

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

Luminaria Apartments Limited Partnership
LLP
320 Gold Avenue SW #918
ABQ, NM 87102

Project# PR-2020-004062
Application#
SI-2020-00552 SITE PLAN – DRB

LEGAL DESCRIPTION:

For all or a portion of: **TRACT C, PLAT FOR TRS B1, C & D, VIDEO ADDITION** zoned MX-H, located at **10600 CENTRAL AVE SE between CENTRAL and EUBANK**, containing approximately 1.88 acre(s). (L-21)

On September 23, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to develop 92 multi-family residential units on the subject property. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(c) b. of the IDO more than 50 dwelling units are proposed.

1. 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 structure heights, parking, and landscaping meet the IDO and site plan requirements. The MX-H zone allows up to 65 feet in height, the proposed building is 51 feet 5 inches in height. The landscaping plan shows 18,114 square feet of landscaping, 9,649 square feet were required. The plan provides 85 parking spaces and 83 are required.

- 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. A grading and drainage plan was approved for the site.

- c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.*

The applicant will provide a landscaped buffer around the periphery of the development, as well as an ornamental fence and CMU block wall around the periphery of the development in addition to a CMU block wall that currently exists.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
3. The proposed use is allowed within the MX-H zone district.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (9/23/2020). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to Transportation and Planning for the signing and recording of the sidewalk easement along Central Avenue.
3. The applicant will obtain final sign off from Transportation and Planning by November 23, 2020 or the case may be scheduled for the next DRB hearing and could 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 **OCTOBER 8, 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

Official Notice of Decision

Project # PR-2020-004062 Application# SI-2020-00552

Page 3 of 3

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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene

Wolfley

DRB Chair

JW/jr

Dekker/Perich/Sabatini – Hannah Greenhood, 7601 Jefferson NE, Suite 100, ABQ, NM 87109