

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

Rembe Courtyards LLC
1718 Central Avenue SW, Suite A
Albuquerque, NM 87104

Project# PR-2020-004683
Application#
SI-2021-00029 SITE PLAN - DRB

LEGAL DESCRIPTION:

All or a portion of **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned MX-M located at **2720 CENTRAL/109 VASSAR between PRINCETON DR/CENTRAL AVE and VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). (K-16)

On February 24, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This is a request to construct 108 multi-family residential dwelling units on 1.01 acres.
 1. 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 parking, landscaping, open space, and building heights meet the IDO and site plan requirements: 88 parking spaces are provided where a total of 88 parking spaces are required; 42,135 square feet of landscaping is proposed where 6,112 square feet is required; 12,205 square feet of open space is proposed where 12,150 square feet is required; and the maximum proposed building height of 77 feet meets the 77-foot permitted maximum building height.

- 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 Circulation Layout (TCL) was approved to confirm compliance with transportation requirements.

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

The applicant will provide screening around the periphery of the proposed multi-family residential development.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed use is allowed within the MX-M zone district.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (2/24/2021). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to ABCWUA for confirmation of fire flow analysis.
3. Final sign-off is delegated to Planning for the Solid Waste signature.
4. The applicant will obtain final sign-off from ABCWUA and Planning by April 24, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MARCH 11, 2021**. 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, Albuquerque, NM 87102