



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

### BRIEF DESCRIPTION OF REQUEST

Modify the existing Dillard's elevations only.

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

### LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Regina Oray</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS****\_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) Development Review application form completed, signed, and dated
- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Archaeological Compliance Form with property information section completed
- \_\_\_ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**\_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- \_\_\_ 6) The approved Site Plan being amended
- \_\_\_ 7) Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request*

**\_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- \_\_\_ 6) The approved Site Plan being amended
- \_\_\_ 7) Copy of the Official Notice of Decision associated with the prior approval
- \_\_\_ 8) The proposed Site Plan, with changes circled and noted

*Refer to the Site Plan Checklist for information need on the proposed Site Plan*

*Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request*

**\_ ACCELERATED EXPIRATION OF SITE PLAN**

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- \_\_\_ 6) Site Plan to be Expired

**\_ ALTERNATIVE SIGNAGE PLAN**

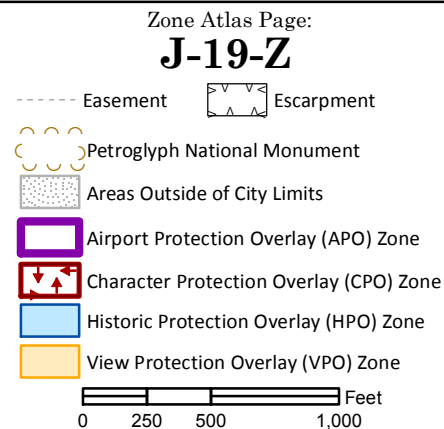
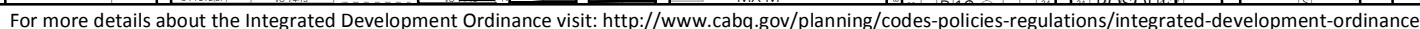
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- \_\_\_ 2) Form P3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- \_\_\_ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- \_\_\_ 7) Sign Posting Agreement
- \_\_\_ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives

**\_ ALTERNATIVE LANDSCAPING PLAN**

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- \_\_\_ 6) Landscape Plan



Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Re: Agent Authorization Notice – 2100 Louisiana Blvd. NE (Winrock Town Center)**

To Whom It May Concern,

Winrock Partners c/o Gary Goodman, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 2100 Louisiana Blvd. and legally described as: PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 9.6888 AC M/L OR 422,044 SQ FT M/L  
This authorization is valid until further written notice from Winrock Partners or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Review Board.

Sincerely,



Goodman Realty Group  
c/o Gary Goodman  
100 Sun Avenue NE, Suite 210  
Albuquerque, NM 87109  
Email: [goodman@goodmanrealty.com](mailto:goodman@goodmanrealty.com)  
Office: 505.881.0100  
[www.goodmanrealty.com](http://www.goodmanrealty.com)



July 7, 2023

Russell Brito  
Current Planning Department Director  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: PR-2018-001579/SI-2021-00304 - WINROCK TOWN CENTER (PARK) 2100 LOUISIANA BLVD. NE – ALBUQUERQUE, NM 87110 – ADMINISTRATIVE AMENDMENT TO DILLARD’S ELEVATIONS ONLY**

Dear Mr. Brito:

Modulus Architects represents Winrock Partners, as the “Agent” for this submittal to amend the approved elevations for Dillard’s only. The site is located at 2100 Louisiana Blvd. NE. This parcel is approximately +/- 2 acres in size. We are seeking to update the Dillard’s Elevations that was approved through the DRB (PR-2018-001579/SI-2021-00304) in 2022.

The parcel (the “subject site”) is +/- 2 acres in size, zoned MX-H and is located south of Indian School Rd. just north of the Interstate 40 Freeway. This portion of Winrock Town Center is legally described as PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 28.8654 AC. The site is currently developed as Winrock Town Center.

This submittal addresses a proposed Administrative Amendment (AA) for Tract Z at the Winrock Town Center. The current approved use on the site is a park to include water features, internal building pad buildings, a kid play area, walking paths and bridges. At this time, we are requesting to modify the existing Dillard’s approved elevations that were approved in the park set. This minor amendment request falls within the thresholds established in IDO Table 6-4-5. No other plans will be modified at this time. No deficiencies will be caused with this request.

