

**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  
201 3rd St. NW, Ste. 1150  
Albuquerque, NM 87102

**Project# PR-2022-007153**  
**Application#**  
**SI-2023-01646 – SITE PLAN ADMINISTRATIVE DFT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TR A PLAT OF TR 'A' LNDS OF STEWART-  
WALKER BEING A REPL OF TRS 239B1A1B  
& 237A MRGCD #38 CONT 3.1208 AC M/L**  
zoned **MX-H**, located at **1904 BELLAMAH  
AVE NW between 20<sup>TH</sup> ST NW and 19<sup>TH</sup> ST  
NW** containing approximately **3.1208**  
acre(s). **(J-13)**

On May 29<sup>th</sup>, 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 new six story, 107 room hotel and related commercial uses at 1904 Bellamah Ave NW. The proposed development will be 192,595 GFA square feet in size.
2. An Infrastructure List (IL) was submitted and approved with the Site Plan; the infrastructure featured on the IL is covered by a City project and does not require a financial guarantee.
3. The property is zoned MX-H. Development must be consistent with the underlying zone district and the IDO/DPM requirements.
4. As a part of the development, the applicant has included active EV charging stations at every parking space, resulting in credits that create a mathematical excess of required parking as required by IDO Section 5-5.

5. The applicant provided the required public 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 use is a permissive use under this zoning designation (MX-H).

Per IDO 5-1, Dimensional Standards for MX-H, the Site Plan as proposed meets the dimensional standards for the MX-H zone district, including minimum/maximum setbacks and minimum usable open space. Regarding maximum building height requirements, the Zoning Hearing Examiner approved Variances to the allowed building height requirements, permitting a variance of 8-feet to the allowed maximum 68-foot building height per PR-2022-007153 / VA-2023-00092 and a variance of 61-feet to the allowed 15-foot building height within 25-feet of the front lot line per PR-2022-007153 / VA-2023-00094.

IDO 5-5 Parking and Loading Standards and Requirements for the proposed hotel are being met with 112 proposed parking spaces. All spaces are being equipped with EV charging stations which is included in the parking calculations, and provides a 2-space credit for every parking space with an EV charging station per 5-5(C)(6)(b) of the IDO (equating to 224 parking spaces where 209 parking spaces are required).

IDO 5-6 Landscaping, Buffering, and Screening Standards and Requirements are met. There is 3,418 square feet of landscaping provided where 2,893 SF of landscaping is required.

IDO 5-8 Outdoor and Site Lighting requirements are being met to help ensure the safety and security of the development.

IDO 5-11 Building-Facade Design, are being met per 5-11(E).

The façade and materials of the building's exterior provide a sense of modern design and architecture. They enhance the development's visual appearance and help promote street and neighborhood character for a more pedestrian environment.

- 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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **JUNE 24TH, 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 15<sup>th</sup> 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](mailto: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](mailto: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).

Official Notice of Decision  
Project # PR-2022-007153 Application# SI-2023-01646  
Page 4 of 4

Sincerely,

A handwritten signature in black ink, appearing to read "J. Varela", written in a cursive style.

For Alan Varela  
Planning Director

JW/rw

Office United Inc., 4200 Sepulveda Blvd., Ste. 104, Culver City, CA 90230