

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

98th and I-40 Land LLC
6300 Riverside Plaza Lane NW Suite 200
Albuquerque, NM 87120

Project# PR-2021-006070
Application#
SI-2021-01031 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of:
TRACT 9, UNIT 5, AVALON SUBDIVISION
zoned **NR-BP**, located on **BLUEWATER RD NW**
between 94TH ST NW and 90TH ST NW
containing approximately **16.1** acre(s). **(K-9)**

On January 12, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning for the Site Plan, based on the following Findings:

SI-2021-01031 SITE PLAN

1. This is a request to construct a 150,574 square foot warehouse building. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of IDO the site area at 9.7 acres is more than 5-acres in size and more than 50, 000 square feet of building is are proposed.
 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 dimensions, parking, landscaping/screening, and façade design meet/exceed the IDO requirements. The proposed buildings meet the 5-foot front-yard and side-yard setback requirement and 15-foot rear-yard setback requirement of the NR-BP zone district. The 44-foot maximum height of the proposed buildings is less than the 65-foot maximum permitted building height. The proposed parking is 163 spaces where a minimum of 77 parking spaces are required. The proposed landscaping is 88,813 square feet where 40,794 square feet is required. The façades meet the façade design requirements of 5-11(E)(2) of the IDO. Landscaping is provided along the Daytona Road extension (94th Street) in accordance with the IDO and to improve the visual appearance to passersby. In addition, due to the abutting multi-family residential use to the east, special edge buffer landscaping is required and provided along the rear edge of the property. This buffer includes trees, including many evergreens, that will create a visual screen between the properties in addition to an existing 8-foot-tall wall that was installed on the multi-family property.

- 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.

Conditions:

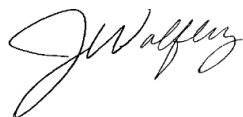
1. This Site Plan is valid 7 years from DRB approval (1/12/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for the Daytona Turn-around easement.
3. Final sign off is delegated to Planning for the Solid Waste Signature and the Recorded IIA.
4. The applicant will obtain final sign off from Transportation and Planning by March 9, 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 **JANUARY 27, 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/mg

Consensus Planning 302 8th street ABQ, NM 87102