Our submittal includes the current approved Elevation Plan, and the Amended Building Elevations. All changes meet the design standards of the Integrated Development Ordinance (IDO). Changes to the overall site plan are identified in the AA drawings via bubbled areas.



## Amendment Scope

### Elevations

The elevations have been modified and bubbled. The exterior materials have been included in the bubbled area.

1. The arch was removed for the façade.
2. Glass doors were removed from the façade.

### 6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

#### **Applicant Response:**

**The user was known at the time of original approval but minor changes have been request that still reflect the Dillard's brand. The changes to the façade are minimal.**

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

#### **Applicant Response:**

**The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments). Please see section "Amendment Scope" section above.**

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

#### **Applicant Response:**

**This is not applicable as it is a commercial development.**



4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

**Applicant Response:**

**This is not applicable as we are not changing any setbacks in relations to residential uses.**

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

**Applicant Response:**

**This is not applicable as it is a commercial development.**

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

**Applicant Response:**

**The amendment modifies the approved elevations in order to accommodate minor changes to the façade. The changes are very minimal and will have the same perception from adjacent streets.**

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

**Applicant Response:**

**The landscaping will not be altered as we are only modifying the elevations.**

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

**Applicant Response:**

**This amendment does not increase traffic as we are only modifying the elevations. The building footprint or access points will not be modified.**



9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

**Applicant Response:**

**The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property. This request is accommodating changes to the façade only that was previously approved.**

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

**Applicant Response:**

**This amendment does not change specific conditions of approval. All conditions of approval were addressed before final sign-off.**

11. The amendment does not affect a property in an Overlay zone, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

**Applicant Response:**

**This site is not within an overlay zone.**

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

**Applicant Response:**

**All uses are permissive per the IDO and the site plan approval.**

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

**Applicant Response:**

**Not applicable. There are no nonconformities on this site. It will be developed per the approved site plan documents.**

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

Best Regards,



**REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER**  
**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

Website: [www.modulusarchitects.com](http://www.modulusarchitects.com)

Join us on Facebook: [Modulus Architects on Facebook](#)

**New Mexico | Texas | Arizona | Colorado | Oklahoma**



KEYED NOTE:

- 1 4" DEEP ANGULAR LANDSCAPE GRAVEL/MULCH AREA G.C. TO PROVIDE/COLOR.  
REDD SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR DETAILS
- 2 INTEGRALLY COLORED/TEXTURED CONCRETE TROLLEY PATHWAY
- 3 4" DEEP ANGULAR CRUSHER FINE PEDESTRIAN PATHWAY. RE: LANDSCAPE PLAN
- 4 4" EXPOSED AGGREGATE CONCRETE SURFACE AREA. RE: LANDSCAPE PLAN
- 5 FLAGSTONE PAVEMENT SURFACE AREA. RE: LANDSCAPE PLAN
- 6 INDICATES LAWN AREA RE: LANDSCAPE PLAN FOR INFO.
- 7 INTEGRALLY COLORED CONC. SIDEWALK
- 8 INDICATES EXISTING SIDEWALK AREA TO REMAIN
- 9 LIGHT POLE LOCATION RE: DETAIL 3/A1.1
- 10 ORNAMENTAL ALUM. FENCE RE: 8/A20
- 11 INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)  
RE: DETAIL 11/A1.2  
TYPICAL BIKE RACK GRAPHIC SYMBOL= 
- 12 BENCH LOCATION  
TYPICAL BENCH GRAPHIC SYMBOL= 
- 13 TRASH RECEPTACLE 
- 14 6" STEEL BOLLARD WITH CUSTOM CAP.
- 15 6" STEEL BOLLARD CHAIN LOOP AND CHAIN.
- 16 12" WIDE CONCRETE MOW STRIP AT ORNAMENTAL FENCE.
- 17 SHREDDED NATIVE BARK MULCH. RE: LANDSCAPE PLAN.
- 18 POURED IN PLACE RUBBER SURFACE. RE: LANDSCAPE PLAN.
- 19 ENGINEERED WOOD FIBER, 12" COMPACTED DEPTH. RE: LANDSCAPE PLAN.
- 20 INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET  
FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO  
PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A1.1 FOR KNOTCH DETAIL
- 21 NOT A PART-FUTURE REDEVELOPMENT PHASE, GRADING WORK ONLY.
- 22 ALL TRASH IN PARK TO BE DISPOSED OF AT EXISTING DUMPSTERS  
BEHIND (EAST OF) THE MOVIE THEATER.
- 23 WHEELSTOP RE: DET 8/A1.2
- 24 EXTERIOR DECORATIVE CONCRETE ENTRY AREA  
MAIN BUILDING ENTRY PATHWAY
- 25 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE  
PAINT CURB BED IN COLOR
- 26 NEW ASPHALT DRIVE TIE INTO EXISTING RE: CIVIL FOR GRADES/PROFILE
- 27 NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
- 28 TIE NEW SIDEWALK INTO FACE OF EXISTING  
SIDEWALK LOCATION
- 29 H.C PARKING STALL RE: DET 5/A1.2
- 30 UNDERGROUND 24"x18"x8" EQUIPMENT PUMP VAULT.
- 31 GATE
- 32 TEMPORARY CONSTRUCTION FENCE.
- 33 HEDGES RE: LANDSCAPE
- 34 NEW CONC. CURB. RE: DETAIL 18 & 19/A1.1
- 35 ADA CURB RAMP RE: COA DRAWING STANDARD 2441 DETAIL A.
- 36 ADA CURB RAMP RE: COA DRAWING STANDARD 2444 DETAIL A.

