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MEMO

AC-26-08

PR-2021-005222

ZMA-2026-00012 (Appeal)

ZMA-2026-00008 (EPC – Site Plan)



City of Albuquerque

Planning Department

Timothy M. Keller, Mayor

Interoffice Memorandum

August 11, 2026

To: Klarissa J. Peña, President, City Council

From: Alan Varela, Director, Planning Department

Initial
AV

Subject: AC-26-08 (PR-2021-005222, ZMA-2026-00012): The Sawmill Community Land Trust (SCLT) appeals the Environmental Planning Commission (EPC) decision to APPROVE a Zoning Map Amendment from NR-BP to MX-H (ZMA-2026-00008) for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, at the intersection of Bellamah Ave. NW and 18th St. NW, approximately 4.1 acres.

OVERVIEW

This is an appeal of the EPC's decision to approve a Zoning Map Amendment – EPC (i.e., zone change) from NR-BP to MX-H to facilitate the redevelopment of an existing warehouse to multi-family dwellings. The subject site is approximately 4.1 acres located at 1050 18th Street NW at the intersection of Bellamah Ave. NW and 18th St. NW.

The EPC approved the zone change request on June 18, 2026. The decision was based on Findings #1-16 in the Notice of Decision. The Appellants timely submitted an appeal of the EPC's decision on July 3, 2026.

APPELLANTS

The appeal was filed by the Sawmill Community Land Trust (SCLT), a non-profit community development corporation.

Basis of Standing

The Appellant asserts that the SCLT has standing to appeal based on proximity as a property owner within 330 feet of the subject site [IDO § 14-16-6-4(U)(2)(a)(5) and Table 6-4-2].

The appellant made an appearance of record through verbal comments at the EPC hearing on June 18, 2026.

BASIS FOR APPEAL

IDO § 14-16-6-4(U)(4) establishes the criteria for the appeal in determining whether the EPC erred in its decision.

1. The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
2. The decision being appealed is not supported by substantial evidence.
3. The decision-making body or the prior appeal body erred in applying the requirements of this IDO.

The Appellant asserts that the EPC erred by acting arbitrarily and capriciously in its decision to approve the zone change request (Criterion 1).

Staff Response

The EPC's decisions were based on 16 findings in the Notice of Decision. The findings were based on a thorough analysis in the Staff Report as well as testimony and discussion at the hearing.

The Appellant's arguments have been summarized below, followed by Planning staff responses in *italics*.

Issue 1: The zone change to MX-H allows development out of scale and not in character with adjacent properties.

Appellant claim: The MX-H zone district does not support IDO goals and policies, e.g., Goal 4.1 Character, Policy 4.13 Placemaking, or Policy 9.2.1 Compatibility.

Staff Response: *The EPC found that the proposed zone change from NR-BP to MX-H met the Review and Decision Criteria in IDO § 14-16-6-7(G)(3) [(a-h)]. The EPC found that the zone change would support Comp Plan Goal 4.1 and Policies 4.1.3 and 9.2.1 [Findings 7A, 7B, and 9].*

EPC found that the zone change would allow less intense uses (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) than those currently allowed permissively (e.g., light manufacturing) and would enhance and preserve the emerging higher density, mix of uses in the community to the north, west, and south, including the city-wide need for additional higher-density housing options allowed by the MX-H zone district. The zone change does not introduce new harmful uses to the area [Findings 13D and 13H].

Appellant claim: Building heights allowed in the MX-H zone district are much higher than those of adjacent properties.

Staff Response: *The EPC found that the allowable building heights in the MX-H zone district were an appropriate scale for the subject site and surrounding land uses based on discussion during the hearing [Finding 13H, Transcript, pp. 5, 25-34].*

The maximum building height allowed in the MX-H zone district is 68 feet at this location. The subject site is adjacent to an R-1 zone district; therefore, building height step-down standards within the Neighborhood Edge [IDO § 16-14-5-9(c)(1)] would restrict the maximum height of a building to 30 feet tall within 100 feet of Protected Lots in R-1 [Finding 13D and 13H].

The subject site is within the Sawmill/Wells Park Character Protection Overlay (CPO-12) zone [Staff Report p. 14, 15, 27], which was discussed during the EPC hearing [Transcript, pp. 26-28]. CPO-12 restricts building height within 25 feet of the front property line to 15 feet and does not allow building height bonuses [IDO § 14-16-3-1(C)].

The Site Plan for adjacent property to the north of the subject site restricts building heights to 48 feet (Project # 1005354) [Transcript, p. 6].

On surrounding properties, CPO-12 limits building height in NR-BP to 35 feet. CPO-12 does not establish limits for MX-M or MX-H zone districts. MX-M limits building height to 48 feet within 100 feet of a lot line with no building height maximum farther than 100 feet from a lot line [IDO Table 5-1-2]. MX-H limit building to 68 feet within 100 feet of the lot line with no maximum farther than 100 feet from the lot line [Transcript, pp. 26-27. Four properties zoned MX-H are within ¼ mile of the subject site [Transcript, p. 5].

Issue 2: EPC erred in applying the Review and Decision Criteria in IDO § 14-16-6-6(G)(3).

Appellant's Claim: The new zone would not reinforce or strengthen the established character of the surrounding Area of Consistency and would allow development that is significantly different from that character [IDO § 14-16-6-7(G)(3)(b)].

Staff Response: *The appellant is citing a criterion that only applies to a subject property in an Area of Consistency, which does not apply to this subject site. The subject site is entirely within an Area of Change. Accordingly, the EPC found that that there “have been significant changes in neighborhood and community conditions that affect the site that can justify this request, and the request could be more advantageous with thoughtful, context-driven development” [Finding 13C]. This finding responds to the applicable criterion for subject properties in an Area of Change [IDO § 14-16-6-7(G)(3)(c)].*

Appellant's Claim: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, would not have adequate capacity to serve the development made possible by the change of zone [IDO § 14-16-6-7(G)(3)(e)].

Staff Response: *EPC found: “[t]his request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, street lighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone” [Finding 13E].*

Appellant's Claim: The applicant's justification for the Zoning Map Amendment is completely based on the property's location on a major street [IDO § 14-16-6-7(G)(3)(f)].

Staff Response: *EPC Finding 13F asserts that, “[t]he subject site is not located on a major street and is not the applicant's justification for the zone change.” Findings 7-13 find adequate justification for the zone change beyond the location on a major street.*

Appellant's Claim: The applicant's justification is based completely or predominantly on the cost of land or economic considerations [IDO § 14-16-6-7(G)(3)(g)].

Staff Response: *At the hearing EPC discussed whether MX-M would be a better zone change request in this location due to a lower building height maximum [Transcript, pp. 25-34]. The*

EPC found that “economic considerations do play a role in the request for the higher intensity MX-H zone district vs. MX-M since it is more cost effective to build denser housing. Nevertheless, the applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan goals and policies and does not significantly conflict with them” [Finding 13G].

Issue 3: The subject site should be considered a “spot” zone.

Appellant’s Claim: The subject site does not serve as a “‘transitional’ zone,” as stated in the Findings, but as more of a “spot zone.”

Staff Response: *IDO review and decision criterion § 14-16-6-7(G)(3)(h) applies to a Zoning Map Amendment that would “not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a ‘spot zone’).”*

The EPC found that the subject site is not a transition between R-1 and the proposed MX-H, but a property that is “in an area with a notable diversity of zone districts; within 1,320-foot radius (¼ mile) of the subject site, there are properties zoned PD, NR-LM, MX-H, MX-M, MX-L, MX-T, R-ML, R-T, R-I, and NR-PO-C. Furthermore, the existing MX-H zoning consists of four lots covering more than 7.3 acres. Therefore, MX-H and the permissive land uses are already established in the nearby surroundings” and does not result in a spot zone [Finding 13H].

Three of the four properties with MX-H zoning are located within 750 feet of the subject site, and the other is within approximately 0.25 mile [Transcript, p. 5].

Issue 4: Traffic

Appellant’s Claim: Traffic has become a serious problem in the area since it has become a popular destination, and more development would add more pedestrian and vehicle traffic.

Staff Response: *EPC discussed traffic impact at the hearing [Transcript, pp. 13, 18-19, 31-34]. Traffic impact is studied when a site plan is proposed for a particular use; therefore, a Traffic Scoping Form is not required for a zone change request. A traffic impact study may be required for any future development pursuant to standards in the DPM or IDO § 14-16-5-2(E)(2)(c). The extent of the study or report will depend on the location of the project, the amount of traffic generated from the development, and the existing conditions in the project area.*

Issue 5: MX-M would be a more appropriate zone district for the subject site.

Appellant’s Claim: MX-M would allow for “positive growth while respecting the scale, safety, and quality of life of a unique community.”

Staff Response: *As noted above, EPC discussed whether MX-M would be a better zone change request in this location due to a lower building height maximum but concluded that the EPC is limited to considering the request before them, if the applicant does not request a different zone district [Transcript, pp. 6-10, 17-18, 24-28, 33-34].*

EPC found that the request for a zone change to MX-H met the Review and Decision Criteria in IDO § 14-16-6-7(G)(3) [Findings # 7-13].

CONCLUSION

In the Notice of Decision for June 18, 2026, the EPC found that the applicant adequately justified the request pursuant to the IDO zone change criteria in § 14-16-6-7(G)(3) [Findings 7-13]. The EPC carefully considered all relevant factors in arriving at its decision based on substantial evidence in the record and acted within its discretionary authority to approve the request. The record contains substantial evidence that the EPC's decision was neither arbitrary nor capricious.



Megan Jones, Principal Planner
City of Albuquerque Planning Department



Catherine Heyne, Planner
City of Albuquerque Planning Department

APPEAL APPLICATION / REASON FOR APPEAL

AC-26-08

PR-2021-005222

ZMA-2026-00012 (Appeal)

ZMA-2026-00008 (EPC – Site Plan)

NOTICE OF APPEAL

DATE: July 2, 2026

TO: Planning Director, City of Albuquerque Planning Department

FROM: Sawmill Community Land Trust, 990 18th Street NW, Albuquerque, NM 87104

SUBJECT: The Sawmill Community Land Trust, (SCLT), a not for profit community development corporation, appeals the **Environmental Planning Commission's Decision to Approve a Request for a Zone Change, Case Number listed below:**

Case Number:, Zoning Map Amendment (Zone Change)

Hearing Date: 06-18-2026

Applicant: Titan Development

Subject Property: 1050 18th St NW, Albuquerque NM, 87104

Case Description: Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway –Oldtown L, located at 1050 18th Street NW, between 15th St. and 18th St. NW, approximately 4.1 acres.(J-13)

The SCLT has standing to appeal the Environmental Planning Commission's decision to approve a request for the zone change, CASE #**ZMA-2026-00008** because it owns, leases, maintains and has property rights to thirty-three acres of land **immediately adjacent** to the **Subject Property** to the West.

We believe the EPC "Commission" acted arbitrarily and capriciously in its decision to allow for the zone request on the Subject Property for the following reasons.

The Commission accepted the applicant's explanation (with support from the Planning Department) for a zone change which allows for a building height of five (5) to six (6) stories when all **immediate adjacent** properties are zoned to limit building heights to two (2) or three (3) stories.

We believe the Commission's decision conflicts with the goals and policies from the Comprehensive Plan about the need to preserve, enhance and protect the character of the existing communities in the Sawmill Area. The existing communities include a

planned multi-family and retail development to the west and single-family housing to the east.

SCLT Notice of Appeal, July 3, 2026, Page 2

The Notice of Decision Findings characterize the approved zone MH-H as a “transition” zone, when it could be argued it is more of a “spot zone”, giving the building height allowance.

Throughout the Notice of Decision Findings, the Planning Department references the need to preserve, enhance and protect the character of the existing communities in the Sawmill Area; however, we believe there is nothing in the applicant's request that demonstrates how the approved zone change to MX-H will accomplish this objective.

For Example as highlighted in blue:

Page 2 of Notice of Decision: **ZMA-2026-00008**

7. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 4 - Community Identity:

A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities. The request to change the zone from NR-BP to MX-H is intended to facilitate the development of high density, multi-family dwellings on the nearly 4.1-acre subject site. Otherwise, the zone change would maintain or enable less intense, mixed uses than those currently allowed permissively (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) but would enhance and preserve the emerging higher density, mix-use of the community to the north, west, and south. The zone change would not introduce new harmful uses to the area.

B. POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

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9. The request furthers the Policy 9.2.1 Compatibility—Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street—from the Comprehensive Plan Chapter 9 - Housing:

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B. 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

SCLT Notice of Appeal, July 3, 2026, Page 3

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This request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, streetlighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone.

F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street. The subject site is not located on a major street and is not the applicant's justification for the zone change. The subject site is a fully developed parcel comprising a warehouse facility operating an architectural product storage and distribution center in an Area of Change, Sawmill/Wells Park MRA, and Central ABQ CPA which forward a vision with goals for a walkable, mixed-use area. Therefore, the requested zone change is not based completely on the property's location, but rather, on the appropriate size and location within the neighborhood to support a future development of multi-family housing. G. 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

IN SUMMARY:

The SCLT does not object to a zone change for the **Subject Property**, it objects to the approved zone of MX-H because of the height allowance. which does not serve as a “transitional” zone, as stated in the Findings. MX-H allows for a building height of 72 ft. (5 to 6 stories). No adjacent properties allow for that height. The **Subject Property** abuts the SCLT's Artisan Village to the North with height restrictions allowed in MX-M, (3 stories). The **Subject Property** also abuts single-family residential to the east. The properties to the south also do not exceed three stories.

As was stated in the **SUBJECT PROPERTY** application, and discussed at the commission meeting, the Sawmill Area has become a popular destination, and has attracted a great deal of investor interest. Unfortunately, because 18th and Bellmah are not major roadways, the traffic has become a serious problem, as light manufacturing is replaced by uses that attract more pedestrian and vehicle traffic. As we also stated, the

SCLT will be engaging a consultant to conduct an area-wide vehicular and pedestrian mobility study because of more development occurring in this section of the Sawmill Area.

We believe that MX-M would be a more appropriate zone for the **Subject Property** with egress and ingress from twelfth street via Bellamah (which is being extended)...

SCLT Notice of Appeal, July 3, 2026,Page 3

Claiming that MX-H is 'advantageous to the community' confuses an investor opportunity with actual community benefit. While our neighborhoods are indeed evolving, those changes should not be used to impose out-of-scale development that threatens the character of existing communities, streets and housing preservation efforts. We believe MX-M allows for positive growth while respecting the scale, safety, and quality of life of a unique community that many call home.

The Sawmill Community Land Trust, SCLT has standing to appeal the Environmental Planning Commission's decision to approve a request for the zone change, CASE **#ZMA-2026-00008** because it owns, leases, maintains and has property rights to thirty-three acres of land **immediately adjacent** to the **Subject Property** to the West.

NOTICE OF DECISION

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ZMA-2026-00012 (Appeal)

ZMA-2026-00008 (EPC – Site Plan)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
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ENVIRONMENTAL PLANNING COMMISSION

NOTICE OF DECISION

Case Number: [ZMA-2026-00008](#), Zoning Map Amendment (Zone Change)

Hearing Date: 06-18-2026

Applicant: Titan Development

Subject Property: 1050 18th St NW, Albuquerque NM, 87104

Case Description: Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, between 15th St. and 18th St. NW, approximately 4.1 acres.
(J-13)

Staff Planner: Catherine Heyne

DECISION

On June 18, 2026, the Environmental Planning Commission (EPC) voted to **APPROVE** Case # [ZMA-2026-00008](#), a Zoning Map Amendment (Zone Change), based on the following Findings.

FINDINGS

1. This is a request for a Zoning Map Amendment (zone change) for all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, located at 1050 18th St. NW, at the intersection of Bellamah Avenue NW and 18th Street NW (the “subject site”), containing approximately 4.1-acres.
2. The applicant is requesting a zone change from NR-BP (Non-residential – Business Park to MX-H (Mixed Use-High Intensity Zone District) to facilitate the redevelopment of a storage and distribution center (warehouse and office land use) into multi-family dwellings.
3. History/Background:

- A. In 1996, the City adopted the Sawmill/Wells Park Sector Development Plan (amended in 2000 and 2002), which replaced an earlier 1978 Sawmill Sector Development Plan.
 - B. The City adopted Tax Increment Financing (TIF) for the district in 2006 with an update to the Sawmill/Wells Park Community MRA Plan.
 - C. More recent investments have attracted tourists and new residents to the Sawmill area, which is now a mix of hotels, galleries, historic and multi-family dwellings, artist studios, breweries, small businesses, and a repurposed 1930s lumber warehouse that has become the Sawmill Market.
 - D. The subject site currently serves a wholesale distributor of specialty building products. The existing warehouse structure was originally built around 1987 with M-1, Light Manufacturing Zoning. The Sawmill-Wells Park SDP rezoned the property as S-I (Sawmill Industrial) zoning, which included light industrial, retail commercial, and limited live/work uses. This zone district was meant to encourage manufacturing that could provide well-paid jobs in an area generally separated from housing. Site upgrades for offices and site drainage were made in 2003.
 - E. The Sawmill-Wells Park SDP was repealed in 2018 when the IDO went into effect. The S-I zoning was converted to NR-BP because S-I allowed live-work permissively, and NR-BP allowed live-work as a conditional accessory use, while NR-LM did not allow live-work at all.
- 4. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Plan, the Central Albuquerque Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 - 5. The subject site is within an Area of Change, and is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor Area, as designated by the Comp Plan.
 - 6. The subject site is within the Sawmill/ Wells Park Community Metropolitan Redevelopment Area and Central ABQ Community Planning Area.
 - 7. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 4 - Community Identity:
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request to change the zone from NR-BP to MX-H is intended to facilitate the development of high density, multi-family dwellings on the nearly 4.1-acre subject site. Otherwise, the zone change would maintain or enable less intense, mixed uses than those currently allowed permissively (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) but would enhance and preserve the emerging higher density, mix-use of the community to the north, west, and south. The zone change would not introduce new harmful uses to the area.
 - B. POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The requested zone change could facilitate the development of land uses similar or less in intensity to the existing mixed-use development comprised of residential, commercial, community, and light manufacturing uses in the adjacent Sawmill Market area. The request would protect the identity and cohesiveness of the neighborhood by contributing to the Sawmill District's identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses.

- C. **POLICY 4.1.4 NEIGHBORHOODS:** Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Approval of the requested zone change would allow the continued revitalization of the Sawmill neighborhood, a designated MRA within the City. Added uses as the result of an MX-H designation could enhance the existing mixed-use district of residential, commercial, manufacturing, and lodging uses. Existing neighborhoods should be protected and preserved through IDO Use and Developmental Standards (IDO § 14-16-4 and § 14-16-5) as well as DPM and other City regulation, that ensure any future development would conform to the proposed zone district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped meet and can further advance MRA and Central ABQ CPA goals.

8. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 5 - Land Use:

- A. **GOAL 5.2 COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

The zone change would facilitate the development of residential in addition to community uses, which are not permissible in the existing NR-BP zone district. The request could foster additional flexibility in permissive mixed use where residents could live, work, learn, shop, and play together.

- B. **POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would facilitate the future development of the subject site under the MX-H zone, which could help foster a community where people could not only work but live in an area offering a mix of uses that are conveniently accessible from surrounding neighborhoods. The subject site is located within ¼ mile of a Major Transit Corridor, with a bus route along Rio Grande Blvd. to allow for convenient access into and out of the area. Future redevelopment of the subject site could expand either residential or commercial opportunities. Added possibilities could contribute a wider range of options for a distinct, complete community within a designated MRA that has been developing with a mix of uses over the past few decades.

- C. **GOAL 5.6: City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change where development is anticipated and encouraged. The request reinforces the existing mix of uses (NR-LM, PD, MX-M, R-1, R-ML, MX-H, MX-T, NR-BP) and general development intensity that characterizes the area especially to the north, south, and west. IDO Use and Development Standards, as well as any other City regulations, would also help ensure that the use, character, and intensity of any future growth and redevelopment would conform to the proposed zone district and protect adjacent properties.

- D. POLICY 5.6.2 AREAS OF CHANGE: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request could facilitate growth and more intense development expected in an Area of Change and within the Sawmill/ Wells Park Community MRA where change is encouraged. Also, this location is within a ¼ mile of the Rio Grande Blvd Major Transit Corridor serviced by ABQRide. The request to MX-H would allow higher intensity uses, but overall, included uses are less intense than the current NR-BP zoning. More specifically, MX-H differs from NR-BP in that MX-H allows residential uses and some of the most intense uses (e.g., adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility) would be removed should the request be approved.

9. The request furthers the Policy 9.2.1 Compatibility—Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street—from the Comprehensive Plan Chapter 9 - Housing:

The request encourages the subject site to be redeveloped into a multi-family use as the MX-H zone district allows a variety of residential uses. Although multifamily dwelling units, townhomes, live-work, multi-family, and group living could enhance the neighborhood character, maintain compatibility with surrounding land uses, and respond to its development context with appropriate densities, site design, and relationship to the street, a site plan is not a part of this request, and cannot be analyzed nor guaranteed.

10. The request partially furthers the Policy 5.3.1 Infill Development—Support additional growth in areas with existing infrastructure and public facilities—from the Comprehensive Plan Chapter 5 - Land Use:

The request could support additional growth in the Sawmill neighborhood where there is existing infrastructure and public facilities. However, the subject site is currently occupied by an active, architectural building products warehouse facility, and future growth could be negligible. The request would allow the current use on the subject site to continue as nonconforming, but would have expansion restrictions if that use continues.

11. The request partially furthers the goal and policies from the Comprehensive Plan Chapter 8 - Economic Development:

A. GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

Approval of the requested zone change would allow for an existing building to be adaptively repurposed or new local businesses and/ or residences to be built at the subject site. However, since this request does not consider design of development, analysis as to what type of place would be created cannot be analyzed.

- B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request could facilitate different development intensities, densities, uses, and building scale that could encourage economic development. Namely, MX-H would allow small- to large-scale destination retail as well as low- to high-intensity commercial, residential, light industrial, and institutional uses. However, since this request does not review a specific project, it is not possible to determine whether a future development would be interesting, although it is supported.

- C. Policy 8.2.1 LOCAL BUSINESS: Emphasize local business development.

Although the request could foster a range of development intensities, densities, uses, and building scale at the subject site, it does not specifically guarantee or foster relationships and partnerships that emphasize local business development.

- 12. The request partially furthers the goal and policy from the Comprehensive Plan Chapter 9 - Housing:

- A. GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The MX-H zone district allows a variety of high-intensity residential uses including multifamily dwelling units, townhomes, live-work, and group living. Therefore, the request would allow the subject site to be redeveloped into residential use. However, a site plan review for the subject site is not a part of this request, and although the applicant is proposing future multi-family residences, such development is not guaranteed, although it is supported.

- B. GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The MX-H zone district allows a variety of high-intensity residential uses that supports increase housing density. Permissive uses include high density options including live-work, multi-family, dormitory, and group living. The subject site is located in a neighborhood with adequate services and amenities to a mixed-use community. However, although the applicant is proposing a future multi-family development, such a project is not guaranteed with a zone change, although it is supported.

- 13. Pursuant to § 14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

- A. 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The applicant's policy-based response justifies how the proposed zone district could improve the area by 1) expanding permissive uses to allow a variety of high-density Household and Group Living, and 2) increase the mix of uses adjacent to a more walkable downtown and the Old Town and Indian School Activity Centers. The request could contribute to making the area a more desirable place to live. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any significant conflicts with the Comprehensive Plan, as amended. In fact, the request could also facilitate the realization of MRA Plan goals.

Applicable citations: Goal 4.1-Character, Policy 4.1.3-Placemaking, Policy 4.1.4-Neighborhoods; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Policy 9.2.1 Compatibility.

Partially-Applicable citations: Policy 5.3.1-Infill Development; Goal 8.1-Placemaking, Policy 8.1.1 Diverse Places, Policy 8.2.1 Local Business; Goal 9.1 Supply, Goal 9.3 Density.

Inapplicable citations: Goal 7.3-Sense of Place.

- B. 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is completely located in an Area of Change, as designated by the Comp Plan.

- C. 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

There have been significant changes in neighborhood and community conditions that affect the site that can justify this request, and the request could be more advantageous with thoughtful, context-driven development.

The existing NR-BP zoning evolved from early industrial activities in the area, including the lumber mill in the early 1900s. These uses were later represented as S-I Industrial/ Wholesale/ Manufacturing zoning applied with the adoption of the original 1996 Sector Development Plan. Since the 2000s, new investment and redevelopment have repurposed the area dominated by undeveloped properties, large warehouses and industrial uses, to the current moderate density, mixed-use area with a goal of walkability per the Comp Plan and Sawmill/ Wells Park Community Metropolitan Redevelopment Area Plan.

The 2024 Central ABQ Community Planning Area (CPA) Assessment also advocated for permanently affordable housing, transitional housing options, greater housing density, and more mixed uses that could spur further investment—each of which could be achieved through this request.

- D. 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The subject site is surrounded by PD, NR-LM, R-1, and MX-M lots. Regarding harmful uses, this request is for uses that are generally considered less intense, and actually eliminates a variety of uses that could be considered harmful. Examples of Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility. Otherwise, there are no added permissible uses that are typically considered harmful.

Future development would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)] as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)], DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These *regulations are designed* to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (see IDO Table 4-2-1: Allowable Uses).

- E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

This request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, street lighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone.

- F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The subject site is not located on a major street and is not the applicant's justification for the zone change. The subject site is a fully developed parcel comprised of a warehouse facility operating an architectural product storage and distribution center in an Area of Change, Sawmill/Wells Park MRA, and Central ABQ CPA which forward a vision with goals for a walkable, mixed-use area. Therefore, the requested zone change is not based completely on the property's location, but rather, on the appropriate size and location within the neighborhood to support a future development of multi-family housing.

- G. 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The applicant's justification is not based completely or predominantly upon the cost of land. However, economic considerations do play a role in the request for the higher intensity MX-H zone district vs MX-M since it is more cost effective to build denser housing. Nevertheless, the applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates this request is based on the intent to develop the property for multi-family housing within a walkable district within the City.

- H. 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

The Zoning Map Amendment does not apply a zone district different from surrounding zone districts. Namely, the subject site is in an area with a notable diversity of zone districts; within 1,320-foot radius ($\frac{1}{4}$ mile) of the subject site, there properties are zoned PD, NR-LM, MX-H, MX-M, MX-L, MX-T, R-ML, R-T, R-1, and NR-PO-C. Furthermore, the existing MX-H zoning consists of four lots covering more than 7.3 acres. Therefore, MX-H and the permissive land uses are already established in the nearby surroundings.

Although not a transition between R-1 and the more intense uses of MX-H, the request would not add any uses that could be considered harmful, and in fact, the request would reduce the number and intensity of permissible uses already allowed at the subject site. Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility.

The current allowable maximum height for NR-BP (the subject site) and adjacent NR-LM property to the south is 65 ft, which is nearly equivalent to the 68 feet maximum height allowable within 100 feet of the lot line, although further than 100 feet from the lot line, there is no height maximum for the approximate 300 x 600 ft subject site. Maximum heights for the PD development to the north is 48 feet and 48 feet for the property zoned MX-M to the west. However, there are IDO Use and Development Standards like Landscaping, Buffering and Screening; Walls and Fences; Neighborhood Edges; and Building Design that mitigate site use and design (see IDO § 14-16-4, § 14-16-5).

The applicant has demonstrated that the request would further the implementation of applicable Comp Plan goals and policies.

14. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Sawmill Area Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.
15. Comments from 13 different agencies were received. Long Range Planning and Metropolitan Redevelopment Agency comments support the request. Although no response requires further action at this time, many give direction for future development.
16. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives, and no comment as an Agency was received.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **July 3, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), [§ 14-16-6-4\(U\)](#) (Appeals). A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notice if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,



for Alan Varela
Planning Director

AV/MJ/CH

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EPC file

EPC STAFF REPORT

AC-26-08

PR-2021-005222

ZMA-2026-00012 (Appeal)

ZMA-2026-00008 (EPC – Site Plan)



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, June 18, 2026
CASE #:	ZMA-2026-00008
AGENT:	Consensus Planning, Inc.
APPLICANT:	Titan Development
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L
ADDRESS/LOCATION:	1050 18th St NW, at the intersection of Bellamah Ave. NW and 18th St. NW
PROPERTY AREA:	Approximately 4.1 acres
EXISTING ZONING:	NR-BP
PROPOSED ZONING:	MX-H
STAFF PLANNER:	Catherine Heyne

CASE SUMMARY: The requested Zoning Map Amendment from NR-BP to MX-H would facilitate the redevelopment of an existing warehouse to multi-family dwellings. The subject site is in an Area of Change and within the boundaries of the Sawmill/Wells Park Character Protection Overlay zone (CPO-12).

The applicant has adequately justified the request pursuant to the IDO zone change criteria in § 14-16-6-7(G)(3). The proposed zoning is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) applicable goals and policies and could be more advantageous to the community.

The Sawmill Area Neighborhood Association is within 660 feet of the subject site and was notified as required. Property owners within 100 feet were also notified as required. As of this writing, Staff is unaware of any opposition.

