



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

January 11, 2023

- Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
David Gutierrez..... Water Authority
Tiequan Chen.....Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. PR-2019-002213
SI-2022-02430 – SITE PLAN AMENDMENT

MERRICK & COMPANY | KRIS WEST agent for CHICK-FIL-A INC. requests the aforementioned action(s) for all or a portion of: LOT 3-A-1, zoned NR-BP, located at 8110 SAN PEDRO DR NE between SAN PEDRO DR NE and PASEO DEL NORTE BLVD NE containing approximately 1.5213 acre(s). (C-18)

PROPERTY OWNERS: LEVINE INVESTMENTS LP
REQUEST: THE ADDITION OF A 2ND DRIVE-THRU LANE UP TO THE RELOCATED ORDER POINTS, AN OMD CANOPY AND MINOR STRIPPING MODIFICATIONS WITHIN THE PROPERTY

DEFERRED TO FEBRUARY 1ST, 2023.

- 2. PR-2018-001252
SI-2022-002328 – SITE PLAN

BURNS & MCDONNELL | JOE LAVENDER agent for CURIA NEW MEXICO, LLC | OSO BIOPHARMACEUTICAL, LLC C/O requests the aforementioned action(s) for all or a portion of: LOT B BLOCK 5, SUNDT'S INDUSTRIAL CENTER zoned NR-GM, located at 4401 ALEXANDER BLVD NE between ALEXANDER BLVD NE and MONTBEL PL NE containing approximately 11.86 acre(s). (F-16)

PROPERTY OWNERS: OSO BIOPHARMACEUTICALS MANUFACTURING LLC
REQUEST: TWO STORY EXPANSION FOR ASEPTIC MANUFACTURING, PACKAGING, OFFICE TYPE SUPPORT, UTILITY SPACE

DEFERRED TO FEBRUARY 1ST, 2023.

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3. [PR-2022-007875](#)  
[SI-2022-02109](#) – SITE PLAN  
*IDO - 2021*

**DEVELOPMENT MANAGING CONSULTANTS** agent for **BETA INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **LOT 1, VOLCANO CLIFFS SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS** between **KIMMICK** and **VALIENTE** containing approximately **3.24** acre(s). **(C-11)** *[Deferred from 12/7/22]*

**PROPERTY OWNERS:** BETA INVESTMENTS LLC  
**REQUEST:** MULTI-FAMILY TOWNHOME COMMUNITY

**DEFERRED TO JANUARY 18<sup>TH</sup>, 2023.**

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4. [PR-2022-007664](#)  
[SI-2022-001770](#) – SITE PLAN  
*IDO - 2021*

**LUXELOCKER** requests the aforementioned action(s) for all or a portion of: **T 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT BNORTH ALBUQ ACRES (BEING A REPL OF LT 28-A BLK 5 TR A UNIT B NORTH ALBUQUERQUE ACRES) CONT .9789 AC & LOTS 4 – 7 NORTH ALBUQUERQUE ACRES** zoned **NR-LM**, located on **BEVERLEY HILLS AVE NE** between **SAN MATEO BLVD NE** and **PAN AMERICAN FRWY NE** containing approximately **4.5** acre(s). **(B-18)** *[Deferred from 10/19/22, 11/9/22, 12/7/22, 12/14/22, 12/21/22]*

**PROPERTY OWNERS:** ABQ STORAGE PARTNERS LLC  
**REQUEST:** FULLY ENCLOSED LUXURY RV AND BOAT STORAGE PROJECT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON JANUARY 11, 2023, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO CODE ENFORCEMENT TO SHOW THE REMOVAL OF INTERIOR LOT LINES AS DISCUSSED, AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE SITE PLAN, FOR THE RECORDED INFRASTRUCUTURE IMPROVEMENTS AGREEMENT, AND FOR ALL SITE PLAN SHEETS TO BE SIGNED AND SEALED BY THE APPROPRIATE DESIGN PROFESSIONAL.**

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**MINOR CASES**

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5. [PR-2022-007664](#)  
[SD-2022-00211](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2021

COMMUNITY SCIENCES CORPORATION agent for ABQ STORAGE PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 4-7 AND 28A2, BLOCK 5 UNIT B, NORTH ALBUQUERQUE ACRES TRACT A** zoned NR-LM, located at **BEVERLY HILLS AVE NE between SAN MATEO NE and I-25 FRONTAGE** containing approximately **4.5365** acre(s). **(B-18)**

**PROPERTY OWNERS:** ABQ STORAGE PARTNERS LLC  
**REQUEST:** COMBINE EXISTING LOTS INTO ONE NEW LOT, GRANT PUE

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE PRELIMINARY/FINAL PLAT WAS APPROVED. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION AND PROJECT NUMBERS TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.**

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6. [PR-2022-006146](#)  
[SD-2022-00206](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 11-3-21  
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for SUNPORT STORAGE LLC requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned MX-M, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)** [Deferred from 12/14/22]

**PROPERTY OWNERS:** SUNPORT STORAGE LLC  
**REQUEST:** LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS

**DEFERRED TO FEBRUARY 1<sup>st</sup>, 2023.**

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### **SKETCH PLATS**

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7. [PR-2020-004596](#)  
[PS-2022-00266](#) – SKETCH PLAT  
IDO - 2021

HUITT-ZOLLARS, INC. | DONALD DUNEMAN agent for ISSA RABADI requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 8 UNIT 17, VOLCANO CLIFFE SUBDIVISION** zoned MX-L, located on **UNIVERSE BLVD NW between PEREZOSO TR NW and ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)**

**PROPERTY OWNERS:** RABADI ISSA & NANCY  
**REQUEST:** 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 2 MULTI-FAMILY RESIDENTIAL LOTS WITH 196 APARTMENT UNITS AND 2 COMMERCIAL LOTS TOTALING APPROX 29,000 SQ FT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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8. [PR-2021-005037](#)  
[PS-2023-00001](#) – SKETCH PLAT  
*IDO - 2021*

**DENNIS R. HOLLOWAY, ARCHITECT** agent for **JOE GRADY | GRADY GROUP LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 9, BLOCK 32, TERRACE ADDITION** zoned **MX-M**, located at **1203 COAL AVE NW** between **CEDAR ST** and **SPRUCE** containing approximately **0.46** acre(s). **(K-15)**

**PROPERTY OWNERS:** D & S ONE INC

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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**Other Matters: None**

**Action Sheet Minutes were approved for December 21, 2022**

**DRB Member Signing Session for Approved Cases**

**ADJOURNED**