

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

April 17, 2025

Building Hope
c/o Consensus Planning
302 8th St NW
Albuquerque, NM 87102

Project # [ZMA-2025-00004](#)
Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for Building Hope, requests a Zoning Map Amendment - EPC, from PD and R-ML to R-MH, for all or a portion of Tract 22-A Corrected Replat of Tract 22, Corona del Sol, and Tract 22-B-1, Plat of Tract 22-B-1, Corona del Sol Subdivision, at 5200 & 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. NW, approximately 8.5 acres. (G-11-Z)

Staff Planners: Catherine Heyne and Jude Miller

On April 17, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Plan # ZMA-2025-00004, a Zoning Map Amendment, based on the following Findings 1-17.

FINDINGS – ZMA-2025-00004 – Zoning Map Amendment

1. This is a request for a Zoning Map Amendment for all or a portion of Tract 22-A, Corrected Replat of Tract 22, Corona Del Sol, and Tract 22-B-1, Plat of Tract 22-B-1, Corona Del Sol Subdivision, located at 5310 and 5200 Sequoia Rd. NW, respectively, and comprising approximately 8.5 acres.
2. The subject site is zoned PD (Planned Development) and R-ML (Residential – Multi-Family Low Density) Zone Districts. The applicant is requesting a zone change to R-MH (Residential – Multi-Family High Density Zone District) to allow for a future proposed K-12 Charter School. Pursuant to IDO [Table 4-2-1](#), Elementary or Middle School and High School are permissive uses in the R-MH zone district.
3. Before the adoption of the Integrated Development Ordinance (IDO), the subject site was zoned SU-1 for Planned Residential Development (PRD), Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments, which was established in 1989. That same year, the Development Review Board (DRB) approved a Site Development Plan for Subdivision, dividing the property into three tracts. In 1992, the eastern tracts were merged and rezoned for a proposed senior citizen apartment complex, and in 1994, the zoning was amended to accommodate a youth treatment facility.

In 2004, the Environmental Planning Commission (EPC) approved a Site Development Plan for Building Permit to add a second building and associated parking on the western parcel, which retained its original zoning. Further modifications occurred in 2012 when an Administrative Approval allowed the addition of two group homes and renovations to an existing structure on the eastern parcel. In 2014, the EPC approved the construction of outdoor recreational areas, landscaping, driveways, parking, and a new Residential Treatment Facility building. The site is now vacant, but the approved Site Development Plan is the governing document for the subject site.

4. The Albuquerque/Bernalillo County Comprehensive Plan 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 parcel zoned PD is within an Area of Change and the subject site parcel zoned R-ML is within an Area of Consistency as designated by the Comprehensive Plan.
6. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 4 – Community Identity:

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

The request could allow for the redevelopment of a vacant property in a manner that enhances and protects the character of the surrounding community. The R-MH zone could provide opportunities for civic and institutional or residential uses at a higher density while maintaining compatibility with nearby development. Any future redevelopment at the subject site would require a site plan for development directed by IDO requirements, including Neighborhood Edges (IDO §14-16-[5-9](#)), landscape buffering and screening (IDO §14-16-[5-6](#)), and mixed-use dimensional standards [IDO §14-16-[5-1\(D\)](#)] to ensure compatibility with the surrounding community.

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

The request could provide an opportunity for new uses on the vacant property that aligns with the surrounding urban fabric while ensuring compatibility with adjacent residential neighborhoods. The R-MH zone allows for a mix of medium- to high-density residential as well as civic and institutional uses, which could serve as a transitional land use between commercial and lower-density residential areas. Uses that become permissive (Adult or child day care facility, High school, Bed and breakfast) could help enhance and preserve the community long-term.

7. The request partially furthers POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities from the Comprehensive Plan Chapter 4 – Community Identity:

The request could facilitate quality development that is consistent with the evolving character of the area by allowing for higher-density residential and civic and institutional uses that complement existing land uses. The proposed zone could support long-term community stability by accommodating a variety of higher density residential and residential-scale civic and institutional

uses on a vacant site. The proposed R-MH zoning could provide a transition in intensity between the commercial corridor along Coors Blvd. and the adjacent lower-density residential neighborhoods, and thereby, reinforce the area's established character. Future development under R-MH zoning would be required to meet applicable R-MH buffering, design, and dimensional standards.

