

**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

Luxelocker/ABQ Storage Partners, LLC
349 Lake Havasu Ave. S, Suite 106
Lake Havasu City, AZ 86403

Project# PR-2022-007664
Application#
SI-2022-01770 SITE PLAN
SD-2022-00211 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: : **T 28-A-2 PLAT OF LTS 28-A-1 & 28-A-2 BLK 5 TR A UNIT B NORTH 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)**

On January 11, 2023, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning and Code Enforcement for the Site Plan and delegation to Planning for the Preliminary/Final Plat, based on the following Findings:

SI-2022-01770 SITE PLAN

1. This is a request to construct five storage buildings a total of 86,673 square feet in size 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 development features the construction of more than 50,000 square feet of new non-residential development.

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 dimensions, parking, landscaping, and façade design meet/exceed the IDO requirements. The proposed office/warehouse building meets the 5-foot front yard setback requirement. The buildings highest point is 26-feet in height and is less than the maximum height of 52-feet in height in sub-area 3 of CPO-10 per 3-4(K)(3)(b)(3) of the IDO. Thirty-one parking spaces are provided where 29 parking spaces are required. The landscaping/screening meet/exceed the IDO requirements, including providing 30,312 square feet of landscaping coverage where a minimum of 29,532 square feet of landscape coverage is required. The proposed buildings meet the façade design requirements of CPO-10 per 3-4(K)(4)(b) of the IDO by adding a 1-foot in depth awnings on three buildings facing Beverly Hills Avenue (for 126 ft which is greater than 30% of the façade length) and one building facing San Diego Ave, and by providing a primary pedestrian entrance at the office facing San Diego Ave.

- 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.

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-LM 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 (1/11/2023). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Code Enforcement to show the removal of interior lot lines per the associated lot consolidation Plat (SD-2022-00211).
3. Final sign off is delegated to Planning for the application number to be added to the Site Plan, for the recorded IIA, and for all Site Plan sheets to be signed and sealed by a design professional.
4. The applicant will obtain final sign off from Code Enforcement and Planning by April 12, 2023 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SD-2022-00211 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates five (5) lots within North Albuquerque Acres into one (1) lot (Lot A, Block 5) at 4.5365 acres in size.
2. The property is zoned NR-LM. 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 the application number to be added to the Plat and for the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by April 12, 2023 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 30, 2023**. 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.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
DRB Chair

JW/jr

Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048