



## Environmental Planning Commission

**Agenda Number: 04**

**Plan #: ZMA-2025-00006**

**Deferral Hearing Date: June 26, 2025**

### Staff Report

<b>Agent</b>	Jim Strozier & Ayoni Oyenga
<b>Applicant</b>	Albuquerque Center for Peace and Justice
<b>Request</b>	Zoning Map Amendment – EPC (Zone Change)
<b>Legal Description</b>	All or a portion of 001 007 University Heights addition
<b>Location</b>	202 Harvard Dr. SE at situs address 200 Harvard Dr SE.
<b>Size</b>	Approximately 0.2 acres
<b>Existing Zoning</b>	R-ML (Residential – Multi-Family Low-Density)
<b>Proposed Zoning</b>	MX-T (Mixed-Use – Transition)

#### Summary of Analysis

The original request was deferred from the May 15, 2025 hearing to the June 26, 2025 hearing due to neighboring property owners concerns with the MX-L request. During the deferral period, the agent/applicant met with neighbors. To mitigate concerns, the applicant agreed to change the request from the original MX-L request to MX-T. The zone change from R-ML to MX-T would remove the nonconformity of the existing Office and Personal and Business Services uses. The current use is nonconforming under the R-ML zone district.

Although the MX-T zone district would create a spot zone, the applicant adequately justified the request pursuant to zone change criteria in IDO §14-16-6-7(G)(3). Staff finds that the proposed zoning clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies and would reinforce or strengthen the established character of the surrounding area.

The affected neighborhood associations (NA) are the District 6 Coalition, Silver Hill NA, and University Heights NA. All notified as required. Property owners within 100 feet of the subject site were also notified as required during the same time-frame. Staff received a letter of support from a NA and are unaware of opposition at the time of this writing.

#### Staff Recommendation

**APPROVAL** of Plan # ZMA-2025-00006 based on the Findings 1-17 starting on page 22.

Staff Planner,  
Dennis Felipe Jr.

#### Map



## ***Table of Contents***

<b>I. MAPS .....</b>	<b>1</b>
AERIAL/DEVELOPMENT AREA MAP .....	1
IDO ZONING MAP.....	2
LAND USE MAP.....	3
HISTORY MAP.....	4
PUBLIC FACILITIES / COMMUNITY SERVICES .....	5
<b>II. INTRODUCTION .....</b>	<b>6</b>
REQUEST.....	6
EPC ROLE .....	6
HISTORY/BACKGROUND.....	7
CONTEXT .....	7
ROADWAY SYSTEM .....	7
BIKEWAYS / TRAILS .....	8
TRANSIT.....	8
<b>III. ANALYSIS OF CITY PLANS AND ORDINANCES.....</b>	<b>8</b>
ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1) .....	8
<i>City Development Areas.....</i>	<i>8</i>
<i>Center &amp; Corridor Designations .....</i>	<i>8</i>
<i>Community Planning Area (CPA) .....</i>	<i>8</i>
<i>Applicable Goals &amp; Policies .....</i>	<i>8</i>
INTEGRATED DEVELOPMENT ORDINANCE (IDO) .....	12
<i>IDO Zoning.....</i>	<i>12</i>
<i>Proposed Zoning .....</i>	<i>12</i>
<i>Overlay Zones.....</i>	<i>13</i>
<i>Definitions .....</i>	<i>13</i>
<b>IV. ZONING MAP AMENDMENT (ZONE CHANGE).....</b>	<b>14</b>
<b>V. AGENCY &amp; NEIGHBORHOOD CONCERNS .....</b>	<b>20</b>
REVIEWING AGENCIES .....	20
NEIGHBORHOOD/PUBLIC .....	20
<b>VI. CONCLUSION.....</b>	<b>21</b>

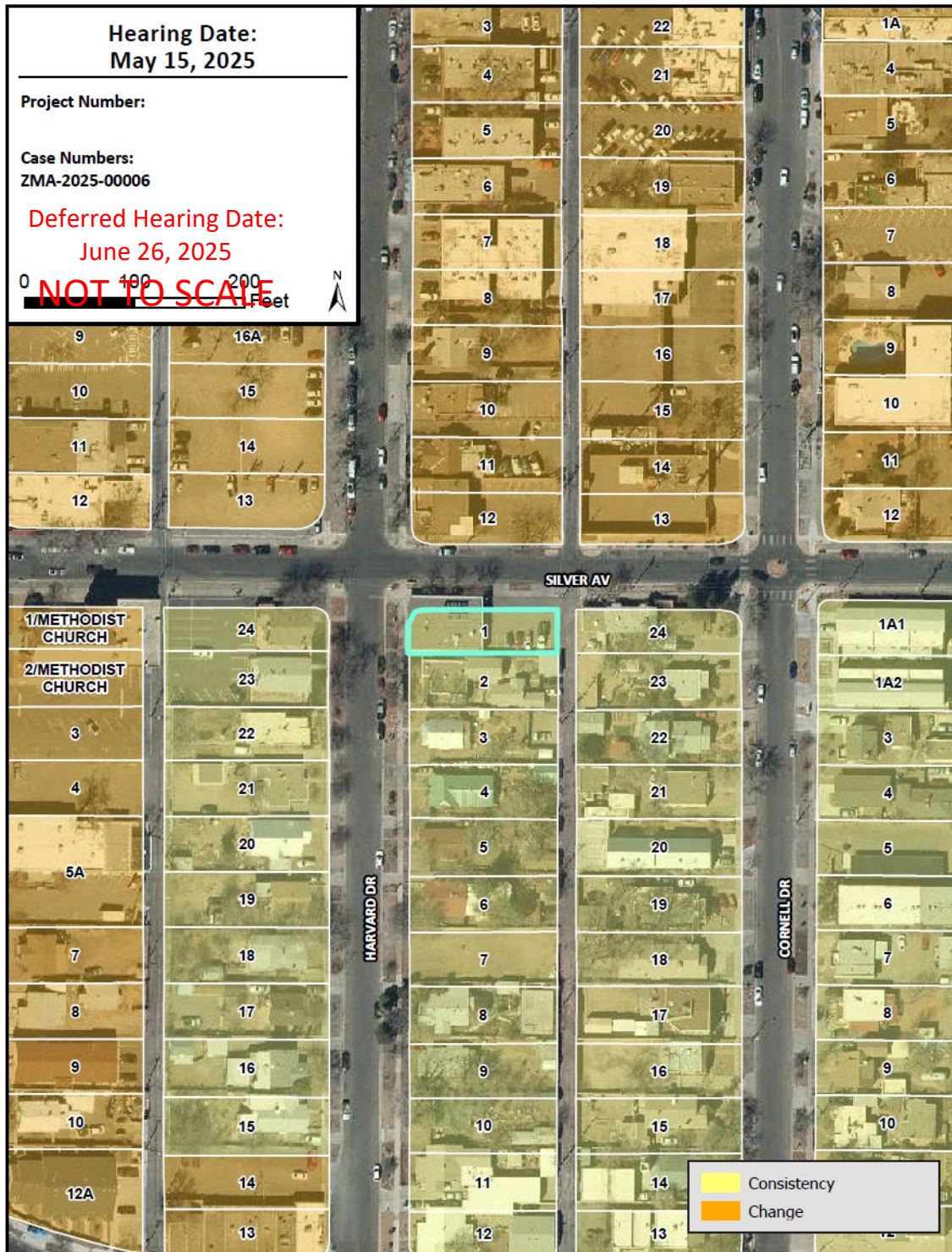
<b>FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE) .....</b>	<b>22</b>
<b>RECOMMENDATION .....</b>	<b>30</b>
<b>AGENCY COMMENTS .....</b>	<b>31</b>

**ATTACHMENTS**

<b>A) PHOTOGRAPHS .....</b>	<b>A</b>
<b>B) APPLICATION INFORMATION .....</b>	<b>B</b>
<b>C) STAFF INFORMATION .....</b>	<b>C</b>
<b>D) PUBLIC NOTICE .....</b>	<b>D</b>
<b>E) NEIGHBORHOOD MEETING NOTES/PUBLICCOMMENT .....</b>	<b>E</b>

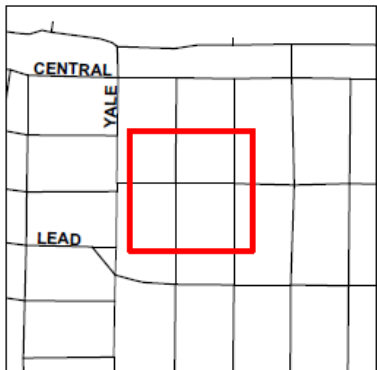
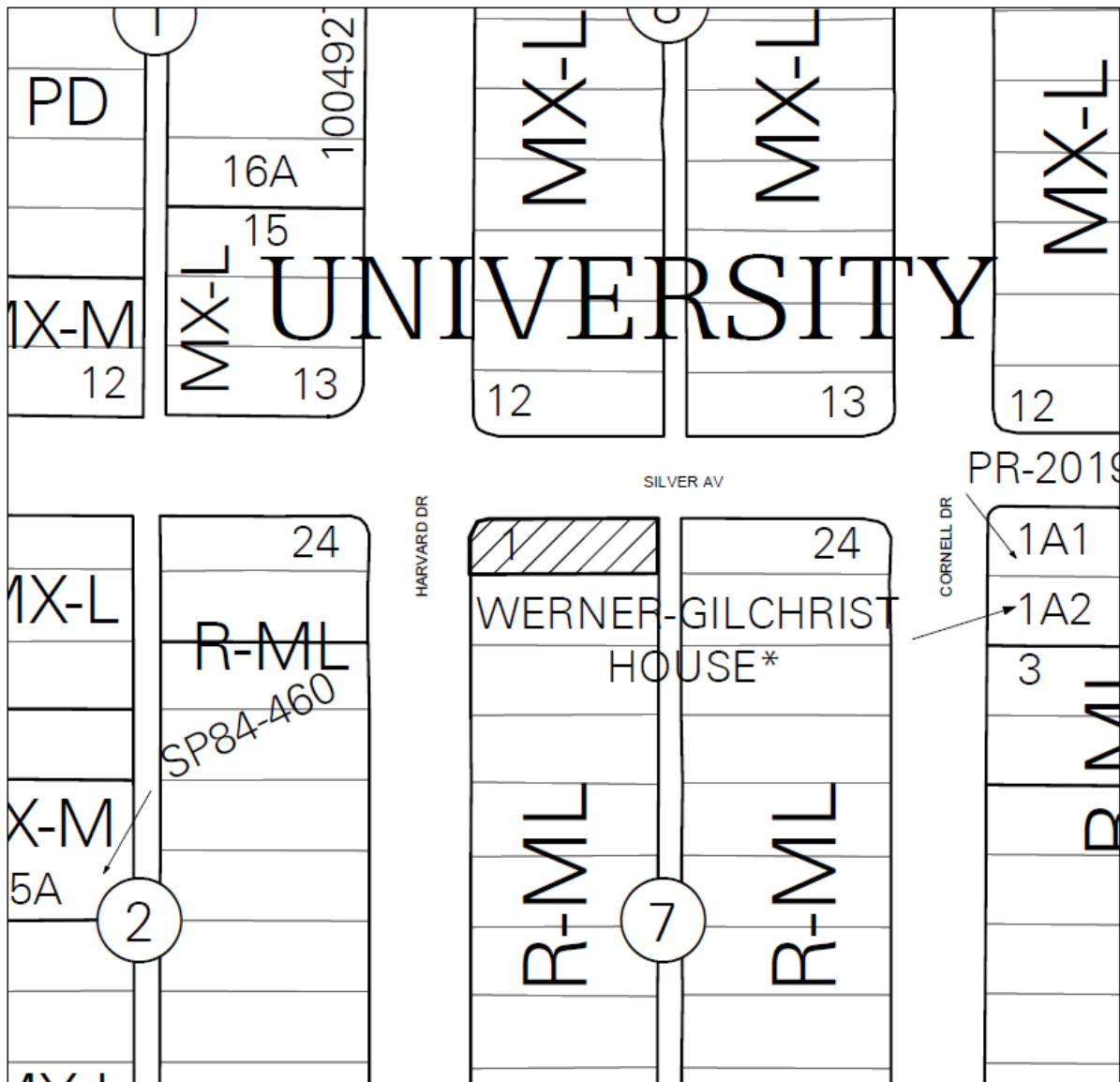
## I. Maps

### Aerial/Development area Map





## ***IDO Zoning Map***



# IDO ZONING MAP

Note: Gray shading indicates County.

