

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 8, 2018

Rhino Investments  
101 E. Vineyard AVE. Suite 201  
Livermore CA 94550

**Project# PR-2018-001580**  
**Application# SI-2018-0000153- Site Plan DRB**

### LEGAL DESCRIPTION:

All or a portion of TRACTS 1-3 UNIT 1 TOGETHER WITH TRACTS 4, 5 & 6A, UNIT 2, DALE J. BELLAMAHS CARLISLE REPLAT, zoned MX-M, located at 2500 CARLISLE BLVD NE south of MENAUL BLVD NE containing approximately 11.07 acre(s). (H-17)

On November 7, 2018, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request with 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. The application/project meets the applicable requirements of the IDO and the DPM.
2. The project consists of the redevelopment of three existing buildings that are currently a hotel (one 177,220 SQF and one 150,624 SQF building and indoor waterpark (25,840 SQF). The proposed project converts the hotel buildings into 110 apartments in the smaller building and 136 units in the larger building. The water park becomes a fitness center.
3. 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 use and height are allowed in the MX-M zone; the site has more than the required amount of parking, 412 spaces required and 523 provided.
  - 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 existing urban infrastructure. A traffic Impact study was not required and the site has service from ABCWUA.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.* This redevelopment adds additional landscaping and pedestrian amenities.
4. The applicant complied with the notification requirements of the IDO.
5. Site Plan is valid 7 years from DRB approval. An extension may be requested prior to the expiration date.

**Conditions:**

1. The landscape plan shall meet all the requirements of the IDO unless an Alternative Landscaping plan is approved by the Planning Director in accordance with IDO Section 14-16-5-6(C)(16) or a variance to the 25-foot spacing requirement for shade trees along required pedestrian walkways is approved by the Zoning Hearing Examiner.
2. The site plan and landscape plan shall be updated to reflect the use of a 3 to 4 foot tall wall as the parking lot edge buffer along Carlisle Blvd.
3. The applicant must obtain Planning signature by December 12, 2018 or the case will be scheduled for the next DRB hearing and can be denied per 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 **NOVEMBER 22, 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).

Sincerely,



Official Notice of Decision  
Project # PR-2018-001580 PR-2018-00153,  
November 8, 2018  
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Kym Dicome  
DRB Chair

KD/mg

EDI 142 Truman St NE ABQ, NM 87108