

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

Dynamic Investors
4239 Balloon Park Road NE, Suite A
Albuquerque, NM 87109

Project# PR-2020-003455
Application#
SI-2020-00824 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **B-3-A, KOA, UNIT 2**, zoned PD, located at **540 PAISANO STREET NE between JUAN TABO BLVD and I-40**, containing approximately 5.04 acre(s). (K-22)

On September 30, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. The EPC approved this project on April 23, 2020.
2. The site plan meets the EPC conditions.
3. The request proposal includes 163 multi-family residential dwellings.
4. The proper notice was given as required by the IDO in Table 6-1-1.
5. Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:
 - a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The Site Plan is consistent with any applicable terms and conditions covering the property and any related development agreements and/or regulations.

- c. 6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan meet the IDO requirements including parking, landscaping, design, and building height. The landscaping plan shows 25,293 square feet of landscaping required and 65,750 square feet provided. The project required 245 parking spaces and has provided 258 parking spaces. The proposed buildings will be up to 52 feet in height. The maximum height is 45 feet, but the applicant adequately justified a 7-foot deviation based on strong furtherance of applicable Comprehensive Plan goals and Policies and fulfillment of applicable criteria of the East Gateway Metropolitan Redevelopment Plan according to the staff planner of the staff report for the EPC Site Plan application.

- d. 6-6(H)(3)(d) *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 and the site has an approved grading and drainage plan.

- e. 6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The project provides adequate landscaping and screening around the periphery of the site. Additionally, the project provides a 8 to 10-foot wide paved bike trail on the northwestern portion of the Site.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 15, 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). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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,



Jolene Wolfley

DRB Chair

JW/jr

Consensus Planning, Inc., 302 8th Street NW, ABQ, NM 87109