

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

October 18, 2018

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

Project# PR-2018-001284
Application# SI-2018-00131 (Site Plan)

LEGAL DESCRIPTION:

All or a portion of Tract A-2-A-2 plat of Tract A-2-A-1 and A-2-A-2 Park Square, zone MX-H , between America's Parkway south of Indian School Rd NE and west of Louisiana Blvd, containing approximately 2.25 acre. (J-18)

On October 17, 2018, the Development Review Board (DRB) voted to APPROVE PR-2018-001284, SI-2018-00131, a Site Plan -DRB, based on the following Findings:

1. The 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. 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. The applicant is requesting a variance through the ZHE to the rear yard setback, if the variance is not approved the applicant must revise the plan.
 - 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.

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- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. Landscape buffer are provided and the building is of a similar size and scale as much or=f the surrounding development. Additionally, the project adequate parking provides for the residential and commercial use.

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

NOVEMBER 1, 2018. 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.

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,



Kym Dicome
DRB Chair

KD/mg

Consensus Planning Jackie Fishman <fishman@consensusplanning.com>