Deferred Hearing Date:  
June 26, 2025

NOT TO SCALE



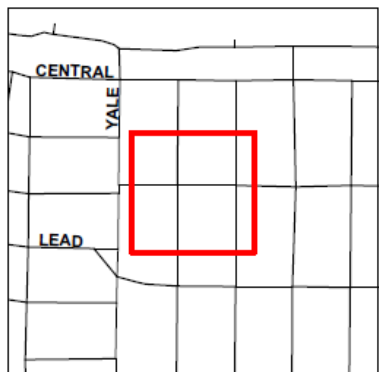
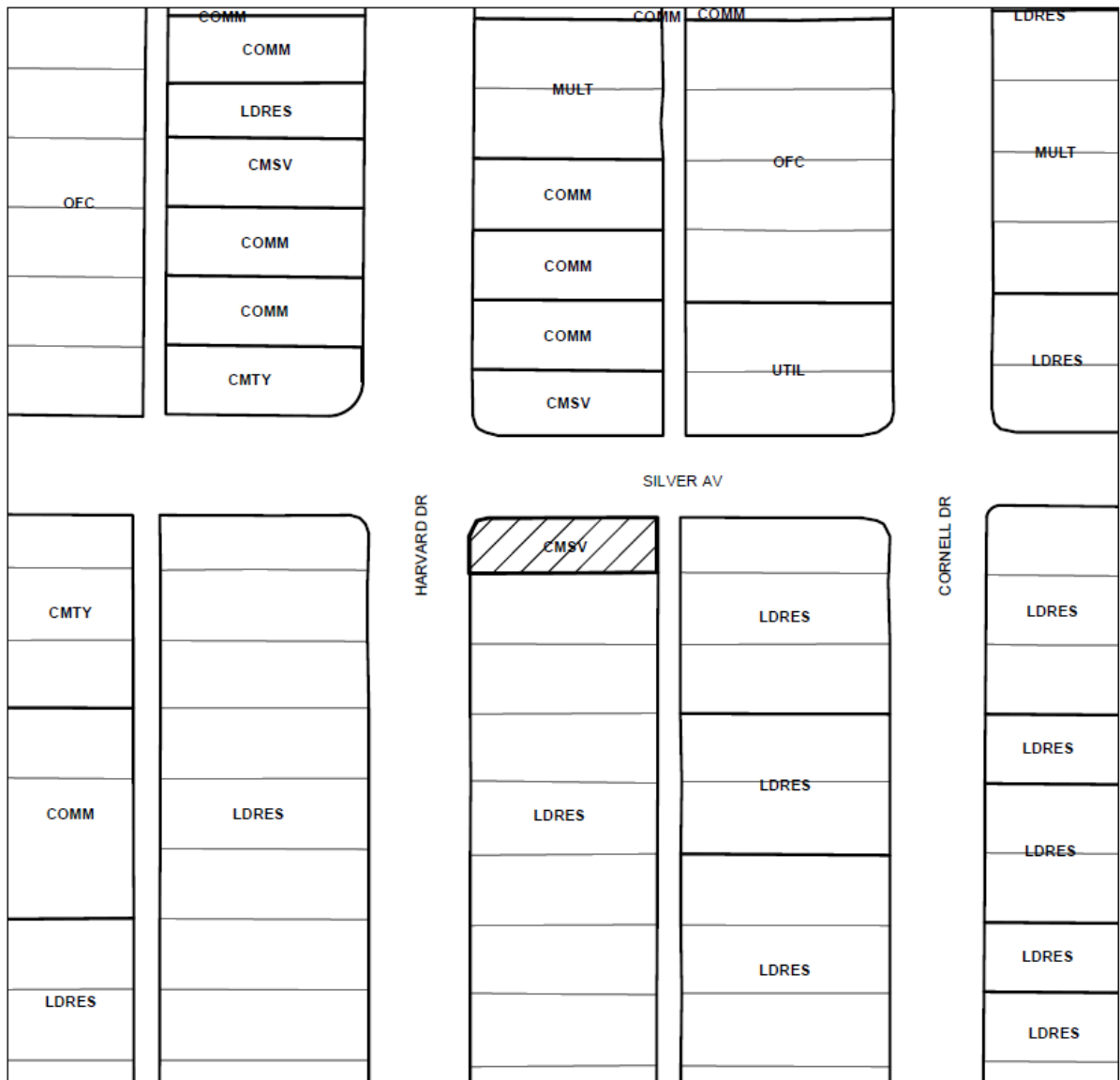
1 inch = 100 feet

Hearing Date:  
5/15/2025  
Project Number:

Case Numbers:  
ZMA-2025-00006

Zone Atlas Page:  
K-16

**Land Use Map**



**LAND USE MAP**

Note: Gray shading indicates County.

**Key to Land Use Abbreviations**

LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED   Educational	CMTY   Community
	KAFB   Kirtland Air Force Base

**Deferred Hearing Date:**  
**June 26, 2025**

**NOT TO SCALE**



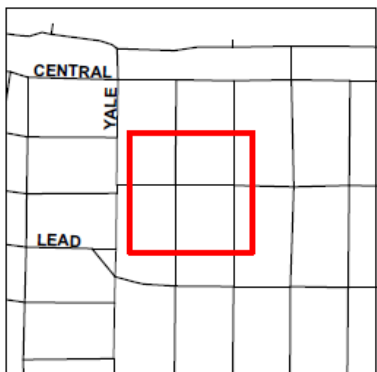
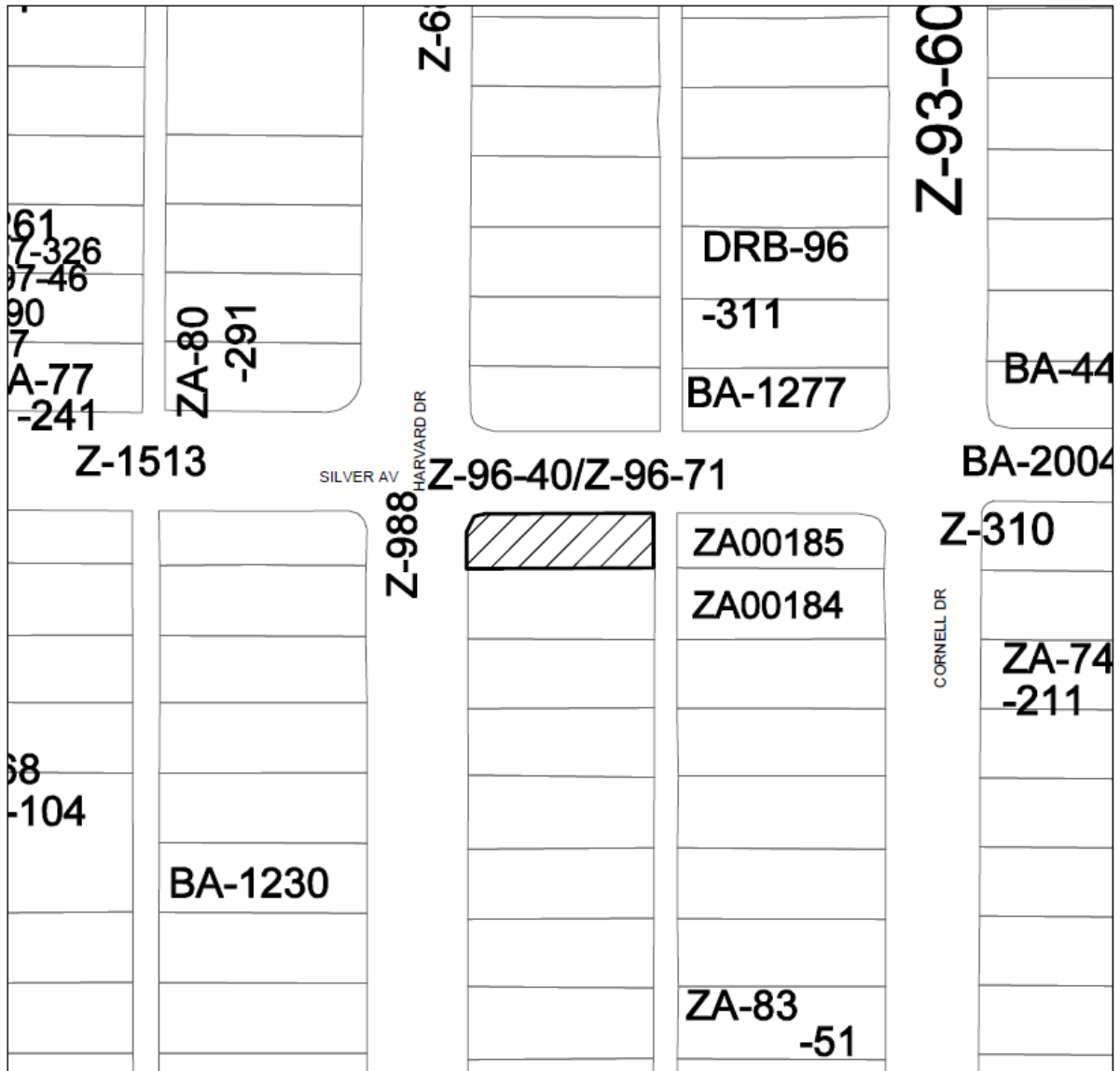
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**Hearing Date:**  
**5/15/2025**  
**Project Number:**

**Case Numbers:**  
**ZMA-2025-00006**

**Zone Atlas Page:**  
**K-16**

*History Map*



**HISTORY MAP**

Note: Gray shading  
indicates County.