NOTE: 1. REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA  
2. ALL ASPHALT PAVEMENT, CURB & GUTTER, SIDEWALKS, ROADWAY LIGHTING, SECURITY, LANDSCAPE, STREETScape, PARK & LAKE WORK TO BE AS PART OF THE WORK ORDER.

SITE DATA TABLE	PROJECT AREA-PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1-1 WINWOOD CENTER ADDITION
TOTAL ACRES:	2.84 ACRES PROPOSED
EXISTING ZONING:	MX-H
PROPOSED USE:	PARK
PROPOSED BUILDING SIZE:	RE: SITE PLAN
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	11 PARKS
TOTAL H.C PARKING PROVIDED WITHIN PROJECT AREA:	4 PARKS (EXISTING)

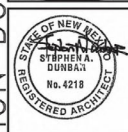
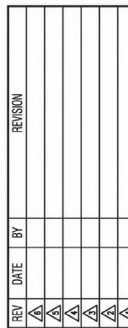
LINETYPE LEGEND  
 PROJECT SCOPE AREA  
 EXISTING PROPERTY LINE  
 EXISTING CURB LINE  
 PROPOSED CURB LINE

**ENLARGED SITE PLAN**

SCALE:

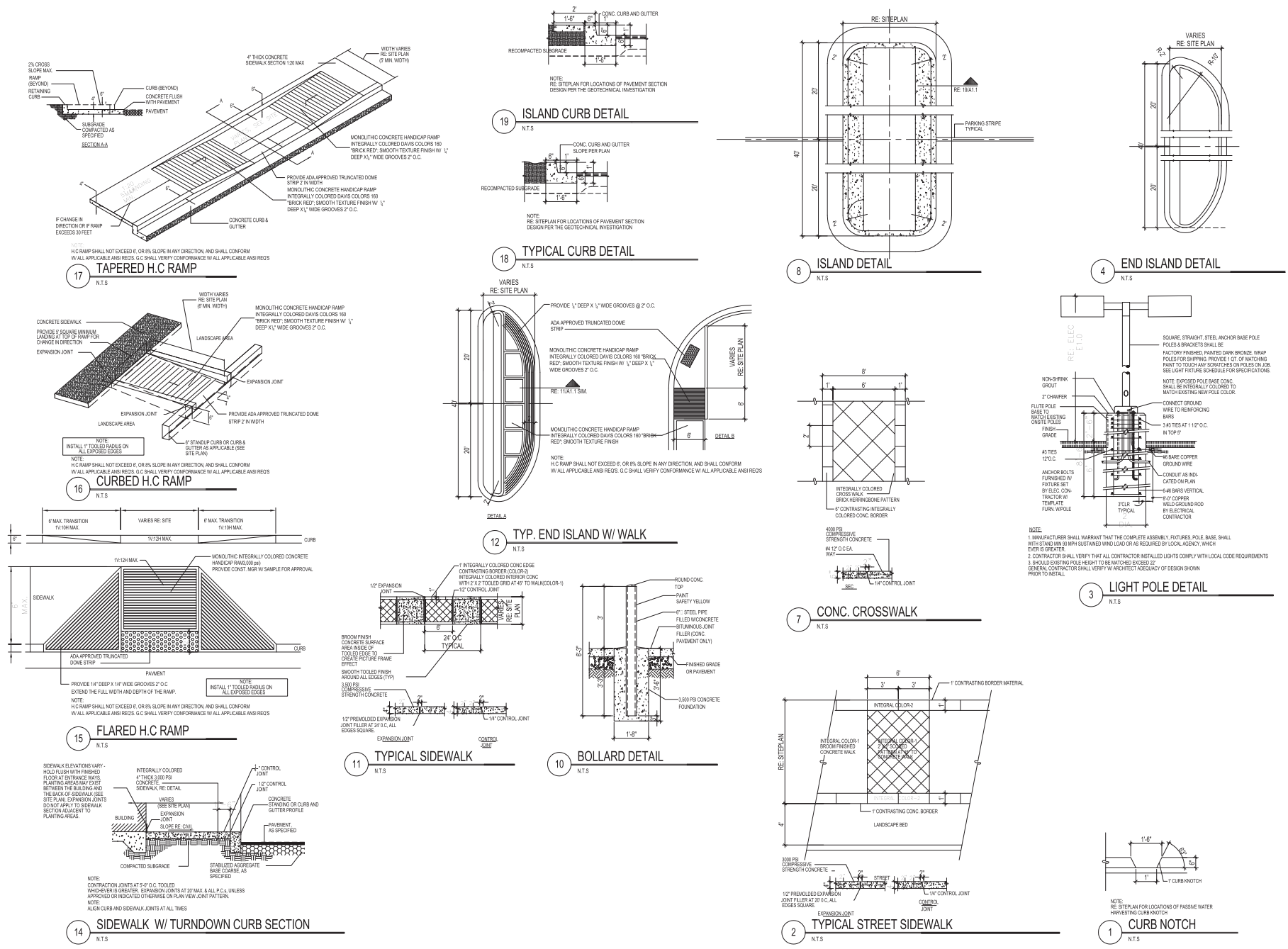


