

**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

Jubilee Development, LLC
191 Alameda Boulevard NE
Albuquerque, NM 87114

Project# PR-2022-007712
Application#
SI-2022-01874 SITE PLAN
SI-2022-01875 SITE PLAN AMENDMENT
SD-2022-00143 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 5 BLOCK 6 UNIT 26, VOLCANO CLIFFS** zoned **MX-L & MX-M**, located on **ROSA PARKS RD NW between PASEO DEL NORTE and ROSA PARKS RD** containing approximately **18.23** acre(s).
(C-11)

On November 9, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Parks and Recreation and Planning, based on the following Findings:

SI-2022-01874 SITE PLAN

1. This is a request to construct a 238-unit multi-family residential development on the subject property, Tract B-1 consisting of 9.5477 acres and zoned MX-L (Tract B-1 is created by Preliminary Plat approval per PR-2022-007712 / SD-2022-00143). The development consists of multi-family residential buildings, a fitness building, a clubhouse, and a pool. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e)(1)(b) more than 50 multi-family residential units are proposed to be constructed.

1. Pursuant to 6-6(l)(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(l)(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 dimensional standards, parking, landscaping, and building design meet the IDO requirements: the proposed buildings meet the 5-foot and 15-foot front and rear setback standards respectively, 180,622 square foot of open space is provided where 62,920 square feet of open space is required, and the proposed buildings at a maximum of 37' 8" in height do not exceed the 38-foot maximum permitted height, with the ends of the buildings stepping down to two stories from three stories; 412 total parking spaces are provided (including 10 electric vehicle parking spaces and 12 ADA spaces) where 357 parking spaces are required; 144,370 square feet of landscaping is proposed where 82,716 square feet is required; and the proposed buildings meet the building design requirements of 5-11(D) of the IDO, including providing weather protection through the use of porticos, roof variations, recess and projections, and other integral building forms, the ground floor street-facing façade containing at minimum of 20% of its surfaces in transparent windows and/or doors, windows being recessed at least 2" at upper levels, a change in color, texture, and material along the length of the facades, and windows on upper floors of all facades. The parcel is within 330 feet of Major Public Open Space and, therefore, is required to meet IDO 5-2(J)(1); the condition delegated to Parks and Recreation Department is to confirm requirements are met.

- 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 was submitted in 2017 and reevaluated by City Transportation staff for the current proposed development, and are reflected in the improvements depicted on the Infrastructure List for the associated Preliminary Plat (PR-2022-007712 / SD-2022-00143).

- 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. The proposed use is allowed within the MX-L zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (11/9/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Parks and Recreation to reconsider the following IDO regulations: 5-2(J)(1) in relation to lots within 330 feet of Major Public Open Space, 5-2(J)(1)(A) for access and connectivity, to continue the trail and to add a pedestrian gate, 5-2(J)(1)(B) use native and/or naturalized vegetation to eliminate the Chinese Pistache tree, and 5-2(J)(1)(C) outdoor lighting, to add the height of the light pole to 20 feet or less.
3. Final sign off is delegated to Planning for the approved and recorded Final Plat.
4. The applicant will obtain final sign off from Parks and Recreation and Planning by March 8, 2023 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SI-2022-01875 SITE PLAN AMENDMENT

1. The original project consists of a Site Plan for Subdivision for The Cliffs on Paseo, which was approved by the DRB on September 13, 2017 per 1009082 / 17DRB-70109 for three proposed lots consisting of retail and office uses on proposed Lot 1, multi-family residential use on proposed Lot 2, and office use on proposed Lot 3, as well as the listed requirements on the Site Plan for Subdivision. This is a request to eliminate/remove the Site Plan for Subdivision, as the DRB was the original approving body for the Site Plan for Subdivision.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2022-00143 PRELIMINARY PLAT

1. This Preliminary/Final Plat adjusts the boundaries of Tract 1, Block 2 and Lot 5, Block 6 of the Volcano Cliffs Subdivision, creating Tract 1-A, Block 2 at 8.2339 acres in size, and Tract 1-B, Block 2 at 9.5477 acres in size.
2. The property is zoned MX-M for Tract 1-A, and MX-L for Tract 1-B, future development must conform with the underlying zoning.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to the acceptance and processing of the Final Plat.

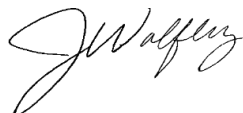
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 26, 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). 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

Consensus Planning, Inc., 702 Eighth Street NW, Albuquerque, NM 87102