

**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**

November 28, 2018

Titan Development  
6300 Riverside Plaza Lane, Suite 200  
ABQ, NM 87120

**Project# PR-2018-001542**  
**Application# SI-2018-00133** Site Plan DRB

### **LEGAL DESCRIPTION:**

All or a portion of lots 1-19, Block 2, Mesa Grande Addition, zoned MX-M, located on Central Ave NE between Montecaire DR NE and Sierra DR NE, containing approx. 2.2 acres(K-15)

On November 28, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request delegation to Planning to address the remaining minor issues as stated in the comments and as discussed at the hearing based on the following Findings:

1. This is a request for a 102 unit multifamily development with a maximum building height at 57 feet.
2. As required by the IDO, the applicant notified property owners within 100 feet and affected neighborhood associations. The applicant met with the Nob Hill Neighborhood Association on June 11 and August 13 of 2018 to present the project.
3. The DRB approved a design variance (SD-2018-00151) to allow the applicant to not dedicate Right of Way returns at all four corners of the site.
4. 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 height, number of units, parking, façade, and landscaping meet the IDO requirements. The applicant is received a variance through the ZHE to the fencing standards to allow a 6 foot fence and a variance to the 60 % glazing requirements for

the east and west facades and the requirement for 20% glazing on the east façade second floor and above.

- 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 impact study was not required for the project.

- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. Landscape buffers are provided and the building is located along Central Avenue away from the single family development to the north.

**Conditions:**

1. This plan is valid Site Plan is valid 5 years from DRB approval. An extension may be requested prior to the expiration date.
2. Planning will verify that the Grading and Drainage Plan with a stamp date of 11-12-18 is included in the site plan set.
3. Planning will verify that the IIA has been executed.
4. The applicant will obtain final sign off from Planning by **January 30, 2019** or the case will be scheduled for the next DRB hearing and can be denied per the DRB Rules of Procedure.
5. The applicant will bring two paper copies to be signed off by Planning. Planning will keep one signed off copy. A pdf of the signed off set will be email to the PLNDRS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 13, 2018**. The date of the DRB'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(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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).

Official Notice of Decision  
Project # PR-2018-001734 Application# SD-2018-00100  
November 28, 2018  
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Sincerely,



Kym Dicome  
DRB Chair

KD/mg

Consensus Planning 302 8<sup>th</sup> street NW ABQ NM 87102