Deferred Hearing Date:  
June 26, 2025

**NOT TO SCALE**



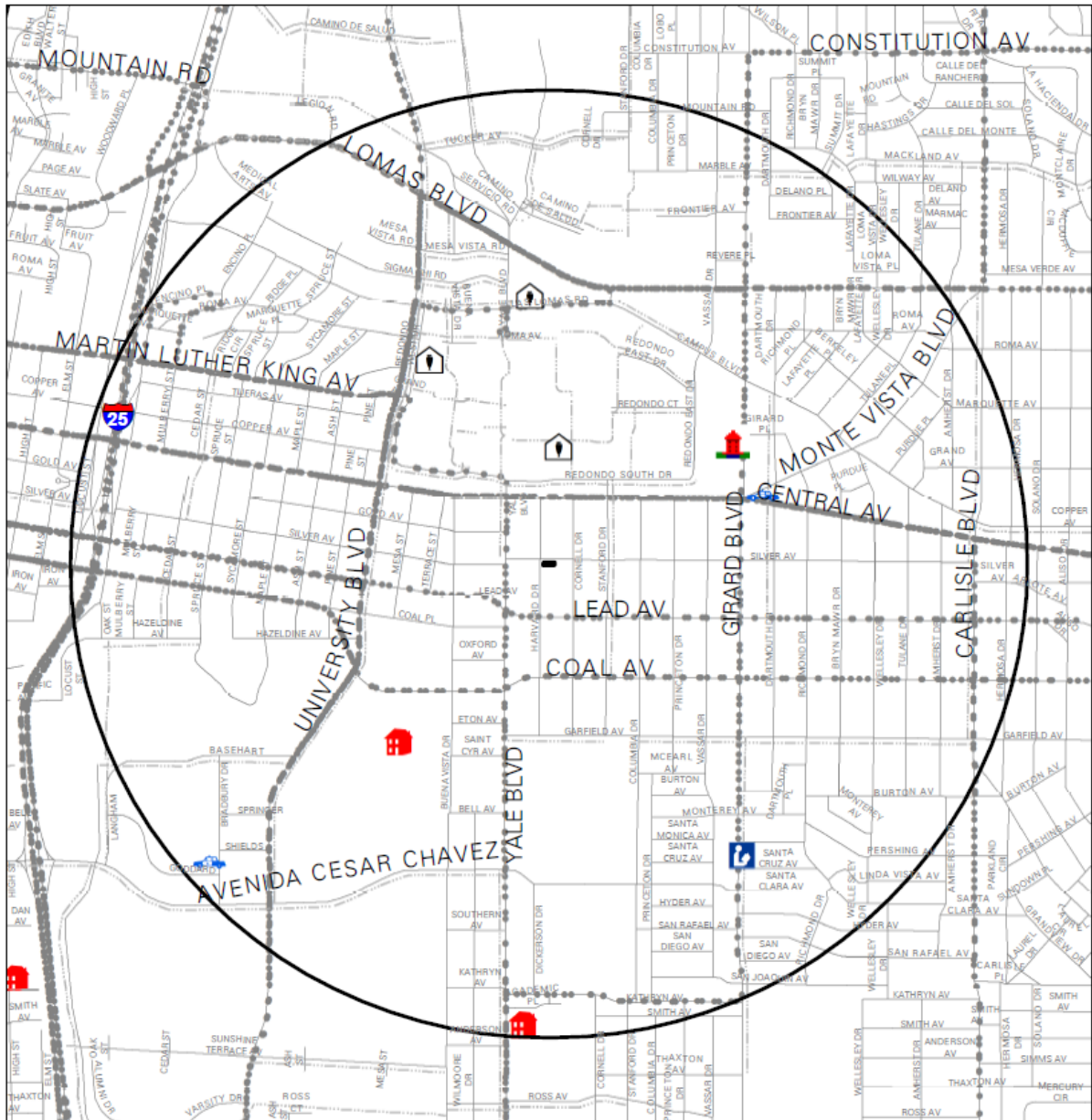
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Hearing Date:  
5/15/2025  
Project Number:

Case Numbers:  
ZMA-2025-00006

Zone Atlas Page:  
K-16

**Public Facilities / Community Services**



**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center     | Fire        | Public School            | Landfill designated by EHD  |
| Multi-Service Center | Police      | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center        | Sheriff     | ABQ Ride Route           | Developed City Park         |
| Library              | Solid Waste | Albuquerque City Limits  | Undeveloped City Park       |
| Museum               |             |                          | Developed County Park       |
|                      |             |                          | Undeveloped County Park     |

**Case Number: ZMA-2025-00006**

0 **NOT TO SCALE** 1 Miles



## **II. Introduction**

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<b>Subject Site</b>	<b>R-ML</b>	<b>Area of Consistency</b>	<b>Office; Personal &amp; Business Services</b>
<i>North</i>	MX-L	Area of Change	Dwelling, Multi-Family; General retail, Small
<i>South</i>	R-ML	Area of Consistency	Dwelling, Single-Family Detached
<i>East</i>	R-ML	Area of Consistency	Dwelling, Single-Family Detached;
<i>West</i>	R-ML	Area of Consistency	Dwelling, Single-Family Detached

### ***Request***

This request was deferred from the May 15, 2025 EPC hearing to allow the applicant more time to meet with neighbors within 100' who were unavailable prior to the May hearing. Some neighbors expressed concerns about the original request for MX-L zoning, specifically, the new permissive uses it would introduce to the area. The applicant has mitigated the concerns by meeting with the concerned neighbors and updating the request to MX-T. The agent provided meeting notes reflecting that the concerned neighbors would be more comfortable with an MX-T zone designation.

The updated request is for a Zoning Map Amendment from R-ML (Residential – Multi-family Low Density) to MX-T (Mixed-use – Transition) for an approximately 0.2-acre property legally described as all or a portion of 001 007 University Heights addition, located at 202 Harvard Dr. SE at situs address 200 Harvard Dr SE (the “subject site”).

The request would remove the nonconformity of the existing office and personal and business services uses and allow the owner, Albuquerque Center for Peace and Justice, to expand services to meet the needs of the community.

According to the applicant, rezoning to MX-T would allow the Center to continue providing community-based services, office space for allied organizations, and hosting events, which are not allowable uses under the current R-ML zone designation.

Although the MX-T zone district would create a spot zone, the applicant demonstrates how it could act as a transition zone between the intense mixed-use zoning to the north (MX-L and MX-M) and the residential zoning to the south of the subject site. The applicant has not demonstrated how the request clearly facilitates a preponderance of applicable goals and policies in the Comp Plan, although staff’s analysis finds that it would.

### ***EPC Role***

The EPC is the decision-making body for this request, because the subject site is within an Area of Consistency and is less than 10 acres [[IDO §14-16-6-7\(G\)\(1\)\(a\)2](#)]. The request is a quasi-judicial matter.

### ***History/Background***

In the repealed 1986 University Neighborhoods Sector Development Plan, the land use on the subject property was “public/semi-public,” and zoning was Diverse Residential (DR). The zone district referred to R-2 from the Comprehensive Zoning Code and was converted to R-ML when the IDO became effective in May 2018.

The Albuquerque Center for Peace and Justice has been in operation on the subject site for over 20 years. According to the Groundworks New Mexico [Website](#), “The Albuquerque Center for Peace was founded in 1983 to provide space where groups working on peace and justice issues could support and network with one another...The Center moved to...the NE corner of Harvard and Silver in 1987 and in 2003, purchased and moved to their current location at 202 Harvard SE.”

There is no history available for a subdivision or site plan for the subject site. Although, according to the City Aerial Map, the existing structure has been on the site since at least 1959.

### ***Context***

The subject site is in a developed area in Southeast Albuquerque on an approximately 0.2-acre property that abuts Harvard Dr. SE to the west and Silver Ave. SE to the north. There are multi-family dwellings to the east, south and west, zoned R-ML. To the north, there is general retail, zoned MX-L.

The subject site is just south of the UNM Activity Center, Premium Transit area, and Major Transit Corridor along Central Ave., as designated by the Albuquerque / Bernalillo County Comprehensive Plan, although it is not within the boundaries of any of these areas.

### ***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 does not identify any existing or proposed arterials or collectors for all abutting or intersecting roads along subject site. Harvard Dr. SE and Silver Ave. SE are identified local streets. Nearby, the LRRS identifies Yale Blvd. SE as a Minor Arterial and Lead Ave. SE as existing community principal arterial.

The MRCOG’s 2040 Limited Access Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access.

The MRCOG’s 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions.

### ***Bikeways / Trails***

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

The LRBS shows an existing bicycle lane on Lead Ave. SE and an existing bicycle boulevard on Silver Ave. SE. Bike lanes are designated exclusively for bicycle travel and separated from vehicle travel lanes with striping and pavement stencils. A bicycle boulevard is a street with a low speed limit that is optimized for bicycle use by discouraging motor vehicle traffic and reducing the number of required stops at cross streets.

### ***Transit***

When in service, the nearest ABQ Ride transit stops are transit route 50, 66, 97, 766, and 777. Routes 66, 766, and 777 pass north of the subject site, running east-west along Central Ave. NE, a Major Transit and Main Street Corridor. Route 50 passes west of the subject site, running north-south, and has stops along Yale Blvd NE terminating at the airport. Route 97 passes south of the subject site, running east-west along Lead Ave SE. All stops area approximately a 5-minute walk from the subject site. See <https://www.cabq.gov/transit/routes-and-schedules> for more details on ABQ Ride.

## ***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 Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context.

#### ***Center & Corridor Designations***

The subject site is within 1/4 miles of the Main Street Corridor Area and Premium Transit Station Area as designated by the Comp Plan.

The subject site is not within the boundary of a Center designated by the Comp Plan.

#### ***Community Planning Area (CPA)***

The subject site is within the Near Heights CPA

#### ***Applicable Goals & Policies***

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (\*).

#### CHAPTER 4: COMMUNITY IDENTITY

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

The requested zone change to MX-T would help enhance and preserve the distinct character of the University Heights community by reinforcing the existing mixed-use development pattern along this section Silver Avenue. The area surrounding the site, located south of UNM, is already characterized by a blend of residential, institutional, and low-intensity commercial uses. The MX-T zone is well-suited to this context, as it allows for a range of small-scale retail, office, civic, and residential uses that are compatible with adjacent residential neighborhoods and the nearby University activity center.

This site, located at the corner of Harvard and Silver and home to the long-standing Peace and Justice Center, has functioned as a civic and office space for more than 20 years. The existing building predates the Integrated Development Ordinance (IDO) and was never constructed or used as a residential dwelling. The proposed MX-T zone district would bring the site's zoning into alignment with its historic and current use and the established character of the surrounding area.

The MX-T zone would serve as an appropriate transition between more intense mixed-use zoning to the north (MX-L and MX-M) and the residential zoning to the south. The request supports continued investment in community-oriented services while ensuring compatibility with the scale and intensity of nearby development. **The request clearly facilitates Goal 4.1 Character.**

#### CHAPTER 5: LAND USE

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

The request can allow a variety of land uses that contribute to a sustainable and distinct community, providing non-destination retail and commercial uses, townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area. The proposed MX-T zone district will serve as a transition zone from residential to commercial, and would not introduce new harmful uses to the area. The request can foster the community by providing residents places to live, work, learn, shop, and play all within a close proximity. **The request clearly facilitates 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 requested MX-T zoning designation contributes to the distinct character of University Heights and adjacent Bricklight District by permitting uses that are compatible with and accessible from the surrounding mixed-use neighborhood. Situated in a highly accessible, walkable, and bike-friendly location, the zone



encourages mixed-use development consistent with the existing neighborhood can supports local businesses and reduces reliance on automobiles. Compliance with design and compatibility standards will help ensure that any future development integrates seamlessly with the existing community fabric. **This request clearly facilitates Policy 5.2.1 — Land Uses.**

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.

Located near major transit corridors and the UNM Activity Center, the subject site benefits from existing infrastructure and public services that support efficient development. The proposed MX-T zoning reflects the site’s historic commercial use while encouraging continued and expanded community-serving activities that optimize land use without significant new infrastructure demands. By aligning zoning with existing use patterns, the request supports efficient utilization of utilities and transportation networks. All future development must comply with IDO standards, ensuring responsible and sustainable site design. **The request clearly facilitates Goal 5.3 —Efficient Development Patterns.**

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.

