



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| Administrative Decisions | Decisions Requiring a Public Meeting or Hearing | Policy Decisions |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3) | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1) | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L) |
| <input type="checkbox"/> Alternative Signage Plan (Form P3) | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Amendment of IDO Text (Form Z) |
| <input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3) | <input type="checkbox"/> Demolition Outside of HPO (Form L) | <input type="checkbox"/> Annexation of Land (Form Z) |
| <input type="checkbox"/> WTF Approval (Form W1) | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) |
| | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) |
| | | Appeals |
| | | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A) |

APPLICATION INFORMATION

| | | |
|--|-------------------------|--------------------------------------|
| Applicant: Faizel Kassam - Legacy Development & Management, LLC. | | Phone: 505.243.6000 |
| Address: 5051 Journal Center Boulevard, Suite 500 | | Email: fkassam@legacydm.net |
| City: Albuquerque | State: NM | Zip: 87109 |
| Professional/Agent (if any): Jacqueline Fishman, AICP - Consensus Planning, Inc. | | Phone: 505.764.9801 |
| Address: 302 Eighth Street NW | | Email: fishman@consensusplanning.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Proprietary Interest in Site: Owner | List <u>all</u> owners: | |

BRIEF DESCRIPTION OF REQUEST

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SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

| | | |
|---|-----------------------|----------------------------------|
| Lot or Tract No.: 1, 2, 3, 30, 31, 32 | Block: 28 | Unit: B |
| Subdivision/Addition: North Albuquerque Acres | MRGCD Map No.: | UPC Code: 101806429339110301 |
| Zone Atlas Page(s): C-18-Z | Existing Zoning: R-MH | Proposed Zoning: R-MH |
| # of Existing Lots: 1 | # of Proposed Lots: 1 | Total Area of Site (acres): 4.44 |

LOCATION OF PROPERTY BY STREETS

| | | |
|---|--------------------------|------------------------|
| Site Address/Street: 6201 Alameda Blvd NE | Between: San Pedro Dr NE | and: Louisiana Blvd NE |
|---|--------------------------|------------------------|

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

| |
|----------------------------|
| 2018-001280; SI-2018-00049 |
|----------------------------|

| | |
|---------------------------------------|---|
| Signature: | Date: 4/7/2021 |
| Printed Name: Jacqueline Fishman AICP | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|---------------|--------|------|--------------|--------|------|
| SI-2021-00575 | MA | | | | |
| | | | | | |
| | | | | | |

| | |
|-----------------------|--------------------------------|
| Meeting/Hearing Date: | Fee Total: |
| Staff Signature: | Date: Project # PR-2018-001280 |

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

| | |
|--|--|
| <p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p> | |
| <p>Signature: </p> | <p>Date: 4/7/2021</p> |
| <p>Printed Name: Jacqueline Fishman AICP</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p>FOR OFFICIAL USE ONLY</p> | |
| <p>Project Number: PR-2018-001280</p> | <p>Case Numbers: SI-2021-00575</p> |
| <p>Staff Signature:</p> | |
| <p>Date:</p> | |

Legacy Development & Management, LLC.
5051 Journal Center Boulevard, Suite 500
Albuquerque, NM 87109

April 6, 2021

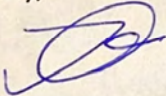
James Aranda
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Minor Amendment to Prior Approval for Project 2018-001280; SI-2018-00049

Dear Mr. Aranda,

I hereby authorize Consensus Planning Inc. to act as agent for a Minor Amendment to the DRB-approved Site Development Plan dated July 12, 2018 (Project 2018-001280; SI-2018-00049). The property is located at 6201 Alameda Blvd NE and legally described as Lot 1-A Block 28 Plat for Lot 1-A, Block 28 North Albuquerque Acres Tract A, Unit B, containing approximately 4.44 Acres.

Sincerely,



Faizel Kassam, Managing Member
Legacy Development & Management, LLC.



