

**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

JEFFERSON 25 LAND QOZB, LLC C/O ARGUS
INVESTMENT REALTY, LLC
500 4th St NW, Ste. 275
Albuquerque, NM 87102

Project# PR-2021-005746
Application#
SI-2023-01893 – SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot 1A1, FRATERNAL ORDER OF POLICE
ADDITION, zoned NR-BP, located at 5910
Jefferson NE, between Jefferson Plaza and
Bear Canyon Arroyo containing
approximately 1.45 acre(s). (E-17)**

On March 6, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to construct a 64,715 square foot, 5-story hotel at 5910 Jefferson NE.
2. An Infrastructure List was submitted and approved with the Site Plan.
3. The property is zoned NR-BP. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
4. The applicant obtained a shared parking agreement from the neighboring property owner resulting in an excess of parking stalls required by IDO section 5-5.
5. The applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

6. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a. 6-5(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.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed hotel is a permissive use under this zoning designation (NR-BP).

Per IDO 5-1, Dimensional Standards for NR-BP, the Site Plan as proposed meets the dimensional standards for the NR-BP zone district, including minimum lot width, maximum building coverage, setback and building height requirements.

IDO 4-3(D)(15) & 4-3(E)(3) - Use-Specific Standards for the hotel use are met and must continue to be met.

IDO 5-5 Parking and Loading Standards and Requirements for the proposed hotel are met, with 231 shared parking spaces provided while 226 shared parking spaces are required.

IDO 5-6 Landscaping, Buffering, and Screening Standards and Requirements are met, with 26% landscape coverage of the subject property, meeting the 15% minimum coverage requirement per 5-6(C)(2)(a) of the IDO; 12,930 square feet of vegetation coverage is provided, meeting the minimum coverage requirement of 5,669 square feet per 5-6(C)(2)(c) of the IDO; 2,020 square feet of ground-level plant coverage, meeting the minimum coverage requirement of 1,417 square feet per 5-6(C)(2)(c) of the IDO; 8 parking lot trees are provided while 6 trees are required per 5-6(F) of the IDO.

IDO 5-8 Outdoor and Site Lighting requirements are met.

IDO 5-11 Building Design, including façade design are met, with 53 linear feet of trellises and 18 linear feet of planters provided, as well as 4 wall plane projections, 3 changes in parapet height, and 2 outdoor seating areas being provided.

- b. 6-5(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, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The site has access to a full range of urban services including utilities, roads and emergency services. Additionally, an Infrastructure List was approved with this Site Plan. The project, therefore, will not burden the existing systems.

- c. *6-5(G)(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.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

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

Conditions:

- a) The recorded IIA must be submitted prior to final sign-off.
b) The Project and Application numbers must be added to the site plan.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MARCH 22ND, 2024**. The date of the the DFT staff'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(V) 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 a 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. Varela', written in a cursive style.

For Alan Varela,

JW/rw

Modulus Architects & Land Use Planning, Inc., 8220 San Pedro Dr. NE, Ste. 520, Albuquerque, NM 87113