Although situated in an Area of Consistency, the requested MX-T zoning reflects and preserves the site’s historic role as a neighborhood-serving commercial corner. Maintaining mixed uses in this location aligns with the intent of an Area of Consistency, to protect neighborhood character while allowing compatible development that supports community needs. The request avoids abrupt land use shifts, serving as a transitional buffer between higher-intensity commercial uses to the north and residential neighborhoods to the south. **The request generally facilitates Goal 5.6 — City Development Areas.**

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 subject site is located in an Area of Consistency. It’s one block south of Central Ave, designated as a Main Street Corridor and is within the alignment of two ART transit lines. The site’s long-standing mixed-use character and historic commercial use fit well within the Area of Consistency framework. The MX-T zoning provides a transition between more intense mixed-use development north of Silver Avenue and the residential character of University Heights to the south. The allowed uses under MX-T are compatible with neighborhood scale and function, preserving the character of the surrounding community while minimizing adverse impacts, and balancing

neighborhood protection with appropriate commercial activity. **The request clearly facilitates Goal 5.6.3 — Areas of Consistency.**

POLICY 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

The request did not identify and address issues by the agent/applicant prior to the official submittal of the zone change request. The request addresses zoning that is inconsistent with the site's longstanding commercial and civic use. By formalizing this historic use pattern, the request will reduce the need for special approvals (such as Zoning Hearing Examiner cases) for future expansions or changes, thereby streamlining the development review process. **The request partially facilitates Goal 5.7.4 — Streamlined Development.**

#### CHAPTER 8: ECONOMIC DEVELOPMENT

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

This request supports continued use with potential growth of a long-standing community-serving site within the University Heights neighborhood. The structure historically commercial and contributes to the neighborhood's fabric as a mixed-use corner property near UNM and Central Avenue. The proposed MX-T zoning aligns with surrounding development patterns and allows a broader set of compatible uses—including offices, civic spaces, small-scale retail, and institutional uses—that will reinforce the vitality and appeal of the area. Therefore, the existing business has the opportunity to stay and thrive in the area.

The site is located within a UC-MS-PT Corridor and within walking distance of the ART stop at Cornell and Central, making it an ideal location for pedestrian- and transit-accessible businesses. **This request clearly facilitates 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 MX-T zone provides an appropriate level of intensity for the site's location and surroundings—more flexible than R-ML but less intense than the adjacent MX-L designation of the properties to the north. The designation allows for a tailored mix of residential, institutional, office, and commercial uses reflecting the neighborhood's historic mixed-use character while ensuring compatibility with nearby residential uses. The subject site has historically been occupied by an office and business service use, a local nonprofit that serves the community. The zone change would create a conforming use and allow them to expand services to the community although it is unknown how the request would encourage economic development opportunities. **The request partially facilitates Policy 8.1.1 — Diverse Places.**

POLICY 8.1.3 ECONOMIC BASE: Strengthen and diversify the economic base to help reduce reliance on government spending.

The request would allow for continued use of the site by a long-standing, locally based nonprofit organization that provides community services and meeting space. The existing use is more consistent with the MX-T zone district than with the current R-ML or surrounding MX-L zoning. Permissive uses in the MX-T zone include small offices, personal and business services, and institutional uses generally compatible with the surrounding context and support neighborhood-scale economic activity.

The site is located near the University of New Mexico, a Main Street corridor, and a Premium Transit station, where expanded land use flexibility may support employment and services accessible by multiple modes of transportation. By allowing for a modest increase in the range of permissive uses, the request has the potential to incrementally support the local economic base by allowing for a range of uses that have historically existed in the area. **The request partially facilitates Policy 8.1.3 — Economic Base.**

POLICY 8.2.1 Local Business: Emphasize local business development.

The request would allow for continued operation of an existing community-serving nonprofit organization that has occupied the site for more than 20 years. The proposed MX-T zoning would bring the current use into conformance and allow for a broader range of neighborhood-serving uses, including small-scale offices, personal and business services, and institutional uses.

The MX-T zone may support long-term flexibility for locally operated entities by enabling uses that are compatible with the surrounding residential and mixed-use context. The request supports a regulatory framework that may help retain and accommodate local service providers in a walkable, transit-accessible area. **The request partially facilitates Policy 8.2.1 — Local Business.**

### ***Integrated Development Ordinance (IDO)***

#### ***IDO Zoning***

The subject is currently zoned Residential – Multi-Family Low Density Zone District (R-ML). According to the IDO § 14-16-2-3(E), the purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in IDO [Table 4-2-1](#).

#### ***Proposed Zoning***

The proposed zone change is to Mixed-Use – Transition (MX-T). According to the IDO § 14-16-2-4(A), 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.

The intent of the rezone is to allow the existing Office-use on the site to be in conformance with the IDO and expand its uses to continue to provide community-oriented services. Currently the site uses are office and personal and business services that are not permissive in R-ML but permissive in MX-T zone districts. The applicant wishes to expand services to add an event facility to provide hosting events for members and non-members which are beyond the uses permissive in the R-ML zone district. Allowable uses are shown in IDO [Table 4-2-1](#).

#### *Overlay Zones*

The subject site is not within any APO, CPO, HPO, or VPO zones.

#### *Definitions*

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Club or Event Facility: A publicly or privately owned building devoted to the assembly of people for social, professional, or recreational activities such as meetings, weddings, or conferences. See also Community Center and Residential Community Amenity.

Corridor: A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors.

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

Office: Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services. See also Business and Establishment.

Personal and Business Services: Establishments providing services to individuals or businesses, including but not limited to bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, and employment service; mailing, addressing, stenographic services; and specialty business service such as travel bureau, news service, exporter, importer, interpreter, appraiser, and film library. This use is divided into 2 categories based on the size of the establishment (not the size of the structure):



1. Personal and Business Services, Small: An establishment with 10,000 square feet or less of gross floor area.

2. Personal and Business Services, Large: An establishment with more than 10,000 square feet of gross floor area.

Residential Zone District: Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in Section 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area.

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.

#### ***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."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

- (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 furthering the City's goals and policies as listed below along with the Applicant's responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will bring the existing services provided to the community by Albuquerque Center for Peace and Justice into compliance with the proposed zoning.*

Staff Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by applicant's policy-based response clearly facilitate (and not being in conflict with) a preponderance of applicable Goals and Policies regarding in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above. **The response to Criterion A is sufficient.**

Applicable Citations: Goal 4.1 Character, Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.6.3 Areas of Consistency; Goal 8.1 Placemaking; Policy 8.1.1.

Partially facilitated Citations: Policy 5.7.4 Streamlined Development; Policy 8.1.1 Diverse Places; Policy 8.1.3 Economic Base; Policy 8.2.1 Local Business.

(b) If the proposed amendment is located wholly or partially 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 Response:* While the subject site is located entirely in an Area of Consistency, the zone change will reinforce and strengthen the established use and character of the area and will not permit development that is significantly different from the character of the University Heights area. The existing zoning is inappropriate because it meets both criteria 2 and 3. There have been significant changes in the neighborhood with the Bricklight district and the recent mixed-use developments in the surrounding areas seeking to encourage development, employment, and a variety of housing options in the University Heights and surrounding neighborhoods. The MX-T zone will be more advantageous to the community as this will expand the permissive uses to encourage development while remaining consistent with the existing use on the subject property and the patterns of land use, development density and intensity, and connectivity as articulated by the Comprehensive Plan and the character of the University Heights area. Most importantly, the new zone will correct a long-standing zoning-use mismatch, as the building was not built for residential use.

*Staff Response:* The subject site is located entirely within an Area of Consistency, as designated by the ABC Comprehensive Plan. The request has demonstrated that the proposed MX-T zoning would reinforce the character of the surrounding area by aligning with existing development patterns along Silver Ave., which already contains a mix of residential, institutional, and low-intensity commercial and office uses. The

existing structure on the property has existed on the property since pre 1959 and was originally constructed for neighborhood commercial use and has long functioned as a community-oriented space. MX-T zoning would allow for a continuation of this use while also limiting potential development intensity to levels appropriate for the surrounding residential context.

The proposed zone would not permit development significantly different from the established character of the area. Rather, it would provide a regulatory framework that formalizes the site's long-standing role as a neighborhood-serving non-residential use and accommodates a compatible range of uses.

The request also meets Subsection 3 of this criterion, in that a different zone district (MX-T) is more advantageous to the community, as articulated by the Comprehensive Plan. The proposed zone supports goals and policies related to complete communities, infill development, small-scale mixed-use, preservation of character, and access to transit. The request also supports development patterns and connectivity consistent with nearby designated Main Street and Premium Transit Corridors. **The response to Criterion B is sufficient.**

(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 Response:* *The subject site is located entirely in an Area of Consistency. The policy does not apply.*

*Staff Response:* *The subject site is entirely located within an Area of Consistency, as designated by the Comp Plan. **The response to Criterion C is sufficient.***

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

*Applicant Response:* *Table 2 provides a comparison of the permissive uses in the R-ML and MX-T zones. The requested MX-T zoning does not include permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities.*

TABLE 2: Permissive Use Comparison: R-ML vs. MX-T		
Use	R-ML	MX-T
Dwelling, live-work	C	P
Group home, small	C	P
Adult or child day care facility	C	P
High School	C	P
Museum	CV	P
Vocational school	-	P
Health club or gym	A	P
Bed and Breakfast	A	P
Hotel or motel	-	P
Bank	-	P
Medical or dental clinic	-	P
Office; Personal and business services, small	-	P
Research or testing facility	-	P
General retail, small	-	P
Wireless Telecommunications Facility: Freestanding	-	P

**Staff Response:** The applicant compared the allowable uses in the R-ML (Residential – Multi-family Low Density) and the proposed MX-T (Mixed-Use – Transition) zone districts. Several permissive uses allowed under the proposed MX-T zone but not under the existing R-ML zoning could be considered potentially incompatible with adjacent properties, the neighborhood, or the broader community. These include: wireless telecommunications facilities (WTFs).

However, uses that may be considered harmful are subject to use-specific standards in the IDO that are intended to mitigate potential impacts. Wireless Telecommunications Facilities (WTFs): Per IDO §14-16-4-3(E)(13)(e)1.a., freestanding WTFs are prohibited within 100 feet of any property line of a residential zone district. As the existing lot is less than 100 feet in depth, a freestanding WTF would not be allowed on the site.

Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. **The response to Criterion D is sufficient.**

- (e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  3. 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 Response: Given its current commercial use and existing infrastructure, this zone change request meets Criteria #1. The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development that would be made possible by the zone change. Central Avenue, Yale Boulevard, and Lead Avenue have transit services, Silver Avenue and Yale Boulevard have bike facilities, and the University Heights area has excellent road network connectivity. The sidewalks on Harvard Drive are adequately buffered from the street. The subject property has access to public utilities including water, sewer, and electric services.

Staff Response: The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity. The site is developed with an office and community-based personal and business services which will continue to utilize existing infrastructure that serves the site. **The response to Criterion E is sufficient.**

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

Applicant Response: This justification is not completely based on the property's location on a major street because Silver Avenue and Harvard Drive are not major streets. Rather, the justification for the proposed zone change is based on the advantages it will bring to the community by aligning the zoning with the existing uses and expanding the uses permissible on the property to accommodate the service areas for the Center for Peace and Justice.

Staff Response: The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance with the current use of the site and enabling continued and expanded community-serving functions—such as outreach services, office space for nonprofit and advocacy groups, and public events—that exceed what is permissive under the R-ML zone. The subject site is not located on a major street, and this is not the basis of the applicant's justification. **The response to Criterion F is sufficient.**

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

Applicant Response: The zone change request is not based completely or predominantly on the cost of land or other economic considerations but rather on alignment with existing uses and the benefit offered by mixed-use developments in an area within walking distance to a MainStreet Corridor, on a bike boulevard, in walking distance to the Popejoy ART Station, multiple services and amenities, and in close proximity to CNM and UNM.

Staff Response: The applicant's justification is not primarily based on the cost of land or other economic considerations. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan Goals and policies. The justification is not economic in nature and demonstrates that the proposed zoning is more advantageous to the community. **The response to Criterion G is sufficient.**

(h) The zone change 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 change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site 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 premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: According to City staff, this request for a zone change from R-ML to MX-T creates a spot zone on the subject property. As demonstrated by the policy analysis above, this request creates a justifiable "spot zone" by clearly facilitating implementation of the City's Comprehensive Plan and ensuring that the Peace and Justice Center remains a good neighbor to adjacent properties.

