

**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

Mark Cumbow, Alvarado Hotel & Genesis
World, LLC
310 Rio Grande Blvd NW
Albuquerque, NM 87104

Project# PR-2023-009688
Application#
SI-2024-00597 Site Plan Administrative DFT

LEGAL DESCRIPTION:

For all or a portion
**Tract 145 A & 145 B, zoned MX-M, located at
2026 Central SW between Rio Grande Blvd
NW and San Pasquale SW** containing
approximately **1.0903** acre(s). **(J-13)**

On July 24, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request for construction of a new four-story, 114 room, approximately 64,647 gross-square-foot hotel building, located at 2026 Central Ave SW and 2034 Willis Place SW, and containing approximately 1.07 acres.
2. A platting action associated with this property was approved by the DHO with conditions per PR-2023-009688 / SD-2024-00049. This request was to consolidate two existing tracts into one tract. The new legal description for the site is Tract A, Lands of Alvarado Hotel, LLC. And will contain approximately 1.0903 acres.
This site plan will require the demolition of the building abutting Central; currently there are two buildings on this lot, both of which are expected to be demolished in conjunction with a building permit.
3. The subject property is zoned MX-M (Moderate Intensity Zone District) and is located within Premium Transit, Major Transit and Main Street areas.

4. There is an existing billboard on this property along Central Ave SW that is going to remain on the site.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO. A pre-submittal neighborhood meeting took place prior to this submittal.
6. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
 - a. 6-5(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.*

Per 3-4(M) and 5-11(D), building and façade design, windows, articulation, as well as rooflines are compliant with the IDO.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed hotel is an appropriate and permissive use under this zoning designation (MX-M). Use Specific Standards for Hotel in Section 4-3(D)(15) does not apply to this project.

Per IDO 5-1 Dimensional Standards for MX-M, the Site Plan as proposed meets the dimensional standards for the MX-M zone district, including setbacks, and building height requirements; the proposed height for this building is 60ft.

Per IDO 5-3 , On-Site parking: a total of 64 parking spaces including 4 ADA parking spaces, 4 Electric Vehicle parking spaces, 6 motorcycle parking spaces, 1 loading space, and 3 bicycle spaces are provided.

Per IDO 5-6, minimum required landscape area (10% of net lot area) for this project is 6,731 SF; the provided landscape area is 11,156 SF.

Required vegetative coverage is a minimum of 5,048 SF (75% of the total landscape area). Provided vegetative coverage is 5,091 SF.

Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 1,262 SF. Provided ground-level vegetative coverage is 4,289 SF.

Where possible street trees are being provided along Central Ave SW. However, due to lack of space along the frontage of the subject site, the landscaping in this area was lacking one street tree and therefore the applicant provided one extra tree elsewhere on the site.

Required parking lot landscaping is 231 SF (10% of the parking lot area) and 3,425 SF landscaping is provided for the parking lot.

As required by IDO 5-6 (E) - Edge Buffer Landscaping, a 10-foot landscape buffer is provided along the south edge of the property and a wall exists along the south edge of the property. A wall exists along the west edge of this property and landscaping has been proposed where possible along this edge.

Per IDO 5-11, sufficient clear height at 12 feet has been provided and building and façade design features are compliant with this section of the IDO.

- b. 6-5(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, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

Existing roadway, utility and drainage infrastructure exists with capacity to service the proposed development with the improvements identified on the approved infrastructure to augment existing systems. The project has an infrastructure list, and will not burden the existing systems.

- c. 6-5(G)(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 not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

Conditions:

- a) The recorded IIA must be submitted prior to final sign-off.
b) The recorded Plat for PR-2023-009688 / SD-2024-00049 must be submitted prior to final sign-off.

Official Notice of Decision

Project # PR-2023-009688 Application# SI-2024-00597

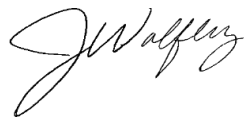
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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **AUGUST 9TH, 2024**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, 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,



For Alan Varela, J.D.
Planning Department Director

JW/jr/ha

JAG Planning & Zoning – Juanita Garcia, P.O. Box 7857, Albuquerque, NM 87194