

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

ABQ Airport Lodging, LLC
1212 Corporate Drive, Suite 350
Irving, TX 75038

Project# PR-2019-003199
Application#
SI-2019-00424 SITE PLAN DRB

LEGAL DESCRIPTION:

All or a portion of LOT 3A-2A, BLOCK 1, SUNPORT PARK, zoned NR-BP, located at 3021 FLIGHTWAY SE between UNIVERSITY and TRANSPORT, containing approximately 1.9 acre(s). (M-15)

On February 12, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning to address minor issues as discussed at the meeting, based on the following Findings:

SI-2019-00421 SITE PLAN DRB

1. This is a request for a Site Plan DRB for a 18,214 square-foot hotel.
2. The proper notice was given as required by the IDO in Table 6-1-1.
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:
 - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations. *Specifically, the height, open space, landscaping and façade meet or exceed the IDO requirements. A Deviation to reduce the parking requirements from 108 spaces to 102 spaces was approved by the DRB.*
 - 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. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading and drainage plan for the entire site has been approved by Hydrology.*

Official Notice of Decision

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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. *The site has perimeter landscaping on the site's southern and eastern boundary: 10,313 square feet of landscaping is proposed and 9,552 square feet are required.*

Conditions:

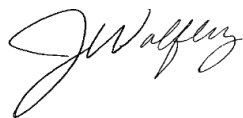
1. This Site Plan is valid 5 years from DRB approval (2-27-2020). An extension may be requested prior to the expiration date.
2. Final Sign off is delegated to Planning for a Infrastructure Improvements Agreement (IIA).
3. The applicant will obtain final sign off by March 12, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall be emailed to the PLNDRS.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 27, 2020**. 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,



Jolene Wolfley
DRB Chair

JW/jr

Clarke Consulting Engineers, 19 Ryan Road, Edgewood, NM 87015