April 22, 2021

Mr. James M. Aranda, Deputy Director/ZEO
Albuquerque Planning Department
600 North 2nd Street NW
Albuquerque, NM 87102
jmaranda@cabq.gov

Dear Mr. Aranda:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request approval of a Minor Amendment to the Markana Apartments II Site Plan – DRB (PR-2018-001280) to align the plan with a proposed cap on the parapet that adds to the architectural interest of the buildings. This cap increases the overall maximum height of the buildings by 8 inches from 45 feet to 45 feet 8 inches. This amounts to an increase in building height of approximately 1.5%. The subject site is legally described as Lot 1-A, Block 28, North Albuquerque Acres Tract A, Unit B containing approximately 4.4 acres located at 6201 Alameda Boulevard NE.

The attached amended site plan shows the new building height in the development data and revised building elevations sheets have also been provided. This amendment meets the criteria to be considered a minor amendment under Section 14-16-6-4 (Y)(2)(a) of the IDO based on the following (Applicant responses following each criterion in italics):

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

When the original plan was approved (a Major Amendment to allow for an additional story), the maximum height under the Integrated Development Ordinance for the R-MH zone was 45 feet and the buildings were designed to comply with that maximum height. However, during construction, it was discovered that the joist would protrude higher than the final course of brick as originally designed, which created issues for proper installation of the TPO roof. Since the original approval, the allowable building height of the R-MH zone was increased from 45 feet to 48 feet, so the Applicant is pursuing this amendment as allowed by the IDO to make the roof design functional and aesthetically pleasing. This change in the final building design and ability to meet it under the IDO regulations was not known and could not have been known by the Applicant at the time of the original approval.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

The proposed amendment increases the building height by 8 inches, or 1.5% of the original maximum building height. Up to a 10% change is allowed. No previous amendments to building height have been approved for the site. The only other changes from the original

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



approval were to parking, which the site received a minor amendment approval to correct the parking calculations in September 2020, as noted on the plan.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

No change to the amount of open space is associated with this amendment.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

The building footprints remain in the same locations with the same setbacks as originally approved.

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

The number of units is not changing with this request.

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

The amendment does not adjust any building standards, except that the proposed cap is an architectural feature that could be perceived as an improvement to the building quality, variety, and articulation when viewed from the street and abutting properties.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

The amount of landscaping is unchanged by this amendment.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

The amendment does not change the number of dwelling units, square footages, amount of parking, or means of ingress or egress, so no increase in traffic is anticipated.



9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

The amendment does not change any access or circulation, nor does it require any infrastructure that has not already been determined and built with the existing approval.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

The proposed amendment does not change any existing conditions placed on the property by the DRB (see attached notice of decision). The DRB delegated the approval for a facilitated meeting and to address technical issues, which were completed and the site plan obtained final sign-off.

11. The amendment does not affect a property in an Overlay zone as regulated per 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

The property is not within an Overlay zone.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

The zoning and land use are for multi-family residential, which is not changing with this request.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

The site has been built in accordance with the approved Site Plan, which was reviewed and approved under the Integrated Development Ordinance and its development standards, so it is not non-conforming. The additional building height is allowed by the underlying zoning and approval of this amendment will not expand any nonconformity.

Based on the IDO Criteria and responses provided above, we respectfully request approval of the attached Minor Amendment as provided for in the IDO.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Jacqueline Fishman, AICP
Principal