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 request could allow for a variety of land uses that contribute to a sustainable and distinct community, providing residential and civic and institutional options that enhance accessibility to services and amenities. The proposed R-MH zoning, being situated near existing mixed used properties along Coors Blvd., supports the development of a community where residents could reduce their reliance on personal automobiles as essential services and amenities lie within walking distance, thereby promoting a more connected, vibrant neighborhood. A future site plan for development of the property would be subject to IDO requirements, including pedestrian connectivity (IDO §14-16-[5-3](#)), mixed-use design standards (IDO §14-16-[5-11](#)), and landscape buffering (IDO §14-16-[5-6](#)) to ensure a well-integrated and cohesive development.

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 support the creation of a healthy, sustainable, and distinct community by allowing higher-density residential development or civic and institutional uses in an area with access to existing infrastructure, public facilities, and nearby commercial services. The proposed R-MH zoning would contribute to a more balanced mix of land uses by introducing additional housing options near an established activity center and retail amenities. By facilitating residential development in a walkable and accessible location, the request would promote a more sustainable land use pattern that reduces reliance on vehicle travel and supports local businesses. Future development would be required to comply with applicable design and compatibility standards to ensure integration with the surrounding area.

C. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request could contribute to promoting an efficient development pattern by facilitating the reuse of a vacant property near existing infrastructure and public facilities. The requested R-MH zone designation could support the optimal use of land by allowing higher density housing options or civic and institutional uses that could enhance the surrounding area while maximizing accessibility to nearby Coors Blvd. and minimizing the need for new infrastructure. R-MH zoning is appropriate near major corridors such as Coors Blvd., where development can take advantage of established transportation networks and existing utility services. A future site plan for development of the property would be subject to IDO requirements, including site design standards (IDO §14-16-[5-11](#)), parking and loading requirements (IDO §14-16-[5-5](#)), and mixed-use dimensional standards (IDO §14-16-[5-1](#)) to ensure the efficient use of resources and infrastructure.

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

The request could support infill development by allowing the adaptive reuse of an existing property in an area already served by infrastructure and public facilities. The proposed R-MH zoning could facilitate the efficient use of land within a developed corridor, reducing the need for major new infrastructure investments.

The applicant proposed that the subject property may be used for a charter school. By locating a school near established residential neighborhoods and commercial services, the request could enhance access to education while reinforcing the existing development pattern. Otherwise, if zoned R-MH, the property could accommodate higher-density housing in this already developed area. Future site improvements could be required to comply with applicable design and compatibility standards to ensure appropriate integration with the surrounding area.

E. POLICY 5.4.1 HOUSING NEAR JOBS: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The request could support higher-density housing near areas with concentrated employment by facilitating the development of townhome and multi-family residential uses within 0.1 mile of the Coors Boulevard corridor. The proposed R-MH zoning would allow for a greater range of residential options compared to the existing MX-L and PD zoning, aligning with efforts to increase housing availability in proximity to jobs.

F. 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 within both an Area of Change and an Area of Consistency. The request could direct growth to an area where redevelopment is encouraged by providing additional land zoned for high-density residential and civic and institutional uses within an existing developed area in an Area of Change while ensuring compatibility with surrounding land uses by maintaining a predominantly residential focus. The R-MH zone allows for additional residential and civic and institutional options that align with the area's existing development pattern.

G. 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.

The request could support directing growth and more intense development to an Area of Change by establishing R-MH zoning in a location within a major transit corridor, Coors Blvd., where change and development are encouraged. The proposed zoning allows for higher density residential and civic and institutional uses, that can help activate the currently vacant property and contribute to the surrounding corridor's vitality. By facilitating the potential for more intense while maintaining development similar to what exists in the surrounding area, the request aligns with the City's goal to direct growth to areas where it is expected and desired. Future development could be subject to applicable design and compatibility standards to ensure integration with the surrounding community.

