

**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

Allen Sigmon Group
9201 Montgomery Blvd NE
ABQ NM 87111

Project# PR-2019-003077

Application#

SI-2019-00370 – **SITE PLAN**

VA-2019-00426 – **WAIVER SIDEWALK WIDTH**

LEGAL DESCRIPTION:

All or a portion of **TR 6-A-1-C-1-A BLK C PLAT FOR LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B BLOCK "C", LOUISIANA SUBDIVISION** zoned MX-H, located at **2424 LOUISIANA BLVD NE**, containing approx. 1.519 acres. (H-19)

On January 22, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

VA-2019-00426 – WAIVER SIDEWALK WIDTH

1. This request allows a sidewalk width of 6 feet, rather than the required 14 feet, see 14-16-(D)(3). The site is oddly shaped and is an infill site, and as such, is subject to the constraints of existing buildings and development. Transportation approved the request and states that sidewalk is sufficient.

SD-2019-00354 SITE PLAN DRB

1. This is a request to for a Site Plan DRB for a 7 story, 124 room, 89,000 square foot hotel at 70 feet 3.5 inches in height. The allowed height in the underlying zone is 75 feet. The DRB approved a deviation of 2 feet 3.5 inches to allow the additional height. The height tis consistent with the surrounding buildings many between 65 and 85 feet, the site is interior to a larger site and is an infill parcel. The additional height allows for screening of rooftop equipment.
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The applicant held a meeting with the affected neighborhood associations on October 10, 2019.
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. *Specifically, the height, parking, open space, landscaping and façade meet or exceed the IDO requirements.*
- 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. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading and drainage plan for the entire site has been approved by Hydrology.*
- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. *The site has significant perimeter landscaping. 8,183 square feet of landscape in proposed and 7021 square feet are required. The proposed building is consistent with the surrounding development. There is no single family residential near the site.*

Conditions:

1. This Site Plan is valid 5 years from DRB approval (2-6-2020). An extension may be requested prior to the expiration date.
2. Final Sign Off is delegated to: ABCWUA for existing waterline information, adequate easement and shared maintenance agreement, and to transportation for shared access agreement, sidewalk information, ADA compliance, labeling of curb ramps and clarification of new vs. old infrastructure.
3. Once the site plan has all the required signatures, a pdf of the complete signed off set will then 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 **FEBRUARY 6, 2020**. 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). 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-2019-003077 Application# SD-2019-00370, SD-2019-00426

Page 3 of 3

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/mg

Dekker, Perich, Sabatini 7601 Jefferson NE, Suite 100 ABQ, NM, 87109