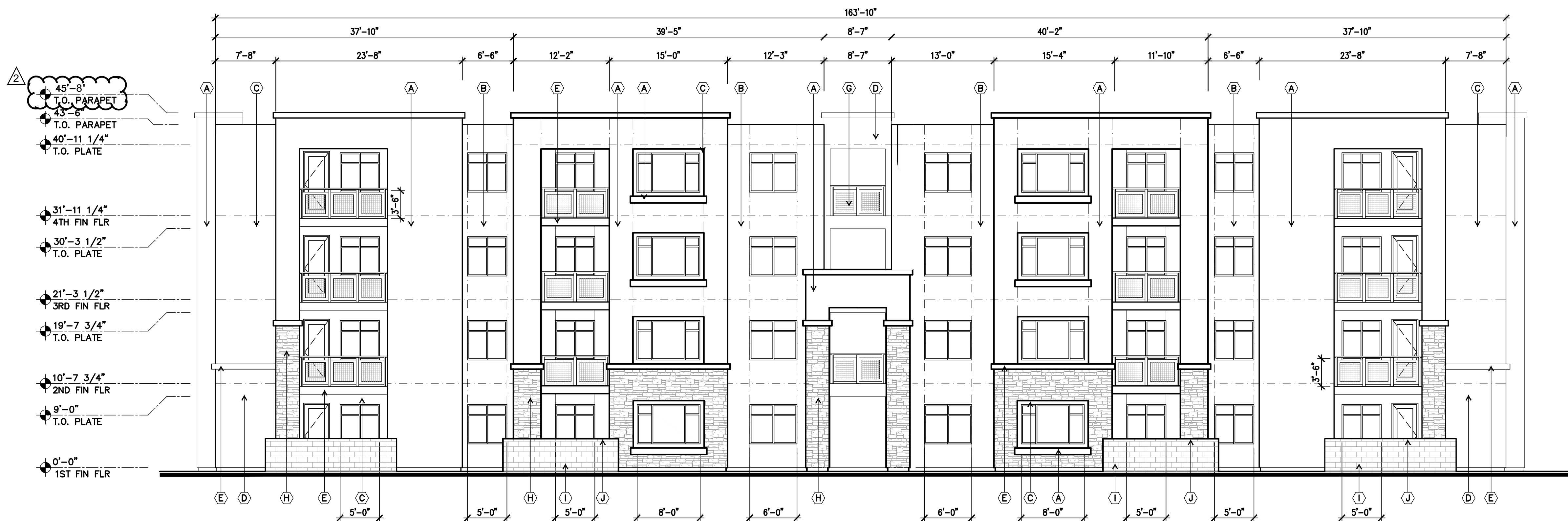


MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT GRAY
- (D) STUCCO FINISH MEDIUM GRAY
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) EXPOSED LIGHT CMU
- (J) EXPOSED DARK CMU
- (K) WALL OPENING
- (L) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

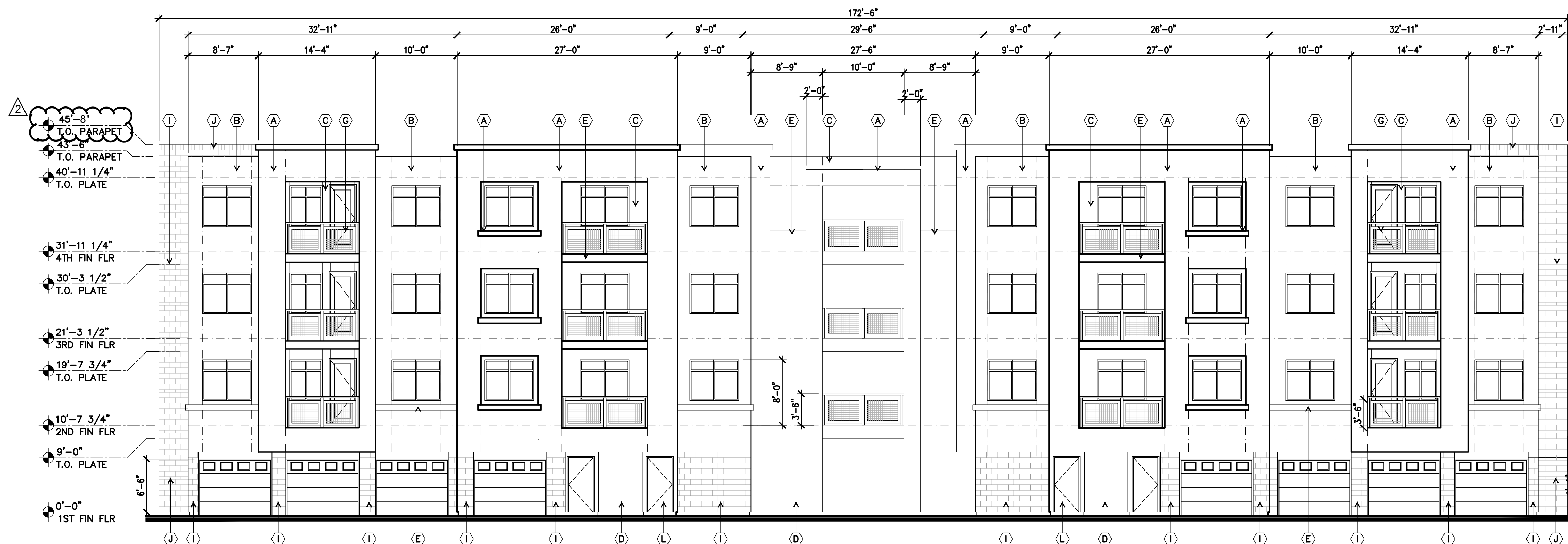
GENERAL NOTES:

1. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY BY PARAPET WALLS OR STRUCTURAL FEATURES THAT SHALL NOT EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT, IN ORDER TO ACHIEVE VERTICAL ARTICULATION. ARCHITECTURAL/STRUCTURAL FEATURES MAY EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT BUT SHALL NOT, AT ANY POINT, EXCEED ONE-HALF (1/2) OF THE HEIGHT OF THE SUPPORTING WALL. SKYLIGHTS AND ROOF VENTS ARE PERMITTED ONLY ON THE ROOF PLANE OPPOSITE THE PRIMARY STREET OR RIGHT-OF-WAY OR WHEN SHIELDED FROM PUBLIC RIGHT-OF-WAY VIEW BY THE BUILDING'S PARAPET.
2. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.



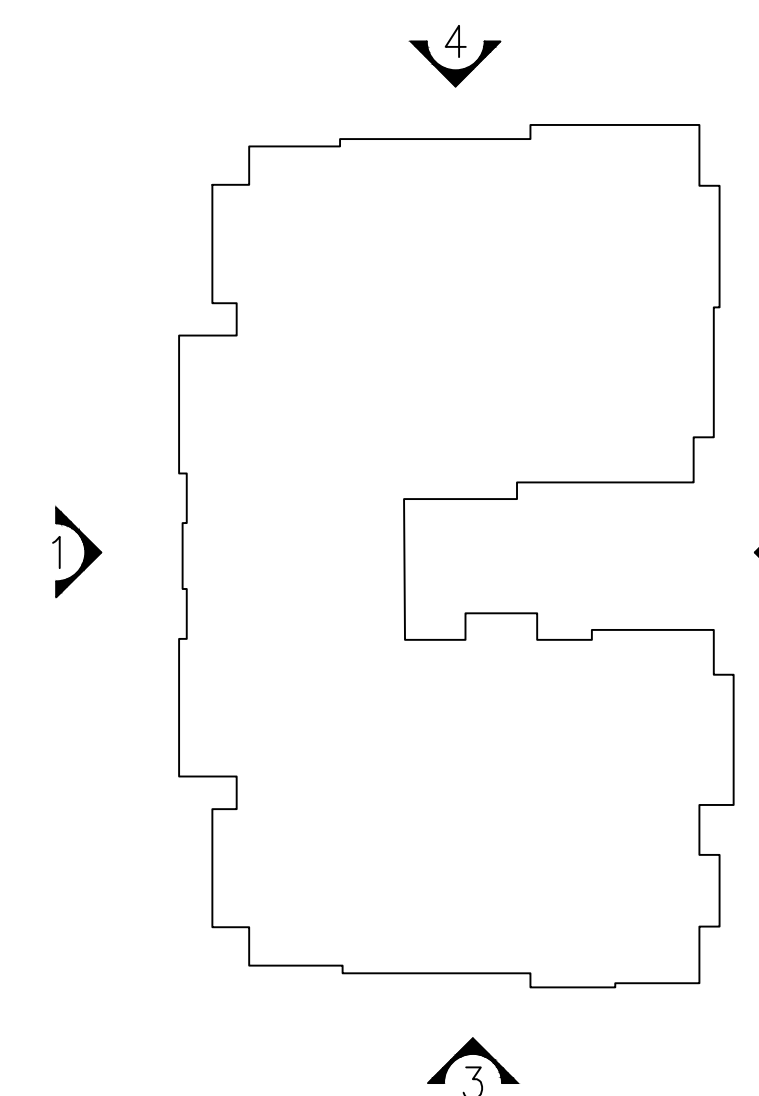
1 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 - REAR ELEVATION

