

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

August 22, 2018

Cedar Investors  
6300 Riverside Plaza Lane NW Suite 200  
ABQ, NM 87120

**Project# PR-2018-001333**  
**Application# SI-2018-00069- Site Plan DRB**

### LEGAL DESCRIPTION:

All or a portion of TRACT 1PLAT of the HIGHLANDS (BLOCKS 3,4,5,6 & 21 BROWNWELL and LAIL's HIGHLAND ADDITION) zoned R-MH , located on COPPER AVE NE between MULBERRY ST NE and CEDAR STNE. containing approx. 2.39 acres (K-15)

On August 22, 2018, the Development Review Board (DRB) voted to CONDITIONALLY APPROVE a Site Plan for Project PR-2018-001333/SD-2018-00092.

### Findings:

1. This is a request for a 92 unit multifamily development with a height of 63 feet 5 inches.
2. The EPC approved a Site Plan for the site 2016 (1010879 16 EPC-40063). This Site Plan- DRB supersedes the previous approval.
3. 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:

*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 site plan meets the applicable requirements of the IDO including parking, height setbacks and building design. The applicant is seeking a variance for fence height.

*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 roads, utilities, and public safety services. The project has an availability statement from the ABCWUA .

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

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*to the maximum extent practicable.*

The site design incorporates significant landscaping buffers that improve the pedestrian experience for site users. The site plan shows lower height buildings facing the existing residential development to the north and east.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 6, 2018**. 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,



Kym Dicome  
DRB Chair

KD/mg

CC:

Consensus Planning 302 8<sup>th</sup> st NW ABQ, NM 87102