirements of 5-11(E)(2)(b) met, with the building incorporating features including ground-floor transparent windows; windows on upper floors; primary pedestrian entrances; canopies over ground-floor windows; changes in color; texture or material every 50 feet of façade length and extending at least 20 percent of the length of the façade; and a change in parapet height at least every 100 feet of façade length.

- b. 6-6(l)(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 (TIS) was not required for this project.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed development is permitted within the NR-BP zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (6/8/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for a public roadway easement.

3. Final sign off is delegated to Planning for a recorded IIA and sealed and signed Plan sheets.
4. The applicant will obtain final sign off from Transportation and Planning by September 7, 2022 or the case may be scheduled for the next DRB hearing and could be denied her 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 **JUNE 23, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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, Albuquerque, NM 87109