*In addition, this request addresses criterion 1. MX-T on the subject property can function as a transition between the Mixed-Use Low Intensity (MX-L) zone to the north and west and the Residential Multi-Family Low Density (R-ML) zone to the south and east of the subject property. The MX-T zone allows for a transition between residential neighborhoods and more intense commercial areas north of Silver Avenue. The MX-T zone serves the needs of the Center for Peace and Justice without including permissive uses that could be harmful to the adjacent properties.*

Staff Response: The proposed zone change to MX-T would create a spot zone, as the MX-T zone is not applied to other properties adjacent to or in the immediate vicinity. However, the applicant has provided justification under Criterion 1, noting that the site can function as a transition between adjacent zone districts. The subject site is surrounded by intense mixed-use zoning to the north (MX-L and MX-M) and residential zoning to the south of the subject site. While some surrounding properties are developed with single-family homes, the surrounding context includes both multi-family residential and low-intensity mixed-use developments.

The site's location near the intersection of two local streets, its proximity to the Main Street / Premium Transit Corridor along Central Avenue, and the presence of an

existing non-residential structure support the applicant's assertion that the site can appropriately serve as a transitional zone. While the applicant's response to criterion, (a), demonstrates how a preponderance of applicable goals and policies in the Comprehensive Plan are furthered, Staff's analysis finds that the request would clearly facilitate implementation of a preponderance of applicable Comprehensive Plan goals and policies by aligning zoning with the existing development pattern and expanding opportunities for neighborhood-serving uses. **The response to Criterion H is sufficient.**

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

Most reviewing agencies either did not send a response or stated that they had no comments. PNM's comment states that any new construction needs to abide by the procedures of PNM easements. Please see Agency Comments for further details.

### ***Neighborhood/Public***

The affected neighborhood associations (NA) are the District 6 Coalition of NA, Silver Hill NA, and University Heights NA which were notified as required. Property owners within 100 feet of the subject site were also notified as required during the same time-frame.

Staff is aware of a meeting request from the University Heights NA, that did not have all NA representatives/residents present for the original meeting held regarding the zone change request to MX-L. The NA requested more time to allow all NA representatives/residents to meet prior to the May EPC hearing for consideration. The request was deferred to the June EPC hearing to allow the applicant time to meet with the concerned neighbors.

During the deferral period, a meeting was held on May 29, 2025 to mitigate concerns by those that were unable to attend a meeting prior to the May EPC hearing. The outcome of the meeting resulted in changing the request from the MX-L to MX-T due to concerns with the permissive uses that the MX-L zone could bring to the area. (See meeting notes attached).

Staff has received a letter of support from the University Heights NA and are unaware of opposition at the time of this writing.

The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).

## ***VI. Conclusion***

The request was deferred from the May 2025 EPC hearing to the June 2025 EPC Hearing.

The request is for a Zoning Map Amendment from R-ML (Residential – Multi-family Low Density) to MX-T (Mixed-use – Transition) for an approximately 0.2-acre property legally described as all or a portion of 001 007 University Heights addition, located at 202 Harvard Dr. SE.

The requested zoning map amendment would bring the existing office and personal and business services uses into compliance with the site's zone designation and allow the applicant to expand services. Rezoning to MX-T would allow the Center to continue providing community-based services, as well as office space for allied organizations and hosting events, which are not allowed uses in the existing R-ML zone district. Pursuant IDO [Table 4-2-1](#), the subject site's existing uses for office and personal and business services that are not permissive in R-ML but would be permissive in the MX-T zone district.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The applicant has adequately justified the request by demonstrating that the proposed zoning is more advantageous to the community than the existing zoning, as it clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies and would reinforce or strengthen the established character of the surrounding area.

Neighborhood associations (NA) within 660 feet of the subject site include District 6 Coalition of NA, Silver Hill NA, and University Heights NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required during the same time-frame.

Staff is aware of a meeting request from the University Heights NA, that did not have all NA representatives/residents present for the original meeting held regarding the zone change request to MX-L. The NA requested more time to allow all NA representatives/residents to meet prior to the May EPC hearing for consideration. The request was deferred to the June EPC hearing to allow the applicant time to meet with the concerned neighbors. A meeting was held on May 29, 2025, during the deferral period to mitigate concerns by those that were unable to attend a meeting prior to the May EPC hearing. The outcome of the meeting resulted in changing the request from the MX-L to MX-T due to concerns with the permissive uses that the MX-L zone could bring to the area.

The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the existing zoning and staff finds that the request clearly facilitates a preponderance of applicable Comp Plan goals and policies.

**Staff recommends approval.**

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

Case #: ZMA-2025-00006

1. The request is for a Zoning Map Amendment from R-ML (Residential – Multi-family Low Density) to MX-T (Mixed-use – Low Intensity) for an approximately 0.2-acre property legally described as all or a portion of 001 007 University Heights addition, located at 202 Harvard Dr. SE at situs address 200 Harvard Dr SE (the “subject site”).
2. The application was deferred from the May 15, 2025 EPC hearing to the June 26, 2025 EPC hearing to allow the applicant/agent time to meet with concerned neighbors regarding the original request to from R-ML to MX-L. The applicant met with the neighbors during the deferral period to mitigate concerns and have updated the request to MX-T.
3. The request would remove the nonconformity of the existing office use on the subject site and allow the applicant to expand services to meet the needs of the community. Currently the site uses are office and personal and business services that are not permissive in the R-ML zone district, but are permissive in the MX-T zone district. The applicant wishes to expand services to an event facility to host events for members and non-members of their business which are beyond the uses permissive in the R-ML zone district.
4. In the repealed 1986 University Neighborhoods Sector Development Plan, the land use on the subject property was “public/semi-public,” and zoning was Diverse Residential (DR). The zone district referred to R-2 from the Comprehensive Zoning Code and was converted to R-ML when the IDO became effective in May 2018. The Albuquerque Center for Peace and Justice has been in operation on the subject site for over 20 years. There is no history available for a subdivision or site plan for the subject site. Although, according to the City Aerial Map, the existing structure has been on the site since at least 1959.
5. 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.
6. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The applicant has adequately justified the request by demonstrating that the proposed zoning is more advantageous to the community than the current zoning. Staff Finds that the request clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies and would reinforce or strengthen the established character of the surrounding area.
7. The subject site is not within the boundaries of any Centers or Corridors.
8. The subject site is within the Near Heights Community Planning Area (CPA).

9. 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.
10. The request clearly facilitates the following applicable Goals and Policies from Comprehensive Plan Chapter 4 – Community Identity.

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

The requested zone change to MX-T would help enhance and preserve the distinct character of the University Heights community by reinforcing the existing mixed-use development pattern along this section Silver Avenue. The area surrounding the site, located south of UNM, is already characterized by a blend of residential, institutional, and low-intensity commercial uses. The MX-T zone is well-suited to this context, as it allows for a range of small-scale retail, office, civic, and residential uses that are compatible with adjacent residential neighborhoods and the nearby University activity center.

This site, located at the corner of Harvard and Silver and home to the long-standing Peace and Justice Center, has functioned as a civic and office space for more than 20 years. The existing building predates the Integrated Development Ordinance (IDO) and was never constructed or used as a residential dwelling. The proposed MX-T zone district would bring the site's zoning into alignment with its historic and current use and the established character of the surrounding area.

The MX-T zone would serve as an appropriate transition between more intense mixed-use zoning to the north (MX-L and MX-M) and the residential zoning to the south. The request supports continued investment in community-oriented services while ensuring compatibility with the scale and intensity of nearby development.

11. The request clearly facilitates the following applicable Goals and Policies from Comprehensive Plan Chapter 5 – Land Use.

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

The request can allow a variety of land uses that contribute to a sustainable and distinct community, providing non-destination retail and commercial uses, townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area. The proposed MX-T zone district will serve as a transition zone from residential to commercial, and would not introduce new harmful uses to the area. The request can foster the community by providing residents places to live, work, learn, shop, and play all within a close proximity.

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



The requested MX-T zoning designation contributes to the distinct character of University Heights and adjacent Bricklight District by permitting uses that are compatible with and accessible from the surrounding mixed-use neighborhood. Situated in a highly accessible, walkable, and bike-friendly location, the zone encourages mixed-use development consistent with the existing neighborhood and supports local businesses and reduces reliance on automobiles. Compliance with design and compatibility standards will help ensure that any future development integrates seamlessly with the existing community fabric.

**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.

Located near major transit corridors and the UNM Activity Center, the subject site benefits from existing infrastructure and public services that support efficient development. The proposed MX-T zoning reflects the site's historic commercial use while encouraging continued and expanded community-serving activities that optimize land use without significant new infrastructure demands. By aligning zoning with existing use patterns, the request supports efficient utilization of utilities and transportation networks. All future development must comply with IDO standards, ensuring responsible and sustainable site design.

**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.

Although situated in an Area of Consistency, the requested MX-T zoning reflects and preserves the site's historic role as a neighborhood-serving commercial corner. Maintaining mixed uses in this location aligns with the intent of an Area of Consistency, to protect neighborhood character while allowing compatible development that supports community needs. The request avoids abrupt land use shifts, serving as a transitional buffer between higher-intensity commercial uses to the north and residential neighborhoods to the south.

**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 subject site is located in an Area of Consistency. It's one block south of Central Ave, designated as a Main Street Corridor and is within the alignment of two ART transit lines. The site's long-standing mixed-use character and historic commercial use fit well within the Area of Consistency framework. The MX-T zoning provides a transition between more intense mixed-use development north of Silver Avenue and the residential character of University Heights to the south. The allowed uses under MX-T are compatible with neighborhood scale and function, preserving the character of the

surrounding community while minimizing adverse impacts, and balancing neighborhood protection with appropriate commercial activity.

12. The request clearly facilitates the following applicable Goals and Policies from Comprehensive Plan Chapter 8 – Economic Development.

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

This request supports continued use with potential growth of a long-standing community-serving site within the University Heights neighborhood. The structure historically commercial and contributes to the neighborhood's fabric as a mixed-use corner property near UNM and Central Avenue. The proposed MX-T zoning aligns with surrounding development patterns and allows a broader set of compatible uses—including offices, civic spaces, small-scale retail, and institutional uses—that will reinforce the vitality and appeal of the area. Therefore, the existing business has the opportunity to stay and thrive in the area.

The site is located within a UC-MS-PT Corridor and within walking distance of the ART stop at Cornell and Central, making it an ideal location for pedestrian- and transit-accessible businesses.

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."

- 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 applicant's policy-based response clearly facilitate (and not being in conflict with) a preponderance of applicable Goals and Policies regarding in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above.*

*Applicable Citations: Goal 4.1 Character, Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Goal 5.6; Policy 5.6.3 Areas of Consistency; Goal 8.1 Placemaking.*

*Partially facilitated Citations: Policy 5.7.4 Streamlined Development; Policy 8.1.1 Diverse Places; Policy 8.1.3 Economic Base; Policy 8.2.1 Local Business.*

- 6-7(G)(3)(b) If the proposed amendment is located wholly or partially 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 located entirely within an Area of Consistency, as designated by the ABC Comprehensive Plan. The request has demonstrated that the proposed MX-T zoning would reinforce the character of the surrounding area by aligning with existing development patterns along Silver Ave., which already contains a mix of residential, institutional, and low-intensity commercial and office uses. The existing structure on the property has existed on the property since pre 1959 and was originally constructed for neighborhood commercial use and has long functioned as a community-oriented space. MX-T zoning would allow for a continuation of this use while also limiting potential development intensity to levels appropriate for the surrounding residential context.*

*The proposed zone would not permit development significantly different from the established character of the area. Rather, it would provide a regulatory framework that formalizes the site's long-standing role as a neighborhood-serving non-residential use and accommodates a compatible range of uses.*

*The request also meets Subsection 3 of this criterion, in that a different zone district (MX-T) is more advantageous to the community, as articulated by the Comprehensive Plan. The proposed zone supports goals and policies related to complete communities, infill development, small-scale mixed-use, preservation of character, and access to transit. The request also supports development patterns and connectivity consistent with nearby designated Main Street and Premium Transit Corridors.*

- 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).