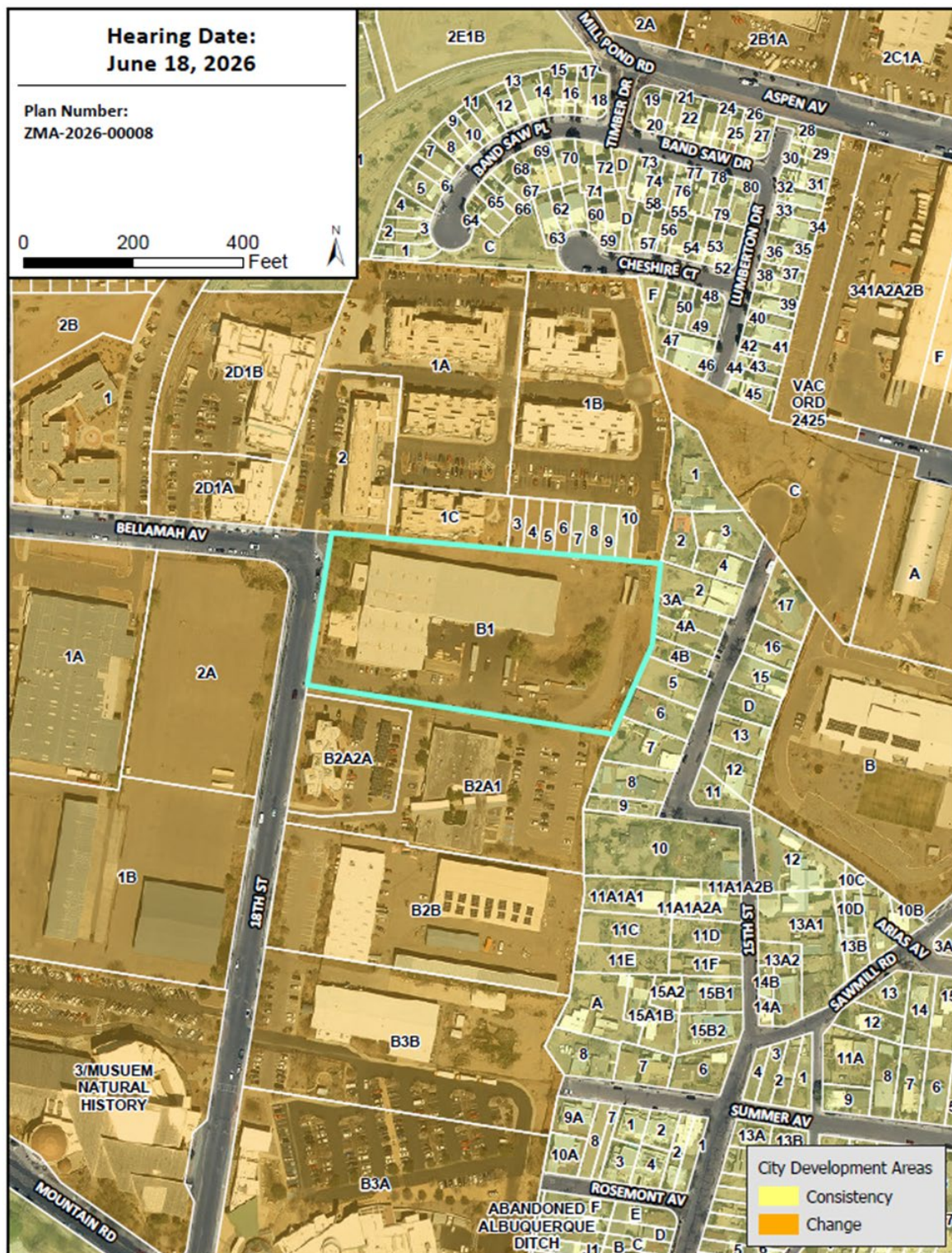
STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00008 based on Findings 1-16.

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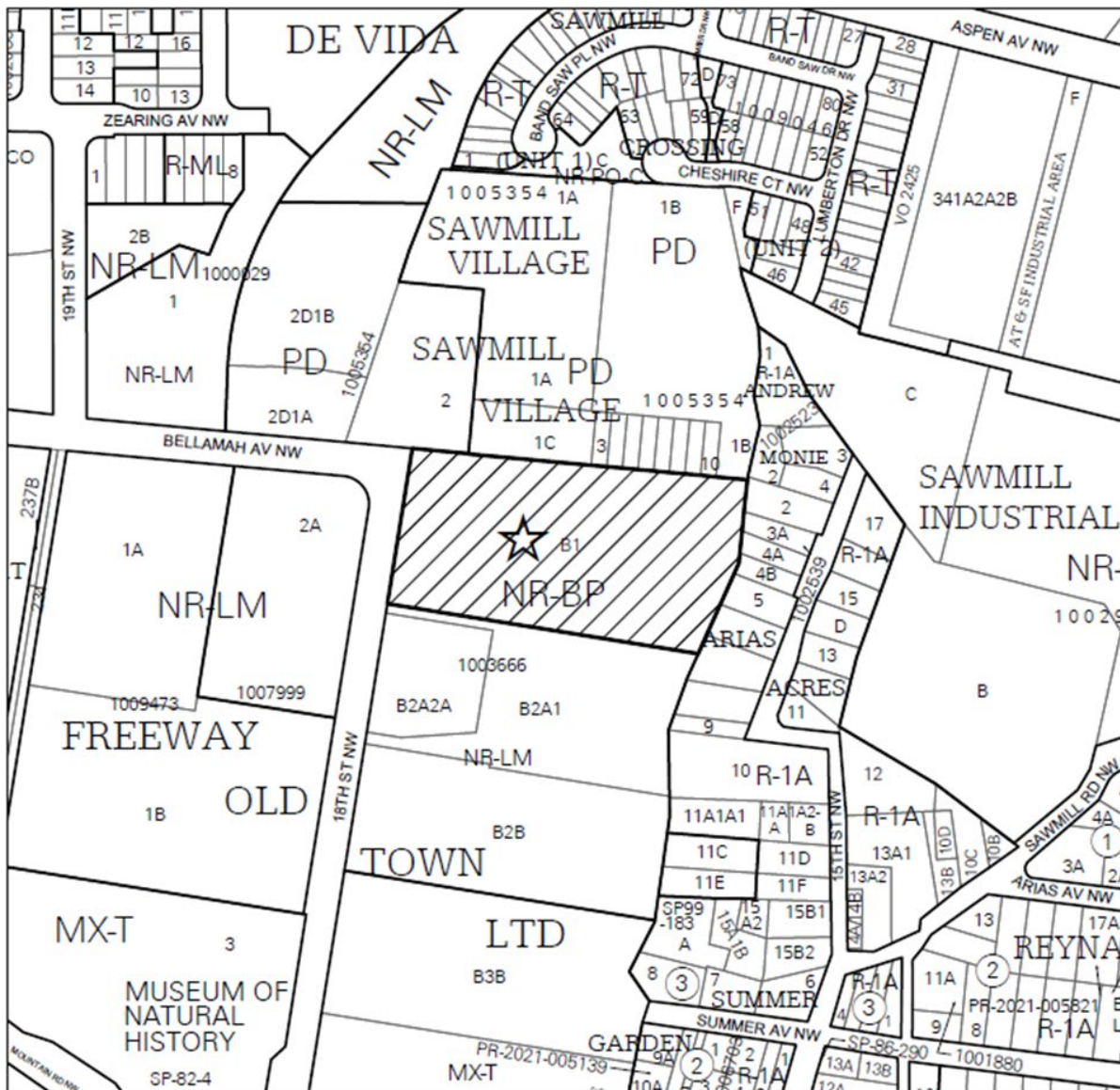
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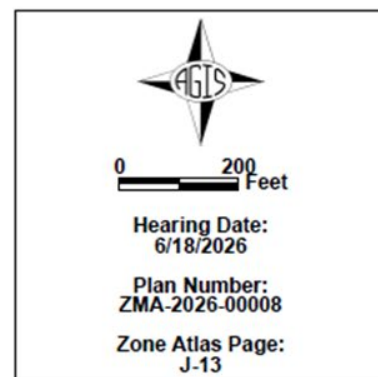


IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.



Land Use Map



LAND USE MAP

Note: Gray shading
 Indicates County.

Key to Land Use Abbreviations

LDRES Low-density Residential	IND Industrial
MULT Multi-family	ED Educational
COMM Commercial Retail	TRANS Transportation
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	VAC Vacant
	CMTY Community



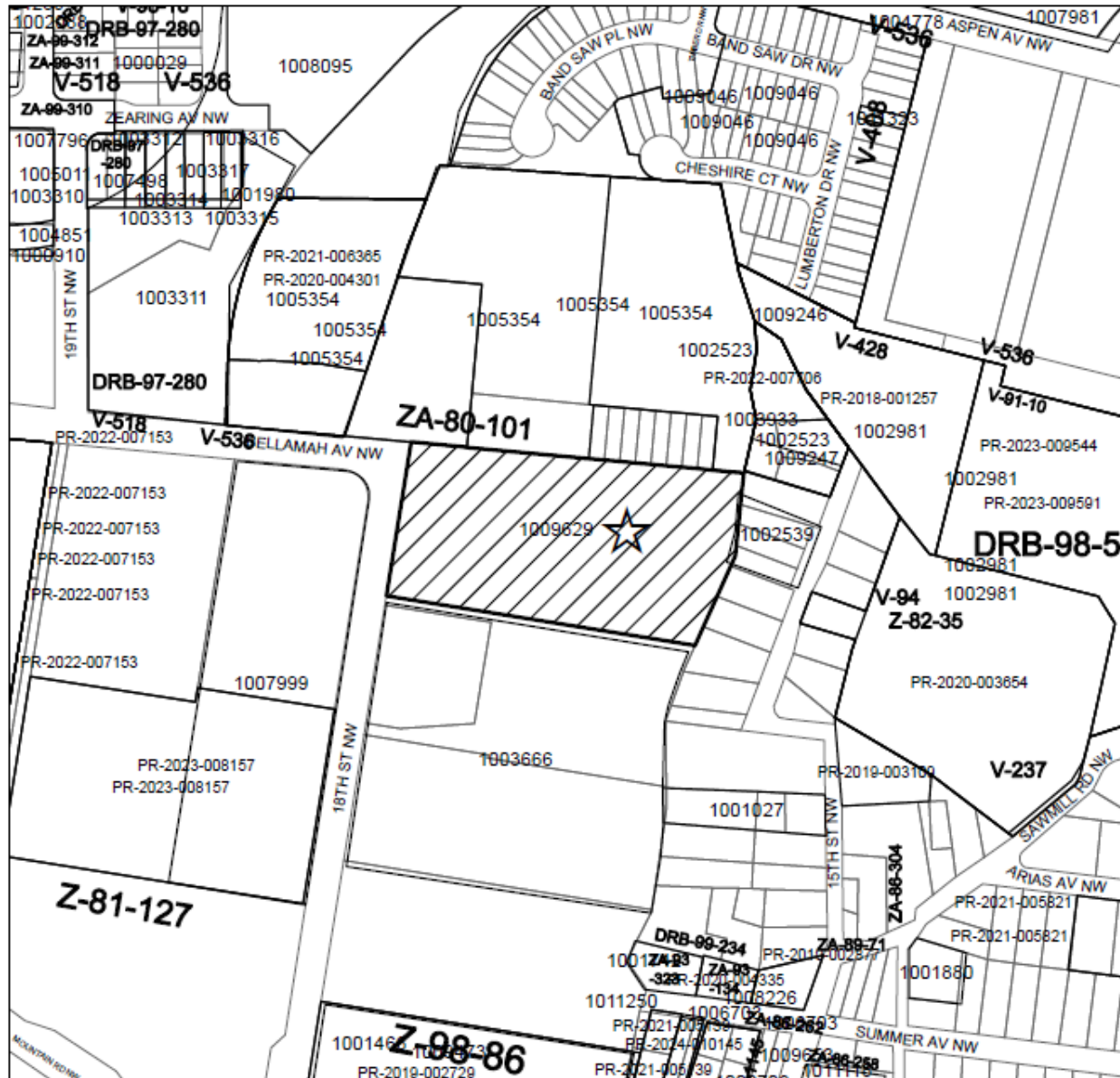
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Hearing Date:
 6/18/2026

Plan Number:
 ZMA-2026-00008

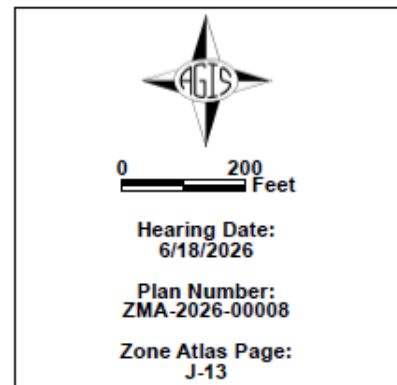
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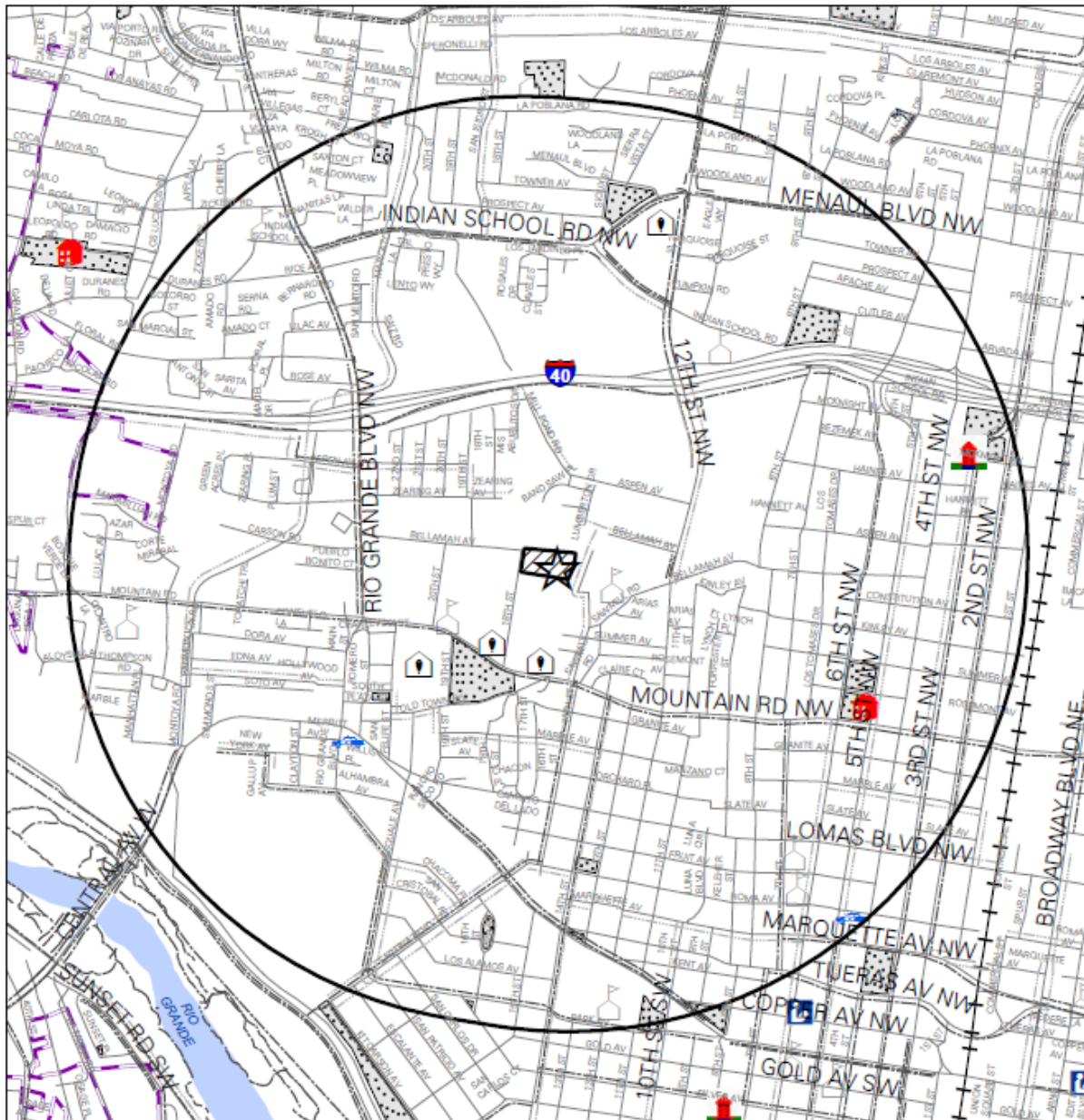


HISTORY MAP

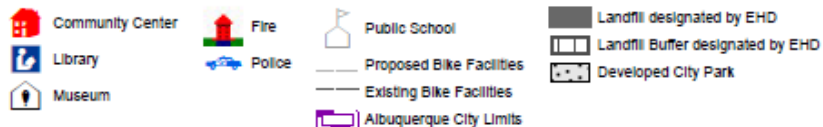
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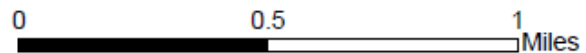
Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer



Plan Number: ZMA-2026-00008



II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 4.1-acre site, zoned NR-BP, and legally described as all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, located at 1050 18th St. NW, at the intersection of Bellamah Ave. NW and 18th St. NW (the “subject site”).

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate the redevelopment of a warehouse site into multi-family housing.

EPC Role

The EPC is required to hear all zone change cases in the city, regardless of subject site size. The EPC is the final decision-making body for this request because the subject site is within an Area of Change and is less than 20 acres [[IDO § 14-16-6-7\(G\)\(1\)\(a\)3](#)]. The request is a quasi-judicial matter.

History/Background

The subject site is within the Sawmill Area neighborhood, generally bounded by I-40, 12th St, Mountain Rd., and Rio Grande Blvd. NW.

In 1903, the Sawmill neighborhood became a major employment center of industrial and commercial activity with the establishment of a large-scale, 110-acre commercial sawmill (American Lumber Company). The sawmill, which included a railroad spur to better move the lumber, was a major employer through the 1920s. During that time, the area attracted housing for both sawmill and railroad workers.

Immediately north of Old Town and northeast of Downtown, the push for economic development in the 1970s in and around Old Town—including the establishment of several City museums—boosted revitalization efforts, attracting investment as well as motivating the cleanup of the area’s brownfields to allow residential use.

In 1993, the City designated the Sawmill area as blighted, which led to the adoption of the Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan. Local organizations (e.g., the Sawmill Community Land Trust, neighborhood associations, etc.) initiated residential development of permanent affordable housing and created economic opportunities for low- to moderate-income residents.

In 1996, the City approved the Sawmill/Wells Park Sector Development Plan (amended in 2000 and 2002), which replaced an earlier 1978 Sawmill Sector Development Plan. The City adopted Tax Increment Financing (TIF) for the district in 2006 with an update to the Sawmill/Wells Park Community MRA Plan.

More recent investments have attracted tourists and new residents to the Sawmill area. This setting is now a mix of hotels, galleries, historic and multi-family dwellings, artist

studios, breweries, small businesses, and a repurposed 1930s lumber warehouse that has become the Sawmill Market.

The subject site currently serves a wholesale distributor of specialty building products. The existing warehouse was originally built in 1987 with M-1, Light Manufacturing Zoning. The Sawmill-Wells Park SDP rezoned the property to S-I (Sawmill Industrial) zoning, which included light industrial, retail commercial, and limited live/work uses. This zone district was meant to encourage manufacturing that could provide well-paid jobs in an area generally separated from housing.

Office and site drainage upgrades were initiated at the subject site in 2003.

The Sawmill-Wells Park SDP was repealed in 2018 when the IDO went into effect. The S-I zoning was converted to NR-BP because S-I allowed live-work permissively, and NR-BP allowed live-work as a conditional accessory use, while NR-LM did not allow live-work at all.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>NR-BP</i>	<i>Area of Change</i>	<i>Industrial – Manufacturing</i>
<i>North</i>	PD	Area of Change	Multi-family dwellings
<i>South</i>	NR-LM	Area of Change	Commercial Services
	R-1	Area of Consistency	Low-density Residential
<i>East</i>	R-1	Area of Consistency	Low-density Residential
<i>West</i>	MX-M	Area of Change	Vacant, Industrial – Manufacturing

The subject site is surrounded by low- to medium-density housing, commercial uses, industrial uses, and civic/institutional uses. Land uses within the surrounding Sawmill neighborhood include single family, townhouse, and multi-family dwelling, commercial services/retail, museums, office, and industrial uses.

The subject site is positioned between an area of mixed-use development that includes Tierra Adentro of NM charter school and multi-family dwellings located above commercial retail as part of the Sawmill Community Land Trust to the north, and larger scale, commercial and community services to the south, which include the Explora Science Center and Children’s Museum of Albuquerque and New Mexico Museum of Natural History on Mountain Rd. NW, within a 3-minute walk.

The Sawmill Community Land Trust generally operates between 18th and 20th Streets and Bellamah and McKnight Ave. NW. The trust lands consist of affordable homes and low- to moderate-income housing options.

Across the street to the west of the subject site at the southwest corner of Bellamah Ave. and 18th St. is a vacant property zoned MX-M. Continuing down Bellamah Ave. to the west is an event center to the south and Sawmill Trust multi-family dwellings to the north. Farther west before Rio Grande Blvd. are the Sawmill Market and hotels with small retail, which are all within 0.35 miles of the subject site.

The Sawmill Rail Trail is the first completed segment of the 7-mile Albuquerque urban multi-use Rail Trail. The completed 0.25-mile segment connects Mountain Rd. to Bellamah Ave. west of the subject site. This trail segment features a pedestrian and bicycle path with sculptural archways and connects the historic Old Town and Sawmill District.

A major development was approved in 2024 for 20th St. near Bellamah (e.g., PR-2022-007153/ SI-2024-00400, SI-2023-01646). The approved development includes a hotel, commercial uses, and multi-family dwellings.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates 18th St. and Bellamah Ave. NW as Existing Community Principal Arterials that connect to the Existing Urban Major Collector, Mountain Rd. NW, to the south, and the Existing Urban Minor Arterial of Rio Grande Blvd. to the west.

A roundabout has recently been added at 19th St. and Mountain Rd. SW to address traffic flow and pedestrian safety between Sawmill, Old Town, and the Albuquerque Rail Trail.

The MRCOG's 2040 Limited Access Facilities Map shows nearby I-40 Freeway bounding the Sawmill neighborhood on the north as an interstate freeway having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates the nearby east-west Lomas Blvd. to the south and I-40 to the north as Primary Freight Corridors.

Generally, vehicle traffic accesses the area via 18th St., 20th St., and Bellamah Ave. 18th St. becomes a private road north of Bellamah Ave. NW.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

The paved Rail Trail provides a separated multi-use trail connecting Mountain Rd. and Bellamah Ave., which begins about 0.1 mi to the west of the subject site. This trail segment is about 0.25 mi long and connects south to Old Town at Mountain Rd. The Rail Trail is proposed to continue north from Bellamah Avenue through Sawmill to Aspen Ave.

The LRBS shows an Existing Bicycle Lane on Rio Grande Blvd. and an Existing Bike Boulevard along Mountain Rd. Otherwise bicycles share the road with vehicles.

Sidewalks are provided in the area for pedestrian access.

Transit

According to the MRMPO Long Range Transit Network map, the subject site lies adjacent to but just east of the ABQ Ride Demand Response Zone. The nearest transit route, ABQ Ride Route 8-Menaul, runs north-south along Rio Grande Blvd. The transit stops at Zearing Ave. and Pueblo Bonito Ct. are approximately 10-minute walks from the subject site. The route connects the Montgomery/Tramway Park & Ride to the Alvarado Transportation Center with a frequency of 30-40 minutes.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

The subject site is not located within a Center but is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor area. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., RapidRide, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

Although the subject site is not along the Corridor, development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor. Building heights and development densities may be higher in Centers along these Corridors but should be stepped back behind the Corridor to respect established neighborhoods.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below with Staff analysis indented following the stated goal or policy.

CHAPTER 4: COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request to change the zone from NR-BP to MX-H is intended to facilitate the development of high density, multi-family dwellings on the nearly 4.1-acre subject site. Otherwise, the zone change would maintain or enable less intense, mixed uses than those currently allowed permissively (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) but would enhance and preserve the emerging higher density, mix-use of the community to the north, west, and south. The zone change would not introduce new harmful uses to the area. **The request furthers Goal 4.1-Character.**

POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The requested zone change could facilitate the development of land uses similar or less in intensity to the existing mixed-use development comprised of residential, commercial, community, and light manufacturing uses in the adjacent Sawmill Market area. The request would protect the identity and cohesiveness of the neighborhood by contributing to the Sawmill District's identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses. **The request furthers Policy 4.1.3-Placemaking.**

POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Approval of the requested zone change would allow the continued revitalization of the Sawmill neighborhood, a designated MRA within the City. Added uses as the result of an MX-H designation could enhance the existing mixed-use district of residential, commercial, manufacturing, and lodging uses. Existing neighborhoods should be protected and preserved through IDO Use and Developmental Standards (IDO § 14-16-4 and § 14-16-5) as well as DPM and other City regulation, that ensure any future development would conform to the proposed zone district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped meet and can further advance MRA and Central ABQ CPA goals. **The request furthers Policy 4.1.4-Neighborhoods.**

CHAPTER 5: LAND USE

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The zone change would facilitate the development of residential in addition to community uses, which are not permissible in the existing NR-BP zone district. The request could foster additional flexibility in permissive mixed use where residents

could live, work, learn, shop, and play together. **The request furthers Goal 5.2-Complete Communities.**

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would facilitate the future development of the subject site under the MX-H zone, which could help foster a community where people could not only work but live in an area offering a mix of uses that are conveniently accessible from surrounding neighborhoods. The subject site is located within ¼ mile of a Major Transit Corridor, with a bus route along Rio Grande Blvd. to allow for convenient access into and out of the area. Future redevelopment of the subject site could expand either residential or commercial opportunities. Added possibilities could contribute a wider range of options for a distinct, complete community within a designated MRA that has been developing with a mix of uses over the past few decades. **The request generally furthers Policy 5.2.1-Land Uses.**

GOAL 5.6: City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change where development is anticipated and encouraged. The request reinforces the existing mix of uses (NR-LM, PD, MX-M, R-1, R-ML, MX-H, MX-T, NR-BP) and general development intensity that characterizes the area especially to the north, south, and west. IDO Use and Development Standards, as well as any other City regulations, would also help ensure that the use, character, and intensity of any future growth and redevelopment would conform to the proposed zone district and protect adjacent properties. **The request furthers Goal 5.6-City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request could facilitate growth and more intense development expected in an Area of Change and within the Sawmill/ Wells Park Community MRA where change is encouraged. Also, this location is within a ¼ mile of the Rio Grande Blvd Major Transit Corridor serviced by ABQRide. The request to MX-H would allow higher intensity uses, but overall, included uses are less intense than the current NR-BP zoning. More specifically, MX-H differs from NR-BP in that MX-H allows residential uses and some of the most intense uses (e.g., adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility) would be removed should the request be approved. **The proposal furthers Policy 5.6.2-Areas of Change.**

CHAPTER 9: HOUSING

POLICY 9.2.1 COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request encourages the subject site to be redeveloped into a multi-family use as the MX-H zone district allows a variety of residential uses. Although multifamily dwelling units, townhomes, live-work, multi-family, and group living could enhance the neighborhood character, maintain compatibility with surrounding land uses, and respond to its development context with appropriate densities, site design, and relationship to the street, a site plan is not a part of this request, and cannot be analyzed nor guaranteed. **The request furthers Policy 9.2.1-Compatibility.**

Partly Applicable Goals & Policies

Goals and policies that were selected by the applicant and are partially applicable to this request are reviewed below. Staff analysis follows the stated goal or policy.

CHAPTER 5: LAND USE

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request could support additional growth in the Sawmill neighborhood where there is existing infrastructure and public facilities. However, the subject site is currently occupied by an active, architectural building products warehouse facility, and future growth could be negligible. The request would allow the current use on the subject site to continue as nonconforming, but would have expansion restrictions if that use continues. **The request partially furthers Policy 5.3.1-Infill Development.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

Approval of the requested zone change would allow for an existing building to be adaptively repurposed or new local businesses and/ or residences to be built at the subject site. However, since this request does not consider design of development, analysis as to what type of place would be created cannot be analyzed. **The request partially furthers Goal 8.1-Placemaking.**

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request could facilitate different development intensities, densities, uses, and building scale that could encourage economic development. Namely, MX-H would

allow small- to large-scale destination retail as well as low- to high-intensity commercial, residential, light industrial, and institutional uses. However, since this request does not review a specific project, it is not possible to determine whether a future development would be interesting, although it is supported. **The request partially furthers Policy 8.1.1-Diverse Places.**

POLICY 8.2.1 LOCAL BUSINESS: Emphasize local business development.

Although the request could foster a range of development intensities, densities, uses, and building scale at the subject site, it does not specifically guarantee or foster relationships and partnerships that emphasize local business development. **The request partially furthers Policy 8.2.1-Local Business.**

CHAPTER 9: HOUSING

GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The MX-H zone district allows a variety of high-intensity residential uses including multifamily dwelling units, townhomes, live-work, and group living. Therefore, the request would allow the subject site to be redeveloped into residential use. However, a site plan review for the subject site is not a part of this request, and although the applicant is proposing future multi-family residences, such development is not guaranteed, although it is supported. **The request partially furthers Goal 9.1-Supply.**

GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The MX-H zone district allows a variety of high-intensity residential uses that supports increase housing density. Permissive uses include high density options including live-work, multi-family, dormitory, and group living. The subject site is located in a neighborhood with adequate services and amenities to a mixed-use community. However, although the applicant is proposing a future multi-family development, such a project is not guaranteed with a zone change, although it is supported. **The request partially furthers Goal 9.3-Density.**

Inapplicable Goal

One goal selected by the applicant is not applicable to this request and is reviewed below. Staff analysis follows the included goal.