# CONSTRUCTION DOCUMENTS



PROJECT TITLE	WINROCK TOWN CENTER 2100 LOUISIANA BLVD.N.E ALBUQUERQUE, NEW MEXICO		JOB NO.	WIN-PARK	DRAWN BY:	S
PROJECT MANAGER	STEPHEN DUNBAR, AIA		WINROCK PARK SITE PLAN			
ESTITUE						

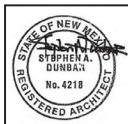
DATE: 01/17/2022	sheet: SP-1A
SCALE: RE: SCALE	



REV	DATE	BY	REVISION

**MODULUS ARCHITECTS**

100 SUN AVENUE NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2101



CONSTRUCTION DOCUMENTS			
PROJECT TITLE <b>WINROCK TOWN CENTER</b>			
2100 LOUISIANA BLVD. NE ALBUQUERQUE, NM			
PROJECT MANAGER		DRAWN BY	
JON NO		ANALYST	
SHEET TITLE		SITE PLAN DETAILS	

DATE 01-24-22	SHEET <b>A1.1</b>
SCALE:	



PROJECT TITLE  
**WINROCK TOWN CENTER**  
24001 LOUISIANA BLVD., N.E. ALBUQUERQUE, NM

PROJECT MANAGER	JOB NO.	DRAWN BY:
2100 LOUISIANA BLVD. NE ALBUQUERQUE, N.M.		

