

**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**  
**January 7, 2026**

MDS Flats QOZB, LLC.  
7500 Jefferson St  
Albuquerque, NM 87109

**Project# PR-2023-008551**  
**Application#**  
**MAJOR\_PLT-2025-00020 PRELIMINARY PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**Lot/Tract A, CITY CENTER zoned PC, located at STYKER RD, UNIVERSITY BLVD, AND DEKOONING AVE containing approximately 9.4705 acre(s). (R-16, S-16)**

On January 7, 2026, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to subdivide Tract A, City Center into two tracts; Tract A-1 at 6.2249-acres in size, and Tract A-2 at 3.2456-acres in size, and grants easements with the filing of the plat.
2. The subject property is zoned PC-Planned Community, is located within the Mesa Del Sol (MdS) Level A and Level B Framework Plan, and is located at Stryker Rd, University Blvd., and Dekooning Ave.
3. On August 17, 2023, the Development Facilitation Team (DFT) approved a Site Plan Administrative DFT for a proposed 405-unit multi-family development per PR-2023-008551, SI-2023-00778. The Site Plan was phased to ensure development matched the boundaries of this platting action.
4. On December 18, 2024, a Sketch Plat for the proposed platting action was reviewed by Development Facilitation Team (DFT) staff per PR-2023-008551, PS-2024-00213.

5. Future development must meet all applicable standards and provisions of the Mds Level A and Level B Framework Plan, and the IDO and the DPM where the Mds Level A and Level B Framework Plan are silent.
6. The applicant must work with ABCWUA, DRC, and the City Engineer on confirming if the revised infrastructure required by ABCWUA must be tied to the Site Plan governing the site (PR-2023-008551, SI-2023-00778), or to the Plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
9. An Archaeological Certificate of No Effect was submitted with this request.
10. A Sensitive Lands Analysis was submitted which confirmed that there are no sensitive lands present on the subject property.
11. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.
12. **Per 6-6(L)(3) Review and Decision Criteria**, an application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

**6-6(L)(3)(a)** A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property. **This request complies with this criterion.**

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## CONDITIONS

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The Preliminary Plat was approved with the following conditions:

- a. Project and Application numbers must be added to the Plat prior to final sign-off.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Final Plat.

Official Notice of Decision

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JANUARY 26, 2026**. The date of the DHO'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 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,

Brennon Williams

Brennon Williams (Jan 12, 2026 15:10:13 MST)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Bohannan Huston, Inc., 7500 Jefferson St NE, Albuquerque, NM 87109

# PR-2023-008551\_Jan\_7\_2026\_Note\_of\_Decision\_DHO

Final Audit Report

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