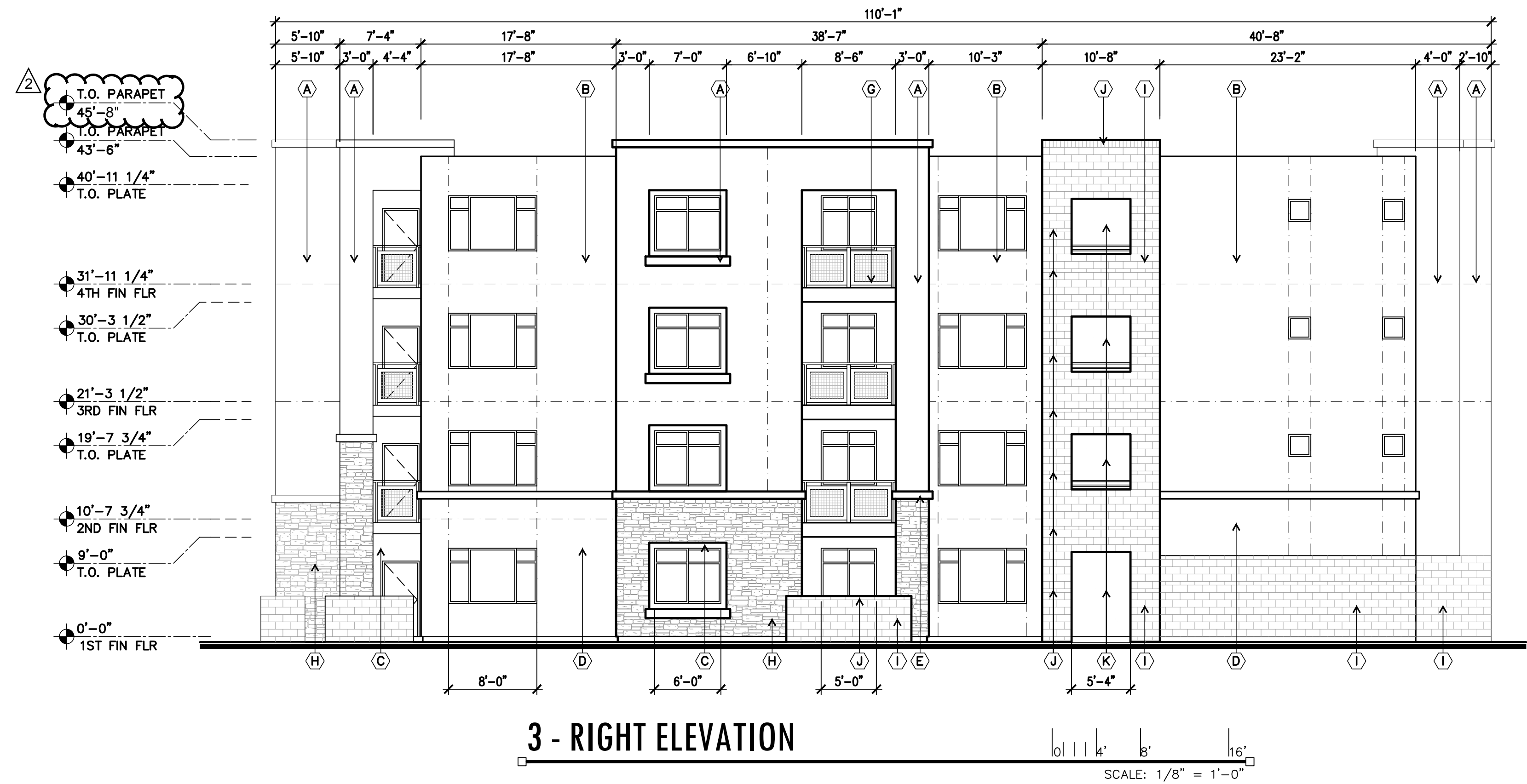
SCALE: 1/8" = 1'-0"



KEYMAP

Amendment 04/22/2021:
Increased building height;
consistent with the RM-H Zone

FILE: F:\04\ORB Job Files\17-219_LH_Legacy NAA Phase 2\CAD Files\Construction Documents\17219 A326 Bldg2 Elev.dwg USER: jca DATE: Jun, 21 2018 TIME: 11:13 am