PROJECT IDENTIFIER	Project Number
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# MEET TITLE SITE PI AN DETAIL S

DATE	01-24-22
SCALE:	

SHEET  
**A1**

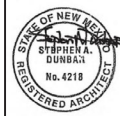
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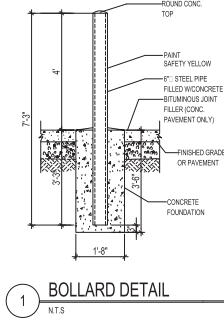
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**MODULUS ARCHITECTS**

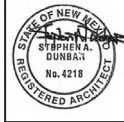
100 SUN AVENUE NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109

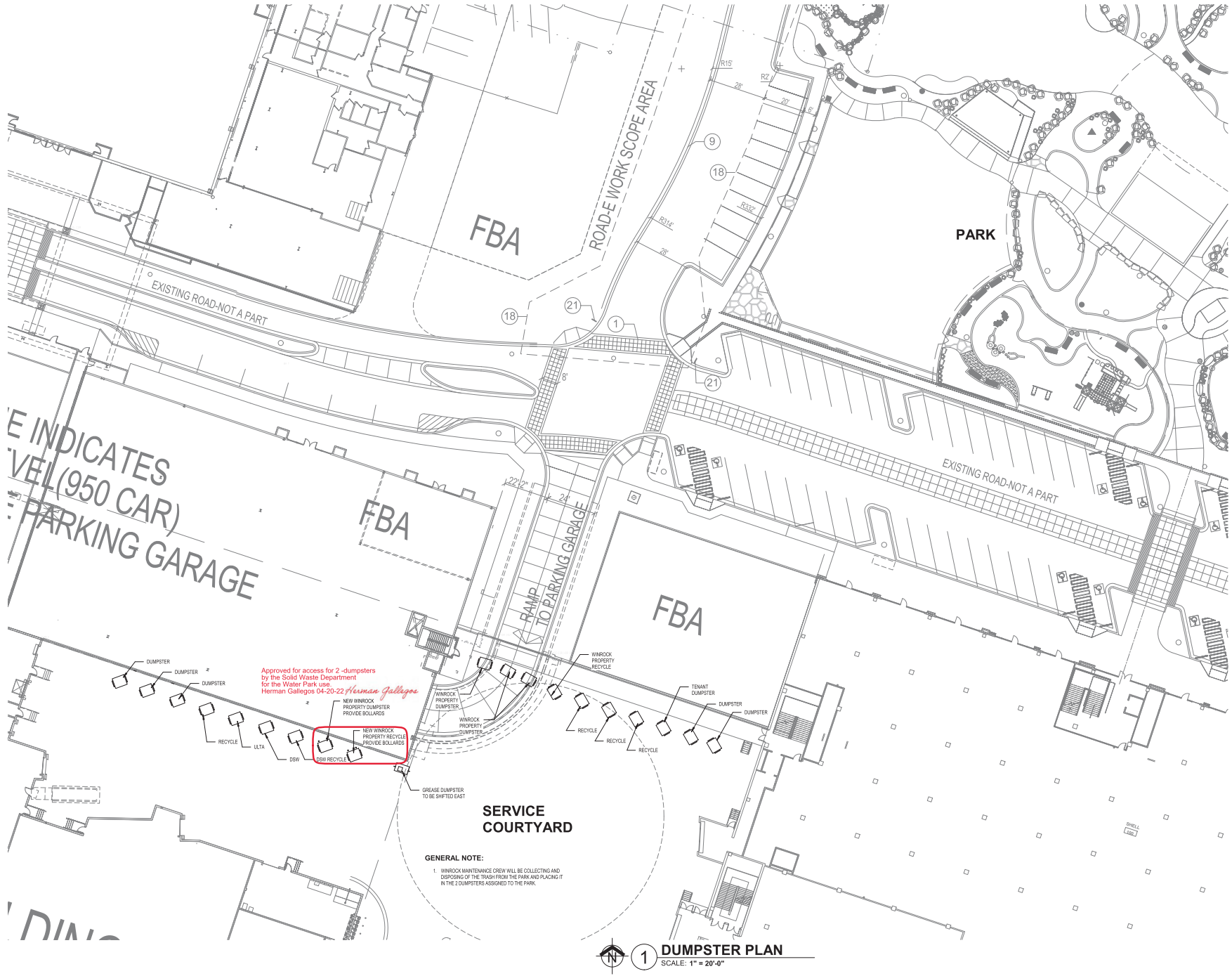
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1 866 234 2161