CHAPTER 7: URBAN DESIGN

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

Since this request does not consider a proposed development, analysis as to a context-sensitive design and resulting sense of place cannot be provided. **Goal 7.3 Sense of Place is not applicable.**

Integrated Development Ordinance (IDO)

IDO Zoning

The application for this request was submitted on May 7, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

The current zone district for the subject site is NR-BP. Although an NR-BP designation requires the approval of a Master Development Plan (MDP). The subject site was originally developed pre-IDO under M-1, Light Manufacturing Zoning, which did not require an MDP. Any approvals granted prior to the effective date of the IDO remain valid, subject to expiration pursuant to § 14-16-[6-4\(W\)](#) (Expiration of Approvals) and to amendment pursuant to IDO § 14-16-[6-4\(Y\)](#) (Amendments of Pre-IDO Approvals) until replaced with an approval subject to allowable uses and development standards of the IDO pursuant to the procedures in Part 14-[16-6](#) (Administration and Enforcement).

The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses [IDO § 14-16-[2-5\(B\)](#)].

Proposed Zoning

The purpose of the MX-H (Mixed-Use – High Intensity) zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations IDO § 14-16-[2-4\(D\)](#)].

Overlay Zones

The subject site is within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12). These regulations prevail over other IDO regulations to ensure protection for designated areas; deviations to Overlay Standards are not allowed. The purpose of the CPO zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. Namely, the overall goals of the Sawmill/Wells Park CPO are to protect and strengthen the district's distinct, walkable, mixed-use character while guiding context-sensitive development.

Definitions

Allowable Use: A land use allowed in a particular zone district by [Table 4-2-1](#) as a primary or accessory use, whether allowed permissively or conditionally. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.

Dwelling, Live-work: A residential dwelling unit that includes a dedicated work space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, and in which the type or size of the work performed is larger or more extensive than that allowed as a home occupation.

General Retail, Medium: An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.

Group Home, Medium: A facility housing between 9 and 18 unrelated individuals receiving services, plus those providing services.

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

Mixed-Use – Transition Zone District (MX-T): The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones.

Residential Community Amenity: A use provided for the comfort and convenience of residents of more than 1 unit in a low-density or multi-family residential development, including but not limited to a clubhouse, exercise room, swimming pool, tennis court, community room, or laundry room.

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO

Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan

The subject site is within the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan, which is an implementation plan to upgrade and rehabilitate

the area. This MRA Plan development incorporated community participation to help overall planning vision, goals, and redevelopment projects. Goals included in this document reaffirm earlier documents (i.e., Sawmill Revitalization Study, 1996; Sawmill/Wells Park Sector Plan).

Public concerns revolved around gentrification, the concentration of undesirable uses, and environmental protection. The overall vision was to maintain the area's original scale and character, yet allow appropriate scale mixed use opportunities that support local and community beneficial jobs and services. A more specific objective included maintaining an area with mixed use balanced with different types of housing scattered throughout the community rather than concentrated. Community also agreed that housing should permanently conserve low-income options while also offering market rate units, in the form of townhouses, courtyard housing, live/work housing, and apartments. Walking, bicycling, and public transportation use in addition to driving circulation improvements are also important.

The subject site is located within the Cultural/Commercial Corridor Sub-area, an area identified as important in promoting a mix of uses that attracts locals and tourists alike through economic incentives for local manufacturers, artisans and business owners.

IV. Zoning Map Amendment (Zone Change)

Pursuant to § 14-16-[6-7\(G\)\(3\)](#) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria." The burden is on the applicant to provide sound justification for the change, not on the City to show why the change should not be made.

- A. 14-16-[6-7\(G\)\(3\)](#)(a): The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by clearly facilitating the City's Goals and Policies listed [in the applicant's justification letter].

Staff: The applicant's policy-based response justifies how the proposed zone district could improve the area by 1) expanding permissive uses to allow a variety of high-density Household and Group Living, and 2) increase the mix of uses adjacent to a more walkable downtown and the Old Town and Indian School Activity Centers. The request could contribute to making the area a more desirable place to live. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any significant conflicts with the Comprehensive Plan, as amended. In fact, the request could also facilitate the realization of MRA Plan goals.

Applicable citations: Goal 4.1-Character, Policy 4.1.3-Placemaking, Policy 4.1.4-Neighborhoods; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Policy 9.2.1 Compatibility.

Partially-Applicable citations: Policy 5.3.1-Infill Development; Goal 8.1-Placemaking, Policy 8.1.1 Diverse Places, Policy 8.2.1 Local Business; Goal 9.1 Supply, Goal 9.3 Density.

Inapplicable citations: Goal 7.3-Sense of Place. **The response to Criterion A is generally sufficient.**

- B. 14-16-[6-7\(G\)\(3\)](#)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.

Staff: The subject site is completely located in an Area of Change, as designated by the Comp Plan. **The response to Criterion C is sufficient.**

- C. 14-16-[6-7\(G\)\(3\)](#)(c): If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: *The zone change to MX-H satisfies Criteria 2 and 3, as it benefits the community, as outlined in the ABC Comp Plan. This proposed change aligns with the Area of Change and the Central ABQ CPA, both of which emphasize the need for increased multi-family housing options. Additionally, the Sawmill/Wells Park community has transitioned from its historically industrial uses to a mixed-use area. Surrounding the site, there has been a growth in mixed-use developments, such as the Sawmill Artisan Lofts directly to the north, featuring ground-floor commercial spaces and two floors of apartments above. The MX-H zone will support the goal of establishing a vibrant mixed-use community by enabling development that allows residents to live, work, and enjoy leisure activities. The New Mexico Building Code now permits five-story wood-frame constructions. The purpose of the MX-H zone is to facilitate multi-family residential development up to five stories tall. With a maximum building height of 68 feet, the MX-H zone supports higher-density development in line with its intent. The proposed zone change to MX-H will help align it with the evolving characteristics of the Sawmill/Wells Park CPO-12 and MRA.*

Staff: There have been significant changes in neighborhood and community conditions that affect the site that can justify this request, and the request could be more advantageous with thoughtful, context-driven development.

The existing NR-BP zoning evolved from early industrial activities in the area, including the lumber mill in the early 1900s. These uses were later represented as S-I Industrial / Wholesale / Manufacturing zoning applied with the adoption of the original 1996 Sector Development Plan. Since the 2000s, new investment and redevelopment have repurposed the area dominated by undeveloped properties, large warehouses and industrial uses, to the current moderate density, mixed-use area with a goal of walkability per the Comp Plan and Sawmill/ Wells Park Community Metropolitan Redevelopment Area Plan.

The 2024 Central ABQ Community Planning Area (CPA) Assessment also advocated for permanently affordable housing, transitional housing options, greater housing density, and more mixed uses that could spur further investment—each of which could be achieved through this request. **The response to Criterion C is sufficient.**

- D. 14-16-[6-7\(G\)\(3\)](#)(d): The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: *Most uses permitted in the NR-BP zone, except for car washes, cannabis-related activities, light vehicle repair, and animal services like veterinary hospitals and pet care, are unlikely to harm the neighborhood or community.*

Table 2 below provides a comparison of the differences in permissive uses between NR-BP and MX-H. Cannabis, car wash, light vehicle repair, veterinary hospital uses are subject to Use-Specific standards (USS), which are designed to mitigate any harmful

impacts. For car wash, the USS includes separation from residential zones and lots containing residential use in any mixed-use zone. For cannabis retail, the USS contains a myriad of requirements that protect adjacent or nearby sensitive uses, such as schools, day care, and other cannabis retail within 660 feet. Cannabis cultivation and manufacturing are also subject to strict USSs, including being conducted within a fully enclosed building. Veterinary hospital is a permissive use but prohibits the treatment of large animals.

TABLE 4: PERMISSIVE USE COMPARISON - NR-BP VS. MX-H		
USE	MX-H	NR-BP
RESIDENTIAL USES		
Household Living		
Dwelling, townhouse	P	-
Dwelling, live-work	P	CA
Dwelling, multi-family	P	CV
Group Living		
Assisted living facility or nursing home	P	-
Community residential facility, small	P	-
Community residential facility, large	P	-
Dormitory	P	-
Group home, small		-
Group home, medium	P	-
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	C
Elementary or middle school	P	P
Fire station or police station	P	P
High school	P	P
Hospital	P	P
Museum	P	P
Parks and open space	P	P
Religious institution	P	P
Sports field	P	P
University or college	P	P
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Compost facility, small	A	P
Kennel	-	P
Nursery	-	P
Veterinary hospital	P	P
Other pet services	P	P
Food, Beverage, and Indoor Entertainment		
Adult entertainment	-	P
Auditorium or theater	P	P
Bar	P	P
Catering service	P	P
Health club or gym	P	P
Mobile food truck court	P	P
Nightclub	P	P
Residential community amenity, indoor	P	-

Restaurant	P	P
Tap room or tasting room	P	P
Other indoor entertainment	P	P
Lodging		
Campground or recreational vehicle park	-	P
Hotel or motel	P	P
Motor Vehicle-related		
Car wash	C	P
Light vehicle fueling station	P	P
Light vehicle repair	P	P
Light vehicle sales and rental	P	P
Paid parking lot	A	P
Parking structure	P	P
Offices and Services		
Bank	P	P
Blood services facility	C	P
Club or event facility	P	P
Commercial services	P	P
Construction contractor facility and yard	C	P
Medical or dental clinic	P	P
Mortuary	P	P
Office	P	P
Personal and business services, small	P	P
Personal and business services, large	P	P
Research or testing facility	P	P
Self-storage	P	P
Outdoor Recreation and Entertainment		
Residential community amenity, outdoor	P	-
Other outdoor entertainment	A	P
Retail Sales		
Adult retail	P	P
Art gallery	P	
Bakery goods or confectionery shop	P	P
Building and home improvement materials store	C	P
Cannabis retail	P	P
Farmers' market	P	P
General retail, small	P	P
General retail, medium	P	C
General retail, large	C	P
Grocery store	P	-
Pawn shop	P	P
Transportation		
Helipad	CA	P
Park-and-ride lot	C	P
Transit facility	P	P
INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	P	P
Cannabis cultivation	P	P

Cannabis-derived products manufacturing	P	P
Light manufacturing	A	P
Telecommunications, Towers, and Utilities		
Drainage facility	P	P
Electric utility	P	P
Energy Storage System (ESS)	P	P
Geothermal energy generation	A	P
Major utility, other	P	P
Solar energy generation	P	P
Freestanding	P	P
Waste and Recycling		
Recycling drop-off bin facility	A	P
Wholesaling and Storage		
Warehousing	C	P
Wholesaling and distribution center	C	P

Staff: The subject site is surrounded by PD, NR-LM, R-1, and MX-M lots. Regarding harmful uses, this request is for uses that are generally considered less intense, and actually eliminates a variety of uses that could be considered harmful. Examples of Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility. Otherwise, there are no added permissible uses that are typically considered harmful.

Future development would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)] as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)], DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (see IDO Table 4-2-1: Allowable Uses). **The response to Criterion D is sufficient.**

- E. 14-16-[6-7\(G\)\(3\)](#)(e): The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

-
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant: Given that the subject property is currently developed and in operation on the parcel from which the subject property was created, the zone change request will meet Criteria 1 since there is existing capacity to extend infrastructure services to the new lot, and the surrounding area is fully developed. A Traffic Impact Study (TIS) is anticipated for the development of new multi-family housing on the property.

Staff: This request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, street lighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone. **The response to Criterion E is sufficient.**

- F. 14-16-[6-7\(G\)\(3\)](#)(f): The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant: The zoning map amendment is not based on the property's location on a major street. The subject property is located at the intersection of Bellamah Avenue and 18th Street, which are both classified as local urban streets. The zone change is requested to develop the property to its fullest potential by allowing a use similar to the surrounding uses to the north, which is a mixed-use development with retail and restaurant spaces on the ground level and two additional stories of apartments on top. The proposed zone change is appropriate for the location within the Sawmill area because it supports the area's mixed-use identity while ensuring that the character of the surrounding single-family neighborhoods is maintained.

Staff: The subject site is not located on a major street and is not the applicant's justification for the zone change. The subject site is a fully developed parcel comprised of a warehouse facility operating an architectural product storage and distribution center in an Area of Change, Sawmill/Wells Park MRA, and Central ABQ CPA which forward a vision with goals for a walkable, mixed-use area. Therefore, the requested zone change is not based completely on the property's location, but rather, on the appropriate size and location within the neighborhood to support a future development of multi-family housing. **The response to Criterion F is sufficient.**

- G. 14-16-[6-7\(G\)\(3\)](#)(g): The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant: *The Applicant's justification is not based on the cost of the land or economic considerations. The MX-H zone is ideal for the Sawmill area because it supports the growing mixed-use development patterns as the area moves away from its historically industrial uses. The proposed zone change to MX-H would allow the development of complementary housing in a growing area of the city, where the community identity is known for a mix of land uses, specifically residential housing supporting economic development.*

Staff: The applicant's justification is not based completely or predominantly upon the cost of land. However, economic considerations do play a role in the request for the higher intensity MX-H zone district vs MX-M since it is more cost effective to build denser housing. Nevertheless, the applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates this request is based on the intent to develop the property for multi-family housing within a walkable district within the City. **The response to Criterion G is generally sufficient.**

- H. 14-16-[6-7\(G\)\(3\)](#)(h): The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

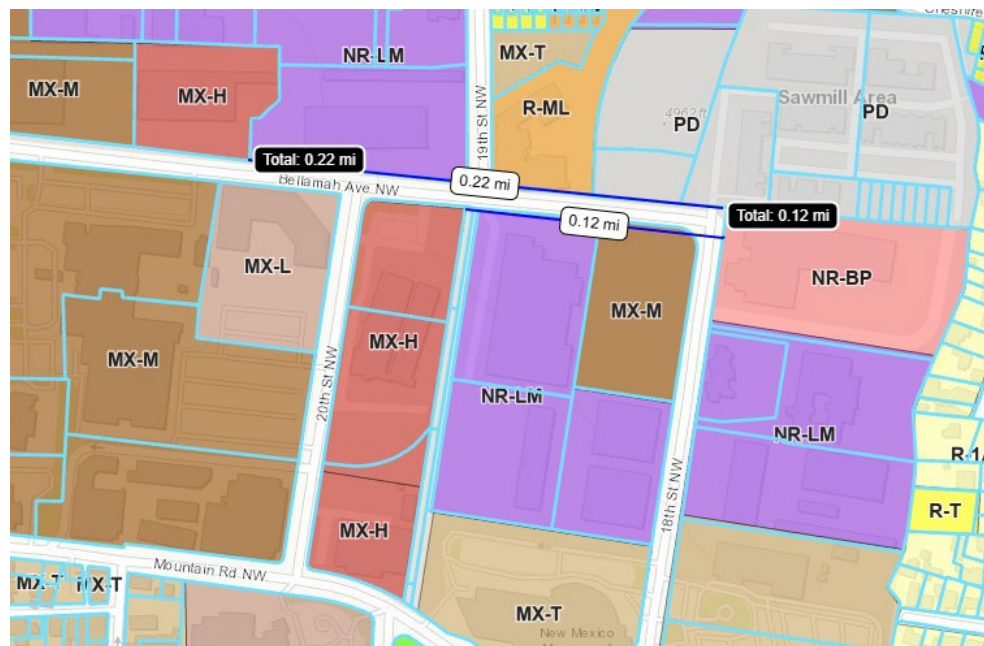
Applicant: *The zone change request to MX-H does not assign a different zone district from the surrounding areas to a small section or one premise to create a "spot zone". Instead, it aligns the site with the existing and permitted uses in the neighboring zone. To the north, the Sawmill Artisan community is a mixed-use development zoned Planned Development (PD), approved by the EPC in 2007 through a Site Development Plan. This development features ground-floor retail and commercial spaces, including the Flamenco Institute, Pondarosa Brewery, Lost Cultures Tea Bar, a hair salon, a bakery, and more. Above the commercial units, there are two floors of apartments, and future townhouses are planned for the remaining vacant parcels within the approved Site Development Plan.*

To the west of the subject site, a vacant site is zoned Mixed-Use Medium Intensity (MX-M). This proposed MX-H zone is almost identical in permissive uses (a mixed-use zone

analysis has been provided in the updated justification letter accompanying the ZMA EPC application dated June 2, 2026) with the primary difference being the allowable building height within the zones. The MX-M zone allows a building height of 48 feet, and the MX-H zone allows a building height of 68 feet. Although building heights vary, the permissive uses within the MX-M and MX-H zones are intended to accommodate both residential and commercial development appropriate for the communities they are zoned in.

The MX-M zone to the west and the PD zone to the north are similar to the MX-H zone in use and would not form a spot zone. The MX-H zone would enhance the mixed-use character of the Sawmill area where it is located. The proposed zone change to MX-H will also facilitate a transition from the existing mixed-use development in the PD zone to the Non-Residential Light-Manufacturing (NR-LM) zone to the south of the site. The uses permitted in the MX-H zone support the development of a mixed-use area at a slightly higher intensity than the current PD zone but lower than the NR-LM zone.

The subject property is 4.06 acres. In addition, there are existing MX-H zone districts in the surrounding area, located just 0.1 and 0.2 miles from the subject property. There are similar patterns below, in which the MX-H zone serves as the transition between MX-L, MX-M, and the NR-LM zones.



Distance Between Existing MX-H Zones and the Subject Site in the Sawmill Area

The proposed zone change to MX-H is consistent with the established development pattern and land use character of the surrounding area and does not constitute spot zoning. The request supports the continued evolution of the Sawmill neighborhood as a mixed-use district by allowing a compatible mix of residential and commercial uses that are already present in adjacent developments. The zone change request has been supported by the City of Albuquerque Metropolitan Redevelopment Agency (MRA) in its

written agency comments on this ZMA EPC case (ZMA-2026-0008). The written statement is as follows:

“The proposed zone map amendment is located within the Sawmill/Wells Park Metropolitan Redevelopment (MR) Area. Rezoning the property from NR-BP to MX-H aligns with the goals of the MR Area plan. The Sawmill/Wells Park MR Plan calls for enhancing the area as a mixed-income and mixed-use community. The parcel in question is specifically located in the Cultural/Commercial Corridor Sub-area in the plan, which identifies the creation of a mixed-use zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities. Changing the zoning to MX-H would increase the possibility of future development that would enhance the mixed-use character identified as a priority in the area. Additionally, the MR Area Plan prioritizes pedestrian connections and pedestrian activities. Increasing the area’s residential and mixed-use development possibilities will add opportunities for more feet on the street, instead of cars, adding to the vibrant pedestrian environment identified as a goal in the plan. In conclusion, the MRA supports the proposed zone change for 1050 18th Street NW from NR-BP to MX-H.”

Overall, the MX-H zone provides an appropriate transition between the mixed-use development to the north and the more intensive NR-LM zoning to the south while maintaining compatibility with the MX-M zoning to the west. By aligning the subject property with neighboring mixed-use districts and supporting orderly growth, the proposed zone change advances the goals of the Comprehensive Plan, the Sawmill/Wells Park MRA, the ABQ Central CPA, and the Sawmill/Wells Park CPO-12.

Staff: The Zoning Map Amendment does not apply a zone district different from surrounding zone districts. Namely, the subject site is in an area with a notable diversity of zone districts; within 1,320-foot radius (¼ mile) of the subject site, there properties are zoned PD, NR-LM, MX-H, MX-M, MX-L, MX-T, R-ML, R-T, R-1, and NR-PO-C. Furthermore, the existing MX-H zoning consists of four lots covering more than 7.3 acres. Therefore, MX-H and the permissive land uses are already established in the nearby surroundings.

Although not a transition between R-1 and the more intense uses of MX-H, the request would not add any uses that could be considered harmful, and in fact, the request would reduce the number and intensity of permissible uses already allowed at the subject site. Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility.

The current allowable maximum height for NR-BP (the subject site) and adjacent NR-LM property to the south is 65 ft, which is nearly equivalent to the 68 feet maximum height allowable within 100 feet of the lot line, although further than 100 feet from the lot line, there is no height maximum for the approximate 300 x 600 ft

subject site. Maximum heights for the PD development to the north is 48 feet and 48 feet for the property zoned MX-M to the west. However, there are IDO Use and Development Standards like Landscaping, Buffering and Screening; Walls and Fences; Neighborhood Edges; and Building Design that mitigate site use and design (see IDO § 14-16-4, § 14-16-5).

The applicant has demonstrated that the request would further the implementation of applicable Comp Plan goals and policies. **The response to Criterion H is sufficient.**

V. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	NA
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes See Attachment E
<i>Posted Sign</i>	Yes	Yes Posted 06-03-2026
<i>Published Legal Ad</i>	Yes	Yes Published 06/03/2026
<i>Web Posting</i>	Yes	Yes Posted 06/11/2026

Neighborhood/Public

Notification requirements are found in IDO § 14-16-6, in the Procedures [Table 6-1-1](#) and are further explained in IDO § 14-16-[6-4\(J\)](#), Public Notice. Property owners within 100 feet of the subject site were notified as required.

According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Sawmill Area Neighborhood Association, which was notified as required.

Staff is unaware of any public comment at the time of the writing of this staff report; there is no known support or opposition to this request.

Commenting Agencies

City departments and other interested agencies reviewed this application. Comments from 13 different agencies were received. Long Range Planning and Metropolitan Redevelopment Agency Comments support the request. Although no response requires further action at this time, many give direction for future development. Full responses are found at the end of this report under Agency Comments in Attachment F.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-[6-4\(B\)](#) and [Table 6-1-1](#)].

VI. Conclusion

The request is for a Zoning Map Amendment (i.e., zone change) from an NR-BP (Non-residential – Business Park) zone district to MX-H (Mixed-use – High Intensity Zone District) for an approximate 4.1-acre site, comprising all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L located at 1050 18th St NW (the “subject site”). The subject site is located at the intersection of Bellamah Ave. NW and 18th St. NW. The intention of the zoning map amendment is to facilitate the redevelopment of a warehouse site into multi-family housing.

The subject site is located within an Area of Change, as designated by the Comprehensive Plan. The subject site is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor, within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12), and within the boundaries of the Sawmill/ Wells Park Community Metropolitan Development Area Plan. Overlay Zone regulations prevail over other IDO regulations to ensure protection for designated areas.

The Sawmill Area Neighborhood Association located within 660-feet of the subject site and property owners within 100 ft were notified as required [IDO §14-16-6-4(J)]. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos. No Facilitated Meeting was requested and no public comment was submitted by the time of this writing.

City departments and other interested agencies reviewed this application. Long Range Planning and Metropolitan Redevelopment Agency Comments support the request. The sign posting was verified with photos submitted by the applicant and in the field by the staff planner.

The applicant has adequately justified the request by demonstrating that the proposed zoning furthers applicable Comprehensive Plan goals and policies, could reinforce the established character of the surrounding area, and could be more advantageous to the community than the current zoning.

Recommendation

APPROVAL of Case # ZMA-2026-00008, a request for Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, based on Findings 1-16.

Findings, Zoning Map Amendment (i.e., Zone Change)

Case #: ZMA-2026-00008

1. This is a request for a Zoning Map Amendment (zone change) for all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, located at 1050 18th St. NW, at the intersection of Bellamah Avenue NW and 18th Street NW (the “subject site”), containing approximately 4.1-acres.
2. The applicant is requesting a zone change from NR-BP (Non-residential – Business Park to MX-H (Mixed Use-High Intensity Zone District) to facilitate the redevelopment of a storage and distribution center (warehouse and office land use) into multi-family dwellings.
3. History/Background:
 - A. In 1996, the City adopted the Sawmill/Wells Park Sector Development Plan (amended in 2000 and 2002), which replaced an earlier 1978 Sawmill Sector Development Plan.
 - B. The City adopted Tax Increment Financing (TIF) for the district in 2006 with an update to the Sawmill/Wells Park Community MRA Plan.
 - C. More recent investments have attracted tourists and new residents to the Sawmill area, which is now a mix of hotels, galleries, historic and multi-family dwellings, artist studios, breweries, small businesses, and a repurposed 1930s lumber warehouse that has become the Sawmill Market.
 - D. The subject site currently serves a wholesale distributor of specialty building products. The existing warehouse structure was originally built around 1987 with M-1, Light Manufacturing Zoning. The Sawmill-Wells Park SDP rezoned the property as S-I (Sawmill Industrial) zoning, which included light industrial, retail commercial, and limited live/work uses. This zone district was meant to encourage manufacturing that could provide well-paid jobs in an area generally separated from housing. Site upgrades for offices and site drainage were made in 2003.
 - E. The Sawmill-Wells Park SDP was repealed in 2018 when the IDO went into effect. The S-I zoning was converted to NR-BP because S-I allowed live-work permissively, and NR-BP allowed live-work as a conditional accessory use, while NR-LM did not allow live-work at all.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Plan, the Central Albuquerque Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Change, and is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor Area, as designated by the Comp Plan.

6. The subject site is within the Sawmill/ Wells Park Community Metropolitan Redevelopment Area and Central ABQ Community Planning Area.

7. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 4 - Community Identity:

A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request to change the zone from NR-BP to MX-H is intended to facilitate the development of high density, multi-family dwellings on the nearly 4.1-acre subject site. Otherwise, the zone change would maintain or enable less intense, mixed uses than those currently allowed permissively (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) but would enhance and preserve the emerging higher density, mix-use of the community to the north, west, and south. The zone change would not introduce new harmful uses to the area.

B. POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The requested zone change could facilitate the development of land uses similar or less in intensity to the existing mixed-use development comprised of residential, commercial, community, and light manufacturing uses in the adjacent Sawmill Market area. The request would protect the identity and cohesiveness of the neighborhood by contributing to the Sawmill District's identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses.

C. POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Approval of the requested zone change would allow the continued revitalization of the Sawmill neighborhood, a designated MRA within the City. Added uses as the result of an MX-H designation could enhance the existing mixed-use district of residential, commercial, manufacturing, and lodging uses. Existing neighborhoods should be protected and preserved through IDO Use and Developmental Standards (IDO § 14-16-4 and § 14-16-5) as well as DPM and other City regulation, that ensure any future development would conform to the proposed zone district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped meet and can further advance MRA and Central ABQ CPA goals.

8. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 5 - Land Use:

A. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The zone change would facilitate the development of residential in addition to community uses, which are not permissible in the existing NR-BP zone district. The request could foster additional flexibility in permissive mixed use where residents could live, work, learn, shop, and play together.

- B. **POLICY 5.2.1 LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would facilitate the future development of the subject site under the MX-H zone, which could help foster a community where people could not only work but live in an area offering a mix of uses that are conveniently accessible from surrounding neighborhoods. The subject site is located within ¼ mile of a Major Transit Corridor, with a bus route along Rio Grande Blvd. to allow for convenient access into and out of the area. Future redevelopment of the subject site could expand either residential or commercial opportunities. Added possibilities could contribute a wider range of options for a distinct, complete community within a designated MRA that has been developing with a mix of uses over the past few decades.

- C. **GOAL 5.6: City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change where development is anticipated and encouraged. The request reinforces the existing mix of uses (NR-LM, PD, MX-M, R-1, R-ML, MX-H, MX-T, NR-BP) and general development intensity that characterizes the area especially to the north, south, and west. IDO Use and Development Standards, as well as any other City regulations, would also help ensure that the use, character, and intensity of any future growth and redevelopment would conform to the proposed zone district and protect adjacent properties.

- D. **POLICY 5.6.2 AREAS OF CHANGE:** Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request could facilitate growth and more intense development expected in an Area of Change and within the Sawmill/ Wells Park Community MRA where change is encouraged. Also, this location is within a ¼ mile of the Rio Grande Blvd Major Transit Corridor serviced by ABQRide. The request to MX-H would allow higher intensity uses, but overall, included uses are less intense than the current NR-BP zoning. More specifically, MX-H differs from NR-BP in that MX-H allows residential uses and some of the most intense uses (e.g., adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility) would be removed should the request be approved.

9. The request furthers the Policy 9.2.1 Compatibility—Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land

uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street—from the Comprehensive Plan Chapter 9 - Housing:

The request encourages the subject site to be redeveloped into a multi-family use as the MX-H zone district allows a variety of residential uses. Although multifamily dwelling units, townhomes, live-work, multi-family, and group living could enhance the neighborhood character, maintain compatibility with surrounding land uses, and respond to its development context with appropriate densities, site design, and relationship to the street, a site plan is not a part of this request, and cannot be analyzed nor guaranteed.

10. The request partially furthers the Policy 5.3.1 Infill Development—Support additional growth in areas with existing infrastructure and public facilities—from the Comprehensive Plan Chapter 5 - Land Use:

The request could support additional growth in the Sawmill neighborhood where there is existing infrastructure and public facilities. However, the subject site is currently occupied by an active, architectural building products warehouse facility, and future growth could be negligible. The request would allow the current use on the subject site to continue as nonconforming, but would have expansion restrictions if that use continues.

11. The request partially furthers the goal and policies from the Comprehensive Plan Chapter 8 - Economic Development:

- A. GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

Approval of the requested zone change would allow for an existing building to be adaptively repurposed or new local businesses and/ or residences to be built at the subject site. However, since this request does not consider design of development, analysis as to what type of place would be created cannot be analyzed.

- B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request could facilitate different development intensities, densities, uses, and building scale that could encourage economic development. Namely, MX-H would allow small- to large-scale destination retail as well as low- to high-intensity commercial, residential, light industrial, and institutional uses. However, since this request does not review a specific project, it is not possible to determine whether a future development would be interesting, although it is supported.

- C. Policy 8.2.1 LOCAL BUSINESS: Emphasize local business development.

Although the request could foster a range of development intensities, densities, uses, and building scale at the subject site, it does not specifically guarantee or foster relationships and partnerships that emphasize local business development.

12. The request partially furthers the goal and policy from the Comprehensive Plan Chapter 9 - Housing:

- A. GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The MX-H zone district allows a variety of high-intensity residential uses including multifamily dwelling units, townhomes, live-work, and group living. Therefore, the request would allow the subject site to be redeveloped into residential use. However, a site plan review for the subject site is not a part of this request, and although the applicant is proposing future multi-family residences, such development is not guaranteed, although it is supported.