9. The request partially furthers the following applicable goal and policies from the Comprehensive Plan Chapter 5 - Land Use:

- A. **GOAL 5.1 CENTERS & CORRIDORS:** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request could contribute to the long-term viability of Coors Blvd., a major transit corridor along Albuquerque's west side, by allowing for additional housing development or allow for civic and institutional uses that serve residents in the area. The R-MH zone would permit uses that provide a more diversified and denser development pattern along a major transportation corridor. Future development would be required to meet site design and compatibility standards to ensure appropriate integration with the surrounding area. The subject site is not within a Center connected by a multi-modal network of corridors.

- B. **POLICY 5.1.1 DESIRED GROWTH:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request could support regional growth in an area with existing infrastructure and access to major transportation corridors, making efficient use of developed but currently vacant land. The proposed R-MH zoning could allow for the adaptation of an existing property into a charter school, providing an additional educational resource for the community. Locating such civic-centered facility as a school near established residential neighborhoods and commercial services could enhance accessibility and reduce the need for long commutes. Future development would be required to comply with applicable site design and buffering standards to ensure compatibility with the surrounding area.

- C. **POLICY 5.1.6 ACTIVITY CENTERS:** Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

Although the subject site is not in an activity center, the request could support the development of a currently vacant parcels by allowing the adaptive reuse, which could provide essential community services while complementing the surrounding residential and commercial uses.

In addition to higher residential densities, the proposed R-MH zoning could integrate such civic and institutional uses as high school educational facilities, live-work or dormitory dwellings, adult or child day care facility, and/or bed and breakfast activity within an area that offers a range of services and amenities along Coors Blvd. Locating new residential and civic and institutional facilities near a busy boulevard with retail amenities could enhance walkability and accessibility of a nearby Activity Center, supporting a more connected and dynamic community. Future development would have to align with the residential and institutional use standards associated with the R-MH zone district and would be required to meet applicable design and buffering standards to ensure compatibility with the surrounding area.

- D. **GOAL 5.4 JOBS-HOUSING BALANCE:** Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposed R-MH zoning would allow for higher-density housing in an area with existing commercial services and job opportunities, supporting a more efficient land use pattern. However, while the request aligns with efforts to increase housing availability, it does not directly contribute to prioritizing job growth west of the Rio Grande. Instead, it would primarily facilitate development for residential and civic and institutional uses, which could increase demand for employment opportunities in the area.

- E. **POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request could help protect and enhance the character of nearby existing single-family neighborhoods by allowing residential and civic and institutional uses that are compatible with the surrounding area. The proposed R-MH zoning provides a transition between more intense commercial development along Coors Blvd. and the lower-density residential areas to the east. While facilitating new development, the zoning allows for uses that are designed to integrate with the existing neighborhood character and minimize impact.

It should be noted that R-MH zoning has a 48-foot maximum building height within 100 feet of lot lines, but there is no maximum height beyond that 100-foot buffer. Because the lot is both deeper and wider than 100 feet, a taller structure could be built within the required setbacks, which could be seen as conflicting with this policy. Future development would be required to comply with relevant buffering, landscaping, and dimensional standards to ensure compatibility with adjacent single-family areas.

- F. **POLICY 5.6.4 APPROPRIATE TRANSITIONS:** Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request could provide an appropriate transition between more intense development along Coors Blvd. and the surrounding residential areas. R-MH zoning includes provisions for setbacks, buffering, and limits on building height within 100 ft of property lot lines. Future development would be required to adhere to setback requirements, landscaping buffers, and height restrictions to ensure a smooth transition and minimize impacts on neighboring properties.

It should be noted that R-MH zoning has a 48-foot maximum building height within 100 feet of lot lines, but there is no maximum height beyond that 100-foot buffer. Because the lot is both deeper and wider than 100 feet, a taller structure could be built within the required setbacks, which could be seen as conflicting with this policy. Future development would be required to comply with relevant buffering, landscaping, and dimensional standards to ensure compatibility with adjacent single-family areas.

10. The request partially furthers **POLICY 6.1.2 – TRANSIT-ORIENTED DEVELOPMENT:** Prioritize transit-supportive density, uses, and building design along Transit Corridors from the Comprehensive Plan Chapter 6 – Transportation

The request could allow for higher-density residential or civic and institutional uses that support transit ridership along Coors Blvd., a major transit corridor. The R-MH zone could enable development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation.