PROJECT TITLE <b>WINROCK TOWN CENTER</b> 2100 LOUISIANA BLVD. NE ALBUQUERQUE, NM.		PROJECT MANAGER _____	JOB NO. Project Number _____	DRAWN BY: _____
DATE 01-24-22		SHEET <b>A1.3</b>		
SCALE: _____		SHEET TITLE <b>SITE PLAN DETAILS</b>		

[illegible]



1 DUMPSTER PLAN  
SCALE: 1" = 20'-0"

CONSTRUCTION DOCUMENTS

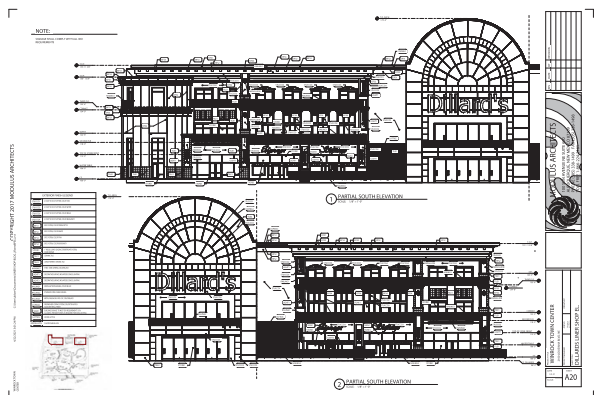
PROJECT TITLE		DRAWN BY:	
WINROCK TOWN CENTER		STEPHEN A. DUNBAR	
2100 LOUISIANA BLVD. NE ALBUQUERQUE, NM		No. 4218	
PROJECT MANAGER		REGISTERED ARCHITECT	
SHEET TITLE		DUMPSTER PLAN EXHIBIT	

DATE	SHEET
01-24-22	A0
SCALE:	



**MODULUS ARCHITECTS**  
100 SUN AVENUE NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2101

REV	DATE	BY	REVISION



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 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). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto: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](mailto: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,



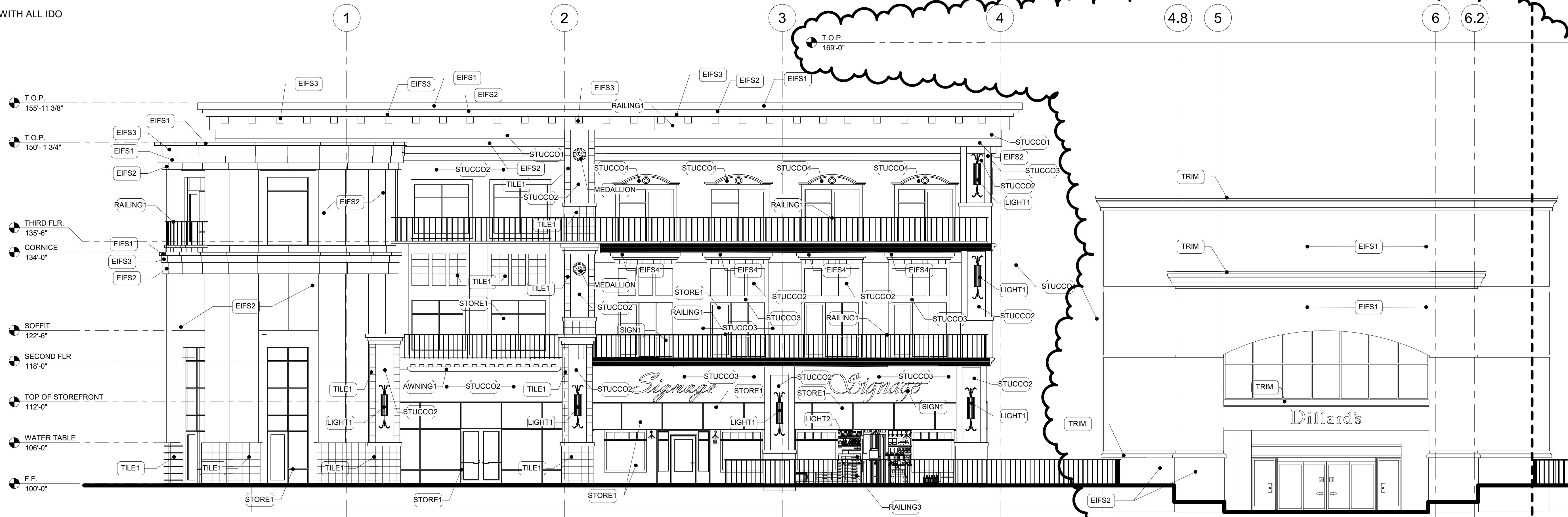
Jolene Wolfley  
DRB Chair

JW/jr

Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102

NOTE:

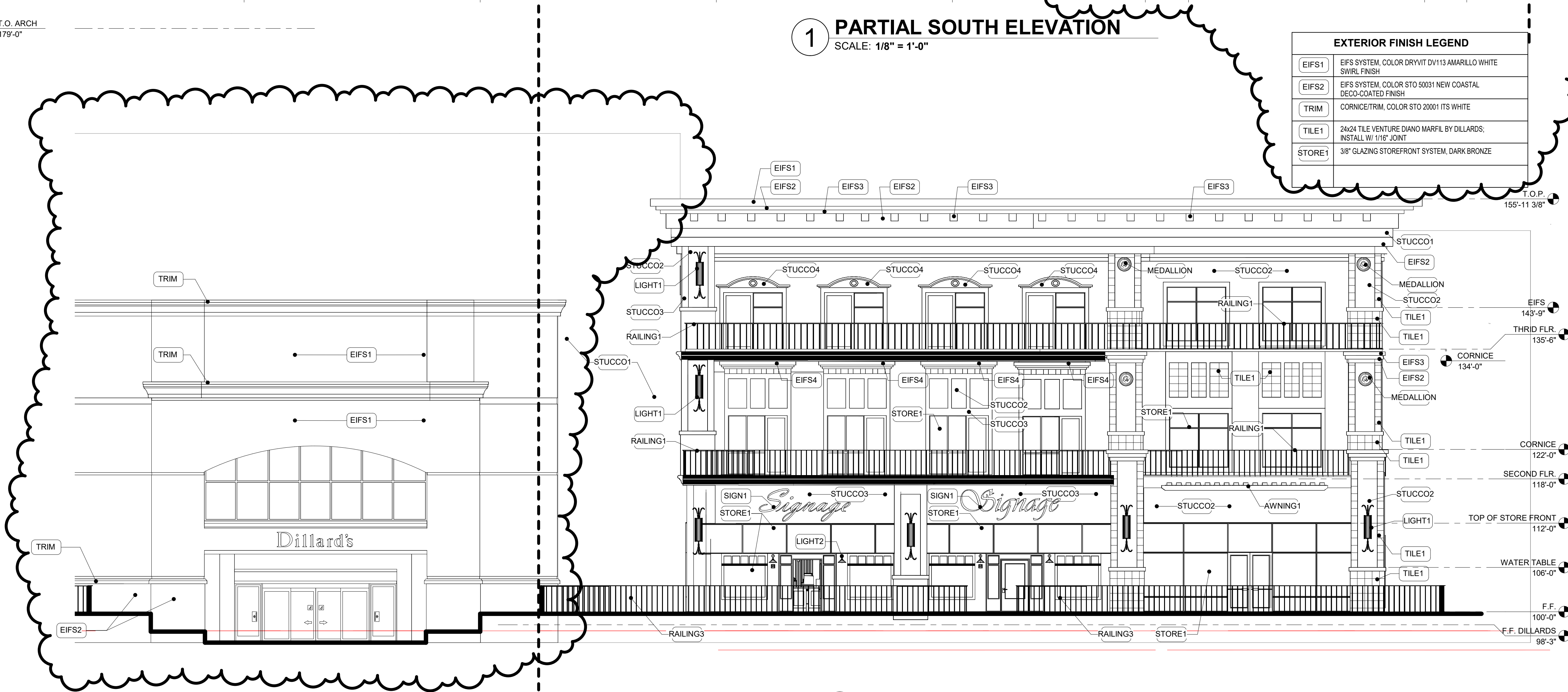
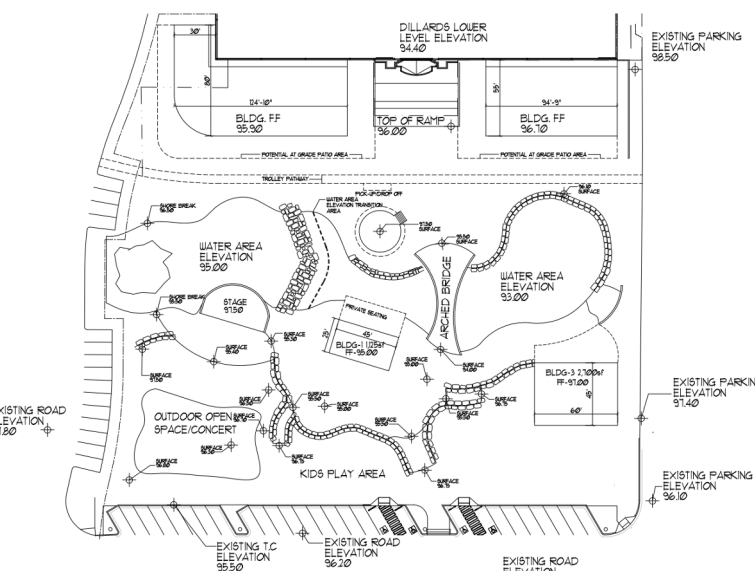
SIGNAGE SHALL COMPLY WITH ALL IDO REQUIREMENTS