- B. GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The MX-H zone district allows a variety of high-intensity residential uses that supports increase housing density. Permissive uses include high density options including live-work, multi-family, dormitory, and group living. The subject site is located in a neighborhood with adequate services and amenities to a mixed-use community. However, although the applicant is proposing a future multi-family development, such a project is not guaranteed with a zone change, although it is supported.

13. Pursuant to § 14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

- A. 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The applicant's policy-based response justifies how the proposed zone district could improve the area by 1) expanding permissive uses to allow a variety of high-density Household and Group Living, and 2) increase the mix of uses adjacent to a more walkable downtown and the Old Town and Indian School Activity Centers. The request could contribute to making the area a more desirable place to live. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any significant conflicts with the Comprehensive Plan, as amended. In fact, the request could also facilitate the realization of MRA Plan goals.

Applicable citations: Goal 4.1-Character, Policy 4.1.3-Placemaking, Policy 4.1.4-Neighborhoods; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Policy 9.2.1 Compatibility.

Partially-Applicable citations: Policy 5.3.1-Infill Development; Goal 8.1-Placemaking, Policy 8.1.1 Diverse Places, Policy 8.2.1 Local Business; Goal 9.1 Supply, Goal 9.3 Density.

Inapplicable citations: Goal 7.3-Sense of Place.

- B. 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is completely located in an Area of Change, as designated by the Comp Plan.

- C. 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

There have been significant changes in neighborhood and community conditions that affect the site that can justify this request, and the request could be more advantageous with thoughtful, context-driven development.

The existing NR-BP zoning evolved from early industrial activities in the area, including the lumber mill in the early 1900s. These uses were later represented as S-I Industrial/ Wholesale/ Manufacturing zoning applied with the adoption of the original 1996 Sector Development Plan. Since the 2000s, new investment and redevelopment have repurposed the area dominated by undeveloped properties, large warehouses and industrial uses, to the current moderate density, mixed-use area with a goal of walkability per the Comp Plan and Sawmill/ Wells Park Community Metropolitan Redevelopment Area Plan.

The 2024 Central ABQ Community Planning Area (CPA) Assessment also advocated for permanently affordable housing, transitional housing options, greater housing density, and more mixed uses that could spur further investment—each of which could be achieved through this request.

- D. 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The subject site is surrounded by PD, NR-LM, R-1, and MX-M lots. Regarding harmful uses, this request is for uses that are generally considered less intense, and actually eliminates a variety of uses that could be considered harmful. Examples of Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility. Otherwise, there are no added permissible uses that are typically considered harmful.

Future development would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)] as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)), DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (see IDO Table 4-2-1: Allowable Uses).

- E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

-
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

This request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, street lighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone.

- F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The subject site is not located on a major street and is not the applicant's justification for the zone change. The subject site is a fully developed parcel comprised of a warehouse facility operating an architectural product storage and distribution center in an Area of Change, Sawmill/Wells Park MRA, and Central ABQ CPA which forward a vision with goals for a walkable, mixed-use area. Therefore, the requested zone change is not based completely on the property's location, but rather, on the appropriate size and location within the neighborhood to support a future development of multi-family housing.

- G. 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The applicant's justification is not based completely or predominantly upon the cost of land. However, economic considerations do play a role in the request for the higher intensity MX-H zone district vs MX-M since it is more cost effective to build denser housing. Nevertheless, the applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates this request is based on the intent to develop the property for multi-family housing within a walkable district within the City.

- H. 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.

-
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

The Zoning Map Amendment does not apply a zone district different from surrounding zone districts. Namely, the subject site is in an area with a notable diversity of zone districts; within 1,320-foot radius (¼ mile) of the subject site, there properties are zoned PD, NR-LM, MX-H, MX-M, MX-L, MX-T, R-ML, R-T, R-1, and NR-PO-C. Furthermore, the existing MX-H zoning consists of four lots covering more than 7.3 acres. Therefore, MX-H and the permissive land uses are already established in the nearby surroundings.

Although not a transition between R-1 and the more intense uses of MX-H, the request would not add any uses that could be considered harmful, and in fact, the request would reduce the number and intensity of permissible uses already allowed at the subject site. Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility.

The current allowable maximum height for NR-BP (the subject site) and adjacent NR-LM property to the south is 65 ft, which is nearly equivalent to the 68 feet maximum height allowable within 100 feet of the lot line, although further than 100 feet from the lot line, there is no height maximum for the approximate 300 x 600 ft subject site. Maximum heights for the PD development to the north is 48 feet and 48 feet for the property zoned MX-M to the west. However, there are IDO Use and Development Standards like Landscaping, Buffering and Screening; Walls and Fences; Neighborhood Edges; and Building Design that mitigate site use and design (see IDO § 14-16-4, § 14-16-5).

The applicant has demonstrated that the request would further the implementation of applicable Comp Plan goals and policies.

14. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Sawmill Area Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.
15. Comments from 13 different agencies were received. Long Range Planning and Metropolitan Redevelopment Agency comments support the request. Although no response requires further action at this time, many give direction for future development.
16. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives, and no comment as an Agency was received.

Notice of Decision Distribution

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Legal, dking@cabq.gov

Legal, aconon@cabq.gov

EPC file

A) PHOTOGRAPHS

Subject Site Photos

Figure 1: Birdseye of the Sawmill Market area – looking WNW (Google Earth, 08/25/2023).



Figure 2: Overview of subject site - looking NE.



Figure 3: Overview of 18th St NW and the subject site (right of photo) - looking N.



Figure 4: Overview of 18th St NW and the subject site (left of photo) - looking S.



Figure 5: Subject site (left) and Sawmill Community Land Trust development (48 ft height) - looking W.



Figure 6: Overview of R-1, Single-family dwellings, east of subject site – view to SE.



B) APPLICATION INFORMATION

April 21, 2026

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Property Owner Letter of Authorization – 1050 18th Street NW

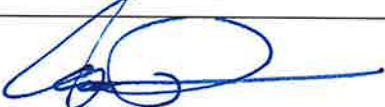
To whom it may concern:

Chamisal Sawmill LLC & Hakeem Sawmill LLC & Titan Sawmill LLC authorize Consensus Planning, Inc. to act as agents for all meetings, applications, public hearings, and other formal representation related to the request for a Zone Map Amendment for a 4.06-acre property located at 1050 18th Street NW. The property is legally described as follows:

Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L

Sincerely,

Name Chris Pacheco

Signature 

Position Manager

Date 4/21/2026

Mailing Address 6300 Riverside Plaza Lane
NW, Ste. 200,
Albuquerque, NM 87120



June 2, 2026

Mr. Renn Halstead, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Halstead,

The purpose of this letter is to request a Zone Map Amendment on behalf of Titan Development. The subject site is located at 1050 18th Street NW and is legally described as *Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L*. The property is approximately 4 acres in size and is developed and currently operating as a warehouse. The request seeks a Zone Map Amendment from Non-Residential Business Park (NR-BP) to Mixed-Use High Intensity (MX-H) with the intent of developing multi-family housing on the site.

This request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.



Site Context (subject site outlined in yellow)

EXISTING CONDITIONS

The subject site is approximately 4 acres in size, zoned NR-BP, and currently developed with a warehouse facility that operates as a storage and distribution center for Rugby Architectural Building Products. The site has been developed as a warehouse since the early 1990s. The subject site is located at the intersection of Bellamah Avenue NW and 18th Street NW, directly south of The Artisan at Sawmill Village Apartments. The existing warehouse is a permissive use within the current NR-BP zoning. Through the requested zone map amendment from NR-BP to MX-H, the warehouse becomes a nonconforming use that is still operable per section 14-

PRINCIPALS

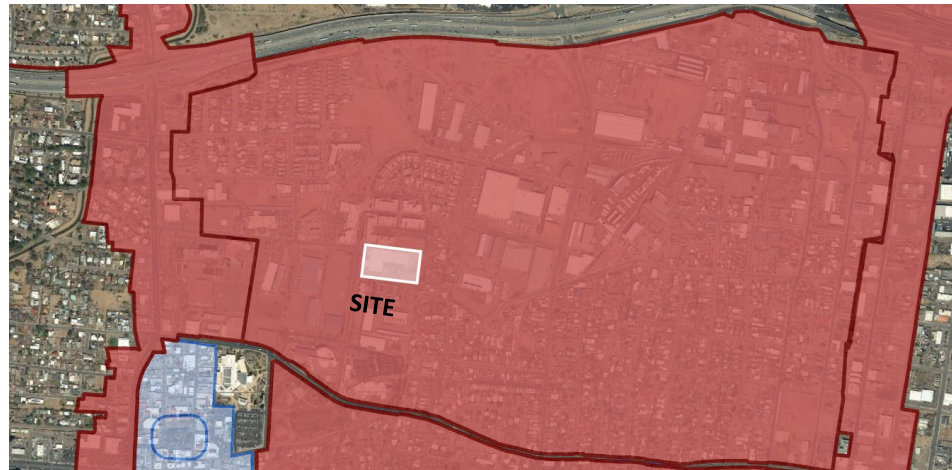
James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

16-6-8(C)(1) of the IDO and does not require a Conditional Use Permit if this request is granted.

This site is within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12) and Central ABQ Community Planning Area (CPA). The Central ABQ CPA identifies the community identity of the Sawmill/Wells Park Neighborhood to be a mix of historic homes, hotels, a food hall, artist studios, breweries, and small businesses. More recent investments in both the Sawmill and Wells Park neighborhoods are attracting a significant number of tourists and new residents to the area.



Subject Site within the Sawmill/Wells Park CPO-12

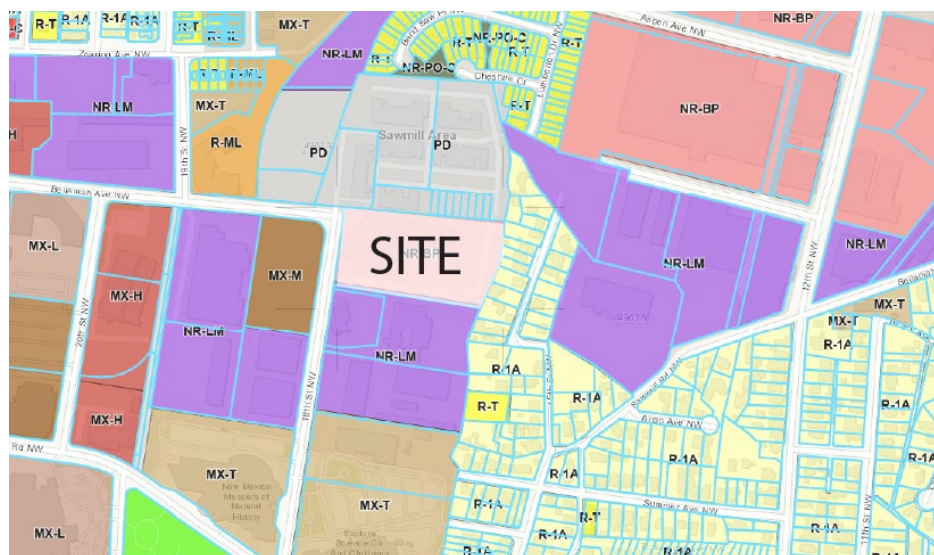
The Sawmill/Wells Park Character Protection Overlay (CPO-12) advocates for mixed-use development as a way to revive former industrial zones, expand housing options, and foster a walkable, transit-focused neighborhood. It highlights key corridors, aiming to transform vacant and industrial areas into lively districts combining residential, commercial, office, and retail spaces within a pedestrian-friendly setting. The plan emphasizes opportunities for vertically mixed-use buildings, with residences above ground-floor commercial spaces, and supports higher-density housing near transit to reduce car reliance and boost local businesses. It also notes that older industrial zones, should gradually shift toward a mix of residential, office, and retail uses, reflecting the neighborhood's changing character. Projects like Sawmill Village and other redevelopment sites are championed as examples of mixed-use developments with live-work units, commercial spaces, restaurants, and housing. Overall, CPO-12 encourages a land use pattern that integrates housing, jobs, services, and cultural amenities, fostering a more connected, economically vital, and sustainable community.

SURROUNDING ZONING AND LAND USE

The properties around the subject site are zoned Planned Development (PD), Non-Residential Light Manufacturing (NR-LM), Mixed-Use Medium Intensity (MX-M), and Single-Family Residential (Small Lot) (R-1A). These zones consist of established

residential neighborhoods, a mixed-use apartment complex, corporate offices, and a vacant lot.

TABLE 1: ADJACENT ZONING AND LAND USE		
DIRECTION	ZONING	LAND USE
North	PD	Multi-family Residential
South	NR-LM	Commercial Services
East	R-1A	Low-density Residential
West	MX-M	Vacant, Manufacturing



Subject Site and Adjacent Zoning

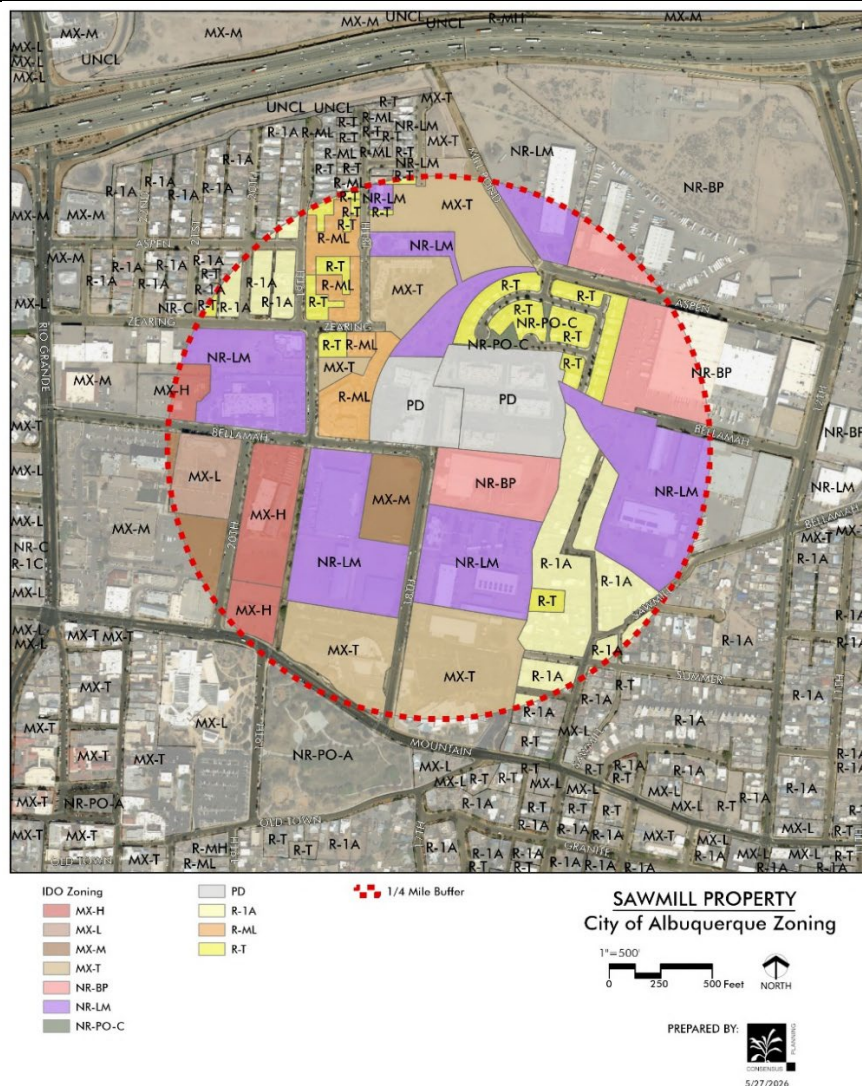
Table 2 and the accompanying ¼ mile radius zoning map show the variety of zoning districts, highlighting how the Sawmill/Wells Park neighborhood has developed into a highly integrated mixed-use area. Out of roughly 109.8 acres analyzed, no single zoning district dominates. Instead, the neighborhood features a balanced mix of residential, mixed-use, commercial, employment, and industrial zones. Mixed-use zones make up about 29% of the area, while residential zones account for around 20%. Industrial and employment zones, including NR-LM and NR-BP, comprise about 39%, reflecting the neighborhood's industrial history. Planned Development (PD) and other specialized districts add to the zoning diversity.

This zoning pattern shows that the Sawmill/Wells Park neighborhood is no longer defined by industrial development. Instead, it now functions as a mixed-use district where residences, employment centers, businesses, hospitality, cultural sites, and institutions coexist. The proposed MX-H zoning aligns with this pattern and supports the area's transition by allowing more residential, commercial, and community-focused uses. MX-H is suitable because it promotes higher-density housing and urban residential development while enabling employment, retail, and service uses that foster a complete community. As redevelopment continues throughout the Sawmill area, MX-H provides a zoning framework that enhances the neighborhood's evolving character, promotes development, and advances the MRA

and Comprehensive Plan's goals for mixed-use growth, housing options, and investment in Areas of Change.

TABLE 2: Zoning within ¼ Mile Radius of Subject Site

ZONING	PERCENTAGE OF TOTAL ACRAGE	TOTAL ACRAGE PER ZONE
MX-H	6%	6.3
MX-L	2%	2.7
MX-M	4%	4.0
MX-T	17%	19.2
NR-BP	9%	10.4
NR-LM	30%	33.3
NR-PO-C	<1%	0.5
PD (Mixed-Use)	9%	10.1
R1-A	10%	11.4
R-ML	4%	4.8
R-T	6%	7.1
TOTAL		109.8 acres



Zoning within a ¼ Mile Radius of Subject Site

MX-H ZONE DISTRICT APPROPRIATENESS

The Mixed-Use Zone Permissive Use Comparison Table highlights the strong similarities among the MX-L, MX-M, and MX-H districts, showing that each is designed to support a mix of residential, commercial, civic, and institutional land uses. The table indicates that all mixed-use zones permit essential uses such as multi-family housing, townhouses, live-work units, offices, restaurants, retail stores, community facilities, and parks, aligning with the City's goal of fostering complete communities. Although the MX-H zone allows a wider variety and higher intensity of uses than the lower-intensity districts, its overall land use pattern remains consistent with the mixed-use concept envisioned for the Sawmill/Wells Park area. The comparison emphasizes that the MX-H zone promotes higher-density residential and urban housing options while still preserving compatibility with commercial and community-oriented uses that shape the neighborhood's emerging mixed-use character.

TABLE 3: MIXED-USE ZONES PERMISSIVE USE COMPARISON			
USE	MX-L	MX-M	MX-H
RESIDENTIAL USES			
Household Living			
Dwelling, townhouse	P	P	P
Dwelling, live-work	P	P	P
Dwelling, multi-family	P	P	P
Group Living			
Assisted living facility or nursing home	P	P	P
Community residential facility, small	P	P	P
Community residential facility, large	P	P	P
Dormitory	P	P	P
Group home, small	P	P	
Group home, medium	P	P	P
CIVIC AND INSTITUTIONAL USES			
Adult or child day care facility	P	P	P
Community center or library	P	P	P
Elementary or middle school	P	P	P
Fire station or police station	-	P	P
High school	P	P	P
Hospital	-	P	P
Museum	P	P	P
Parks and open space	P	P	P
Religious institution	P	P	P
Sports field	C	P	P
University or college	C	P	P
Vocational school	P	P	P

COMMERCIAL USES			
Agriculture and Animal-related			
Community garden	P	P	P
Compost facility, small	A	P	A
Compost facility, medium	A	P	-
Veterinary hospital	P	P	P
Other pet services	P	P	P
Food, Beverage, and Indoor Entertainment			
Auditorium or theater	A	P	P
Bar	C	P	P
Catering service	-	P	P
Health club or gym	P	P	P
Mobile food truck court	P	P	P
Nightclub	-	P	P
Residential community amenity, indoor	P	P	P
Restaurant	P	P	P
Tap room or tasting room	C	P	P
Other indoor entertainment	P	P	P
Lodging			
Hotel or motel	P	P	P
Motor Vehicle-related			
Car wash	C	P	C
Light vehicle fueling station	C	P	P
Light vehicle repair	C	P	P
Light vehicle sales and rental	C	P	P
Paid parking lot	P	P	A
Parking structure	P	P	P
Offices and Services			
Bank	P	P	P
Club or event facility	P	P	P
Commercial services	P	P	P
Medical or dental clinic	P	P	P
Mortuary	C	P	P
Office	P	P	P
Personal and business services, small	P	P	P
Personal and business services, large	-	P	P
Research or testing facility	P	P	P
Outdoor Recreation and Entertainment			
Residential community amenity, outdoor	P	P	P
Retail Sales			
Adult retail	-	-	P

Art gallery	P	P	P
Bakery goods or confectionery shop	P	P	P
Cannabis retail	P	P	P
Farmers' market	P	P	P
General retail, small	P	P	P
General retail, medium	-	P	P
Grocery store	P	P	P
Pawn shop	C	P	P
Transportation			
Park-and-ride lot	C	P	C
Transit facility	C	P	P
INDUSTRIAL USES			
Manufacturing, Fabrication, and Assembly			
Artisan manufacturing	P	P	P
Cannabis cultivation	P	P	P
Cannabis-derived products manufacturing	P	P	P
Telecommunications, Towers, and Utilities			
Drainage facility	P	P	P
Electric utility	P	P	P
Energy Storage System (ESS)	P	P	P
Major utility, other	P	P	P
Solar energy generation	P	P	P
Freestanding	P	P	P

The MX-H zone district suits the Sawmill/Wells Park area because it reflects the neighborhood's shift from a primarily industrial zone to a lively mixed-use community with residential, commercial, employment, cultural, and entertainment functions. The comparison of permissible uses shows that all mixed-use districts (MX-L, MX-M, and MX-H) share a core framework including multi-family housing, townhouses, live-work units, restaurants, retail, offices, community facilities, parks, and schools. These similarities support that the MX-H zone aligns with the area's existing development pattern and is supported by the Sawmill/Wells Park CPO-12. MX-H offers more flexibility and intensity, better supporting the urban character emerging in the Sawmill District by allowing a wider variety of housing types and higher-density residences. Unlike the traditional industrial zoning previously in parts of the area, MX-H promotes urban housing options such as multi-family units, live-work spaces, townhouses, assisted living facilities, and group living arrangements, creating a complete community where residents can live, work, shop, and enjoy recreation close by. The State of New Mexico and the City of Albuquerque recently adopted a change in the New Mexico Commercial Building Code to allow for Type V construction of 5-story buildings. This change was driven by the desire to increase density of multi-family and mixed-use buildings in the most economical construction typology. When the MX-M zone was created, the maximum height for wood-frame buildings was four stories. The goal of the proposed MX-H zone is to



facilitate a multi-family residential development up to five stories tall. The MX-H zone allows buildings up to 68 feet tall, accommodating five-story structures, whereas the MX-M zone limits building height to 48 feet. As redevelopment progresses within the Sawmill neighborhood, the MX-H designation provides suitable development standards that match the area's transformation into a mixed-use district, supporting infill development, increasing housing options, and strengthening the neighborhood's identity. This approach aligns with the objectives of the Sawmill/Wells Park CPO-12 and the Comprehensive Plan policies that promote higher-density housing, mixed-use growth, and reinvestment in Areas of Change.

THE REQUEST

The Applicant is requesting a zone change from NR-BP to MX-H to allow new multi-family residential housing in an area of the city that is rapidly growing economically and as a tourist destination. Primary land uses include multi-family housing, commercial services, and low-density residential housing, all of which are identified as key uses that define the Sawmill/Wells Park community identity. Per the IDO, "The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers." The MX-H zone will allow for the development of multi-family housing that will support economic growth and add vitality within the Sawmill/Wells Park community and complement existing multi-family development adjacent to the site.

ZONE MAP AMENDMENT – JUSTIFICATION AND POLICY ANALYSIS

6-7(G)(3) An application for a Zone Map Amendment shall be approved if it meets all of the following criteria:

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by clearly facilitating the City's Goals and Policies listed below:*

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Applicant Response: *The change to MX-H zone facilitates Goal 4.1 by promoting community enhancement, protection, and preservation. The MX-H zone facilitates the development of new multi-family housing that complements ongoing projects in the Sawmill District and helps maintain the area's community identity. The Central ABQ CPA Assessment Report identified that there is an "overall lack of housing, indicating a need for a*

variety of housing opportunities.” The proposed zone change to MX-H will support the emerging mixed-use character of the area and provide the opportunity for a variety of permissive housing to fulfill the opportunities of the area. The area features a mix of commercial, industrial, institutional, and residential uses that have historically defined the Sawmill neighborhood. To ensure the protection of the community character, development in this area will follow standards set by the IDO and the Sawmill/Wells Park CPO-12, including setbacks, building height and massing, landscaping, outdoor lighting, signage, Neighborhood Edges (14-16-5-9), Landscape Buffering and Screening (14-16-5-9), and Mixed-Use High intensity dimensional standards (14-16-5-1). These measures will ensure that this unique community within the Central ABQ CPA is transformed in a way that enhances, protects, and preserves the surrounding character.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response: The change to the MX-H zone facilitates Policy 4.1.4 by maintaining the community identity of Sawmill/Wells Park as a mixed-use area that allows residents to live close to job opportunities, while also protecting existing neighborhoods. This zone change would enable multi-family housing within the Sawmill district's redevelopment area and ensure the preservation of the established single-family homes to the east. Future development on the site will comply with the Neighborhood Edge Buffer per section 14-16-5-9 of the IDO, which separates high-intensity uses from low-density residential areas that are protected lots.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contributes to distinct identity and sense of place.

Applicant Response: The zone change facilitates Policy 4.1.3 by reinforcing the Sawmill/Wells Park community's identity as outlined in the Central ABQ CPA report. This community is characterized as a mixed-use area with both residential and commercial developments, continuously evolving within one of the city's major tourist zones. It enables the development of multi-family housing that complements local industries in the Sawmill District, facilitating residents to live near their workplaces. Additionally, the mixed-use designation opens opportunities for local businesses to contribute to the district's expanding economy.

Goal 5.2: Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: The zone change facilitates Goal 5.2 by establishing a mixed-use zone that would support the development of multi-family housing, allowing residents to live in a community with job opportunities, restaurants,



hotels, food hall, museums, recreational trails, and parks. The Sawmill/Wells Park neighborhood is developed as a mix of residential, commercial, and institutional uses where people can live, work, learn, shop, and play. The proposed multi-family development supports this existing community identity by providing residents with a place to live that offers access to these local amenities.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Applicant Response: *The zone change facilitates Policy 5.2.1 by establishing a mixed-use zone for multi-family housing, bringing residential options to the Sawmill District, which currently has a mix of restaurants, hotels, commercial and retail spaces, and museums. The Sawmill/Wells Park neighborhood has historically featured a mix of residential, commercial, restaurant, and industrial areas, enabling residents to live near their workplaces. This diverse land use pattern has persisted as Sawmill has undergone redevelopment in the last decade. The proposed zone change will allow for this mixed-use land use to continue and expand the vitality of a healthy, sustainable, and distinct community.*

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: *The zone change to MX-H clearly facilitates Policy 5.3.1 by supporting additional growth and infill development on the subject site, with access to existing infrastructure and public facilities. The subject property has access to existing infrastructure, including street access, storm drainage, water and sewer, and other systems. The zone change will support development of the subject site and maximize the use of existing infrastructure and public facilities adjacent to the generally developed residential neighborhood to the north and east of the subject site.*

Policy 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: *The zone change to MX-H clearly facilitates Policy 5.6 by promoting growth in an Area of Change, where such development is anticipated and encouraged. The MX-H zone enables the construction of multi-family housing to meet housing needs across the city and is situated within a mixed-use community featuring access to restaurants, recreational trails, parks, hotels, and institutions. Creating an additional mixed-use zone within this area strengthens the character and adds appropriate density consistent with the surrounding environment.*

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: *This zone change clearly facilitates this policy, which will help direct growth and more intense development to an area where it is encouraged, the Area of Change, and to an area within the Sawmill/Wells Park Metropolitan Redevelopment Area (MRA). The subject site is within the “Cultural/Commercial Corridor” identified in the Sawmill/Wells Park MRA, which is intended to be a mixed-use zone that allows a variety of residential live/work uses and serves as an employment incubator that protects the existing neighborhood. The proposed MX-H zone supports the purpose of the identified Cultural/Commercial Corridor by allowing a variety of permissive uses to be developed on the site. The MX-H zone designation allows for high-density, multi-family housing, which is consistent with the goals of the Areas of Change and the Sawmill/Wells Park MRA, helping to bring the site into alignment with these designations while respecting the overall historic character and integrity of the surrounding neighborhood.*

Policy 5.6.2 sub-policies:

- (d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- (h) Encourage development in areas with a highly connected street grid and frequent transit services.

Applicant’s Response: *The zone change clearly facilitates sub-policies (d) and (h), and the subject site is in an Area of Change, which clearly facilitates the MX-H zone designation, allowing for multi-family housing development, which helps support employment opportunities and encourages higher-density housing. The request encourages development that promotes the use of local transportation methods that are connected to the street grid.*

Goal 7.3 Sense of Place: Reinforce sense of place through context sensitive design of development and streetscape.

