

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

Classic Mountain Real Estate
461 East 200 South, Suite 102
Salt Lake City, UT 84111

Project# PR-2020-004820
Application#
SI-2020-01468 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40**, containing approximately 5.043 acre(s).
(K-21)

On May 26, 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 convert an existing hotel property to multi-family residential dwellings consisting of a 206-unit multi-family residential facility, featuring seven 3-story buildings with multi-family residential dwelling units. The application notes that there is an existing restaurant also located on the property that's proposed to remain as part of the mixed-use development. The site plan is required to be reviewed by the Development Review Board (DRB) because the proposed development features more than 50 multi-family residential dwelling units and is over 5 acres in size.
 1. Pursuant to 6-6(l)(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(l)(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 meets the IDO requirements: 248 parking spaces are proposed where 248 parking spaces are required. The landscaping meets the IDO requirements: 27,121 square feet of landscaping is proposed where 23,101 square feet is required. The height of the buildings meets the IDO requirements: the 27.8-foot maximum height of the buildings complies with the 48-foot maximum building height in the MX-M zone district.

- b. 6-6(l)(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 prepared for the project, and all recommended roadway improvements per the approved traffic impact study have been included on the approved Infrastructure List.

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed development is permitted within the MX-M zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (5/26/2021). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for the Encroachment Agreement and paper easements as discussed.
3. Final sign off is delegated to Planning for the signature on the Shared Access Agreement with the neighbor to the north which shall also include specific language for the configuration of the driveway separation, Solid Waste signature, and the recorded IIA.
4. The applicant will obtain final sign off from ABCWUA and Planning by August 26, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 10, 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.

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

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