

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

Brunacini Development Ltd. Co.
P.O. Box 6363
Albuquerque, NM 87197

Project# PR-2021-006258
Application#
SI-2022-00057 SITE PLAN
SD-2022-00005 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRA-1-A A-2 A, JOURNAL CENTER PHASE 2, UNIT 2** zoned **NR-BP**, located on **RUTLEDGE ST NE** between **RUTLEDGE RD NE** and **BARTLETT ST NE** containing approximately **4.7483** acre(s). **(D-16, D-17)**

On March 9, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Hydrology and Planning for the Site Plan and delegation to Planning, based on the following Findings:

SI-2022-00057 SITE PLAN

1. This is a request to construct a 62,045 square foot office/warehouse on the subject property. 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 office/warehouse is more than 50,000 square feet in size.
 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.

- 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 located within the Journal Center Master Plan, and shall meet any relevant standards in the Master Plan.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvement Agreement (IIA) must be submitted.
3. The proposed development is permitted within the NR-BP zone district.
4. 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 (3/9/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Hydrology for AMAFCA approval on the run down as discussed at the March 9 DRB hearing.
3. Final sign off is delegated to Planning for the recorded IIA and the recorded Plat (SD-2022-00005).
4. The applicant will obtain final sign off from Hydrology and Planning by June 8, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SD-2022-00005 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates two tracts into one tract (Tract A-2-A-1) at 4.7453 acres in size, and grants a private cross lot drainage easement as depicted on the Plat.

2. The property is zoned NR-BP. Future development must be consistent with the underlying zone districts.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for utility/AMAFCA signatures and the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by June 8, 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 **MARCH 24, 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,



Jay Rodenbeck
DRB Chair

JR