Applicant Response: *The zone change to MX-H will clearly facilitate Goal 7.3 because the MX-H zone supports the shift in development away from being historically industrial to mixed-use that allows people to live, work, and play within the community, which reinforces the sense of place through sensitive design of development and streetscape. The subject site is located within the Sawmill/Wells Park CPO-12, which provides development standards to be applied to a future Site Plan that addresses setbacks, building height and bulk, landscaping, grading, lighting, architectural design and details, and signs, ensuring future development will reinforce its sense of place.*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: *The zone change to MX-H furthers this goal by aligning the existing and shifting use of the Sawmill area with the zoning and expanding the permissive land uses that could also allow new development in this area. The uses permitted in the MX-H zone district will complement the uses in the Sawmill/Wells Park area, thereby contributing to places where businesses and talent stay and thrive.*

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Applicant Response: *The zone change clearly facilitates this policy, as the proposed MX-H zone permits various uses that bridge the intensity and building scale between the NR-LM district to the south and the PD district to the north. It encourages mixed-use development, bringing economic opportunities to the area. The purpose of the MX-H district is to accommodate large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential development, aligning with the surrounding area's development. This is reflected in the diverse uses nearby, including Explora, The Natural History Museum, Sawmill Market, Hotel Chaco, Sawmill Artisan Lofts, the Flamenco Institute, and the Albuquerque Collegiate Charter School.*

Policy 8.2.1 Local Business: Emphasizes local business development.

Applicant Response: *The zone change furthers this policy by providing the opportunity for local employers to expand and diversify the employment base through retail, commercial, mixed-use, and other permissive uses in the MX-H zone. This pattern can be seen just north in the Sawmill area, where new local businesses have developed. The MX-H zone also allows for new high-density residential that will support the existing and new local businesses.*

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Applicant Response: *The zone change clearly facilitates this goal, and will contribute to a sufficient supply and range of high-quality housing types that meet the current and future needs of the population at a variety of price levels. The proposed MX-H zone designation encourages multi-family housing options, while not allowing single-family housing. Multi-family housing will create a more equitable stock of housing options for people of differing lifestyles and incomes. The MX-H district aligns with the Central*



ABQ Assessment Report Policy, “encourage housing options that support all family types, lifestyles, household sizes, and household incomes.”

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

Applicant Response: *The zone change to MX-H facilitates Policy 9.2.1 by encouraging housing development that complements the surrounding multi-family housing directly north of the subject site while also protecting the single-family housing to the east. The proposed development will be compatible with the surrounding land use because it would provide residents with the opportunity to live near areas of economic opportunity. New multifamily housing is consistent with the standards of the Sawmill/Wells Park CPO-12 to ensure appropriate densities, site design, and relationship to established streets.*

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Applicant Response: *The zone change to MX-H facilitates Goal 9.3 because it provides a mixed-use zone in an Area of Change and a Sawmill/Wells Park MRA where residential and commercial uses create the community identity. The proposed multi-family housing development is appropriately placed and is surrounded by amenities and services that are easily accessible by multiple modes of transportation.*

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone will clearly reinforce or strengthen the established character of the surrounding Area of Consistency and will not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate clearly facilitates it meets any of the following criteria:

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant's Response: *The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.*

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant's Response: *The zone change to MX-H satisfies Criteria 2 and 3, as it benefits the community, as outlined in the ABC Comp Plan. This proposed change aligns with the Area of Change and the Central ABQ CPA, both of which emphasize the need for increased multi-family housing options. Additionally, the Sawmill/Wells Park community has transitioned from its historically industrial uses to a mixed-use area. Surrounding the site, there has been a growth in mixed-use developments, such as the Sawmill Artisan Lofts directly to the north, featuring ground-floor commercial spaces and two floors of apartments above. The MX-H zone will support the goal of establishing a vibrant mixed-use community by enabling development that allows residents to live, work, and enjoy leisure activities. The New Mexico Building Code now permits five-story wood-frame constructions. The purpose of the MX-H zone is to facilitate multi-family residential development up to five stories tall. With a maximum building height of 68 feet, the MX-H zone supports higher-density development in line with its intent. The proposed zone change to MX-H will help align it with the evolving characteristics of the Sawmill/Wells Park CPO-12 and MRA.*

6-7(G)(3)(d) The requested zoning does not include permissive uses that will be harmful to adjacent property, the neighborhood, or the community unless the Use-specific Standards in Section 14-16-4-3 are associated with that use will adequately mitigate those harmful impacts.

Applicant Response: *Most uses permitted in the NR-BP zone, except for car washes, cannabis-related activities, light vehicle repair, and animal services like veterinary hospitals and pet care, are unlikely to harm the neighborhood or community.*

Table 2 below provides a comparison of the differences in permissive uses between NR-BP and MX-H. Cannabis, car wash, light vehicle repair, veterinary hospital uses are subject to Use-Specific standards (USS), which are designed to

mitigate any harmful impacts. For car wash, the USS includes separation from residential zones and lots containing residential use in any mixed-use zone. For cannabis retail, the USS contains a myriad of requirements that protect adjacent or nearby sensitive uses, such as schools, day care, and other cannabis retail within 660 feet. Cannabis cultivation and manufacturing are also subject to strict USSs, including being conducted within a fully enclosed building. Veterinary hospital is a permissive use but prohibits the treatment of large animals.

TABLE 4: PERMISSIVE USE COMPARISON - NR-BP VS. MX-H

USE	MX-H	NR-BP
RESIDENTIAL USES		
Household Living		
Dwelling, townhouse	P	-
Dwelling, live-work	P	CA
Dwelling, multi-family	P	CV
Group Living		
Assisted living facility or nursing home	P	-
Community residential facility, small	P	-
Community residential facility, large	P	-
Dormitory	P	-
Group home, small		-
Group home, medium	P	-
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	C
Elementary or middle school	P	P
Fire station or police station	P	P
High school	P	P
Hospital	P	P
Museum	P	P
Parks and open space	P	P
Religious institution	P	P
Sports field	P	P
University or college	P	P
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Compost facility, small	A	P
Kennel	-	P
Nursery	-	P
Veterinary hospital	P	P
Other pet services	P	P
Food, Beverage, and Indoor Entertainment		
Adult entertainment	-	P
Auditorium or theater	P	P
Bar	P	P
Catering service	P	P
Health club or gym	P	P
Mobile food truck court	P	P
Nightclub	P	P
Residential community amenity, indoor	P	-

Restaurant	P	P
Tap room or tasting room	P	P
Other indoor entertainment	P	P
Lodging		
Campground or recreational vehicle park	-	P
Hotel or motel	P	P
Motor Vehicle-related		
Car wash	C	P
Light vehicle fueling station	P	P
Light vehicle repair	P	P
Light vehicle sales and rental	P	P
Paid parking lot	A	P
Parking structure	P	P
Offices and Services		
Bank	P	P
Blood services facility	C	P
Club or event facility	P	P
Commercial services	P	P
Construction contractor facility and yard	C	P
Medical or dental clinic	P	P
Mortuary	P	P
Office	P	P
Personal and business services, small	P	P
Personal and business services, large	P	P
Research or testing facility	P	P
Self-storage	P	P
Outdoor Recreation and Entertainment		
Residential community amenity, outdoor	P	-
Other outdoor entertainment	A	P
Retail Sales		
Adult retail	P	P
Art gallery	P	
Bakery goods or confectionery shop	P	P
Building and home improvement materials store	C	P
Cannabis retail	P	P
Farmers' market	P	P
General retail, small	P	P
General retail, medium	P	C
General retail, large	C	P
Grocery store	P	-
Pawn shop	P	P
Transportation		
Helipad	CA	P
Park-and-ride lot	C	P
Transit facility	P	P
INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	P	P
Cannabis cultivation	P	P

Cannabis-derived products manufacturing	P	P
Light manufacturing	A	P
Telecommunications, Towers, and Utilities		
Drainage facility	P	P
Electric utility	P	P
Energy Storage System (ESS)	P	P
Geothermal energy generation	A	P
Major utility, other	P	P
Solar energy generation	P	P
Freestanding	P	P
Waste and Recycling		
Recycling drop-off bin facility	A	P
Wholesaling and Storage		
Warehousing	C	P
Wholesaling and distribution center	C	P

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant's Response: *Given that the subject property is currently developed and in operation on the parcel from which the subject property was created, the zone change request will meet Criteria 1 since there is existing capacity to extend infrastructure services to the new lot, and the surrounding area is fully developed. A Traffic Impact Study (TIS) is anticipated for the development of new multi-family housing on the property.*

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Applicant's Response: *The zoning map amendment is not based on the property's location on a major street. The subject property is located at the intersection of Bellamah Avenue and 18th Street, which are both classified as local urban streets. The zone change is requested to develop the property to its fullest potential by allowing a use similar to the surrounding uses to the north, which is a mixed-use development with retail and restaurant spaces on the*

ground level and two additional stories of apartments on top. The proposed zone change is appropriate for the location within the Sawmill area because it supports the area's mixed-use identity while ensuring that the character of the surrounding single-family neighborhoods is maintained.

6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant's Response: *The Applicant's justification is not based on the cost of the land or economic considerations. The MX-H zone is ideal for the Sawmill area because it supports the growing mixed-use development patterns as the area moves away from its historically industrial uses. The proposed zone change to MX-H would allow the development of complementary housing in a growing area of the city, where the community identity is known for a mix of land uses, specifically residential housing supporting economic development.*

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from the surrounding land clearly facilitates it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant's Response: *The subject property is not considered a spot zone due to the adjacency of the MX-M zoning to the west and the PD zoning to the north, which is currently developed as a mixed-use multi-family residential community. The PD zoning for the property to the north is similar in allowable uses to the MX-H zone, but it is developed under a Site Plan approved prior to the IDO, and the allowable uses in the MX-M zone are almost identical to the allowable uses in the MX-H zone. These two zones provide the zoning context that supports the MX-H zone as they are similar and provide a transition between adjacent industrial and single-family zoning and land uses. When reviewed in a broader context, the Sawmill Community contains a wide range of zoning, including MX-H to the west. In addition, the policy goals of the ABQ Comprehensive Plan are clearly facilitated by a zoning amendment that furthers the goals of the housing, transportation, and community identity policies.*

CONCLUSION



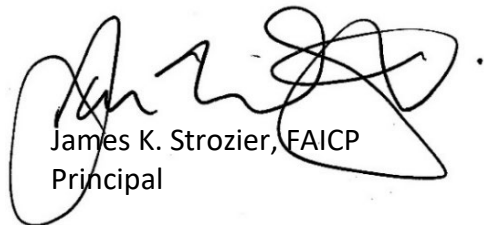
The Sawmill neighborhood has shifted from a historic-industrial area into one of Albuquerque's most dynamic and rapidly evolving districts. This project builds upon significant changes taking place in the Sawmill neighborhood that include:

- A strong mixed-use district (housing + hospitality + retail);
- A tourism and entertainment hub near Old Town and Downtown;
- A model for redevelopment using public-private partnerships; and
- A focal point for growth tied to new multi-modal infrastructure (Rail Trail).

The proposed Zone Map Amendment for NR-BP to MX-H on the property located at 1050 18th Street NW will further numerous Comprehensive Plan goals and policies regarding neighborhoods, complete communities, land uses, efficient development patterns, infill development, city development areas, and sense of place. The zone change will provide a more logical, consistent, and predictable zoning and land use pattern and intensity of uses along the Sawmill/Wells Park neighborhood. The subject property will be in alignment with the abutting zoned properties to the north and east in an area served by existing infrastructure, access to a multi-modal network, and provide an appropriate transition to the adjacent single-family neighborhood to the east.

Based on the information provided in this letter, the Applicant respectfully requests the EPC's approval of a zone change from NR-BP to MX-H.

Sincerely,



James K. Strozier, FAICP
Principal

To: Catherine Heyne and Megan Jones, City of Albuquerque Planning Department

From: Jim Strozier and Alyssa Ortiz, Consensus Planning, Inc

Date: June 4, 2026

Re: Response to Criteria 6-7(G)(3)(h) of the IDO

This memo responds to Criteria 6-7-(G)(3)(h) of the Integrated Development Ordinance (IDO) for a Zone Map Amendment (ZMA) that will be heard before the Environmental Planning Commission (EPC). The ZMA request is from Non-Residential Business Park (NR-BP) to Mixed-Use High Intensity (MX-H) for the property located at 1050 18th Street NW. This proposed zone change will bring the property into alignment with the mixed-use character of the Sawmill area as identified in the Sawmill/Wells Park Metropolitan Redevelopment Area Plan (MRA), Central ABQ Community Planning Assessment (CPA) Report, and Sawmill/Wells Park Character Protection Overlay (CPO-12).

Below is the response to Criteria 6-7-(G)(3)(h), which is one of the required criteria to justify the ZMA request according to section 6-7(G) of the IDO:

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from the surrounding land clearly facilitates it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

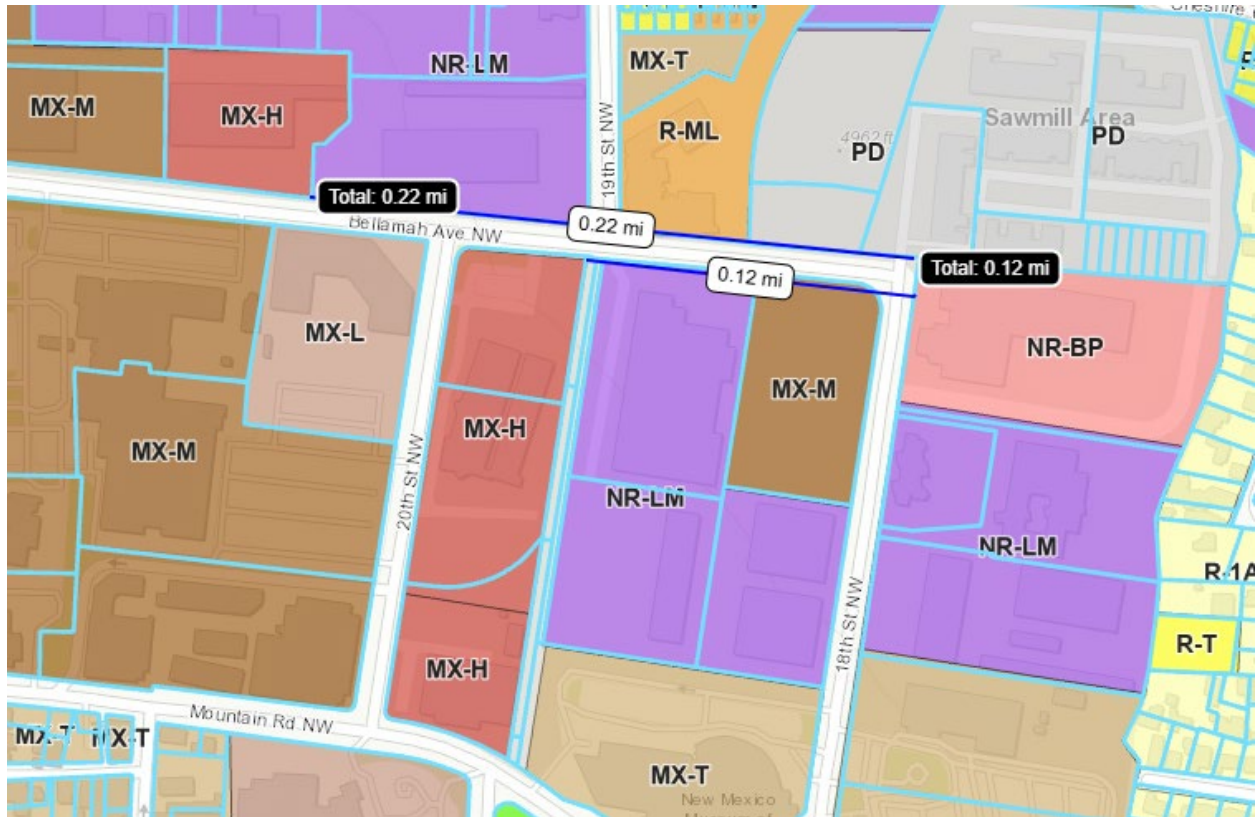
The zone change request to MX-H does not assign a different zone district from the surrounding areas to a small section or one premise to create a “spot zone”. Instead, it aligns the site with the existing and permitted uses in the neighboring zone. To the north, the Sawmill Artisan community is a mixed-use development zoned Planned Development (PD), approved by the EPC in 2007 through a Site Development Plan. This development features ground-floor retail and commercial spaces, including the Flamenco Institute, Ponderosa Brewery, Lost Cultures Tea Bar, a hair salon, a bakery, and more. Above the commercial units, there are two floors of apartments, and future townhouses are planned for the remaining vacant parcels within the approved Site Development Plan.

To the west of the subject site, a vacant site is zoned Mixed-Use Medium Intensity (MX-M). This proposed MX-H zone is almost identical in permissive uses (a mixed-use zone analysis has been provided in the updated justification letter accompanying the ZMA EPC application dated June 2, 2026) with the primary difference being the allowable building height within the zones. The MX-M zone allows a

building height of 48 feet, and the MX-H zone allows a building height of 68 feet. Although building heights vary, the permissive uses within the MX-M and MX-H zones are intended to accommodate both residential and commercial development appropriate for the communities they are zoned in.

The MX-M zone to the west and the PD zone to the north are similar to the MX-H zone in use and would not form a spot zone. The MX-H zone would enhance the mixed-use character of the Sawmill area where it is located. The proposed zone change to MX-H will also facilitate a transition from the existing mixed-use development in the PD zone to the Non-Residential Light-Manufacturing (NR-LM) zone to the south of the site. The uses permitted in the MX-H zone support the development of a mixed-use area at a slightly higher intensity than the current PD zone but lower than the NR-LM zone.

The subject property is 4.06 acres. In addition, there are existing MX-H zone districts in the surrounding area, located just 0.1 and 0.2 miles from the subject property. There are similar patterns below, in which the MX-H zone serves as the transition between MX-L, MX-M, and the NR-LM zones.



Distance Between Existing MX-H Zones and the Subject Site in the Sawmill Area

The proposed zone change to MX-H is consistent with the established development pattern and land use character of the surrounding area and does not constitute spot zoning. The request supports the continued evolution of the Sawmill neighborhood as a mixed-use district by allowing a compatible mix of residential and commercial uses that are already present in adjacent developments. The zone change request has been supported by the City of Albuquerque Metropolitan Redevelopment Agency (MRA) in its written agency comments on this ZMA EPC case (ZMA-2026-0008). The written statement is as follows:

“The proposed zone map amendment is located within the Sawmill/Wells Park Metropolitan Redevelopment (MR) Area. Rezoning the property from NR-BP to MX-H aligns with the goals of the MR Area plan. The Sawmill/Wells Park MR Plan calls for enhancing the area as a mixed-income and mixed-use community. The parcel in question is specifically located in the Cultural/Commercial Corridor Sub-area in the plan, which identifies the creation of a mixed-use zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities. Changing the zoning to MX-H would increase the possibility of future development that would enhance the mixed-use character identified as a priority in the area. Additionally, the MR Area Plan prioritizes pedestrian connections and pedestrian activities. Increasing the area’s residential and mixed-use development possibilities will add opportunities for more feet on the street, instead of cars, adding to the vibrant pedestrian environment identified as a goal in the plan. In conclusion, the MRA supports the proposed zone change for 1050 18th Street NW from NR-BP to MX-H.”

Overall, the MX-H zone provides an appropriate transition between the mixed-use development to the north and the more intensive NR-LM zoning to the south while maintaining compatibility with the MX-M zoning to the west. By aligning the subject property with neighboring mixed-use districts and supporting orderly growth, the proposed zone change advances the goals of the Comprehensive Plan, the Sawmill/Wells Park MRA, the ABQ Central CPA, and the Sawmill/Wells Park CPO-12.

C) STAFF INFORMATION

Project Memo 1

DATE: May 27, 2026
TO: Planners: Jim Strozier, Alyssa Ortiz, Consensus Planning
FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
cheyne@cabq.gov, (505) 924-3310
RE: Zoning Map Amendment for 1050 18th St NW (Case # ZMA-2026-00008)

I've completed an initial review of the proposed Zoning Map Amendment (ZMA), and would like to discuss the justification letter and general project. I will be available throughout this process to answer questions about procedures and requirements. After this review, I ask you to please provide the following:

⇒ A revised Justification letter as described in this memo posted to ABQ-Plan by:

Tuesday, June 2, 2026 at 9a

⇒ Photos of posted signs as described in this memo posted to ABQ-Plan by:

Wednesday, June 3, 2026 at 5p

Note: If you have difficulty with these deadlines, please let me know.

1) Introduction

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description for the subject property. This will be used in the Legal ad and should be reflected in all site descriptions:
 - All or a portion of Tract B-1, a Replat of Tract B Division of Lands of Freeway - Oldtown L; approximately 4.1 acres, located at 1050 18th St NW 87104.
- C. It's my understanding that the application is for a zone change from NR-BP to MX-H with the intent of developing multi-family housing on the site.
 - Since the subject site is less than 20 gross acres of land located entirely in an Area of Change, this is a quasi-judicial matter decided by the EPC.
- D. Is there anything else you'd like to tell us about the request?

2) Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **June 18, 2026**. Final staff reports will be available one week prior on **June 11, 2026** at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

- C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **June 3, 2026**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood

- Requirements for Public Meetings are found in IDO [Table 6-1-1](#): Summary of Development Review Procedures.
 - **NOTE:** An old public notification form was used for the email and/or first-class mailing to Neighborhood Association representatives and Property Owners. For all future projects, please use the new form found [here](https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice): <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- A. According to Planning's April 22, 2026 email, there is no Major Public Open Space within 660' of the subject site to prompt an offer of a Pre-submittal Tribal Meeting.
- B. Property Owner Notification seems complete with records provided showing letters mailed to the 17 property owners that were listed as within 100 feet of the subject site.
- C. ONC has determined that the Sawmill Area Neighborhood Associations is within 660 ft of the subject site. The contacts for that organization were notified via email May 6, 2026.
- D. Sign Posting
1. The Sign Posting Agreement included seems complete.
 2. Signs must be posted on or before 9:00 am on **Wednesday, June 3, 2026** and should be left up until **Friday, July 3, 2026** (15 days before and 15 days after the EPC hearing date). Please make sure that the Case # the sign itself. If the project has a separate Project #, this should also be included.
 - a. We encourage applicants to take a photo at the time the signs are posted to demonstrate that this step has been fulfilled. Please submit any photos by the end of the day **Wednesday, June 3, 2026**.
 - b. For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

- The IDO Amended as of May 6, 2026 will be used to review this request: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- The project letter seems to be complete and off to a good start. I have included guidance and revision recommendations in the following sections.

A. General Recommendations

1. Since this area is becoming less industrial and more mixed-use, the overall request makes sense. Can you elaborate as to why this zone district was chosen?
2. This is a request for a Zoning Map Amendment, meaning that all uses indicated as permissive would be allowed in that zone. Although the applicant indicates that they are interested in developing multi-family housing, a property owner would not be restricted to only this use because they proposed an interest in that development type. The application will be analyzed in relation to all permissive uses.
3. This request is for a zone change, so I don't see that the request pertains to infill, as development is not being considered at this time. See below C.1.d.
4. Overall, the justification letter requires significant revisions to strengthen the request. As per IDO §14-16-[6-4\(E\)\(3\)](#), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

B. Existing Conditions

1. An image of the CPO-12 was included in this section. If you introduce this, could you elaborate why it is important and what it is showing?

C. Review and Decision Criteria - IDO§14-16-6-7(H)(3):

1. **6-7(G)(3)(a):** Please revise.
 - a. The justification needs to be strengthened for all presented goals and policies. The provided text focuses on housing, but a zone change would not just allow for housing. Ensure that the responses consider the options that would result from a zone change.
 - b. Since analysis of sub-policies is not required, staff's analysis will remain focused on goals and policies.
 - c. The provided goals and policies are not analyzed in numerical order and some mistitled (i.e., Policy vs Goal). Please double check that goal and policy numbers correspond accordingly.
 - d. Goal 4.1: please elaborate on **how/ in what way** a transformation would enhance, protect, and preserve the surrounding character. The provided response seems contradictory.
 - e. P 5.3.1, G 7.3, P 7.3.4, G 9.1, P 9.2.1, G 9.3: do not apply or only partially apply since this request is for a zone change, not development, e.g.,

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

- f. Policy 5.6.2: How does this request fit with the MRA plan?

2. **Criterion 6-7(G)(3)(b):** Please update.
 - The text included as part of this Criterion text is out of date. Please use IDO Amended as of May 6, 2026 to review this request: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
3. **Criterion 6-7(G)(3)(c):** Please revise.
 - a. Please strengthen, as this is a request for a zone change which would not only allow for housing but other uses.
 - b. According to your Conclusion there have been significant changes in the neighborhood.
4. **Criterion 6-7(G)(3)(d):** Please revise.
 - a. The text included as part of this Criterion text is out of date. Please use IDO Amended as of May 6, 2026 to review this request: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
 - b. Please make sure that the provided Use Comparison table (Table 2) is reflective of IDO Table 4-2-1: Allowable Uses.
 - c. It would strengthen your request to compare the allowable uses of MX-M and -H as part of the justification.
5. **Criterion 6-7(G)(3)(f):** Please revise.
 - The request is for a zone change that would allow a variety of uses as permissible. Can you be more specific regarding “similar to the surrounding uses to the north”.
6. **Criterion 6-7(G)(3)(g):** Please revise.
 - The request is for a zone change that would permissively allow a variety of uses.
7. **Criterion 6-7(G)(3)(h):** Please revise.
 - a. The response indicates that the proposed MX-H zone district is not a spot zone. However, the reasoning is not clear. How specifically is the proposed MX-H zoning similar to MX-M and PD zoning?
 - If this is a spot zone, responses to goals and policies must be reinforced to show that this request clearly facilitates the zoning amendment AND the response must show that any point 1-3 applies.
 - b. The response indicates that this zone change provides “a transition between adjacent industrial and single family zoning and land uses,” but the subject site is adjacent to R-1 to the east and MX-H is a considerably higher intensity zone district. Please review IDO § 14-16-2-4(D)(1).
8. **Criteria 6-7(H)(3)(b & c):** Please remove. These criteria are not required for a Zoning Map Amendment – EPC.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

May 12, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **June 18, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due June 1, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Plan # [ZMA-20269-00008](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, between 18th Street and 15th Street, approximately 4.24 acres. (J-13)

Staff Planner: Catherine Heyne

Plan # [SP-2026-00048](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc., agent for Dillard’s Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second Revision Plat Cottonwood Mall, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 11.63 acres. (B-13)(B14)

Staff Planner: Dustin Kiska



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, June 18, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Webinar ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>
Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.

At least 72 hours prior to the hearing:

- o For individuals with disabilities to request special assistance to participate at the public hearing.
- o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, June 3, 2026.**

Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103

Online portal: <https://cabq.gov/epc-public-comment>

Plan # ZMA-2026-00008
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway - Oldtown L, located at 1050 18th Street NW, between 15th St. and 18th St. NW, approximately 4.1 acres. (J-13)

Staff Planner: Catherine Heyne

Project #: PR-2025-020058
Plan # SP-2026-00048
Site Plan EPC, Major Amendment
Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being com-

prised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 100 acres. (B-13)(B14)
Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY
Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

Journal: June 3, 2026

D) PUBLIC NOTICE

Re: Tribal Meeting Request - Zoning Map Amendment – EPC

From PlanningEPC <PlanningEPC@cabq.gov>

Date Wed 4/22/2026 2:08 PM

To Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Hello Alyssa,

The property at 1050 18th ST NW **is not** within 660 feet of Major Public Open Space or Tribal land and the offer of a [Pre-submittal Tribal Meeting](#) is **not required** pursuant to IDO [§14-16-6-4\(B\)](#).

Please reach out to us with any questions you may have.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>

Sent: Wednesday, April 22, 2026 11:49 AM

To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>

Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

[Details](#)

Application Type: Zoning Map Amendment – EPC

Subject Property Location: 1050 18TH ST NW, ALBUQUERQUE NM 87104

Name of Requestor: Alyssa Ortiz

Company: Consensus Planning

Requestor's Email: ortiz@consensusplanning.com

Project Summary: A Zone Map Amendment request from Non-Residential Business Park (NR-BP) to Mixed-Use High Intensity (MX-H).

