

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

Sawmill Bellamah Properties, LLC (Shelby
Stringer)
201 3rd Street NW, Suite 1150
Albuquerque, NM 87102

Project# PR-2022-007155
Application#
SI-2022-02196 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: : **LOT A2, MCCORD-
WILLIAM ANDREW** zoned **MX-H**, located on
**1921 BELLAMAH AVE NW between RIO
GRANDE BLVD and 19TH ST NW** containing
approximately **2.05** acre(s). **(H-13)**

On December 21, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

1. This is a request to construct an approximately 134,709 square foot, 5-story building on the subject property (proposed to be occupied as a hotel and accessory uses). The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO the proposed development features the construction of more than 50,000 square feet of new non-residential development.
 1. Pursuant to 6-6(I)(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(I)(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 dimensions, parking, landscaping, and building/façade design meet/exceed the IDO requirements. The proposed hotel building meets the 5-foot front yard and 15-foot rear yard setback requirements of the MX-H zone district. The building's maximum height at 66.5-feet in height is less than the maximum height of 68-feet in height permitted in the MX-H zone district. 120 parking spaces are provided (including 26 electric charging stations as well as 8 ADA spaces) where 109 parking spaces (including 5 ADA parking spaces) are required. The landscaping/screening meet/exceed the IDO requirements, including providing 7,328 square feet of landscaping where 6,262 square feet of landscaping is required. The building/façade design of the proposed hotel meets/exceeds the IDO requirements, with the applicant providing a letter detailing how the proposed hotel meets/exceeds the building/façade design requirements of the IDO.

- 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 (TIS) was not required for this project.

- 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 doesn't apply.

2. The proposed development is permitted within the MX-H zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (12/21/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Planning for an updated Sign Posting Agreement, for notes to be added to the Site Plan confirming compliance with 5-11(E) of the IDO, and for the application number to be added to the Site Plan.

3. The applicant will obtain final sign off from Planning by February 22, 2023 or the case may be scheduled for the next DRB hearing and could be denied her 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 **JANUARY 9, 2023**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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

OFFICEUNTITLED (Benjamin Anderson), 4200 Sepulveda Boulevard, Suite 104, Culver City, CA 90230