

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

Deepesh Kholwadwala  
8901 Adams St., Suite A  
Albuquerque, NM 87109

**Project# PR-2018-001579**  
**Application#**  
**SD-2019-00335** SITE PLAN AMEMDEMENT  
**SD-2019-00354** SITE PLAN DRB

### LEGAL DESCRIPTION:

All or a portion of PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A **WINROCK CENTER ADDITION**, zoned MX-H, located at **2100 LOUISIANA BLVD NE**, containing approximately 83.00 acre(s). (J-19)l

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:

### **SD-2019-00335** SITE PLAN AMEMDEMENT

1. This request amends the existing, as-built Site Plan DRB for the Winrock Center to show parcel A-1-A-2 Plat of Parcel A-1-A-1 & Parcel A-1-A-2 Winrock Center Addn.

### **SD-2019-00354** SITE PLAN DRB

1. This is a request to for a Site Plan DRB for 5-story; 149-room; 107,716 square-foot hotel at a height of 70 feet and 1 inch.
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: 19,939 square feet of landscaping is proposed and 13,445 square feet are required. The loading area is oriented towards the outside of the site and away from the pedestrian circulation for the larger Winrock 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 Transportation for a curb ramp note and to Planning who is the last to sign.
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 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-2018-001579 Application# SD-2019-00355, SD-2019-00354

Page 3 of 3

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is written in a cursive style with a large, looping initial "J".

Jolene

Wolfley

DRB Chair

JW/mg

Modulus Architecture