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

1050 18TH ST NW_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
 Date Wed 5/6/2026 11:54 AM
 To Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachment (5 MB)
 IDOZoneAtlasPage_J-13-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Sawmill Area NA	sawmillneighbor@gmail.com	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire Court NW	Albuquerque	NM	87104	6097600743	
Sawmill Area NA	sawmillneighbor@gmail.com	David	Stryker	davidwstryker@gmail.com	1500 15th St NW	Albuquerque	NM	87104		5052502361

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
 (505) 768-3334 Office
 E-mail: suzannaflores@cabq.gov
 Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Tuesday, May 5, 2026 11:41 AM
 To: Office of Neighborhood Coordination <ortiz@consensusplanning.com>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Alyssa Ortiz

Telephone Number

5057649801

Email Address

ortiz@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

TRACT B-1 A REPLAT OF TRACT 'B' DIVISION OF LANDS OF FREEWAY - OLDTOWN L

Physical address of subject site:

1050 18TH ST NW, ALBUQUERQUE NM 87104

Subject site cross streets:

18th St NW & Bellamah Ave NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J13

Link for map

Captcha

Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC

From Alyssa Ortiz <Ortiz@consensusplanning.com>

Date Wed 5/6/2026 4:20 PM

To browne.amanda.jane@gmail.com <browne.amanda.jane@gmail.com>; davidwstryker@gmail.com <davidwstryker@gmail.com>

Cc Jim Strozier <cp@consensusplanning.com>; Ian Robertson <irobertson@titan-development.com>; Josh Rogers <jrogers@titan-development.com>

 1 attachment (6 MB)

NEIGHBORHOOD ASSOCIATION NOTIFICATION PACKET.pdf;

Dear Neighborhood Association Representative,

This notification is to inform that Consensus Planning has submitted a Zone Map Amendment for the property at 1050 18th Street NW on behalf of Titan Development. The property is legally described as *Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L*. The request is to change the current zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High-Intensity (MX-H). The property is currently developed and functions as a warehouse for storage and distribution by Rugby Architectural Building Products. After the zone change, the warehouse will continue to operate on the property as a nonconforming use and will not require a conditional use permit under section 14-1-6-6-8(C)(1) of the IDO. The purpose of this Zone Map Amendment request is to allow the property to be developed as multi-family housing in the future.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801

Relayed: Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Date Wed 5/6/2026 4:20 PM

To browne.amanda.jane@gmail.com <browne.amanda.jane@gmail.com>; davidwstryker@gmail.com <davidwstryker@gmail.com>

 1 attachment (20 KB)

Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

browne.amanda.jane@gmail.com (browne.amanda.jane@gmail.com)

davidwstryker@gmail.com (davidwstryker@gmail.com)

Subject: Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC



May 7, 2026

Re: Zone Map Amendment for 1050 18th Street NW

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

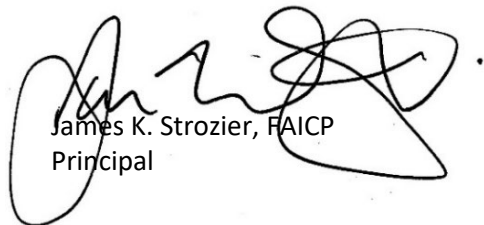
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Neighboring Property Owner,

This notification is to inform that Consensus Planning has submitted a Zone Map Amendment for the property at 1050 18th Street NW on behalf of Titan Development. The property is legally described as *Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L*. The request is to change the current zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High-Intensity (MX-H). The property is currently developed and functions as a warehouse for storage and distribution by Rugby Architectural Building Products. After the zone change, the warehouse will continue to operate on the property as a nonconforming use and will not require a conditional use permit under section 14-1-6-6-8(C)(1) of the IDO. The purpose of this Zone Map Amendment request is to allow the property to be developed as multi-family housing in the future.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zone Map Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application? ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1050 18th Street NW Albuquerque, NM 87104

Name of property owner: Chamisal Sawmill LLC & Hakeem Sawmill LLC & Titan Sawmill LLC

Name of applicant: Applicant: Titan Development / Agent: Consensus Planning

Date, time, and place of public meeting or hearing, if applicable: June 18, 2026 at 8:40am

Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

Address, phone number, or website for additional information:

Please contact Consensus Planning at ortiz@consensusplanning.com or by phone at (505) 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

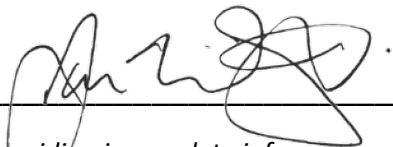
☐ Summary of pre-submittal neighborhood meeting, if one occurred.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(J\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 05/07/2026 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY **N/A**

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: May 7, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(J\)](#).¹

- ☒ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- ☒ Mailed notice to Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 1050 18th Street NW Albuquerque, NM 87104
Location Description Bellamah Ave NW & 18th St NW
2. Property Owner* Chamisal Sawmill LLC & Hakeem Sawmill LLC & Titan Sawmill LLC
3. Agent/Applicant [if applicable] Agent: Consensus Planning / Applicant: Titan Development
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- ☒ Zoning Map Amendment EPC (EPC or Council)
- ☐ Other: _____

Summary of project/request²*:

Request for a Zone Map Amendment from Non-Residential Business Park (NR-BP)
to Mixed Use High-Intensity (MX-H).

5. This application will be decided at a public hearing by*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: June 18, 2026 at 8:40am

Location*³: Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact name: Alyssa Ortiz

Email: ortiz@consensusplanning.com

Phone: (505) 764-9801

Website or project page: _____

Attachments: _____

Information Required for Mail/Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J13

2. Was Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 4.06
2. IDO Zone District Non-Residential Business Park NR-BP
3. Overlay Zone(s) [if applicable] Sawmill/Wells Park CPO-12 Select Select Select
4. Center or Corridor Area [if applicable] N/A
5. Current Land Use(s) [vacant, if none] Industrial - Warehouse

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan:

<https://www.cabq.gov/planning/abq-plan>

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

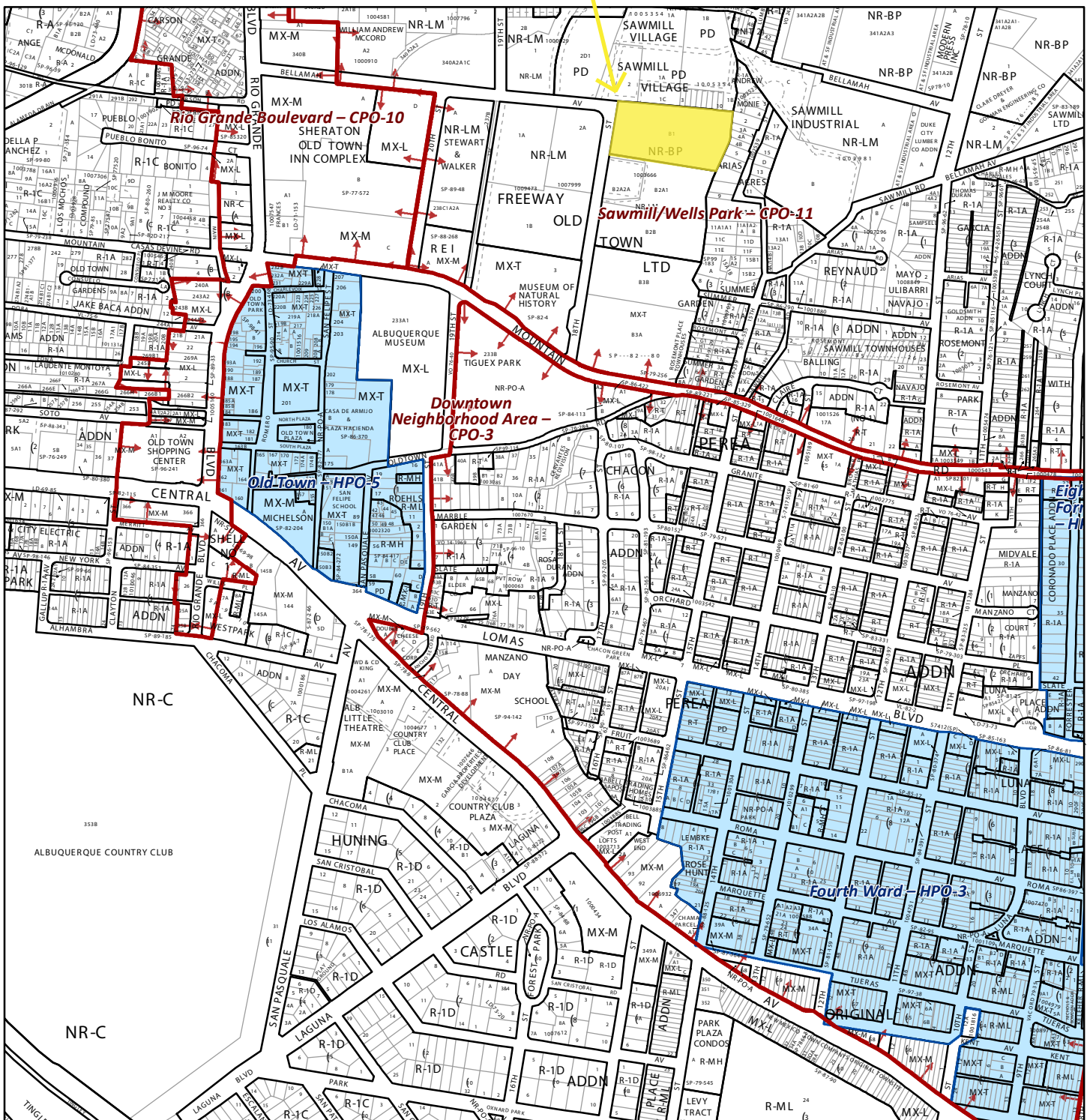
Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

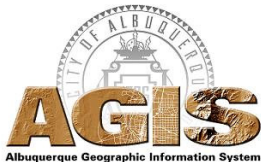
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

SITE

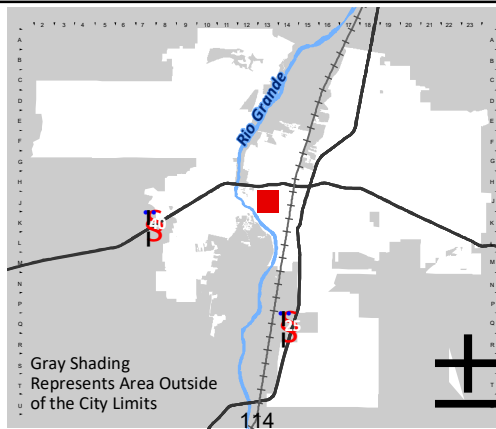


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

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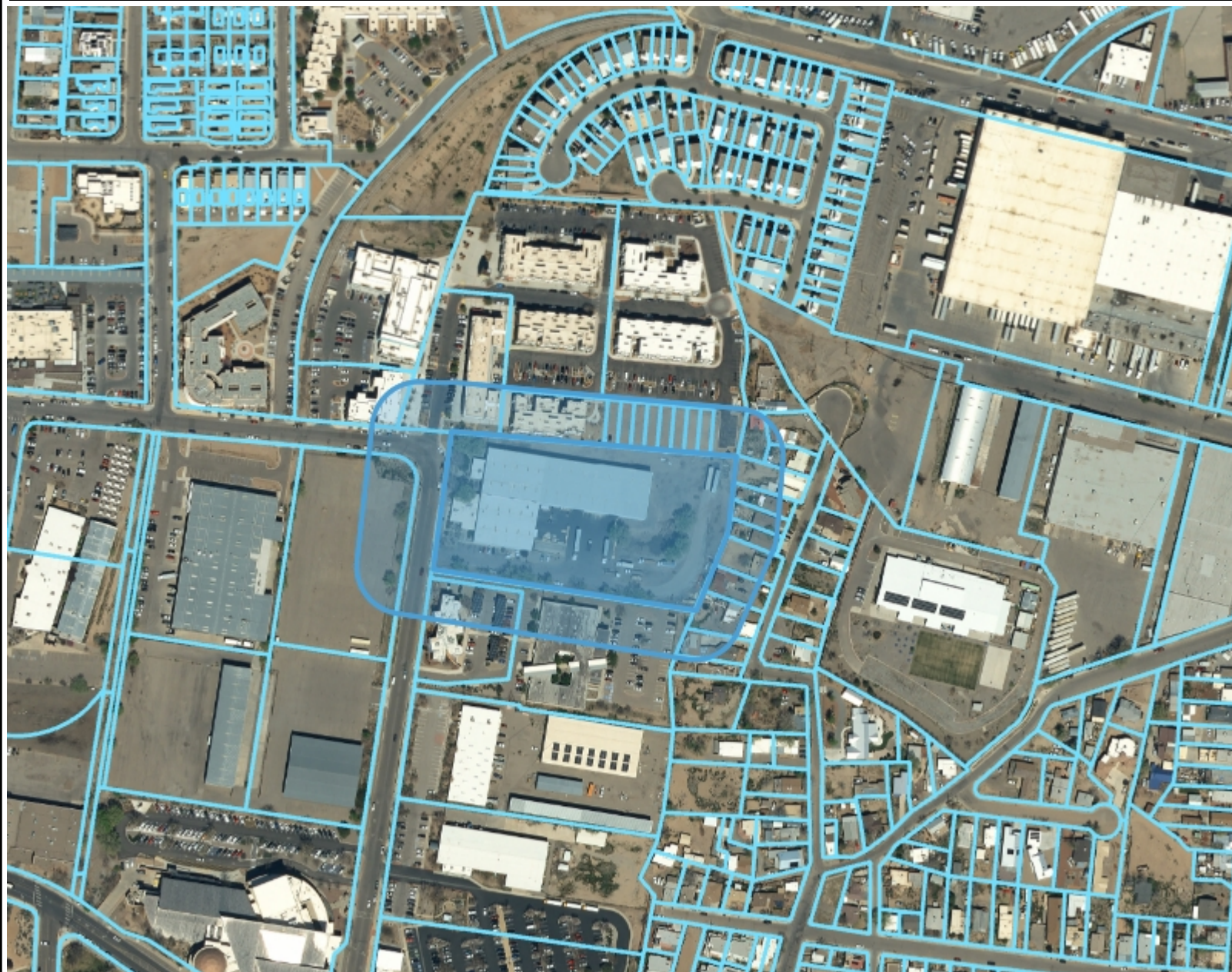


City of Albuquerque



Legend

- City of Albuquerque Municipal
- Bernalillo County Assessor Pa
- Outside City Limits



Notes

100ft Buffer for 1050 18th St NW
Prepared by Consensus Planning

620 0 310 620 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/27/2026 © City of Albuquerque

1: 3,721

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

115

THIS MAP IS NOT TO BE USED FOR NAVIGATION

OWNER
 DREAMCATCHER SAWMILL LLC
 SULLIVAN ANGEL
 PARDO ROBERTO CARLOS
 PARDO ABELARDO M
 ANDRADE PABLO M & NORMA
 VALENCIA ALEJANDRA
 GOODWILL INDUSTRIES OF NEW MEXICO
 MARRUFO ABIGAIL
 SANTANA MARIA CONCEICAO
 AGUSTIN ELENA M
 BLANCHFIELD SEAN
 CHAMISAL SAWMILL LLC & HAKEEM SAWMILL LLC & TITAN SAWMILL LLC
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 LOHSE COLLEEN & DYSON STUART
 MONIE ANDREW MAURICE & THERESA LORRAINE MCINNES TR MONIE-MCINNES RVT
 STRYKER DAVID W & REYNIS LEE A
 SAWMILL COMMUNITY LAND TRUST
 SAWMILL COMMUNITY LAND TRUST

OWNADD
 8901 ADAMS ST NE SUITE A
 1415 15TH ST NW
 1407 15TH ST NW
 1403 15TH ST NW
 1401 15TH ST NW
 1421 15TH ST NW
 5000 SAN MATEO BLVD NE
 1405 15TH ST NW
 1335 15TH ST NW
 15 TEYPANA DR
 PO BOX 25441
 6300 RIVERSIDE PLAZA LN NW SUITE 200
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 8529 ASPEN AVE NE
 3403 CLOVERLAWN DR
 1500 15TH ST NW
 990 18TH ST NW FLOOR 2
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OWNADD2
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 ALBUQUERQUE NM 87102
 ALBUQUERQUE NM 87104-2203
 TIJERAS NM 87059-7829
 ALBUQUERQUE NM 87125-0441
 ALBUQUERQUE NM 87120-2617
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AGUSTIN ELENA M
15 TEYPANA DR
TIJERAS NM 87059-7829

ANDRADE PABLO M & NORMA
1401 15TH ST NW
ALBUQUERQUE NM 87104

BLANCHFIELD SEAN
PO BOX 25441
ALBUQUERQUE NM 87125-0441

CHAMISAL SAWMILL LLC & HAKEEM
SAWMILL LLC & TITAN SAWMILL LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617

DREAMCATCHER SAWMILL LLC
8901 ADAMS ST NE SUITE A
ALBUQUERQUE NM 87113-2718

GOODWILL INDUSTRIES OF NEW MEXICO
5000 SAN MATEO BLVD NE
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LEANOS JAIME JR & COOPER AUDREY E
1427 15TH ST NW
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SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

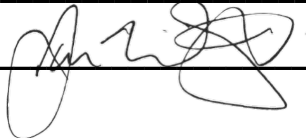
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 1050 18th Street NW Albuquerque, NM 87104

Applicant/Agent Signature  **Date:** 05/07/2026

Jun 3, 2026 at 6:52:40
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1050 18th St N
Albuquerque NM 871
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REQUEST
Zone Map Amendment from
Non-Residential Business Park (NR-BP)
to Mixed-Use High Intensity (MX-H).

The City of Albuquerque Environmental Planning Commission will hold a
public hearing Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580
Webinar ID: 839 3255 9165 on June 18th, 2026 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from June 3, 2026 to July 3, 2026
by Consensus Planning (505) 764-9801
applicant/agent phone
REFER TO FILE# ZMA-2026-0008
It is illegal for an unauthorized person to remove or tamper with this sign

E) AGENCY COMMENTS

PLANNING DEPARTMENT

Hydrology

- Hydrology has no objection to the proposed Zone Map Amendment.
- For future development - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Long Range Planning

This is a request for a Zone Map Amendment (ZMA) for a subject site in an Area of Change within the Central ABQ Community Planning Area (CPA), which was completed and accepted by City Council in 2024. It lies within the Sawmill/Wells Park Community Protection Overlay zone (CPO-12) and the Sawmill/Wells Park Metropolitan Redevelopment Area. The subject site is not within any Comp Plan Centers or Corridors.

Some Comp Plan goals and policies cited are not applicable to the ZMA request and some are partially applicable. Goal 4.1, Policies 4.1.3 and 4.1.4 (enhance and protect the community); and Goal 7.3 and Policy 7.3.4 (infill to enhance the environment) are not applicable because a ZMA cannot guarantee that those conditions will be met. Goal 9.1 and Policy 9.2.1 are only partially applicable. Although the request would allow more housing types, it cannot ensure that housing would be built and that it would enhance the neighborhood character. In addition, analysis of the request will need to review any harmful permissive uses and show that it clearly facilitates the ABC Comp Plan.

This ZMA request would support complete communities with a mix of uses in areas with existing infrastructure (Goal 5.2, Policy 5.2.1, and Policy 5.3.1). It encourages more intense development in Areas of Change, higher-density housing, and with a connected street grid (Goal 5.6, Policy 5.6.2 and sub-policies d), and h). The request supports increased housing density in areas outside of Centers & Corridors (Goal 9.3 and Policy 9.3.2). The request is in line with Policies from the Central ABQ CPA Assessment that support higher density and more housing options (Policy 1 and sub-policy a).

Transportation Development Services

No objection.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Environmental Health Department

No comment.

Fire Department

Approved. Fire will inspect Fire1. Fire2, alarm, sprinkler, hood systems as needed for review at later times with projects submitted through the Tyler portal.

Metropolitan Redevelopment Agency (MRA)

The proposed zone map amendment is located within the Sawmill/Wells Park Metropolitan Redevelopment (MR) Area. Rezoning the property from NR-BP to MX-H aligns with the goals of the MR Area plan. The Sawmill/Wells Park MR Area Plan calls for enhancing the area as a mixed-income and mixed-use community. The parcel in question is specifically located in the Cultural/Commercial Corridor Sub-area in the plan, which identifies the creation of a mixed-use zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities. Changing the zoning to MX-H would increase the possibility of future development that would enhance the mixed-use character identified as a priority in the area. Additionally, the MR Area Plan prioritizes pedestrian connections and pedestrian activities. Increasing the area's residential and mixed-use development possibilities will add opportunities for more feet on the street, instead of cars, adding to the vibrant pedestrian environment identified as a goal in the plan. In conclusion, the MRA supports the proposed zone change for 1050 18th Street NW from NR-BP to MX-H.

Solid Waste Department

No comment

Urban Forestry, Parks & Recreation Department

Forestry has no objection to the proposed action. Please note IDO 5-2 for future development. 5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site. 5-2(C)(2)(d) Large stands of mature trees.

The subject property contains what is defined as a large stand of mature trees that shall require an evaluation from the Office of the City Forester.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No objections in regard to zoning however, existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Zoning Map Amendment EPC Request.

Bernalillo County Planning & Development Services

No adverse comments.

Bernalillo County Transportation

No adverse comments. No nearby Bernalillo County roads or intersections.

Public Service Company of New Mexico (PNM)

There are two major PNM facilities and/or easements along the rear (east end) of the subject site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

EPC MINUTES

AC-26-08

PR-2021-005222

ZMA-2026-00012 (Appeal)

ZMA-2026-00008 (EPC – Site Plan)



Environmental Planning Commission Hearing

MINUTES

June 18, 2026

Zoom Hearing

Commissioners Present:

Renn Halstead, Chair
Adrian N. Carver, Vice-Chair
Daniel Aragon
Matthew Archuleta
Jarrod Likar
Eric Nelius
Abdul Ganiu Tanko

City Staff Present:

Mikaela Renz-Whitmore – UD&D Manager, Planning Department
Megan Jones – Principal Planner, Planning Department
William Steele – Senior Planner, Planning Department
Catherine Heyne – Planner, Planning Department
Nichole Maher – Hearing Monitor, Planning Department

Chair, Renn Halstead: Agenda Item 3.

Catherine Heyne: Good morning, Chair Halstead. I'll be presenting this next case. This is Catherine Heyne.

Chair, Renn Halstead: Thank you, Ms. Heyne. Please proceed.

Catherine Heyne: Alright, I'll begin by sharing my screen. Right. So, is everyone able to see that?

Chair, Renn Halstead: Yes, we can.

Catherine Heyne: Alright, terrific. All right, good morning, Mr. Chair, Commissioners, and members of the public. My name is Catherine Heyne, and I'm the staff planner reviewing this request. This is Agenda item number 3, case number ZMA-2026-00008. This request is for a Zone Map Amendment for an approximately 4.1-acre site, zoned Non-Residential Business Park, or NR-BP, located at 1050 18th Street NW at the intersection of Bellamah Avenue and 18th Street NW. The applicant is requesting a zone change from NR-BP to Mixed Use High Intensity Zone District, or MX-H, to facilitate the redevelopment of a warehouse and office into multi-family housing.

The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in a campus-like setting to buffer adjacent areas and surrounding uses from potential impacts. Allowable uses include a wide variety of office, commercial, research, industrial distribution, showroom, processing, and institutional ventures.

The purpose of the MX-H zone district is to provide a large-scale destination retail in high-intensity commercial, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and Urban Centers. The MX-H zone district is intended to allow higher density infill development in appropriate locations.

This request is a quasi-judicial matter. The subject site is wholly within an Area of Change. Directing growth to Area of Change is intended to reduce development pressure on established neighborhoods and to minimize infill or redevelopment at a scale and or density that could adversely impact the existing neighborhood identity. The subject site is also within the Sawmill-Wells Park Character Protection Overlay zone, or CPO-12, and within the Sawmill-Wells Park Community Metropolitan Redevelopment Area.

These areas are designated to support growth and development with the objective of preserving and enhancing the district's distinctive walkable mixed-use environment, maintaining the original scale and character of the district, and integrating a diverse range of housing offerings

throughout. The subject site is surrounded by low to medium density housing, commercial, civic, and institutional uses, as well as industrial uses. Land uses more broadly within the surrounding Sawmill neighborhood include single-family, townhouse, and multi-family dwellings, commercial services, retail, museums, office, and industry, such as manufacturing, fabrication, and assembly uses.

As you can see in the upper right photo, the subject site is just south of the Sawmill Community Land Trust mixed-use planned development. This recent addition consists of multi-family dwellings above commercial retail. The Sawmill Community Land Trust generally supports walkable communities that provide low- and moderate-income housing options. The lower photo shows larger-scale commercial and community service buildings, which serve as offices as well as accommodates the Explora Science Center, Children's Museum of Albuquerque, and the New Mexico Museum.

Across the street to the west of the subject site, at the southwest corner of Bellamah Avenue and 18th Street, is a vacant property zoned MX-M. The first completed segment of the urban multi-use rail trail begins at Bellamah and travels south to Tiguex Park. Past the Sawmill Community Land Trust to the west, and before Rio Grande, are Sawmill market, hotels, and small retail. Here, the top photo is an overview of the subject site from the east, looking west. You can see another angle of the 4-acre subject site south of the mixed-use Sawmill Community Land Trust development. The lower photo shows the single-family neighborhood zoned R-1 to the east of and abutting the subject site.

Staff has analyzed the request using the Comprehensive Plan and has found that it furthers goals and policies in Chapters 4, 5, and 9, and partially furthers goals and policies in Chapters 5, 8, and 9, and this is summarized in findings 7 through 12 for your consideration. Staff finds that this request meets all of the review and decision criteria for a zone change, as found in IDO § 14-16-6-(7)(G)(3). This analysis is summarized in Finding 13 for your consideration.

Accordingly, the request furthers a variety of Comp Plan goals and policies, and it is consistent with the city health, safety, and general welfare. The subject is located wholly within an Area of Change, where there has been a significant change in the neighborhood that justifies this request. Furthermore, the request is appropriate for the location, which could be more advantageous to the community.

The requested zoning does not introduce new permissive uses that would be considered harmful to adjacent properties, and any proposed development would be subject to applicable IDO, DPM, and state regulations that serve to protect and preserve the identity of the neighborhood. This includes such policies as neighborhood edges and landscape buffers. Overall, the new zoning would maintain or permit less intense mixed uses compared to what is currently allowed and could preserve and enhance the emerging higher density mixed-use development to the north, west, and south.

Existing infrastructure has adequate capacity to serve any new development made possible by the zone change, and the justification for zone change is not completely based on location along a major street, cost of land, or economic considerations, and the proposed zoning would not create a spot zone.

The Sawmill Area Neighborhood Association, which is within 660 feet of the subject site, and all property owners within 100 feet of the subject site were notified as required. The applicant was not required to offer a pre-submittal tribal meeting to Indian Nations, Tribes, and Pueblos. Comments from 13 agencies were received. Long-range Planning and Metropolitan Redevelopment Agency comments support the request. Although no response requires further action at this time, many give direction for future development. No comments were received from the public.

Regarding case number ZMA-2026-00008, staff recommends approval of the request for a Zone Map Amendment – EPC from NR-BP to MX-H for the property located at 1050 18th Street to facilitate the redevelopment of a warehouse and office into multifamily dwellings, and with that, I stand for questions.

Chair, Renn Halstead: Very good, thank you for that presentation. Commissioners, any questions for staff?

Commissioner, Matthew Archuleta: Commissioner Archuleta.

Chair, Renn Halstead: Yes, Commissioner, please.

Commissioner, Matthew Archuleta: Yeah, and maybe I missed it, but I looked through to see, was there any comments from the public schools? From APS?

Catherine Heyne: There were no comments from APS received.

Commissioner, Matthew Archuleta: Okay, thank you.

Chair, Renn Halstead: Any other questions or comments? Vice Chair.

Vice-Chair, Adrian Carver: Yeah, thank you, Mr. Chair. Couple of quick questions for Ms. Heyne. Can you tell me more about how spot zones are assessed? In the past, I understood that a spot zone has to be... That the adjacent, zoning has to be the same. This time, it seems that there's a buffer that is being allowed, so I'm just a little bit curious about, I guess, the definition of spot zone and the... how those are assessed by staff.

Catherine Heyne: Thank you for that question, Commissioner Carver. I... can I... I'm... we'll pull up the IDO as... if... I can... That addresses Spot Zone and the... can you all see that screen? The IDO? Okay and it's here at, 6-7(G)(3)(h), and the Zoning Map Amendment does not apply a zone different from surrounding zone district to one small area and so, that does not mean adjacency, but it is in the area, so we look at the area in total. And I can go back to... sorry about the scrolling. You can see in this area, you have MX-H in these areas, which is all within a quarter mile, and so that we do not consider that as a spot zone for this case.

Vice-Chair, Adrian Carver: Mr. Chair, thank you, Ms. Heyne, and so, I guess, what is the definition of surrounding?

Catherine Heyne: I'd like to defer to Ms. Jones for that, thank you. But it... we... it's not defined specifically within the IDO.

Megan Jones: That's correct. This is Ms. Jones. Thank you, Vice Chair Carver, I believe that's you. Ms. Heyne's correct. The criteria in the IDO spells out how we should be analyzing spot zones, and the IDO does not actually contain a definition of spot zone other than the language in that criteria [sic]. So, in past cases that the Planning Commission have heard we've discussed how state law takes into consideration spot zoning, and it is taken into consideration on a case-by-case basis.

When we look at a spot zone as the planner is analyzing the request, we're looking at the surrounding land uses and the surrounding zone districts, and how a zone district may introduce new land uses that are incompatible with the surrounding area. Sometimes when we have gotten a case in the past, we have determined a zone district to be a spot zone when there's not any other adjacent zone districts that are similar. For example, maybe we were introducing a non-residential zone district in a residential zone district, for example, so a lot of higher intensity uses would have been introduced into the area.

So, hopefully that explains a little bit more about how we analyze for the spot zone, but it's not specifically taking into consideration the very adjacent zone districts, but the zone districts and land uses in the surrounding area. And so, there's been a couple, there's been a couple of different cases where they've been applied differently, but I think that Ms. Renz-Whitmore might have a little bit more information to share.

Mikaela Renz-Whitmore: Thank you, Chair. Commissioner Carver, I just wanted to say staff is always giving a recommendation to the Planning Commission. If you do not agree with staff's professional analysis that this is not a spot zone, you can say that it is, add a finding that it is, and then you have to meet the other criteria that Ms. Heyne was showing you, that says you can approve a spot zone, but it has to clearly facilitate and gives those extra criteria.

If you go that direction, we'll just need to add a finding for each of those criteria, and so that it's clear that the Commission does think it's a spot zone, but it's justified for those reasons and, you really... these findings are yours, and you need to feel comfortable with what you adopt.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. Thank you, Ms. Jones and Ms. Renz-Whitmore. One last question on this, and then one more different topic question, and I'll be fast, I promise. The PD zoning to the north that's adjacent to this parcel, is there, and I might be asking this question weird, but is there a, like, congruent or, like, equivalent zoning or use that... that doesn't match what... what... if that was not a PD, the use of that parc... those parcels, what zoning might that be?

Megan Jones: I'm sorry, Vice Chair Carver, can... this is Ms. Jones speaking. Are you asking what uses are currently on the PD zoned property?

Vice-Chair, Adrian Carver: I'm trying to... I'm trying to assess it, like, if there is a... if that use is similar... if it were not a PD, if it were zoned... to be, like, regular zoning, would it be similar to the MX-H or NR-BP?