11. The request generally furthers the **GOAL 8.1 PLACEMAKING:** Create places where business and talent will stay and thrive from the Comprehensive Plan Chapter 8 – Economic Development:

The request could contribute to placemaking by allowing for the development of a vacant site in a manner that enhances the character and function of the area. R-MH zoning would provide

opportunities for a range of housing types that can attract residents with diverse backgrounds and economic needs as well as permit neighborhood appropriate civic and institutional uses, including the proposed future charter school, that could support a vibrant and active community. By promoting a stable residential environment, the request helps create a livable community that supports long-term growth and investment. Future development would be required to comply with applicable design and compatibility standards.

12. The request partially furthers the following applicable policies from the Comprehensive Plan Chapter 8 – Economic Development:

A. 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 would foster a more diverse place by allowing for a mix of uses that include higher density residential, and a few civic institutional opportunities within a well-established corridor. The proposed R-MH zoning offers flexibility in greater building scale and intensity, supporting varied development that can meet the needs of residential or civic and institutional uses. This flexibility could encourage economic development by attracting new investment by diversifying the area's use mix. Future development would adhere to design standards to ensure appropriate transitions and compatibility with the surrounding context.

B. POLICY 8.2.1 LOCAL BUSINESS: Emphasize local business development.

The request could indirectly support local business development by increasing the residential population in the area, thereby expanding the customer base for nearby businesses. The R-MH zone allows for a range of housing options that can attract new residents who will contribute to the local economy. By fostering a growing residential community, the request encourages the sustainability of local services, retail, and employment opportunities. Future development would be required to meet zoning standards to ensure compatibility with the surrounding area.

13. The request generally furthers the GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities from the Comprehensive Plan Chapter 9 – Housing:

The request could support increased housing density in an appropriate location by allowing for multi-family residential development on a site within 660 feet of a Major Transit Corridor, Coors Blvd, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed R-MH zoning could facilitate higher-density housing in a developed area, aligning with policies that encourage efficient land use and reducing pressure for new development on the urban fringe. Although, it is the intention of the applicant to develop the site with an Elementary, Middle, and High school use, it is not guaranteed with this zone change.

14. The request partially furthers the 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 from the Comprehensive Plan Chapter 9 – Housing:

The request could support a sufficient supply and range of high-quality housing types by allowing for greater-density residential development on a site that is already served by infrastructure and public facilities. The proposed R-MH zoning could provide opportunities for multi-family housing on the west side, increasing the variety of housing options available to meet current and future needs in the area. Although, it is the intention of the applicant to develop the site with an Elementary, Middle, and High school use, it is not guaranteed with this zone change.

15. 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."

- 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 proposed zone change is consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response that adequately demonstrates the request furthers a preponderance of applicable Goals and Policies and does not present any significant conflicts with the Comprehensive Plan, as amended, or other applicable plans adopted by the City as shown in the sections above. Goals and/or policies added by Staff are denoted with an asterisk ().*

*Applicable citations: Goal 4.1- Character, *Policy 4.1.4-Neighborhoods; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.3-Efficient Development Pattern, Policy 5.3.1-Infill Development, Policy 5.4.1-Housing Near Jobs, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; *Goal 8.1-Placemaking; Goal 9.3-Density.*

*Partially applicable citations: Policy 4.1.1-Distinct Communities; Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.6-Activity Centers, Goal 5.4-Jobs-Housing Balance, Policy 5.6.3-Areas of Consistency, *Policy 5.6.4-Appropriate Transitions; Policy 6.1.2 Transit-Oriented Development; Policy 8.1.1-Diverse Places, Policy 8.2.1-Local Business; Goal 9.1-Supply.*

- 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 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).

The subject site is partially located within an Area of Consistency, as designated by the Comp Plan. The applicant has demonstrated the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Consistency by introducing zoning that is consistent with and would complement the surrounding residential area as well as allow for residential development in line with adjacent properties with the same zone district designation. The new zone district would also be more advantageous to the community by allowing denser residential planning while restricting uses that may be harmful to the surrounding residential community. The primary difference between the existing PD and R-ML zone districts and the proposed R-MH zone districts is height allowance. The requested R-MH zone district would allow buildings up to 48 ft tall within 100 ft of the lot line with no building height limitations further than 100 ft from the lot line.