*The subject site is entirely located within an Area of Consistency, as designated by the Comp Plan.*

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

*The applicant compared the allowable uses in the R-ML (Residential – Multi-family Low Density) and the proposed MX-T (Mixed-Use – Transition) zone districts. Several permissive uses allowed under the proposed MX-T zone but not under the existing R-ML zoning could be considered potentially incompatible with adjacent properties, the neighborhood, or the broader community. These include: wireless telecommunications facilities (WTFs).*

*However, uses that may be considered harmful are subject to use-specific standards in the IDO that are intended to mitigate potential impacts. Wireless Telecommunications Facilities (WTFs): Per IDO §14-16-4-3(E)(13)(e)1.a., freestanding WTFs are prohibited within 100 feet of any property line of a residential zone district. As the existing lot is less than 100 feet in depth, a freestanding WTF would not be allowed on the site.*

*Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these 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 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

3. 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.

*The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity. The site is developed with an office and community-based personal and business services which will continue to utilize existing infrastructure that serves the site.*

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 applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance with the current use of the site and enabling continued and expanded community-serving functions—such as outreach services, office space for nonprofit and advocacy groups, and public events—that exceed what is permissive under the R-ML zone. The subject site is not located on a major street, and this is not the basis of the applicant's justification.*

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 primarily based on the cost of land or other economic considerations. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan Goals and policies. The justification is not economic in nature and demonstrates that the proposed zoning is more advantageous to the community.*

6-7(G)(3)(h) The zone change 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 change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site 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 premises makes it unsuitable for the uses allowed in any adjacent zone district.

*The proposed zone change to MX-T would create a spot zone, as the MX-T zone is not applied to other properties adjacent to or in the immediate vicinity. However, the applicant has provided justification under Criterion 1, noting that the site can function as a transition between adjacent zone districts. The subject site is surrounded by intense mixed-use zoning to the north (MX-L and MX-M) and residential zoning to the south of the subject site. While some surrounding properties are developed with single-family homes, the surrounding context includes both multi-family residential and low-intensity mixed-use developments.*

*The site's location near the intersection of two local streets, its proximity to the Main Street / Premium Transit Corridor along Central Avenue, and the presence of an existing non-residential structure support the applicant's assertion that the site can appropriately serve as a transitional zone. While the applicant's response to criterion, (a), demonstrates how a preponderance of applicable goals and policies in the Comprehensive Plan are furthered, Staff's analysis finds that the request would clearly facilitate implementation of a preponderance of applicable Comprehensive Plan goals and policies by aligning zoning with the existing development pattern and expanding opportunities for neighborhood-serving uses.*

14. The affected neighborhood associations (NA) are the District 6 Coalition of NA, Silver Hill NA, and University Heights NA which were notified of the original request and remodified of the new request to MX-T as required. Property owners within 100 feet of the subject site were also notified and re-notified as required during the same time-frame. Sign postings were also replaced for the updated request. The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).
15. The University Heights NA requested a non-facilitated meeting with the applicant regarding this request. The NA is concerned about why a zone change is needed if the uses are legally nonconforming. The applicant submitted a memo responding to a discussion between the Board of Directors for the University Heights NA.
16. As aforementioned, the applicant and agent met with the neighbors that were not available to meet prior to May EPC hearing. The applicant/agent was able to mitigate concerns of new permissive uses that the MX-L one district would bring to the area and updated the request to MX-T
17. Staff has received a letter of support from the University Heights NA for the MX-T zone change request and are unaware of opposition at the time of this writing.



***Recommendation***

APPROVAL of Plan #: ZMA-2025-0006, a request for Zoning Map Amendment from R-ML (Residential – Multi-family Low Density) to MX-T (Mixed-use – Low Intensity) for an approximately 0.2-acre property legally described as all or a portion of 001 007 University Heights addition, located at 202 Harvard Dr. SE at situs address 200 Harvard Dr SE., based on the preceding Findings 1 - 17.

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*Dennis Felipe, Jr.,*  
Planner

Notice of Decision cc list:

Jim Strozier & Ayoni Oyenuga, Case Agents, [cp@consensusplanning.com](mailto:cp@consensusplanning.com),  
[oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com)  
District 6 Coalition of Neighborhood Association's, Patricia Wilson, [info@willsonstudio.com](mailto:info@willsonstudio.com)  
District 6 Coalition of Neighborhood Association's, M. Ryan Kious, [m.ryankious@gmail.com](mailto:m.ryankious@gmail.com)  
Silver Hill NA, James Montalbano, [ja.montalbano@gmail.com](mailto:ja.montalbano@gmail.com)  
Silver Hill NA, Eva Blaylock, [evarockstar@msn.com](mailto:evarockstar@msn.com)  
University Heights NA, Don Hancock, [sricdon@earthlink.net](mailto:sricdon@earthlink.net)  
University Heights NA, Aaron Hill, [aaronhill15902@gmail.com](mailto:aaronhill15902@gmail.com)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
Legal, [aconoon@cabq.gov](mailto:aconoon@cabq.gov)  
EPC file

***Agency Comments***

**PLANNING DEPARTMENT**

*Long Range Planning*

No comment given.

*Hydrology*

No comment.

*Transportation Development Services*

No objection

*Zoning / Code Enforcement*

No comment given.

**OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES**

*Aviation Department*

No comment given.

*Department of Municipal Development*

No comment given.

*Metropolitan Redevelopment Agency*

No comment given.

*Office of Neighborhood Coordination*

No comment given.

*Police Department/Planning*

No comment given.

*Solid Waste Department*

NO COMMENT

*Transit Department*

No comment given.

*Parks & Recreation – Urban Forestry Department*

Forestry has no comments at this time.

**OTHER AGENCIES**

*Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)*

No objection to the proposed application, future development will require a Request for Availability.

*Albuquerque Public Schools (APS)*

No comment given.

*Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

AMAFCA has no adverse comments to the zone map amendment.

*Bernalillo County*

Planning - No adverse comments.

Transportation - No adverse comment. No nearby BC roads or intersections.

*Kirtland Air Force Base (KAFB)*

No comment given.

*Middle Rio Grande Conservancy District (MRGCD)*

No comment given.

*Mid-Region Council of Governments (MRCOG)*

No comment given.

*Mid-Region Metropolitan Planning Organization (MRMPO)*

No comment given.

*National Park Service (NPS) / Petroglyph National Monument*

No comment given.

*New Mexico Gas Company*

No comment given.

*New Mexico Department of Transportation (NMDOT)*

No comment given.

*Public Service Company of New Mexico (PNM)*

There are PNM facilities and/or easements along the site's eastern edge (alley side). It is the applicant's obligation to determine if existing utility easements or rightsof-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.

A) PHOTOGRAPHS



*Figure 1: Southeast facing subject site and single-family homes, part of the University Heights neighborhood on Harvard Dr SE with sign posting.*



*Figure 2: South facing subject site and single-family homes within the University Heights neighborhood at Silver Ave. SE & Harvard Dr. SE with sign posting.*



*Figure 3: East facing Silver Ave SE with subject site on right & neighboring businesses and multi-family housing on left along Harvard Dr SE.*





***Figure 4:** Southwest facing the University Heights neighborhood to the west of the subject site along Silver Ave SE at Harvard Dr SE.*



***Figure 5:** Northwest facing Brick Light District away from subject site, at the intersection of Silver Ave SE and Harvard Ave SE.*



***Figure 6:** North facing Brick Light District across from subject site along Silver Ave SE.*





*Figure 7: East facing Silver Ave SE away from subject site.*



*Figure 8: South facing alley along west side of subject site at Silver Dr SE driveway.*

## B) APPLICATION INFORMATION

April 18, 2025

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

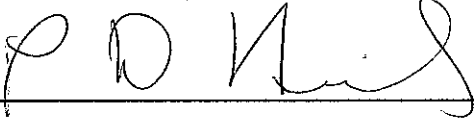
RE: Property Owner Letter of Authorization – 200/202 Harvard Drive SE Albuquerque NM,  
87106

To whom it may concern:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for Albuquerque Center for Peace and Justice (owner and applicant) for all meetings, applications, public hearings, and other formal representation related to the request for a Zone Map Amendment application for the subject property legally described as follows: *001 007 University Heights Addition.*

Sincerely,

Name Peter D. Neils

Signature 

Position Co- Chair, Coordinating Council, Albuquerque Center for Peace and Justice

Date 4/18/2025

Mailing Address 202 Harvard Drive SE, Albuquerque, NM 87106





June 5, 2025 (replaces letter dated April 24, 2025)

Mr. Daniel Aragon, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Zoning Map Amendment, 200/202 Harvard Drive SE

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 Chairman Aragon,

The purpose of this letter is to justify a Zoning Map Amendment by responding to the criteria in the Integrated Development Ordinance (IDO) Section 14-16-6-7(G), on behalf of Albuquerque Center for Peace and Justice (owner and applicant). The subject property is legally described as *\*001 007 University Heights Addition* and contains a total of approximately 0.163 acres.

The subject property is located on the corner of Silver Avenue and Harvard Drive. The situs address is 200 Harvard Drive SE, while the physical identifying address is 202 Harvard Drive SE. The existing zoning is R-ML (Multi-family Low Density). The Applicant is requesting a Zoning Map Amendment to MX-T (Mixed-use Transition) to bring the existing uses in the business into conformance with the IDO. Due to concerns raised by one of the University Heights Association board members and two neighbors, the Center agreed to revise the request from MX-L to MX-T.



*Subject property*

#### PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

#### ASSOCIATES

Ken Romig, PLA, ASLA  
Margaret Ambrosino, AICP

#### PLANNING CONTEXT

The subject property is approximately 0.163 acres and zoned R-ML. Land Use on the subject property was “public/semi-public” and Zoning was Diverse Residential DR in the repealed



1986 University Neighborhoods Sector Development Plan. The Peace and Justice Center has been in operation on the property for over 20 years which was prior to the new IDO zoning in 2017. Office use is not permissive in the R-ML zone. The Center has legal non-conforming status since it has been operating since before the 2017 IDO. A memo regarding non-conforming uses is attached as a separate document.

The subject property is located within the Near Heights Planning Area. Character considerations for the Near Heights Planning Area include varying architectural styles and building scales, ethnic and cultural diversity of residents, and transit-supportive development patterns. The site is located within one-quarter mile (a 5-minute walk) of the Central Avenue Main Street Corridor and Premium Transit Corridor. Main Streets are intended to be lively, walkable streets lined with neighborhood-oriented businesses. The subject property is within a highly walkable neighborhood, is currently occupied by an organization providing services to the neighborhood, is located on a designated bicycle boulevard, and can accommodate neighborhood-oriented businesses. The Comprehensive Plan encourages mixed-use and transit-oriented development within walking distance of a transit station. The subject property is within 5-minute walking distance of the Popejoy ART Station.