Megan Jones: Oh, yes, I do believe that Ms. Heyne did look at that as part of her analysis, and the applicant did justify the request based on exactly what you're asking. So, the MX-H... Ms. Heyne, if you want to bring up the table, that might be helpful, but the MX-H zone district does include uses that are similar in intensity to the MX-M zone district across the street, and allows uses that are similar to what's currently, in the PD zoned property to the north of the site.

PD is Planned Development, so there are not any uses that are defined in the allowable use table under PD. Planned Development essentially allows the applicant to come in, come through the EPC, and request the uses that they would like. So, I think to answer that question generally, yes, they could be as similar as [what] the MX-H zone district would allow. I think on that site, there's existing... it's a... it's a mixed-use development, and if Ms. Heyne, you want to speak a little bit to that, now would be a good opportunity to do so.

Catherine Heyne: Thank you, Ms. Jones. I was just trying to pull up the... looking for the, because site plan for that development, it has all the uses on that particular site plan that is, that defines what is allowable and also, right off the top of my head, I know that they have a limitation of 48 feet in height, and I'm sorry I'm not being able to find it right away, but they do have... they do state what they allow, and they do... it is a mixed-use type, development that allows for retail below and housing above, and then they have a separate housing component to that.

Vice-Chair, Adrian Carver: Okay, thank you, Mr. Chair. Thank you, Staff. I think that... that gets to what I was trying to get on the record. One last question, the... I'm just curious about the staff's opinion or assessment on the difference, the differential of intensity between NR-BP and MX-H?

Catherine Heyne: Thank you for that question, Mr. Carver. Yeah, there's, in terms of intensity, there's... it's actually a, like, what we consider a down zone. It's adding housing, dwelling, possibilities, so you're adding things like townhouse, live-work, multifamily, and several categories under the group living. In terms of things that were kind of eliminated from this property that are... would no longer be allowed are things like adult entertainment, a car wash, paid parking lot, blood service facilities, park and ride, light manufacturing, things like that.

They do share a lot of characteristics, so, you know, height distinctions are fairly similar. One has a limit of 65 feet, this one would be 68 per maximum allowable heights. There are things that were not eliminated with this category, such as light vehicle fueling, bars, some of the cannabis uses, as well as self-storage, but that's already allowed on this property, and it would still be allowed moving forward.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. Thank you, staff. That's all for now, Mr. Chair. Thank you.

Chair, Renn Halstead: Thank you, Vice Chair, for your questions. Commissioner Tanko?

Commissioner Tanko: Thank you, Mr. Chair. I think my question was tied to what Vice Chair Carver asked his last question. I was just curious to know why did they jump directly to MX-H when the property sits next to MX-M and other mixed uses? So, I was just curious to find out why did they decide to jump directly to MX-H when, it has... it was just sitting next to MX-M.

Chair, Renn Halstead: Great question.

Catherine Heyne: Thank you for the question, Commissioner Tanko, and I, I think the applicant will address that a little bit more in their presentation, but from what my understanding is, is they would like to do a taller, multifamily unit. Does that answer your question?

Commissioner, Abdul Ganiu Tanko: Yeah, and if I have a follow-up, I'd love to hear from the applicant, and then if anything comes out, I'll be glad to ask it. Thank you.

Chair, Renn Halstead: Excellent, thank you. Any other questions? Seeing none, let's go ahead and move to the applicant's presentation. Mr. Strozier, I think you're on today.

Jim Strozier: Thank you, Mr. Chair. I believe I'm still sworn in, but if I need to do it again, I'm happy to.

Chair, Renn Halstead: I think we're good to go there. Will your associate need to speak at all? Should we swear them in?

Jim Strozier: Let's go ahead and swear Ms. Ortiz in.

Chair, Renn Halstead: Perfect. Good morning. Could I get your name and address?

Alyssa Ortiz: Good morning. Alyssa Ortiz, and then 302 8th Street NW, Albuquerque, New Mexico, 87102.

Chair, Renn Halstead: Perfect and you'd raise your right hand, do you sort of tell the truth under the penalty of perjury?

Alyssa Ortiz: I do.

Chair, Renn Halstead: Thank you very much. Please proceed.

Jim Strozier: All right, thank you. I'm gonna share my screen, I have a presentation... Let's see, how do I do this one? Okay, there we go. Alright, I've got my assistant here to help me do this, (INAUDIBLE). Oh, there we go. Just took a little delay. Alright, can you all see my screen?

Chair, Renn Halstead: We can.

Jim Strozier: All right, thank you very much and I want to thank staff for their work. This is an interesting part of our city. It's really dynamic; it's changing. The lot has changed, and so we really appreciate the interaction and thoughtfulness, helping us work through our justification for this. And once again, I'll go try and go through some of this really quickly, just because Ms. Heyne covered a lot of it. But it's, once again, it's a Zone Map Amendment from Non-residential Business Park to Mixed-use High Intensity, MX-H, for the property located at 1050 18th Street.

It's within the Sawmill Wells Park Character Protection Overlay. It's within the Central ABQ Community Planning Area. It's within the Sawmill Wells Park Metropolitan Redevelopment Area, and it's in an Area of Change. So, all of those things contribute to and factor into our justification as to why this is a better zoning and more appropriate based on all of these plans and designations. Once again, site context, the site's a little bit over 4 acres in size. It's, once again, this area has really changed a lot, with new development, that has taken place.

The proposed zoning aligns with the area's goals, the changing character, and the redevelopment trends, and you know, I think bottom line, and I'll talk about this a little more, the current zoning does not further those goals and plans. So, one of the tests when you look at changing the zoning is, one of the questions is, is the existing zoning inappropriate? And I think when you look at it in the context of the goals, policies, and the trends for this area, you see that it clearly is not appropriate to move forward. And this, I think, Commissioner Carver, hopefully this graphic starts to get at our analysis that we worked with staff on relative to the spot zone question.

The area that's highlighted on the map is basically a quarter mile, or a five-minute walk, and we really think that that's an appropriate, especially in an area like this with the goals and policies that have been established, that when we look at the zoning and the character of the development around it, that we really look at that 5-minute walk area. This is... this area. The goals are to make it more mixed-use, more walkable, more vibrant, all of those things that, when you look at it in the context of this 5-minute walk circle, you see the diversity of zoning that happens within this area.

And you also see, if you can see my cursor, so, MX-M, right across the street, MX-H, we have MX-L in the area, we've got residential multi-family, residential townhome, and single-family. So, a true mix of residential uses, along with kind of what the older zoning districts that were kind of the bread and butter for this area prior to the redevelopment, which was non-residential, light manufacturing and business park-type uses. So, this area is, is changing, and I think that this request sort of helps facilitate that. My cursor keeps going away.

I did want to mention, we did look very carefully at the PD zone across the street to the north. That area is developed as well and has a site plan that designates it for a mix of land uses, including multifamily, including townhomes, including restaurants and retail spaces, and that's how that area is developed. And so, really, if you, if you change the color of that PD to one of the MX zones, it really tells a different story, as what the connection is between this property and what's going on around it.

So, once again that, you know, we've got new hotels, we've got planned hotels, the food hall, businesses, museums, all of those things are within the 5-minute walk. We also have Mountain Road kind of at the bottom of the screen, which is a designated bicycle boulevard. We've got the brand-new segment of the Rail Trail that basically is a portion of a block to the west that provides a direct connection to the park and the museums that are immediately to the south of this area.

One of the things that we did was look at, working with staff, was the differentiation between, MX-L, MX-M, and MX-H and what you see with this analysis, we provide this as part of our justification, is that the uses that are allowed in these different MX zones are very similar, and so that's, once again, when we looked at the spot zone analysis, we really looked at MX-L, MX-M, and MX-H in the context of the surrounding area, and once again, bringing that PD when you

look at the uses that are allowed in that PD site plan, they also are very similar to what's on these lists.

The real differentiation between MX-M and MX-H is height. One of the things that has happened, at the state level, building code-wise, which has also been adopted by the City of Albuquerque, is the ability to do 5-story wood frame construction, which did not exist when these zone categories were developed. And so that's really the reason that we're asking for MX-H rather than MX-M, is the ability to do a 5-story building in this location. We also looked at the comparison between the MX-H versus the existing NR-BP zone. Once again, the NR-BP really allows a lot of things that are not very compatible with the goals and redevelopment, that's happening in this area, and the MX-H fits much better.

There's a lot of crossover between these, but I think the main, differentiation is really with the prefix. So, the existing zoning is NR, non-residential. Non-residential is not in keeping with the goals and policies for this area, and the other, the alternative, the MX, is mixed use, and that's exactly what we want to see in this area, and that the inclusion of residential is really critical to making that work.

So, in conclusion, we feel that the zone change satisfies all the criteria. We agree with the staff's analysis and the Findings that are proposed for your consideration. We agree that it is, should not be considered a spot zone. We think that this request is compatible with the surrounding land uses, and is served by existing infrastructure, and does not solely rely on economic consideration. It really is about creating a different use in this location that is better for the community and better for the area.

I will note that we did, we did not hear any response from the neighborhood association. We did get, have one adjacent neighbor reach out to us, and they asked questions, and we followed up with them, answered their questions, and we did not hear anything further from that. Once again, we agree with the findings and the staff's analysis, and urge your support. We think this project is going to make, another substantial difference in the right direction for this part of our city. So, thank you very much.

Chair, Renn Halstead: That's fine. Thank you for that, in-depth presentation, Mr. Strozier. Any questions from the Commission? Okay, I just had one clarifying comment, or question. With the height directly adjacent to the R-1, I believe that the neighborhood edge requires a limitation of 30 feet for the 100 feet adjacent to those lots, is that correct?

Jim Strozier: Mr. Chair, that is correct and one of the things when you, if you look at this site and the level of detail that we have, there's a number of easements and along that boundary of the site that basically create a setback, that's kind of built into any design that happens, and that existing building is also setback. I would also point out that I didn't mention this in my presentation, and I apologize; is the NR-BP height limit is similar to the MX-H. It's actually, almost, almost

identical. So, in terms of the existing height limit, there's, there's very little difference between MX-H and NR-BP, and NR-LM includes, has that same height limit as well.

Chair, Renn Halstead: Okay, excellent, thank you for those clarifications. Vice Chair Carver?

Vice-Chair, Adrian Carver: Yeah, thank you, Mr. Chair. Thank you, Mr. Strozier, for that presentation. I'm looking... I'm curious about the surrounding infrastructure. I agree with the assessment by staff and you all that there is existing roadways and infrastructure around the site. Can you tell me more about how those roadways are going to have adequate capacity to serve the development that this zone change facilitates?

Jim Strozier: Well, it, it, so, I think in terms of... that's an excellent question, Mr. Chair, Commissioner Carver. You know, so, as we get into the actual design, if this commission agrees with us and approves this requested zone map amendment, then we will be looking at the specific infrastructure requirements, access, ingress, egress to the site, parking, and that configuration. I think that, you know, from a standpoint of water, sewer, power, all those things are available to the site. It's the site is, has an existing warehouse, business located on it today. So, I think the capacity is there.

This area is getting more, congested. I might argue that that's actually a good thing, that that congestion sort of is indicative of the vibrancy and the vitality of the uses that are proposed down here. The success of the Sawmill Market and the hotels in the area has created a lot of activity. Sort of goes back to that adage that, nobody goes there anymore, it's too crowded. But, it's... I think that's what... that's actually, I think, what this area is needing, and it's all about. I think the specifics of making sure that the infrastructure immediately adjacent, and those roadway connections are adequately sized will come, will be analyzed with city staff at the time of an actual site plan and development plan review for the area.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. Thank you, Mr. Strozier. Maybe this follow-up is for staff, but, does a site plan for this parcel, will that come through the EPC?

Jim Strozier: I believe it will be DFT.

Vice-Chair, Adrian Carver: No? Okay.

Megan Jones: No, yeah, that's, that's correct, Commissioner Carver. This is Ms. Jones. The site plan will not come through the EPC for the site and, then just... just to clarify for the members of the public that are listening, we're only considering the zone change today, and the allowable uses that would become permissive under the MX-H zone district if the Commission chooses to

approve this, and that doesn't guarantee a specific use on this site. So, the intended multi-family use that the applicant is referring to today would be subject to a different review process in the future with a different set of staff in the Planning department. So, just because this zone change might be approved, doesn't mean that that site plan is set in stone at all. So, I know there's some couple of questions that the public's going to have around that, so I just wanted to clarify.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. Thank you, Ms. Jones. One last follow-up, so if a member of the public or a commissioner or anybody was interested in you know, the community benefits around surrounding access of, like, you know, maybe a really cool Rail Trail connection, or, you know, how people access the site, the proper venue for those is not this hearing, but where, where would that be?

Mikaela Renz-Whitmore: I'll jump in, Mr. Chair, Commissioners. So, the site plan, no matter what site plan body looks at it, and I agree, I believe it would be an administrative site plan that's reviewed by a development facilitation team of staff and others within the Planning Department. There will be a sign on the property, the neighborhood association would still get an email, and they can send comments to staff to consider requests or, everyone's got notice of this zone change and can speak to the applicant directly and have those discussions. If people need more support and want more structure, they can request a facilitated meeting through the land use mediation that the City provides. That is up to the applicant to accept that request, but it is available, if people want that support. Thank you.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. Thank you, Ms. Renz-Whitmore, for helping me communicate that to the public.

Chair, Renn Halstead: Excellent. Yeah, thanks for clarifying all of that, that's very helpful. Any other questions?

Commissioner, Matthew Archuleta: Archuleta.

Chair, Renn Halstead: Commissioner Archuleta?

Commissioner, Matthew Archuleta: I do have a question. What is the maximum number of dwelling units that could be on this site under this proposed change?

Mikaela Renz-Whitmore: I'll take that one, too. Mr. Chair, Commissioner, the Integrated Development Ordinance doesn't set a cap on dwelling units; it sets a cap on building height and a certain amount of usable open space that has to be provided on the site, a certain amount of

parking, in other words, performance standards that the development has to meet, but otherwise, the City does not arbitrarily cap the number of units. So, the applicant may speak to what analysis they've done about what they could have on the site and meet all those performance measures.

Chair, Renn Halstead: Thank you, Ms. Renz-Whitmore. Mr. Strozier, do you have any comments on that, or is that future?

Jim Strozier: No, I think that I agree with Ms. Renz-Whitmore's response. That really is going to be our next challenge if this zone map amendment is approved, to get into the site design, and really, it is a balance of the type of units, from a market standpoint, in terms of... you know, studios, one bedroom, two-bedroom, etc., as well as making sure that we have the adequate parking and usable open space and amenities on site. So that that analysis really is part of that site plan effort, and as Ms. Renz-Whitmore mentioned, you know, there is a public notification and process at that time, in addition to what happened for this hearing, that would happen to get into more of the site plan details, in the future.

Chair, Renn Halstead: Thank you, Mr. Strozier. Commissioner, does that answer your question?

Commissioner, Matthew Archuleta: Yeah, but I guess with that being said, we don't know what the... what that would do to the existing infrastructure. I guess my other concern is, if we don't have a number or anything, that's gonna create, that could possibly create some infrastructure issues, and that's, that's kind of what my concern is, so...

Chair, Renn Halstead: Got you.

Jim Strozier: Mr. Chair and Commissioner Archuleta, if I might just jump in, I think, you know, I don't disagree with that statement; however, I would just say that the Site Plan – Administrative DFT process, in order to even make the application for that site plan, you have to have the traffic scoping form completed. If a traffic study is required, then that has to be done prior to application for the site plan. You have to have a transportation traffic circulation layout plan reviewed and approved by City transportation, grading and drainage and utility plan and water availability with the Water Authority. All that has to be complete prior to making an application to the DFT, which is made up of staff from Hydrology, Transportation, Parks and Recreation, Code Enforcement, the Water Authority is part of that, as well as Planning, who chairs that process.

So, I acknowledge that we don't have those answers today, but I can assure you and the public that the process is set up so that those answers are determined and coordinated through City staff and the Water Authority staff prior to even being able to make an application for the site plan.

Chair, Renn Halstead: Thank you, Mr. Strozier. Commissioner Nelius, do you have a question?

Commissioner, Eric W. Nelius: Yes, I'll ask this, I guess, on behalf of the City of Albuquerque, or the people I'm representing. With ABQ Ride Forward, will the 36-bus route up Rio Grande be continued? I guess this is a question for our planners. Will the 36-bus route be supported in the future routes in ABQ Ride Forward?

Chair, Renn Halstead: Thank you, Commissioner. Not sure who on staff wants to field that one.

Catherine Heyne: Thank you, Commissioner. Let me see if I understand. You're asking whether or not this project would support the bus service?

Commissioner, Eric W. Nelius: My apologies. I guess I'm just asking, will the 36-bus route continue to run as ABQ Ride Forward changes the routes?

Catherine Heyne: Yeah, I... thank you for that question, Mr. Nelius. I am not sure. I don't have access to that information. I know that they recently reorganized their services, and that the bus route that does run down Rio Grande is one of the ones that has been kept, and that has, several bus pickups and drop-offs in the area, so... and that that runs from, I think the Montgomery Transportation area all the way down to the, downtown Alvarado Center.

Commissioner, Eric W. Nelius: We got some hands raised.

Chair, Renn Halstead: Oh yeah, Mr. Strozier.

Jim Strozier: Thank you, Mr. Chairman and Commissioner Nelius. That's an excellent question, and it sort of gets back to some of the things I was talking about. I think that what's happening in this area in terms of what's already happened, what's planned to happen, and with this project hopefully being added to the mix, I think this really elevates this little part of our city as being needing to be 100% transit-oriented, transit-friendly. And I would hope that we would never see anything but an expansion of the transit routes and level of service for this area, as a part of their analysis, and I think that's been seen to date, and I would hope that it would continue in that same direction, if not amping it up.

Commissioner, Eric W. Nelius: Thank you, Mr. Strozier. I just wanted that on the record. Perfect.

Chair, Renn Halstead: Excellent. Thank you, Mr. Strozier. Thank you, Commissioner. Vice Chair, I think you had your hand up, but did you get your answer, or your question answered?

Vice-Chair, Adrian Carver: Mr. Chair, I think I'll wait for staff closing.

Chair, Renn Halstead: Okay. Sounds good. Anything else before we proceed? I don't see any hands raised, so let's go ahead and move on. Thank you, Mr. Strozier. Let's go to public testimony.

Nichole Maher, EPC Hearing Monitor: Yes, Chair. This is Hearing Monitor, Nichole Maher. If you're a member of the public and you would like to comment on this matter, please raise your virtual hand. You can do so by going to the bottom of the screen, and there should be a little hand there that says, raise hand. First, we have... Abelardo M.? Let's see, I will make them a panelist.

Chair, Renn Halstead: Good morning, Abelardo, I think it is?

Abelardo Marrufo: Yes, you can call me AB. Good morning.

Chair, Renn Halstead: AB, good morning. If you're able to turn on your picture... yeah, that's great, sir, thank you. Could you state your name and address for the record?

Abelardo Marrufo: My name is Abelardo Marrufo. My address is 1405 15th Street, 1403 15th Street, and 1407 15th Street.

Chair, Renn Halstead: Okay, excellent.

Nichole Maher, EPC Hearing Monitor: May I just ask to have his last name spelled for the record?

Abelardo Marrufo: Maruffo, M-A-R-R-U-F-O.

Nichole Maher, EPC Hearing Monitor: Thank you.

Chair, Renn Halstead: Thank you, Ms. Maher, and would you raise your right hand? And do you swear to tell the truth under the penalty of perjury?

Abelardo Marrufo: Yes.

Chair, Renn Halstead: Thank you. Please proceed with your commentary.

Abelardo Marrufo: Yeah, I just had a couple questions. I know that I contacted Alyssa before through email, was very helpful, you know, I do have a busy schedule myself. She did answer a couple of the questions that I had and the sense of what was going on, but once mentioned, my properties that I have, and how it's going to impact, because I have two porches from my homes that are facing directly that company, and in the past, I've had a request where I've asked them to, you know, make new fencing, because the previous company's vehicles damaged some of the fencing going into my properties. None of it was resolved, and I'm assuming this is more of the zoning. I know that, I believe the guy's name is Jim, he said that there was going to be another meeting regarding the actual development, which I will be attending. That's kind of my comments on that. I wanted to see what's... what's gonna be done with the actual fencing and neighborhood. But, you know, I guess the zoning is more of the question in here.

Chair, Renn Halstead: Okay. Yeah, thank you for your comments, and Jim, well, if you can just have that in your head for your closing, we can address that then. I will say that there are screening and buffering requirements for a new project. So, I believe, and Jim will be able to clarify, that that fence will have to get remedied as part of the new development, but we'll hold on 'til his closing. So, thank you for your comments. Who's next?

Nichole Maher, EPC Hearing Monitor: Chair, Commissioners, up next, we have Debbie O'Malley. I'm making her a panelist now as well.

Chair, Renn Halstead: Good morning, Ms. O'Malley. Looks like you're muted.

Debbie O'Malley: Mr. Chair, Commissioners.

Chair, Renn Halstead: Good morning.

Debbie O'Malley: Good morning.

Chair, Renn Halstead: Can I get your name and address for the record, please?

Debbie O'Malley: My name is Debbie O'Malley. My address is 3355 7th Street NW in Albuquerque. I speak today as a supporting member of the Sawmill Community Land Trust, an advisor...

Chair, Renn Halstead: One second, sorry. Sorry to interrupt you. Could you raise your right hand?

Debbie O'Malley: Sure.

Chair, Renn Halstead: Do you swear to tell the truth under the penalty of perjury?

Debbie O'Malley: I do.

Chair, Renn Halstead: Excellent, please proceed.

Debbie O'Malley: I speak today as a supporting member of the Sawmill Community Land Trust and advisor to their board, and on behalf of the homeowners and board members who were not able to testify today, Carol Caballeras, Joseph Lieger and Emily Strabbling, and Juanita Ramirez.

The Sawmill Trust was created decades ago to create and preserve permanently affordable housing. Several of us representing the Land Trust will testify today, and because we're limited to 2 minutes each, we have divided our testimony into several parts, so as not to repeat ourselves. I hope to be followed by the Sawmill CLT Executive Director, Orlando Alvidrez, then Pauline Baca, and Viola Martinez.

Commissioners, as you know, the Sawmill District has become one of the most attractive places to develop. As a result, the community we all worked hard to create is at risk of becoming a casualty of its own success. In the application, the agent's justification for MX-H is that this is a change to, that this change to a higher intensity zone would, quote, enhance the mixed-use character of the sawmill area. Not sure what that means exactly, but more importantly, our concern is how does it enhance the quality of life for the surrounding community?

Let's keep... let's be clear. This zone change is to allow the investor or owner to develop a property at its highest and most profitable use. The central concern is not whether redevelopment should occur, but whether a high-intensity zone is appropriate for this particular location. (INAUDIBLE) MX-M would be more appropriate with conditions that vehicular traffic enter and exit through the Bellum Extension plan for the east of the site, connecting to 12th Street. This connection is in the planning stages under the Department of Public Works. Thank you for your consideration.

Chair, Renn Halstead: Thank you, Ms. O'Malley. Appreciate your comments. I see, Jim is writing feverishly, so I'm sure we'll get some answers from Jim at the end there. All right, Ms. Maher, who's next?

Nichole Maher, EPC Hearing Monitor: We had Pauline Baca raise her hand next, but I believe I just heard Debbie ask to have Orlando and then Pauline speak, is that correct?

Debbie O'Malley: Yes, please, and then Viola Martinez. Thank you so much.

Nichole Maher, EPC Hearing Monitor: Then Viola. Alright, so up next, we will have Orlando Alvidrez. Let me go ahead and make them a panelist as well.

Chair, Renn Halstead: Good morning.

Orlando Alvidrez: Good morning! Oh, let me adjust this, sorry.

Chair, Renn Halstead: Yep, no, that's, you're fine, please. Looks like we can see ya. Could you...

Orlando Alvidrez: How are you?

Chair, Renn Halstead: Provide your name and address for the record.

Orlando Alvidrez: Hi. Orlando Alvidrez. 990 18th Street NW, 2nd Floor.

Chair, Renn Halstead: And do you swear to tell the truth under the penalty of perjury?

Orlando Alvidrez: Yes, I do.

Chair, Renn Halstead: Alright, please proceed.

Orlando Alvidrez: Hi, Mr. Chair and Commissioners. My name is Orlando Alvidrez. I'm the Executive Director of the Sawmill Community Land Trust. As stated in the application, this property is located on the corner of 18th and Bellamah, adjacent to the Sawmill Community Land Trust Artisan Village. You also see the zoning map that is across from the Sawmill Land Trust property zoned MX-M.

MX-M allows for a maximum of 48 feet, typically that is 3 stories, depending on the height of the floors. The building to the north of the property, the Artisan Village, also adheres to this height limit. MX-H allows for the building height of 68 feet, which is between 5 to 7 stories. That's a significant height difference, particularly since the property, like properties to its south, from Bellamah to Mountain Road, immediately abut residential area, unlike any of the MX zones in the immediate area. And to make matters more difficult, it is off 18th Street, where museums are located, which is not much wider than a residential street, adding more vehicles to the road with pedestrian traffic creating a dangerous situation.

Recently, Bellamah was narrowed to create a safe place for pedestrians and reduce vehicular speeding. We are surprised the planning staff did not raise an issue of traffic in this area that is a missed opportunity to improve the safety for the residents and tourists. Thank you.

Chair, Renn Halstead: Thank you. We appreciate your comments. Ms. Maher, who's next?

Nichole Maher, EPC Hearing Monitor: Right, next up, we'll have Pauline Baca. Has it changed over yet?

Chair, Renn Halstead: Good morning, Ms. Baca. Are you able to unmute and turn on your camera?

Pauline Baca: I can't turn on my camera, but I unmuted.

Chair, Renn Halstead: Okay, I think we can... we can go with that. Would you state your name and address for the record, please?

Pauline Baca: Pauline Baca, 935 20th Street NW.

Chair, Renn Halstead: And we'll trust that you're raising your right hand. Do you swear to tell the truth under the penalty of perjury?

Pauline Baca: I do.

Chair, Renn Halstead: Please proceed.

Pauline Baca: Good morning, Mr. Chair and Commissioners. My name is Pauline Baca. I am a founding member of the Sawmill Community Land Trust, a board member representing small business owners on the Trust. I was born and grew up in the Sawmill neighborhood a few blocks away from this property on 18th Street. We raised our family here, and my husband and I live here. The Sawmill Community Land Trust controls close to 40 acres and has always been respectful to, respectful of the established residential neighborhoods, many of which were built in the early 1900s, making sure that any new development enhances what exists and provides opportunities to improve the quality of life for all residents.

We have built single-family housing that is designed with front porches to have more eyes on the street. We have provided opportunities for senior housing, parks, places to eat, schools, and have created safe pedestrian and bike pathways and amenities for the old and new neighborhoods. We will incorporate these principles into the planning of future developments. In

fact, the Sawmill Community Land Trust received funding to begin a planning process this year for the vacant properties it controls, and any development plan on vacant parcels to the east of the existing development to have exit and enter from Aspen off of 12th Street, because the traffic intervention that occurred, that is occurring on 18th and Bellamah. Thank you for the opportunity to speak today.

Chair, Renn Halstead: Thank you, Ms. Baca. We appreciate your comments. Ms. Maher, is anyone else signed up?

Nichole Maher, EPC Hearing Monitor: Ms. O'Malley had mentioned that Viola Martinez also wanted to speak. She does not have her hand raised, but I will move her over to a panelist.

Chair, Renn Halstead: Okay.

Nichole Maher, EPC Hearing Monitor: Let's see if she... Pauline, can you hear us? Can you... let's see, I mean, I'm sorry, Viola?

Chair, Renn Halstead: Ms. Martinez, are you available to make comment?

Viola Martinez: Can you hear me?

Chair, Renn Halstead: Yes, we can hear you.

Viola Martinez: Can you hear me now?

Chair, Renn Halstead: Yes, we can, thank you. Yes, good morning, good morning, Ms. Martinez. Are you able to turn your video on?

Viola Martinez: Let's see, if I spot something somewhere. I don't see it on my screen. I don't see, join as a...

Nichole Maher, EPC Hearing Monitor: So, I've sent you a request to become a panelist.

Viola Martinez: Can you still hear me?

Chair, Renn Halstead: Yes, we can.

Viola Martinez: Okay, and, video... I don't know what I'm doing here.

Chair, Renn Halstead: That's okay. If it's gonna be an issue, I think we can just proceed, since we can hear you just fine. Oh, there you go.

Viola Martinez: Oh, oh, okay.

Chair, Renn Halstead: We can see you, perfect. Would you state your name and address for the record, please?

Viola Martinez: Viola Martinez, 1418 Aliso NE, Albuquerque, New Mexico, 87110.

Chair, Renn Halstead: Thank you so much. Would you raise your right hand, and do you swear to tell the truth under the penalty of perjury?

Viola Martinez: I do.

Chair, Renn Halstead: Excellent, please proceed. You have 2 minutes.

Viola Martinez: Good morning, Mr. Chair and Commissioners. My name is Viola Martinez, and I am president of the Sawmill Land Trust. We must not continue to do development piece by... piecemeal by piecemeal in the Sawmill district. We have to get a handle on the vehicle and pedestrian traffic in the area before things get worse and God forbid a tragedy occurs. As a result of this challenge, we will conduct an area-wide traffic analysis to come up with recommendations to improve vehicular and pedestrian safety. We ask that any requests for zone changes in the area to a higher, much higher intensity, not be considered until the process is completed. Since the applicant expects that the existing use of their property will continue as is. A nonconforming, in other words, we expect they would be supportive of such beneficial process that enhances the quality of life for all residents and businesses in the area.