- 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).

The subject site is not located wholly within an Area of Change, but partially within an Area of Change; therefore, this Criterion does not apply.

- 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 Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The applicant compared allowable uses in the R-ML (Residential – Multi-family Low Density) zone district and the proposed R-MH (Residential – Multi-family High Density) zone district. The applicant noted that allowable uses in the PD (Planned Development) are “negotiated on a case-by-case basis”, which is true, but the PD is specifically designated for “innovative projects that cannot be accommodated through the use of other zone districts”. Elementary, Middle and High school uses would be accommodated by other zone districts. Permissive uses allowed under the proposed R-MH zoning but not the current R-ML zoning include live-work dwelling, small group home, dormitory living, adult or child day care

facility, high school, and bed and breakfast, none of which should be considered harmful to adjacent properties, the neighborhood, or the community.

All future development under the R-MH zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO [Table 4-2-1: Allowable Uses](#)).

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).

The subject site is served by existing public infrastructure, which is likely adequate for future uses including the proposed educational facility use. A Traffic Impact Study (TIS) will be required for any new use of the property pursuant to Article 7-5(D) of the Development Process Manual (DPM). Additionally, any redevelopment of the site will be subject to development impact fees under Albuquerque's Development Impact Fee Ordinance (Chapter 14, Article 19 of the City Code) to cover the cost of any required public infrastructure improvements.

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.

The subject site is located within 0.1 mi of Coors Blvd., a Regional Principal Arterial, but is situated along a local not a major street. The applicant is not basing the justification for the request upon the subject site's location. Rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. The request for an R-MH zone district would facilitate the redevelopment of the subject site's vacant buildings to a K-12 Charter school without requiring a Conditional Use permit as would be necessary with the standing R-ML zone district.

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

While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's justification is based on the sound explanation that the zone change request furthers and does not conflict with a preponderance of applicable Comp Plan goals and policies and would facilitate the redevelopment of the subject site's vacant buildings to a K-12 Charter school without requiring a Conditional Use permit as would be necessary with the standing R-ML zone district.

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.

A zone change from PD and R-ML to R-MH is not a “spot zone” because the proposed R-MH Zone District is consistent with adjacent and surrounding zone districts. Specifically, adjacent parcels to the east are zoned R-MH.

16. A facilitated meeting was not requested or held, however, a representative from WSCONA and VGNA organized with the applicant an informal Zoom meeting held Monday, March 24, 2025. Although the community supports the proposed future use of a K-12 Charter School, the neighborhoods were concerned that the original proposal for an MX-T zone district would introduce the possibility of too many other new uses that could be harmful to adjacent property. Therefore, during this discussion, the applicant agreed to revise the ZMA request from MX-T to R-MH to address the neighborhood concerns yet meet the property owner’s intent. A Tribal meeting was not required.
17. Staff received one emailed comment in support of the proposed zone change indicating that neighborhood representatives (i.e., VGNA and WSCONA) endorse the R-MH rezoning of the subject site for a future K-12 charter school.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC’s decision or by **May 2, 2025**. 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). The IDO is available online here: <https://www.cabq.gov/ido>. 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 notification 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,

Megan Jones

for Alan Varela
Planning Director

AV/MRW/MJ/CH/JM

cc: Jim Strozier, Case Agent, cp@consensusplanning.com
Ayoni Oyenuga, Case Agent, oyenuga@consensusplanning.com
VGNA, Richard Schaefer, schaefer@unm.edu
VGNA, Brady Lovelady, bradyklovelady@gmail.com
WSCONA, Rene' Horvath, aboard111@gmail.com
WSCONA, Elizabeth Haley, elizabethkayhaley@gmail.com
Vista Grande NA, Susan Homer, 33slhomer@comcast.net
Pej Haidari, pejmanhaidari@hotmail.com
Rachel Romero, 3429 Corona Dr NW, Albuquerque 87120
City Legal, aconon@cabq.gov
EPC file