



DEVELOPMENT REVIEW BOARD

Agenda

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

Join Zoom Meeting:

<https://cabq.zoom.us/j/81711919604> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 817 1191 9604

By phone: +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/u/kegTsk3nfp>

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

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

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

**** AGENT REQUESTS DEFERRAL TO JANUARY 18TH, 2023.**

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

MINOR CASES

-
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
-

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
- ** AGENT REQUESTS DEFERRAL TO FEBRUARY 1st, 2023.**
-

SKETCH PLATS

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
-

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
-

Other Matters

Action Sheet Minutes – December 21, 2022

DRB Member Signing Session for Approved Cases

ADJOURN