

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

Legacy Hospitality  
6501 Eagle Rock Avenue NE Suite B-5  
ABQ NM 87113

**Project# PR-2018-001284**  
**Application# SI-2020-0028** (Site Plan)

### LEGAL DESCRIPTION:

All or a portion of **Lot A2A1A and A2A2A, PARK SQUARE ADDITION**, zoned MX-H, located at **6500 AMERICAS PKWY NE between INDIAN SCHOOL RD NE and I-40/LOUISIANA BLVD NE**, containing approximately 4.0 acre(s). (J-18)

On March 4, 2020, the Development Review Board (DRB) voted to APPROVE PR-2018-001284, SI-2020-00028, a Site Plan -DRB, based on the following Findings:

1. The original project consists of a six story, 192-unit residential development with pool and outdoor courtyard over two levels of structured parking located on Americas Parkway NE south of Indian School Road NE and west of Louisiana Blvd NE.
2. The request adds one story and 51 new units. The new building is 97 feet in height, 99 feet would be allowed under the existing zoning with the structured parking bonus.
3. The addition exceeds the allowance for administrative approval and was heard by the DRB as a Major Amendment to a Site Plan (14-16-6-4(Y)).
4. Pursuant to 6-6(G)(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(G)(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 height, number of units, parking, façade and landscaping meet the IDO requirements.

- b. 6-6(G)(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 was not required for the project.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

Landscape buffers are provided and the building is of a similar size and scale as much of the surrounding development. Additionally, the project provides adequate parking for the residential and commercial uses.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by

**MARCH 19, 2020.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Jolene Wolfley  
DRB Chair

JW/mg

Official Notice of Decision

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Consensus Planning Jackie Fishman <fishman@consensusplanning.com>