

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTICE OF DECISION

Winrock Partners, LLC
2160 Louisiana Blvd NE
Albuquerque, NM 87110

Project# PR-2018-001579
Application#
SP-2025-00050 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion:

**Lot/Tract Z2, Z1, A1A2, WINROCK CENTER
ADDN zoned MX-H located at 2160 & 2100
LOUISIANA BLVD LOUISIANA and INDIAN
SCHOOL containing approximately 72.0 acre(s).
(J-18, J-19)**

On August 27, 2025, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request for a major amendment to the approved Winrock Town Center Master Development Plan, located at 2160 and 2100 Louisiana Blvd. and Indian School Rd., containing approximately 72-acres.
2. The request proposes an amendment to the Winrock Plan to incorporate the approved concurrent Preliminary Plat (PR-2018-001579 / MAJOR_PLT-2025-00009, which was approved by the Development Hearing Officer (DHO) on August 13, 2025) to reflect the following phased development:
 - Subdivision and boundary adjustment of existing tracts into new tracts.
 - Dedication of a new public roadway, Road A, along with curb, gutter and 10' sidewalk with a landscape buffer.

- Granting of new public easements for access, water, sanitary sewer, and storm drainage, coordinated with the realigned road network.
 - Updated infrastructure, including public water, sanitary sewer, and storm drainage improvements consistent with the realigned layout. The Infrastructure List (IL) featuring the infrastructure is tied to the concurrent platting action for PR-2018-001579 / MAJOR_PLT-2025-00009.
 - 3 future building footprints of:
 - 6,300 SF +/-
 - 4,950 SF +/-
 - 22,570 SF +/-
 - A reduction in parking spaces of +/- 114 spaces.
3. The future buildings depicted on the Site Plan are conceptual only, and future site development-related submittals will add the necessary details for the future buildings depicted on the Site Plan and will need to meet IDO and DPM requirements at that time.
 4. The subject property is zoned MX-H (Mixed-Use – High Intensity Zone District) area of change, located within the Mid Heights Community Planning Area and is supported by an active Tax Increment Development District (TIDD), enabling strategic reinvestment in public infrastructure.
 5. The subject property is located within 1,320 feet (1/4 mile) of Premium Transit Corridor Area and within the urban Uptown Center. The Uptown bike path passes through the subject property.
 6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

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.*

The Site Plan is a request for an amendment to the approved Winrock Town Center Master Development Plan, the future buildings depicted on the Site Plan will need to meet IDO and DPM requirements when future site development-related applications depicting necessary details for the future buildings are submitted.

- 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.*

The City's existing infrastructure and public improvements, coupled with the infrastructure featured on the IL included with the Preliminary Plat, will ensure adequate capacity to serve the proposed development.

- 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 located within an approved Master Development Plan; the future buildings depicted on the Site Plan will need to meet Master Development Plan requirements when future site development-related applications depicting necessary details for the future buildings are submitted.

- 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

Planning:

1. Include a sheet showing all the tracts on an overall Plan sheet.
2. The recorded plat must be submitted prior to final sign-off of the Site Plan.

ABCWUA:

3. Signature can be obtained once the Availability Statement is executed.

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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 **SEPTEMBER 12, 2025**. 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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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 Robyn Rose,
Associate Director of Planning

am/jr

Modulus Architects, 8220 San Pedro Dr., Suite 520, Albuquerque, NM, 87113