

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

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

Project# PR-2018-001579
Application#
SI-2021-00304 SITE PLAN
SD-2021-00305 SITE PLAN AMENDMENT

LEGAL DESCRIPTION:

For all or a portion of: **PARCEL Z FINAL PLAT
PARCEL Z AND TRACTS A, D, E, F-1, G &
H**, zoned **MX-H**, located at **2100 LOUISIANA
BLVD NW between INDIAN SCHOOL and I-
40** containing approximately **28.8654** acre(s).
(J-19)

On January 19, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning on the Site Plan and to Planning on the Site Plan Amendment, based on the following Findings:

SI-2021-00304 SITE PLAN

1. This is a request to construct a park, including water features, internal building pad sites, a kids play area, and paths and bridges. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO the site is over 5 acres in size.
 1. Pursuant to 6-6(I)(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(l)(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 proposed development meets/exceeds the IDO requirements.

- b. 6-6(l)(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 (TIS) was not required for this project.

- c. 6-6(l)(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.*

The subject property is located within an approved Master Development Plan, and meets the relevant standards in the Master Development Plan.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (1/19/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for the addition of bold notes on the Site Plan indicating what must be completed as part of the work order, and for the inclusion of the missing civil detail sheet with the added sidewalk details.
3. Final sign off is delegated to Planning for the Solid Waste signature, the project and application numbers to be added to the Site Plan, and for the recorded IIA.
4. The applicant will obtain final sign off from Transportation and Planning by April 13, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

SI-2021-00305 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 park, including water features, internal building pad sites, a kids play area, and paths and bridges on 28.8654 acres of the 83-acre site.

2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to Planning for the project and application numbers to be added to the Site Plan Amendment.
2. The applicant will obtain final sign off from Planning by April 13, 2022 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 **FEBRUARY 3, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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