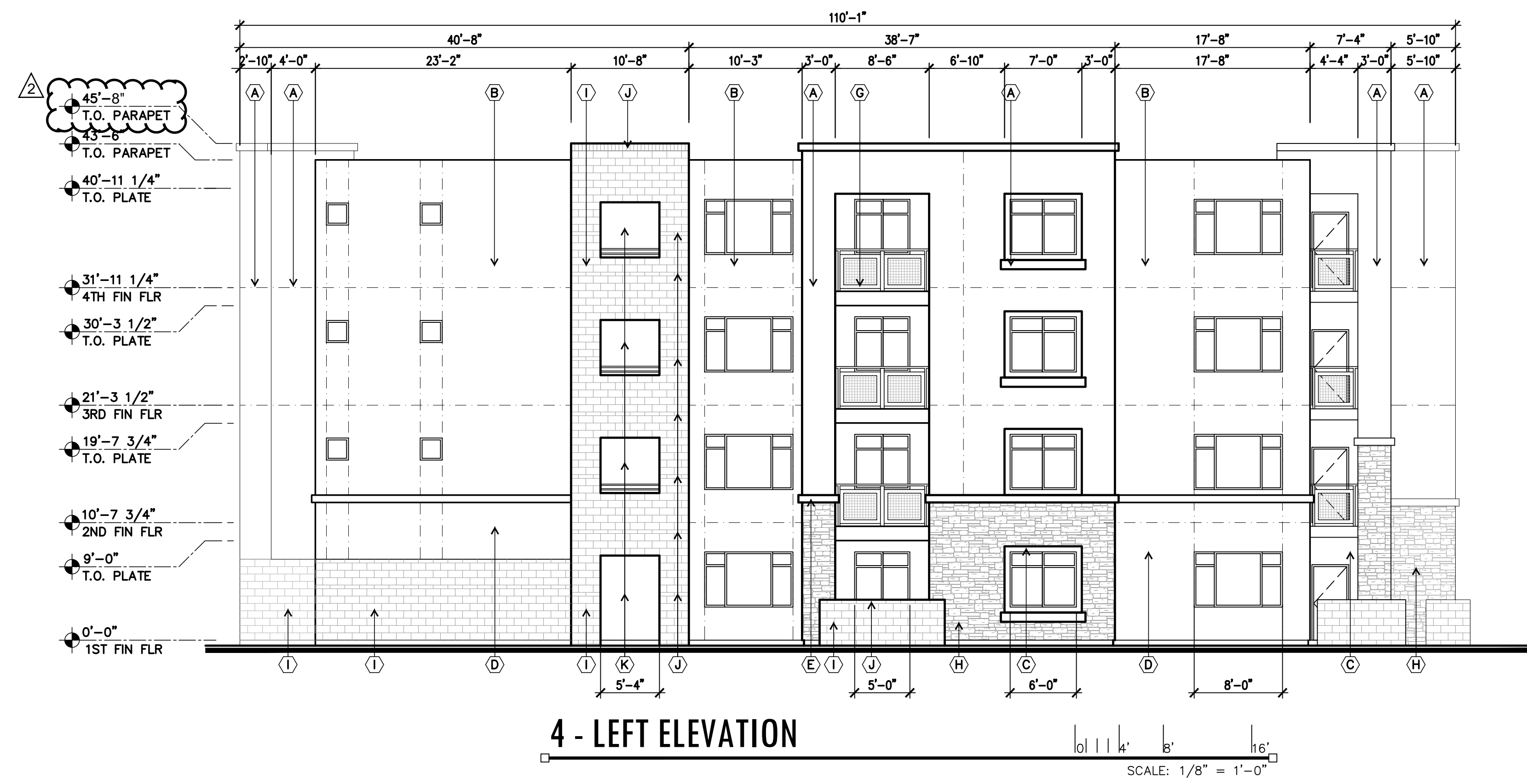
3 - RIGHT ELEVATION

MATERIAL KEY NOTES:

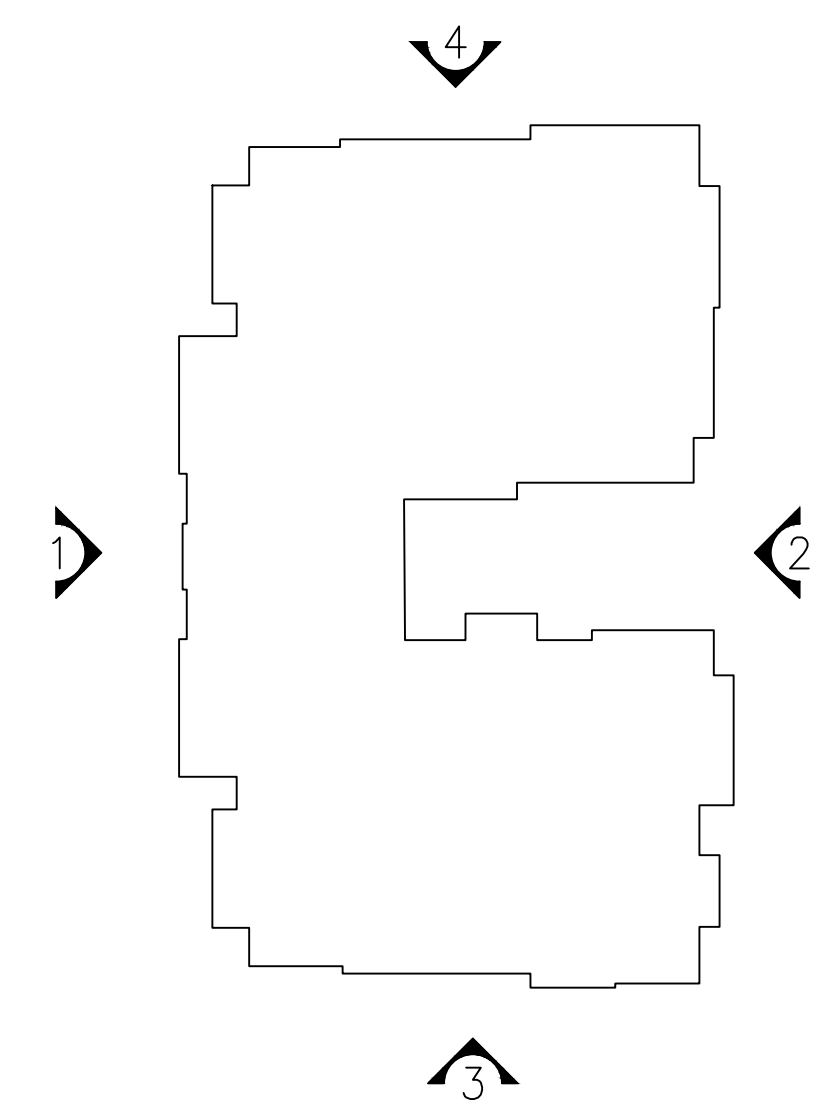
- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
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- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) EXPOSED LIGHT CMU
- (J) EXPOSED DARK CMU
- (K) WALL OPENING
- (L) SERVICE DOOR COLOR TO MATCH ADJACENT WALL

GENERAL NOTES:

1. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY BY PARAPET WALLS OR STRUCTURAL FEATURES THAT SHALL NOT EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT. IN ORDER TO ACHIEVE VERTICAL ARTICULATION, ARCHITECTURAL/STRUCTURAL FEATURES MAY EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT BUT SHALL NOT, AT ANY POINT, EXCEED ONE-HALF (1/2) OF THE HEIGHT OF THE SUPPORTING WALL. SKYLIGHTS AND ROOF VENTS ARE PERMITTED ONLY ON THE ROOF PLANE OPPOSITE THE PRIMARY STREET OR RIGHT-OF-WAY OR WHEN SHIELDED FROM PUBLIC RIGHT-OF-WAY VIEW BY THE BUILDING'S PARAPET.
2. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.



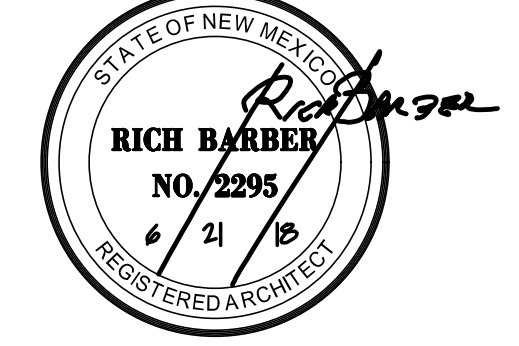
4 - LEFT ELEVATION



KEYMAP

MARKANA APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com



Amendment 04/22/2021:
Increased building height;
consistent with the RM-H Zone

DATE: JUNE 21, 2018 ORB # 17-219

A3.27

BUILDING TYPE 2 AND 3
ELEVATIONS