1 PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
EIFS1	EIFS SYSTEM, COLOR DRYVIT DV113 AMARILLO WHITE SWIRL FINISH
EIFS2	EIFS SYSTEM, COLOR STO 50031 NEW COASTAL DECO-COATED FINISH
TRIM	CORNICE/TRIM, COLOR STO 20001 ITS WHITE
TILE1	24x24 TILE VENTURE DIANO MARFIL BY DILLARDS; INSTALL W/ 1/16" JOINT
STORE1	3/8" GLAZING STOREFRONT SYSTEM, DARK BRONZE

EXTERIOR FINISH LEGEND	
STUCCO1	2 COAT STUCCO SYSTEM, COLOR TAN
STUCCO2	2 COAT STUCCO SYSTEM, COLOR WHITE
STUCCO3	2 COAT STUCCO SYSTEM, COLOR BEIGE
STUCCO4	2 COAT STUCCO SYSTEM, COLOR BURGANDY
EIFS1	EIFS SYSTEM, COLOR TERRACOTTA
EIFS2	EIFS SYSTEM, COLOR WHITE
EIFS3	EIFS SYSTEM, COLOR TAN
EIFS4	EIFS SYSTEM, COLOR BURGANDY
STORE1	1" INSUL LOW E GLAZING STOREFRONT SYSTEM, DARK BRONZE
TILE1	CERAMIC TILE
TILE2	LARGE FORMAT CERAMIC TILE
AWNING1	STEEL TUBE AWNING, COLOR BLACK
LIGHT1	DECORATIVE SURFACE MOUNTED SCONCE LIGHTING
LIGHT2	DECORATIVE SURFACE MOUNTED SCONCE LIGHTING
RAILING1	WROUGHT IRON RAILING, COLOR BLACK
RAILING2	STAINLESS STEEL CABLE RAILING
RAILING3	METAL RAILING W/ WD. CAP, COLOR BLACK
COPING1	PREFINISHED COPING SYSTEM, COLOR TO MATCH ADJACENT WALL FINISH
SIGN1	BUILDING SIGNAGE TO MEET IDO REQUIREMENTS 15% ALLOWED. PROVIDE POWER AS REQUIRED FOR SIGNLIGHTING
LATTICE	WOOD LATTICE
MEDALLION	PLASTER MEDALLION



2 PARTIAL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT TITLE  
WINROCK TOWN CENTER

2100 LOUISIANA BLVD. NE

PROJECT MANAGER  
JOB NO.  
Project Number

SHEET TITLE  
DILLARDS LINER SHOP EL.

DATE  
3-5-21

SCALE:

SHEET

A20

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498  
TOLL FREE 1-866-224-2161



REVISION  
DATE BY

1 Date 1 Revision 1