The subject property has excellent access and connectivity to the major street network via Central Avenue (a Premium Transit Corridor), to I-25 (a Commuter Corridor), the Bike Boulevard on Silver Avenue, as well as access to Bus Route 66 (Central with a peak frequency of 15 minutes), Bus 766 and 777 (Rapid Ride with a peak frequency of 15 minutes) along Central Avenue, Bus 50 (Airport-Downtown with a peak frequency of 30 minutes) along Yale Boulevard, and Bus Route 97 (Zuni with a peak frequency of 60 minutes) along Lead Avenue. The subject property is also directly south of the Harvard Bricklight District and can contribute to creating employment opportunities and fostering synergy and economic vitality among the businesses in that area.

#### **ZONING AND LAND USE**

The subject property is currently zoned R-ML (Residential Multi-family Low Density. Per the IDO, the purpose of the R-ML zone is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Services provided by the Albuquerque Center for Peace and Justice include organizing around peace and justice issues, outreach to the homeless, providing office space for allied organizations working in the peace and justice space, and hosting events for members and non-members which are beyond the uses permissive in the R-ML zone district.

Adjacent zoning and land use include R-ML zoned properties to the east, which contain mixed-density residential; MX-L to the north, which contains a store, apartments and commercial parking; MX-L to the west (approved zone map amendment by the EPC on March 21, 2024 and upheld by City Council on September 16, 2024), which contains a vacant single family residential; and R-ML to the south, containing mixed-density residential development.

The subject property is directly south of the Bricklight District on Harvard Drive and adjacent to the UNM Activity Center as designated by the Comprehensive Plan. Land uses in the larger surrounding area include restaurants, laundromats, small businesses, multi-family apartments, coffee shops, community organizations, parking, schools, and institutions. The proposed MX-T zoning will bring the current use into zoning compliance

and provide a transition between the commercial uses and MX-L zone to the north and west and the residential uses to the south and east of the subject property.



*Existing Zoning*



*Surrounding Land Uses*

**TABLE 1: ADJACENT ZONING and LAND USE**

Direction	Zoning	Land Use
North	MX-L	Store, apartments, and parking
South	R-ML	Mixed-density residential
East	R-ML	Mixed-density residential
West	MX-L	Vacant single-family residential





*Existing building*



*Looking south on Silver (parking lot with existing building to the right)*



*Looking east on Silver (subject property to the right)*



## THE REQUEST

The Applicant is requesting a zone change from R-ML to MX-T to align with the existing uses of the site and to expand the services that could be provided by the Albuquerque Center for Peace and Justice in meeting the needs of the community. Per the IDO, “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 residential (currently permissive in the R-ML zone), small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.”

The permissive uses in the R-ML zone district are expanded in the MX-T zone district, and the differences will be explained later in this letter. The MX-T zone district on this property will bring the current uses into compliance with the IDO, remove the non-conforming status, and provide a suitable location for neighborhood-scale services.

This request is supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per *IDO Section 14-16-6-7(G)* as described below.

## ZONING MAP AMENDMENT JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Integrated Development Ordinance Section 14-16-6-7(G) as follows:

**6-7(G)(3):** 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 Comprehensive 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 furthering the City’s goals and policies as listed below along with the Applicant’s responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will bring the existing services provided to the community by Albuquerque Center for Peace and Justice into compliance with the proposed zoning.*

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

***Applicant Response:*** *The zone change to MX-T will further this goal because it will serve as a transition between the residential uses to the south and the more intense commercial uses to the north. While this request expands the mixed-use zoning south of Silver Avenue, the MX-T zone is consistent with the existing use of the property for over 20 years. Permissive uses in the MX-T zone district are consistent with the existing uses in the University Heights area. These uses include pedestrian-scale commercial, residential, institutional, and community organizations. With the subject property being adjacent to the UNM Activity Center and the Harvard Bricklight District, a zone change to MX-T will enable a variety of land uses that will enhance, protect, and preserve the character of the University Heights community. The Albuquerque Center for Peace and Justice has been a part of the community for over 20 years, providing valuable community-oriented services. The zone change will refine the zone to align with existing uses and enable a variety of*



land uses that will enhance, protect and preserve the character of the University Heights community.

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

**Applicant Response:** *The zone change to MX-T furthers this goal by allowing neighborhood-scale retail and commercial, residential, and mixed-use developments. With the subject property's proximity to both UNM and CNM, the zone change will foster a community within the University Heights area where residents can live, work, learn, shop, and play together.*

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

**Applicant Response:** *The zone change to MX-T furthers this policy by expanding the permissive land uses to include a mix of uses that are conveniently accessible from the surrounding neighborhoods. This subject property is located along a bike boulevard, has excellent transit access via Buses 50, 97, 66, 766, and 777, and excellent connectivity to the major street network via Central Avenue and I-25. Having goods and services within walking or biking distance will contribute to a healthy, sustainable, and distinct University Heights community.*

#### **Policy 5.2.1 Subpolicies**

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

**Applicant Response:** *With the expansion of permissive uses to allow the existing use along with the potential for future neighborhood-scale retail and commercial services, this zone change will encourage development or redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.*

**Goal 5.3 Efficient Development Patterns:** Promote development that maximizes the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

**Applicant Response:** *The zone change furthers this goal because it will bring the existing and long term use of the property into alignment with the zoning and help promote development with retail, commercial, institutional, and residential uses that will maximize the use of existing infrastructure and public facilities. Central Avenue, an Urban Principal Arterial; Silver Avenue, a Bike Boulevard; and transit services available in the area provide connectivity to the site. The subject property has access to public utilities including water, sewer, and electric services. The location of the subject property and its proximity to other public facilities provide the opportunity to efficiently use the land to support the public good through the services provided by the Center for Peace and Justice.*

**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.

**Applicant Response:** While the subject property is completely in an Area of Consistency, the zone change furthers this goal because it recognizes the existing and historic use of the property and the uses allowed in the MX-T zone are consistent with existing uses in the surrounding area. Uses in the area include restaurants, offices, single-family residences, apartments, live-work-play spaces, coffee shops, and schools. Approval of the zone change on the subject property will encourage development that will reinforce the character and intensity of the surrounding Areas of Consistency. Also, parcels directly north of the subject property are completely within Areas of Change. Given the subject property's proximity to UNM's Activity Center and the Harvard Bricklight District, permissive uses in the MX-T zone district will expand neighborhood-scale retail and commercial services, and allow residential uses (similar to the existing zoning) within walkable distances that provide opportunities to live, work, learn, shop, and play. This will potentially draw in more people and businesses thereby encouraging and directing growth towards the Areas of Change where it is expected and desired.

**Policy 5.6.3 Areas of Consistency:** Protect and enhance the character of single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

**Applicant Response:** The subject property is completely in an Area of Consistency and within a mixed-density residential neighborhood. While the subject property is outside of Centers and Corridors, it is located within a 5-minute walking distance of a Main Street Corridor, a Premium Transit Corridor, and the Popejoy ART Station where mixed-use developments are encouraged. This request recognizes the need to align the existing and historic use with the zoning for the property. The zone change will protect and enhance the character of the University Heights area by providing a transition between the residential uses to the south and the commercial uses north of the subject property, allowing uses consistent with the area and allowing the activation of the intersection of Harvard and Silver with mixed-use developments.



Areas of Consistency and Change

**Policy 5.7.4 Streamlined Development:** Encourage efficiencies in the development review process.

**Applicant response:** *This request furthers this policy by removing the non-conforming status which requires a public hearing process and approval from the Zoning Hearing Examiner (ZHE) for expansion of the non-conforming use. The existing office use is permissive in the proposed MX-T zone and future development will be subject to IDO standards which will eliminate the extra step for approval from the ZHE.*

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

**Applicant Response:** *The zone change to MX-T furthers this goal by aligning the existing and historic use of the property with the zoning and expanding the permissive land uses that could also allow new development to this area. The uses permissive in the MX-T zone district will complement the uses in the Bricklight District, on Harvard Drive; and the uses along Silver Avenue, bicycle boulevard; 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 furthers this policy by allowing for a wider range of retail, commercial, and mixed uses to encourage economic development opportunities. It should be noted that the existing use, the Albuquerque Center for Peace and Justice certainly qualifies as an interesting place in the neighborhood and the City. The building features several murals that address social issues. The Center also serves as an incubator for various startup non-profit organizations focused on related causes. For the past 15 years, The Peace Café has hosted a potluck every Thursday afternoon at the Center. Additionally, free food distribution takes place every Saturday morning. The Center currently offers space for a variety of events, including arts classes, community building activities, meditation and spirituality sessions, a cinema club, dance classes, yoga, and singing sessions. The subject property's proximity to the University MRA, the Harvard Bricklight District, and surrounding public facilities will foster a range of interesting places and contexts at different development intensities, densities, uses, and building scales desirable to residents.*

**Policy 8.1.3 Economic Base:** Strengthen and diversify the economic base to help reduce reliance on government spending.

**Applicant Response:** *The zone change furthers this policy by allowing for a wider range of retail, commercial, and mixed uses on the subject property that will strengthen and diversify the economic base and support job creation in the area. The larger surrounding area has an abundance of single-family and multi-family residences and the zone change to MX-T will allow for potential employees to work close to home.*

**Policy 8.2.1 Local Business:** Emphasize local business development.

**Applicant Response:** *The zone change furthers this policy by removing the non-conforming status of an existing, long-term non-profit local organization and providing the opportunity for local employers to expand and diversify the employment base through retail, commercial, mixed uses and other permissive uses in the MX-T zone. This pattern*



can be seen just north in the Bricklight District where new local businesses have developed.

**6-7(G)(3)(b)** If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comprehensive 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 Comprehensive Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Applicant Response:** *While the subject site is located entirely in an Area of Consistency, the zone change will reinforce and strengthen the established use and character of the area and will not permit development that is significantly different from the character of the University Heights area. The existing zoning is inappropriate because it meets both criteria 2 and 3. There have been significant changes in the neighborhood with the Bricklight district and the recent mixed-use developments in the surrounding areas seeking to encourage development, employment, and a variety of housing options in the University Heights and surrounding neighborhoods. The MX-T zone will be more advantageous to the community as this will expand the permissive uses to encourage development while remaining consistent with the existing use on the subject property and the patterns of land use, development density and intensity, and connectivity as articulated by the Comprehensive Plan and the character of the University Heights area. Most importantly, the new zone will correct a long-standing zoning-use mismatch, as the building was not built for residential use.*

**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 Response:** *The subject site is located entirely in an Area of Consistency. The policy 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.