In summary, we believe the applicant's request for an MX-H is inappropriate, given the allowable height of this zone and its proximity to a single-family residential community to the east. Again, all surrounding MX properties do not abut into a residential community. We ask that you direct any technical questions to Debbie or Orlando, and thank you so much for giving our residents this opportunity to voice our opinion.

Chair, Renn Halstead: Thank you very much, Ms. Martinez. Those are great comments. Ms. Maher, is there anyone else signed up to speak?

Nichole Maher, EPC Hearing Monitor: Commissioners, at this time, no one else is (INAUDIBLE). If you're a member of the public and you would like to speak, please raise your

virtual hand at this time. Chair, Commissioners, I don't see anyone else signed up to speak at this time.

Chair, Renn Halstead: Okay, excellent. Thank you very much to everyone who spoke. This is quasi-judicial, so I think, we'd like to offer an opportunity for cross-examination. If any of those community members with standing would like to ask the question of either the applicant or the staff. They're welcome to raise their hand. All questions need to be addressed to me, and I will decide if they are a valid and appropriate question, and I will confer them to the appropriate party. So, if anyone wishes to ask any questions of the applicant, please raise your hand now. I don't see anyone. Ms. Maher, do you see anyone, who looks like they wish to speak?

Nichole Maher, EPC Hearing Monitor: Chair, I do not.

Chair, Renn Halstead: Okay, sounds good. Well, we will continue moving forward then. It looks like... let's move, close the floor and move to staff's closing statement. Let's see... I am not seeing Ms. Heyne. Ms. Maher, is... she's gone... oh, there you are. You're muted, there we go.

Catherine Heyne: Thank you, Chair, sorry.

Chair, Renn Halstead: No worries.

Catherine Heyne: I will close by saying that looking at the locations, the plans and goals for the area, including the Metropolitan Redevelopment, even the staff believes that the request would support the vision for the area. There's an action item that recently came out as part of the Community Planning Area process, and one of the things that was being considered was an Activity Center for the Sawmill area, so we believe that this is in line with something in that vein, which was the community, as you know, the Community Planning Area process was, interactions with the public to see what their, what they would like to see the future of their area to be, and that was one of the things that did come out of that.

And going back to the, what Commissioner Nelius was saying; the subject site is within a very walkable area, and density does support multimodal options. It has more people on the ground, and the change could strengthen the mixed use of the area, and it would offer a variety of uses, as well as potentially more people to support the area's amenities. There are protections in place to help moderate any of actions going forward, for both the current businesses and residents, such as neighborhood edges, protections, landscape and buffering, and open space requirements. That would really look at the space and see if what is being proposed would be appropriate.

A zone change does not guarantee use, so as we said before, even though the applicant is looking at promoting, like, denser, multi-use, like, dwellings, that this is not something that is necessarily, will happen. The change does permit less intense uses overall from the original NR-BP and mix... and this allows for housing in an area that, and for the city that does need housing, and so staff continues to support this request. Thank you.

Chair, Renn Halstead: Thank you, Ms. Heyne. Any questions from the Commission for staff? Vice Chair.

Vice-Chair, Adrian Carver: Yeah, thank you, Mr. Chair. I guess I'm just struggling with the process here, because you know, at City Council recently, there was an IRB approved for a hotel, and so there's a few active proposals in this area, and I'm having trouble assessing the impact that this zone change will have on the existing infrastructure, knowing that in the public record, there are other applications in the pipeline. So just help me, help me understand, and I think the public even brought up some of these. That last speaker brought up some similar issues of these developments happening, you know, these applications happening. Piecemeal, so just help me, help me with the process a little here.

Catherine Heyne: Thank you for that question, Vice Chair Carver. I mean, it is complicated. I mean, we are in an area that is of growth, and it is changing. I mean, we're growing in general. Albuquerque is growing, and we're looking at how to best accommodate city and city needs. We try I mean, every parcel's separate and different. It's not a planned area, per se. It's owned by different folks, so you can't, it's really challenging to try to develop an area in concert. Everybody has their own interests, and this is all about balance. Like, what do we see for this area? What's healthy for this area? What's healthy for the city? And this isn't an area that is in a historic district, which, you know, we need to be mindful of. That we aren't right next to the residential area that has you know, been there for, you know, since mid-century or earlier.

So, we think that the City has put into place enough protections to be able to protect all member, or all areas, all landowners, while giving them the flexibility to do what is needed to move the city forward, and especially housing. We are looking for housing that, household size are dropping, so this would be a potential way to keep folks in the area. Not everybody wants a single-family home, so and just talking to housing, so that this would be one way that that kind of need could be met.

Again, there's a lot of other things that could be put in this place, and as it stands, as a NR-BP, it's more industrially related. I mean, it's possible that, you know, the landowner could come in and say, you know, we don't want this. Instead, let's put in a car wash. Or, you know, something that's a little bit more intense of use that would also have the same issues of traffic and mobility and access. So, I mean, we have to really balance all these and weigh these all out, for what

would be appropriate for the area, and if Ms. Jones or Ms. Renz-Whitmore has anything more to add, please do.

Megan Jones: Thank you, Ms. Heyne. This is Ms. Jones. So, thank you for that summary. What I will say is, actually, I want to point one thing out here. The subject property is within the Sawmill Wells Park Character Protection Overlay Zone that provides additional protections on the subject property and the surrounding area through development. It's not in the Historic Protection Overlay zone, but it is in the Character Protection Overlay Zone. So, I want to try to reframe the discussion into talking about the zone change here that is at hand.

We're looking at the uses that are currently allowable in NR-BP, and comparing those to the uses that would become allowable in MX-H. So, although I understand the community's concerns with the potential future multi-housing development, and, Vice Chair Carver, your question is stemming around how that potential multifamily housing development could impact existing infrastructure with other developments going on, or that are in place right now, but we're not considering that site plan. So, it's good that it's been noted for the record that we understand the intention of this zone change, but... if that project doesn't move forward, anything in the MX-H zone district could be developed.

That project doesn't move or doesn't move forward, you don't approve the zone change today, anything in NR-BP could continue to be developed. So, let's try to reframe the discussion into the criteria for the zone change, and the allowable uses, and the allowable uses that could be considered harmful around the surrounding area, and I think that infrastructure is definitely something that is included in the criteria for a zone change, so you can consider whether or not the existing infrastructure would support future development on the subject property itself.

Chair, Renn Halstead: Thank you very much.

Vice-Chair, Adrian Carver: Yep, thank you, Mr. Chair. Thank you and that's where I'm trying to zero in here and having trouble with, because, I mean, it's an easy way to illustrate the, what feels like and appears to be higher intensity, a higher density in this area. And so the use of the, or saying that the multifamily that's just a great way to illustrate what this intensity is, so that's why I'm framing it around that. But, I guess, let me just go back to, so what staff, what would it take to, what would be the process be if we were to change this from MX-H to MX-M?

Megan Jones: Thank you, Vice Chair Carver. This is Ms. Jones. So, what you would need to do would, app... Sorry, thinking through as I'm speaking right now. I think the best thing to do would be to continue this discussion to the next hearing, or even two hearings from now to allow the applicant time to re-notify the public that they're changing their request from MX-H to MX-M and they would need to submit a new justification letter, justifying MX-M from MX-H. So, it would

essentially be a new request, so we would need some time for them to go and do their work on that, and for staff to reanalyze the request against the criteria in the IDO and the Comp Plan for MX-M zone designation instead of MX-H.

Vice-Chair, Adrian Carver: Thank you.

Megan Jones: They could also withdraw this application and resubmit a new one. But it really just depends on the direction you want to go today, and if the applicant would agree with that. There are other standards in MX-M that they would have, have to agree with that I think that they might be trying to achieve through MX-H, as far as development standards go.

Vice-Chair, Adrian Carver: Okay, thank you. Oh, sorry, go ahead, Ms. Heyne.

Catherine Heyne: Oh, thank you. And Vice Chair, I just wanted to maybe bring up a couple of things that I can, could show you, for both, and, for both the dimensional standards as well as use standards, just so that you can kind of make a comparison a little bit more, so that you can see the differences for what is in the area and, I'll share my screen again, and then we can just kind of go through and look at the differences of some of the things that I've prepared.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. Thank you, Ms. Heyne, because I was also going to ask about the Character Protection Overlay and what, what height restrictions or bonuses that might provide this parcel?

Catherine Heyne: Okay, I do not have the... I can... we can go to the Character Protection Overlay, but right now I have... can you all see my screen?

Vice-Chair, Adrian Carver: Yes.

Catherine Heyne: Okay, so we have, here's the map of the area. We have NR-LM surrounding the area, we have NR-BP, then we have MX-H and MX-M. So, here, I hope it's large enough for y'all to see. You can see that, like, setbacks are fairly similar with larger setbacks for the NR-BP. For an MX-H zone, for example, 5 feet from the front, 0 to 5 feet for the side, 15 for the rear, building height is 68 feet, and then with further than 100 feet from the edge of the property, it would be 68 feet.

For the existing NR-BP, we have a lot with minimum, we have front minimum standards of 20 feet, side of 10, and rear of 10, with a building height at 65 feet, with the same height, no height limitations further than 100 feet from the edges of the property. For MX-M zone, we have,

again, the front minimum of 5 feet, which you can see matches up with the MX-H zone. Same thing with the side minimums. Rear minimums are pretty much the same. The main difference here is, again, the building height maximums.

The NR-LM zone doesn't have a lot of these minimums, it does have even less setback requirements, which is basically the lots that are to the south, and to kind of, to the west of this property. Again, the building height maximums for those is 65 feet. And then no maximum for greater than 100 feet from the edge of the property line.

So, again, here you have NR-LM in all this area, you have MX-M here in these areas, and then you have MX-H in these areas here. The next thing I'm going to just show you right now is kind of, made up... let's see if I can make it so that it's a little bit more... less... less graph and more picture. In terms of use, we've done kind of a comparison.

We have MX-H here and MX, I mean, sorry, MX-M and MX-H, and then compared to the NR-BP and you can see, kind of, the main things, this is what, Mr. Strozier was saying in his presentation, you are actually adding this living possibilities, group living, and housing, household living type options that are not allowed in NR-BP and again, the things that become permissive tend not to be seen as harmful.

You're allowed now a community center, a library, and this is similar, so anything that's in this kind of orange color is different from what is in NR-BP, and anything that's kind of in this red could be, you know, potentially considered harmful. But you can see that a hospital is already allowed, and it would be allowed in MX-M as well as MX-H. So, you can see that they're pretty, pretty similar.

You know, we're different here in the compost facilities. MX-H would not allow outpost facilities, for example, whereas NR-BP would and MX-M would. You have a veterinary hospital, it's just a hospital that tends to have more traffic, and that's just allowed in all three of those categories. Here again, you have adult entertainment that wouldn't be allowed in either MX-M or MX-H. Again, because it's more community-oriented, now you would be allowed residential community amenity indoor. You would no longer be allowed to camp in this area for either MX-H or MX-M. A car wash, you would be allowed in MX-M, but not MX-H. These fueling stations that would be allowed, and all of them, that would not change. Blood services, again, it's no longer permissive in either M or H, and you can see a lot of these just across the board, MX-M and MX-H are very similar in terms of what uses are being allowed, self-storage.

Vice-Chair, Adrian Carver: Mr. Chair, Ms. Heyne, would you... could... could you tell me about the risk limitations or bonuses on height from the... in the Character Protection Overlay?

Catherine Heyne: I'm pretty sure the Character Protection Overlay does not allow for height bonuses.

Vice-Chair, Adrian Carver: Are there restrictions?

Catherine Heyne: Let me pull that up. Oh, here I had it up for building height step-downs. So, this would be edge of and neighborhood edge effects, so if you have your protected lot, which is your R-1, you have that 100-foot, 30-foot, the maximum height and then you could have your greater than 30 feet. Let's find the community protection overlay. Character Protection Overlay...

Megan Jones: 3-4(M).

Catherine Heyne: Thank you, Ms. Jones. So, the site standards would not apply to either one MX or any of the MX designations. We do not have any other restrictions here in terms of setback standards and here are your building height restrictions, and for NR-BP, 35 feet is the maximum, but there is none for MX development, except for MX-L, which would be 26 feet.

Vice-Chair, Adrian Carver: Thank you, Mr. Chair. That's all my questions for now.

Chair, Renn Halstead: Thank you, Vice Chair. Commissioner Aragon? I think you're muted, sir.

Commissioner, Daniel Aragon: Thanks for pointing that out. I've been staying fairly quiet on this, up until now. I wanted to, just kind of refocus on what we're doing, and what our purpose here today is, and that's to hear the case in front of us, and not create a new case, or... or try to change it for the applicant. If I'm... we've been asking for residential and development and walkable communities and places you can ride your bike and do all those things. This is kind of what we've been asking for months from the community. We spend hours and hours with the IDO just trying to crank it down so that we get more opportunities for housing, more density, and now we have one in front of us, and everyone's freaking out.

So, I'd like to just kind of stay focused on the... on the request that we have in front of us. Let's make a decision, and whatever the decision is, the developer can respond accordingly. That's all I wanted to add.

Chair, Renn Halstead: Okay. Yep, thanks for your comments, Commissioner. They're noted. Commissioner Nelius?

Commissioner, Eric W. Nelius: So, I guess I'll just chime in here. Seeing the height limits for MX-M versus MX-H, I believe the lot width is greater than 200 feet, I don't know by how much, but what I'm getting at is you know, if there's the 100-foot setback requirement, and then there's, you know, no limit after that 100-feet, doing an MX-M would not knock down that unlimited height after 100-feet into your lot. Is that correct?

Mikaela Renz-Whitmore: So, I'll jump in here. Where's my camera? Sorry, can't find, suddenly all my Zoom controls, but, so, Commissioner, Mr. Chair, Commissioner. Just want to... there we go, thank you, Nichole. Let me reframe a little bit. So, instead of that 100-feet being a setback, as you mentioned, it's really within that distance, the height can only go to 30 feet. So, they don't have to set the building back that far, it's just that any part of the building that's within that 100 feet can only go to 30 feet. So...

Commissioner, Eric W. Nelius: But beyond that 100 feet, there's no limit, regardless if it's MX-M or MX-H, correct?

Mikaela Renz-Whitmore: They've got the... the fronts, if they're fronting onto... what is it, 15th on that side? There's the, there's the setback, you know, from that street. So really, the portion of the building that has "unlimited height" is pretty narrow by the time you get, you know, what has to happen on the back to what has to happen on the front. But you're right, within that remaining distance, it would be technically unlimited, and I would look to the applicant to describe what they're thinking about doing there.

Commissioner, Eric W. Nelius: Thank you.

Chair, Renn Halstead: Thank you, Commissioner.

Commissioner, Jarrod Likar: Likar

Chair, Renn Halstead: I don't know who was making noise. Commissioner Likar?

Commissioner, Jarrod Likar: Yeah. So, if I'm understanding, directly with the protection overlay, and they changed it to MX-H, they're gaining 33 feet in height availability? Because of the protection overlay? Not limited, because now there's not an MX-H limitation, right? So... they are NR-BP which was 30, whatever 30 was, they just brought it up and now if they change it because the protection overlay doesn't address MX-H, they're going from 35 to 68. Is that correct?

Catherine Heyne: Thank you, Mr. Commissioner Likar. That is correct, at this time, with the Character Protection Overlay, the NR-BP is capped at 35 feet and, with the zone change to MX-H, it would be then kept at 65 feet within that 100-feet of the boundary at the lot line, sorry and Ms. Jones, did you have anything?

Chair, Renn Halstead: Okay. Does that answer your questions, Commissioner?

Commissioner, Jarrod Likar: Yes.

Chair, Renn Halstead: Any other questions for staff before we can hear from the applicant? Okay, thank you very much. Let's move to applicant closing, Mr. Strozier. I think you're muted at the moment.

Jim Strozier: We were doing a little, little research over here, I apologize for that. Mr. Chair, thank you. I just want to kind of... I think maybe... you know... well, I'll start by addressing some of the comments and concerns that we heard. I do think that, and it's been addressed, but the neighborhood edges, the landscape buffering, the CPO, all address the character and have standards that help, with the transition from the east property line, where the existing R-1 zoning is.

I can tell you that our client, Titan Development, is committed to work with those neighbors on that edge to make sure that the treatment along that edge, in terms of any wall, landscaping transition. As I mentioned earlier, there's a number of utilities in that portion of the site. Sort of builds in a natural, setback. along that edge, but we will certainly be working with those adjacent property owners on how that edge is treated, and I actually think that we can make that a lot better than it is in its current condition, which is basically kind of vacant parking, truck storage, kind of stuff that's allowed within the NR-BP zone.

I do also want to kind of, you know, address the idea that this project and maybe these other projects that are the hotels are being done in a piecemeal manner. I think when we have an area like this that has a Metropolitan Redevelopment Area Plan, which, remember, the purpose of the Metropolitan Redevelopment Area plans, the first step is to designate that area as being blighted. And so the City, from a policy standpoint, has said, going back to when that plan was developed, that this area was blighted and in need of investment and change and those policies associated with the Metropolitan Redevelopment Area support this zone change. I just want to be clear about that. They support the changes that have been occurring with the addition of the hotels, the food hall, multi-family housing, mixed-use development.

That is what that plan strove for, that is, and as a public policy, we identified this area as in need of private investment in order to make those things happen. That's exactly what we're doing today. The Community Planning Area has identified this area as a potential Activity Center. That hasn't happened yet, but that was part of a community planning process that resulted in that recommendation. I hope that recommendation moves forward and gets implemented with the next amendment to the Comprehensive Plan and once again, this project and this zone map amendment is consistent with that effort.

The Character Protection Overlay also provides standards and protections for those adjacent neighborhoods in the community. So, I think this is anything but piecemeal. I think that's

exactly what we're seeing development in this area that is consistent with those plans and those policies that have been put forth. I also want to, and I know I don't need to remind you, but we have an incredible housing crisis, and as Ms. Heyne pointed out, there is not just a need for housing, but a need for diversity of housing, and a need for the type of housing that right now, once again, you know, the NR-BP, that prefix is non-residential. There is no residential allowed in the existing zoning, and, and what we're proposing to do is remedy that and I think... I think that's appropriate.

The MX-H zone, I think, is the appropriate zone and one of the things that we were just... when we were looking at the zoning for this area and the built environment, so Hotel Albuquerque, over there on Rio Grande is zoned MX-M, okay, it's not 48 feet tall. The Hotel Chaco is zoned MX-L, I'm not sure why it's zoned MX-L, it's 5 stories tall. It, it, so when we look at the height that's allowed in the NR-LM that's prevalent in this area, is 65 feet. We, this is what this area needs, it's what it demands, I would say and we are, I will tell you that we will be more than happy to work with and participate in a traffic analysis, that if the City moves forward with that for this area, we would be a participant and a supporter of that effort.

We want to make sure that this project works within that environment. We have 18th Street, is not like a little residential street. Right now, we have NR-LM, we have the, we have trucks. Remember, once again, the NR-BP and NR-LM zones allow basically, those are in the industrial zoning classifications. If you want to talk about incompatibility between what's happening and the goals for this area, I would put forth that it's big trucks. Big trucks are the incompatibility, and that's what this change is all about, transitioning from a warehouse use to residential mixed-use opportunities for this site, and I think it's really important and it's gonna address, at least it's going to make available the ability to do housing and diversity of housing in this location.

Once again, we talk about walkability, we talk about making sure that we have people being located in areas where they can walk, where they can access the brand new Rail Trail, how much is the City spending to develop the Rail Trail? And the first segment is actually right down the street from this location. All those uses are happening in this area because the City has made a policy initiative to say, we want to see change, and that's what, that's what we're doing here. And I think that's, and so we really... we hope that this commission acknowledges that, and supports this request. We would like to move forward with the request that we've made. We are not interested in changing it, we think this is the right zone for all the reasons I stated. So, with that, thank you very much.

Chair, Renn Halstead: Thank you, Mr. Strozier, I think that that addressed some of the, the questions or comments that I had. Commission, do you have any follow-up questions for Mr. Strozier?

Commissioner, Jarrod Likar: Likar.

Chair, Renn Halstead: Commissioner Likar.

Commissioner, Jarrod Likar: Jim, is this, it looks like you've, the property's been purchased already. Is that building, obviously, abandoned, not in operation currently?

Jim Strozier: Mr. Chair, Commissioner Likar. So that business is currently operating at that location, and as part of the sale, that would... I believe that that business will continue to operate until such time as, and then we'll be working with that business. They're, they're going to be moving out of that building, and ultimately that building will be demolished and replaced with a new project.

Commissioner, Jarrod Likar: And there's tractor-trailer traffic currently on that property?

Jim Strozier: That's, that's correct and, and just as a reminder, as part of the, as part of the City's site plan process, we will have to address the need for a traffic study through the traffic scoping process, as well as a traffic circulation layout that is done as part of any new project that would move forward at this location.

Commissioner, Jarrod Likar: Thank you.

Chair, Renn Halstead: Thank you, Mr. Strozier. Any other questions? Not seeing any. I think we can continue. Thank you, applicant, for that closing. I think that made it very clear on what the desired path for is on the applicant's side, and that is to stay with the proposed change to MX-H. I think we've heard a lot of justifications; the City staff has made it clear that it is in line with the Comp Plan goals, and the specific goals for the MRA at this site. I would tend to be in agreement with that. I think that this is a prime location in our city to encourage multimodal transit, some density, where it makes sense, and this is one of those locations that, to me, makes great sense for that, in our city. So, I am supportive of approving this, and I'd like to hear what other thoughts the commissioners have.

Commissioner, Eric W. Nelius: Mr. Chair, may I go, proceed?

Chair, Renn Halstead: Please.

Commissioner, Eric W. Nelius: I'm in agreement with you. I think this is the right place to develop. We don't need to continuously be building single-family houses further and further away

from the city center. We should be building up inside the city of Albuquerque. This is great. I think, in conjunction with the Rail Trail as well it's... it's the right place to develop. I'd like to see, I guess Mr. Strozier had mentioned doing a traffic study, and I believe there still are some Non-Residential zoning, or Non-Residential zones on that street, my apologies. But eventually, if this were to become a more frequent area, maybe as an Activity Center. It's beyond the scope of this commission, but we may consider narrowing that street to accommodate more pedestrians, more bicyclists. Again, beyond the scope of this commission, but I'm very much in favor.

And I guess, last thing I want to say, too, is some of the complaints that a lot of the local residents had with the issue of, like single-family houses being eyes on the street, I think, well, having a multi-family development is even more eyes on the street than just a bunch of single-family houses. And then you know, on the basis of getting a handle on vehicular traffic, if this area becomes more pedestrian-friendly, I think that, you know, it's more handling the vehicular traffic and repurposing it for pedestrians, but I'm in favor, that's all I have to say. Over.

Chair, Renn Halstead: Thank you, Commissioner. Any other commissioners have thoughts?

Commissioner, Matthew Archuleta: Commissioner Archuleta.

Chair, Renn Halstead: Commissioner, please.

Commissioner, Matthew Archuleta: I am very familiar with this area, and I've watched this area grow probably for over 50 years, and I do have concerns with the height. I do have concerns with the density. I've seen other areas, or other dense projects go into areas where they're not equipped to handle it, and I just don't believe that this is equipped to handle that much of the density. Mountain Road is a bike path, so to speak, a small road. And Bellamah. if anybody's been there in the evenings on Bellamah, it's, it gets crazy. It's intense, and I do see concerns for safety of the people walking around there. I believe that there should be some intensity, but I don't believe it should be the highest intensity. I believe we could do multi-family, but I, I've, when you give somebody the opportunity to put high density, they're gonna go as high as they can and I've seen that in other parts of Albuquerque, and sometimes it fits, and sometimes it doesn't. I don't believe it fits in this area, so I'm not going to support this. Thank you.

Chair, Renn Halstead: Thanks, Commissioner. Vice Chair.

Vice-Chair, Adrian Carver: Yeah, thank you, Mr. Chair, and thanks to the Commission and staff for, allowing or letting me ask a bunch of questions. This is the district that I represent, so, I know it's important to get some of these things out on the rec... excuse me, on the record, and to

communicate the process to the public. You know, I'm looking forward to the neighbors and members of the public participating further down in the process, on helping to secure some of the community benefits that I think you all are looking for.

You know, I'm zeroing in on the infrastructure and the, the, you know, the intensity that this use will put on specifically the roadways. It's not just 18th that I'm concerned with, you know, Rio Grande is a complete mess, all of the time, trying to, if you're trying to go east on Rio Grande onto Bellamah and, you know, there's just a, and I think it's Zearing, there's, so there's a lot of traffic there, whether they're, it's folks passing through or trying to enter into the Sawmill area.

So, I'm, I am concerned with the intensity, and let me be very clear that, that the proposed use and the, the allowing of residential use on this site, I think, is wonderful. I'm uncomfortable with the, the height as well, like Commissioner Archuleta, I, I am glad that we got the neighborhood edge piece out on the record, that kind of buffer between the R-1 zone, and the height restriction in that buffer area, and just remind the public that there are screening rules, and, you know, there are other opportunities to create that buffer between these two uses.

For me, I think I'm just uncomfortable with the 68-foot height that would be allowable with this, this, zone. I am more comfortable with an MX-M height, that I feel like that is more congruent to the surrounding properties, and would kind of mitigate the issues around traffic that are on some of these surrounding roads.

So, you know, again, I'm, I'm very – there's a fly in here, and it's driving me crazy. I'm very supportive of increasing the amount of housing, and in increasing density. For me, this parcel in this context is just a little too dense, and so I'm not going to be able to support this. I would, I would be able to support a MX-M on this. Heard from the applicant that that's not in the cards today, but, yeah, so I will be voting against this, this proposal.

Chair, Renn Halstead: Thank you, Vice Chair. Any other comments from Commission?

Commissioner, Jarrod Likar: Commissioner Likar

Chair, Renn Halstead: Yes, please, Commissioner.

Commissioner, Jarrod Likar: Although I am nervous about the height, and the change in the height, I think the density is a non-issue, in my opinion, because the density is going to be dictated by what the streets can hold. You're going to do a traffic study, they're gonna, I have full faith in the staff of the City that if there's 50 allowed on there, because it works with the streets, that's what's going to be allowed, not 150 because the streets can't handle it, traffic, so they'll dictate that. That happens all the time.

I do like the fact that we're putting some residential in a more intense area. I just don't think that it's gonna be as intense as Commissioner Archuleta and Commissioner Carver

envision, because there is no, there is no number on the density that I think, per Ms. Renz-Whitmore addressed, and the traffic's gonna dictate what can actually be put on there. So, I think this takes tractor-trailer traffic off of the street in this area, if this changes.

I think, given the fact that it is going to change to a pedestrian area and a walkable area, I think that's an absolutely good thing for the area. I just see the rest of these businesses that are in there, at some point, doing exactly what this property doing, and changing the zoning, putting it to residential, and this whole kind of sawmill situation becomes a complete area, pedestrian, bike-friendly. Tractor trailers aren't needed in the area, they go on the other side to 12th. So, I'll be in support of this.

Chair, Renn Halstead: Thank you, Commissioner. Anyone else?

Commissioner, Abdul Ganiu Tanko: Commissioner, Chair?

Chair, Renn Halstead: Go ahead.

Commissioner, Abdul Ganiu Tanko: Yeah. Yeah, based on the analysis, the staff analysis, and property's location, I think, for me, and the comprehensive... is consistent with the comprehensive plan, I personally find it that the suggested zoning map amendment is appropriate, and, you know, it supports the continued evolution of this Sawmill area. My only concern that I had initially, and it was part of the question that I asked initially, has to do with why, you know, the applicant and staff jumped to this MX-H instead of MX-M, when the surrounding neighborhoods, you know, those other zoning areas were MX-M and I think that, you know, all of us have shared our thoughts, including the applicants and, and staff and so, personally for me, I would, support their requests, and, yeah, that's what I would say.

Chair, Renn Halstead: Yeah, thank you, Commissioner. Well said. I think we've heard from just about everyone. Commissioner Aragon, I don't know if you had any further thoughts? I think you made yourself fairly clear earlier, but anything else that anyone wants to add, or does someone want to make a motion?

Commissioner, Daniel Aragon: Yes, Mr. Chair, this is, Commissioner Aragon.

Chair, Renn Halstead: Yeah, please.

Commissioner, Daniel Aragon: You know, when you look at the definition of Area of Change, and if you were to picture something, it would be this area. You know, a lot of times we hear these spot zone changes, and it's kind of gray area. This one's not gray. This one's pretty much

an Area of Change. I don't think it's a spot zone. I support the request, and I'm prepared to make a motion.

Chair, Renn Halstead: Okay.

Commissioner, Daniel Aragon: So, in the agenda item number 3, I move that we approve, case ZMA-2026-00008, based on staff Findings 1 through 16.

Commissioner, Eric W. Nelius: Nelius second.

Chair, Renn Halstead: Okay, let's go to a roll call vote. Commissioner Tanko.

Commissioner, Abdul Ganiu Tanko: Commissioner Tanko, aye.

Chair, Renn Halstead: Commissioner Archuleta.

Commissioner, Matthew Archuleta: Archuleta, nay.

Chair, Renn Halstead: Commissioner Likar.

Commissioner, Jarrod Likar: Likar, aye.

Chair, Renn Halstead: Commissioner Nelius.

Commissioner, Eric W. Nelius: Nelius, aye.

Chair, Renn Halstead: Commissioner Aragon.

Commissioner, Daniel Aragon: Aragon, aye.

Chair, Renn Halstead: Vice Chair Carver.

Vice-Chair, Adrian Carver: Carver, no.

Chair, Renn Halstead: And the Chair is an aye. That passes 5 to 2. All right, thank you very much to the applicant, and appreciate the public's input on that. This is an important part of our city, and I think this is going to help it become what it has the potential to be, so I look forward to seeing the next steps on this.