

**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

Darin Sand, Winrock Partners LLC
100 Sun Avenue NE, Suite 210
Albuquerque, NM 87109

Project# PR-2018-001579
Application#
SI-2020-01477 SITE PLAN AMENDMENT
VA-2020-00469 WAIVER TO IDO

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, zoned MX-M** located at **7500 INDIAN SCHOOL RD,** containing approximately 83 acre(s). (J-19)

On April 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

SI-2020-01477 SITE PLAN AMENDMENT

1. The original project consists of 1,212,564 square feet of mixed-use development on 83 acres, including retail, entertainment, office, and hospitality facilities. This is a request to construct a 227,000 square foot, 4-story, 199-unit multi-family residential development on a vacant 3.38-acre parcel on the 83-acre development (Parcel E-1-A), that will include a courtyard, outdoor recreation area, community pool, clubhouse, and rooftop area for residents.

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(I)(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 parking, landscaping, and building height comply with the applicable provisions of the IDO: 159 parking spaces are provided where a total of 141 parking spaces are required with allowable credits and reductions applied; 31,630 square feet of landscaping is proposed where 8,702 square feet is required, and the maximum height of the buildings are 50.5-feet in height where a maximum height of 75-feet is permitted.

A 10% deviation to the 10-foot minimum ground floor height requirement to 9-feet was approved on January 29, 2021.

- b. 6-6(I)(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. An August 20, 2015 TIS for the Winrock Town Center Development was submitted for this project, which.

- c. 6-6(I)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

No additional standards within an approved Master Development Plan are applicable to the proposed development.

2. This site includes an Infrastructure List.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. The proposed use is allowed within the MX-M zone district, and subject to the requirements of the underlying zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (4/21/2021). An extension may be requested prior to the expiration date.
2. Final sign-off is delegated to ABCWUA for a vacation of the public waterline easement that conflicts with a trash compactor, updated/amended Plat for SD-2021-00073 (approved at the April 14, 2021 DRB Meeting) that depicts the vacated public waterline easement, a paper easement recorded to cover the vacated area, and recorded Plat for SD-2021-00035 (approved at the April 21, 2021 DRB Meeting).
3. Final sign-off is delegated to Planning for project and application numbers to be added to the Amended Site Plan, Solid Waste signature, and recorded IIA.
4. The applicant will obtain final sign-off from ABCWUA and Planning by August 21, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-0469 WAIVER TO IDO

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver of the required width of on-site pedestrian connections per 5-3(D)(3)(b)(4) of the IDO. Along Indian School Road, the application proposes a waiver from the 15-foot width requirement for a proposed width of 8-feet. Along Winrock Loop -West, the application proposes a waiver from the 15-foot width requirement for a proposed width of 6-feet. Along Pennsylvania Street, the application proposes a waiver from the 12-foot width requirement for a proposed width of 6-feet. Along Winrock Loop - South, the application proposes a waiver from the 15-foot width requirement for a proposed width of 6-feet.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The proposed walkway widths either exceed or match the existing facilities, and will permit the applicant to provide additional amenities including adjacent landscaping and site furnishings.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 6, 2021**. 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.

Official Notice of Decision

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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,

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

Jolene Wolfley
DRB Chair

JW/jr

Will Gleason, Dekker Perich Sabatini, 7601 Jefferson Street NE, Suite 100, Albuquerque, NM