**Applicant Response:** *Table 2 provides a comparison of the permissive uses in the R-ML and MX-T zones. The requested MX-T zoning does not include permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities.*

TABLE 2: Permissive Use Comparison: R-ML vs. MX-T		
Use	R-ML	MX-T
Dwelling, live-work	C	P
Group home, small	C	P
Adult or child day care facility	C	P
High School	C	P
Museum	CV	P
Vocational school	-	P
Health club or gym	A	P
Bed and Breakfast	A	P
Hotel or motel	-	P
Bank	-	P
Medical or dental clinic	-	P
Office; Personal and business services, small	-	P
Research or testing facility	-	P
General retail, small	-	P
Wireless Telecommunications Facility: Freestanding	-	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 Response:** *Given its current commercial use and existing infrastructure, this zone change request meets Criteria #1. The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development that would be made possible by the zone change. Central Avenue, Yale Boulevard, and Lead Avenue have transit services, Silver Avenue and Yale Boulevard have bike facilities, and the University Heights area has excellent road network connectivity. The sidewalks on Harvard Drive are adequately buffered from the street. The subject property has access to public utilities including water, sewer, and electric services.*

**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:** *This justification is not completely based on the property's location on a major street because Silver Avenue and Harvard Drive are not major streets. Rather,*

*the justification for the proposed zone change is based on the advantages it will bring to the community by aligning the zoning with the existing uses and expanding the uses permissible on the property to accommodate the service areas for the Center for Peace and Justice.*

**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 zone change request is not based completely or predominantly on the cost of land or other economic considerations but rather on alignment with existing uses and the benefit offered by mixed-use developments in an area within walking distance to a MainStreet Corridor, on a bike boulevard, in walking distance to the Popejoy ART Station, multiple services and amenities, and in close proximity to CNM and UNM.*

**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 Comprehensive Plan, as amended, and at least one of the following applies:

1. The subject property is different from the 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's Response:*** *According to City staff, this request for a zone change from R-ML to MX-T creates a spot zone on the subject property. As demonstrated by the policy analysis above, this request creates a justifiable "spot zone" by clearly facilitating implementation of the City's Comprehensive Plan and ensuring that the Peace and Justice Center remains a good neighbor to adjacent properties.*

*In addition, this request addresses criterion 1. MX-T on the subject property can function as a transition between the Mixed-Use Low Intensity (MX-L) zone to the north and west and the Residential Multi-Family Low Density (R-ML) zone to the south and east of the subject property. The MX-T zone allows for a transition between residential neighborhoods and more intense commercial areas north of Silver Avenue. The MX-T zone serves the needs of the Center for Peace and Justice without including permissive uses that could be harmful to the adjacent properties.*

## **Conclusion**

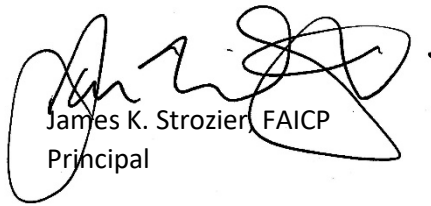
The request is for a Zoning Map Amendment from R-ML to MX-T on 200/202 Harvard Drive SE. The zone change aligns with existing uses on the subject property and eliminates the impediment of being a non-conforming use. In addition, the MX-T zone district will provide transition between more intense commercial to the north of Silver and the residential uses to the south of Silver, and allow for desired neighborhood-scale retail, commercial, and



mixed uses within the University Heights Neighborhood. The MX-T zone district will facilitate new development in an area served by existing infrastructure with access to a multi-modal network of corridors. Designated mixed-use space that is in a walkable and bicycle-friendly area, at an activated intersection, within close proximity to premium transit and other public facilities will further several goals and policies in the Comprehensive Plan.

Based on the information provided in this letter, we request your approval to change the subject site's zoning district from R-ML to MX-T on behalf of the Albuquerque Center for Peace and Justice.

Sincerely,



James K. Strozien, FAICP  
Principal



## C) STAFF INFORMATION

## Felipe Jr, Dennis

---

**From:** Ayoni Oyenuga <oyenuga@consensusplanning.com>  
**Sent:** Thursday, June 5, 2025 11:02 AM  
**To:** Jones, Megan D.; Jim Strozier; Felipe Jr, Dennis  
**Subject:** RE: 202 Harvard Dr SE Zone Change Follow-Up

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Megan/DJ,

We uploaded the revised justification letter (redlined and clean versions), the memo about non-conforming uses, and notes from our meeting with adjacent neighbors on May 29, 2025.

In the deferral period:

- We attended the University Heights Association board meeting on May 1, 2025. Jim and Peter Neils from the Center had the opportunity to explain the request for a Zone Map Amendment. The board was generally supportive of the Center's request. There were discussions about permissive uses in the MX-L and MX-T zones, as well as concerns regarding potentially harmful uses in the MX-L zone. The board decided to postpone making a motion until we had met with the neighbors who had contacted Don Hancock.
- We met with Don Hancock and two adjacent neighbors on May 29, 2025. The neighbors opposed the MX-L zone and would support the request if it were revised to the MX-T zone. I uploaded the meeting notes.
- We will attend the University Heights Association board meeting today, June 5, 2025. We will update you on how it goes.

We are working on updating the notices and the signs. We will let you know once those are done and re-submitted on ABQ-PLAN.

Thank you.

**Ayoni Oyenuga**

Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801

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**From:** Jones, Megan D. <mdjones@cabq.gov>  
**Sent:** Tuesday, June 3, 2025 3:52 PM  
**To:** Jim Strozier <cp@consensusplanning.com>; Felipe Jr, Dennis <dfelipe@cabq.gov>; Ayoni Oyenuga <oyenuga@consensusplanning.com>  
**Subject:** Re: 202 Harvard Dr SE Zone Change Follow-Up

I apologize for my mistake in the date. please provide the updated Justification Letter by this Friday June 6th.

Thanks

**Megan Jones, MCRP | MPA**

Principal Planner  
Current Planning/EPC | UD&D  
o 505.924.3352  
e [mdjones@cabq.gov](mailto:mdjones@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit [cabq.gov/planning/abq-plan](http://cabq.gov/planning/abq-plan)

---

**From:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>  
**Sent:** Tuesday, June 3, 2025 3:42 PM  
**To:** Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>; Felipe Jr, Dennis <[dfelipe@cabq.gov](mailto:dfelipe@cabq.gov)>; Ayoni Oyenuga <[oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com)>  
**Cc:** Renz-Whitmore, Mikaela J. <[mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>  
**Subject:** Re: 202 Harvard Dr SE Zone Change Follow-Up

Jim,

Thank you for the e-mail letting us know your concerns. I can assure you that I did sit down with DJ to discuss options for the application moving forward and that the applicant is not being punished by staff in any way. We appreciate the applicant working with the concerned neighbors, as that is one of the main intentions of the public hearing process.

My intention in giving the applicant two options moving forward was to give you adequate time to write a new justification later for a spot zone and staff adequate time to review the updated request and provide an updated analysis. In previous cases, when a deferral has been requested, we have received updated justification letters and meeting notes with more time to incorporate new information into our staff report. I can admit that we should have reached out earlier on in the June EPC cycle and asked for an update by a certain deadline this week. For that I apologize.

All that being said, what we can do is meet you and the applicant somewhere in the middle. DJ will start working on updates on staff's end tomorrow, but you will need to provide an updated Justification letter and updated Notice. The change of the request to MX-T will now create a spot zone and is technically a different request.

Please provide the following updated information in ABQ-Plan:

- **Updated Justification Letter by 12 PM on Friday June 9, 2025.** This will give planning staff 3 days to re-view and provide an updated staff report and analysis for the commission. The deadline to submit final written materials to staff is June 11th, so we will let you know on Monday if there are any items that need addressing upon our re-review.  
In the letter, please include a summary of the meeting with the neighbors and what occurred during the deferral period. If you have meeting notes, please include those as an attachment.
- **Updated Mailed and Electronic Notification by June 11, 2025, 15 days prior to the public hearing as required.** This shall include notice to affected Neighborhood Associations and property owners within 100-feet with updated forms and letters noting the updated request to MX-T.

- **Updated Sign Posting by June 11, 2025, 15 days prior to the public hearing as required.** Please re-post the required sign with the updated zone change request and send staff photo evidence. We will also conduct a Site visit. The sign shall be posted 15 day sprier to the hearing and for the duration of the appeal period.

In the meantime, staff will start updating the request on our end and will mark all required documents that need to be revised as "required for resubmittal" in ABQ-Plan. Please let us know on Friday if you do not see the option to resubmit.

Please let me know if you have any questions.

**Megan Jones, MCRP | MPA**

Principal Planner

Current Planning/EPC | UD&D

o 505.924.3352

e [mdjones@cabq.gov](mailto:mdjones@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit [cabq.gov/planning/abq-plan](http://cabq.gov/planning/abq-plan)

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**From:** Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>

**Sent:** Tuesday, June 3, 2025 12:18 PM

**To:** Felipe Jr, Dennis <[dfelipe@cabq.gov](mailto:dfelipe@cabq.gov)>; Ayoni Oyenuga <[oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com)>

**Cc:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>; Renz-Whitmore, Mikaela J. <[mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>

**Subject:** RE: 202 Harvard Dr SE Zone Change Follow-Up

Dj,

I am very confused and frustrated by this email. We postponed the original hearing in order to meet with the immediate neighbors as requested by the Neighborhood Association. We followed up and eventually were able to set up a meeting with one of the board members and two of the neighbors. The Center for Peace and Justice has been very accommodating with this process and willing to meet and try to come up with a win-win solution. They are trying to be good neighbors.

Based on that approach, the Center has agreed to revise their request to a lower intensity zone – MX-L to MX-T. This is based on getting support from the two neighbors and the association.

It appears that the Center is being punished for trying to work with the neighbors and penalized with additional delays. My understanding is that a reduction in the request from MX-L to MX-T does not warrant any re-advertising since it is of a similar, but lesser intensity. The people who were originally notified are directly involved with and have requested the change.

Is it possible for us to provide an update with an intent to request that the EPC agree to the change at the hearing? I believe that this is in their power. Alternatively, they could decide to defer, but to what end? If everyone is in agreement with a lesser request, I feel confident that the EPC would agree and approve it.

**Jim Strozier, FAICP**

Consensus Planning, Inc.

302 8<sup>th</sup> Street NW

(505) 764-9801

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**From:** Felipe Jr, Dennis <[dfelipe@cabq.gov](mailto:dfelipe@cabq.gov)>

**Sent:** Tuesday, June 3, 2025 8:07 AM

**To:** Ayoni Oyenuga <[oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com)>; Jim Strozier <[cp@consensusplanning.com](mailto:cp@consensusplanning.com)>

**Cc:** Jones, Megan D. <[mdjones@cabq.gov](mailto:mdjones@cabq.gov)>

**Subject:** 202 Harvard Dr SE Zone Change Follow-Up

Good Morning,

Ayoni, thank you for the call summarizing the meeting you had last Thursday with neighbors of the Center for Peace and Justice.

We gather that:

- The zone change request for MX-L was presented.
- There were two concerned neighbors regarding the potential uses that will become permissive with MX-L.
- The concerned neighbors will only provide support for a zone change to MX-T.
- The applicant supports a zone change to MX-T and would like Consensus to move forward with the new request.

After speaking with the EPC/Current Planning Principal Planner, Megan, you have two options:

**1. Ask for an additional one-month deferral.**

Next Wednesday June 11th is the applicant's written materials deadline and staff's deadline for the June EPC hearing month.

This would be a new request so re-notification and a new justification letter would be required.

The current timeframe will not give us enough time to review a revised application, new justification letter, and updated notice. Along with providing updated staff report.

- a. If you chose this route, you will need to get us updated justification letter and re-notification by COB this Friday to be on track for the July EPC hearing, which is an extra day added to the new application deadline.

**2. Withdraw the current application and resubmit for the July 10<sup>th</sup> EPC hearing.**

This option is much cleaner, and the application will reflect the new zone district.

- a. For the request to be considered for the July 2025 hearing, a complete application and attachments must be submitted online by this Thursday, June 5, 2026.

If not, the deadline for the August 2025 EPC hearing is July 10, 2025.

If you have any questions, feel free to contact myself via email or at (505) 925-3459 or the EPC/Current Planning Principle Planner, Megan Jones, also via email or at (505) 924-3352.

Thank You,



Dj Felipe

Planner

o 505-924-3459

e [dfelipe@cabq.gov](mailto:dfelipe@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit [cabq.gov/planning/abq-plan](http://cabq.gov/planning/abq-plan)

D) PUBLIC NOTICE

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- 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 are best for attaching signs to a post or backing; the sign tears out less easily.

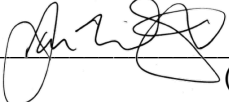
#### 4. TIME

Signs must be posted from June 11, 2025 To July 11, 2025

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

  
\_\_\_\_\_  
(Applicant or Agent)

6/9/2025  
\_\_\_\_\_  
(Date)

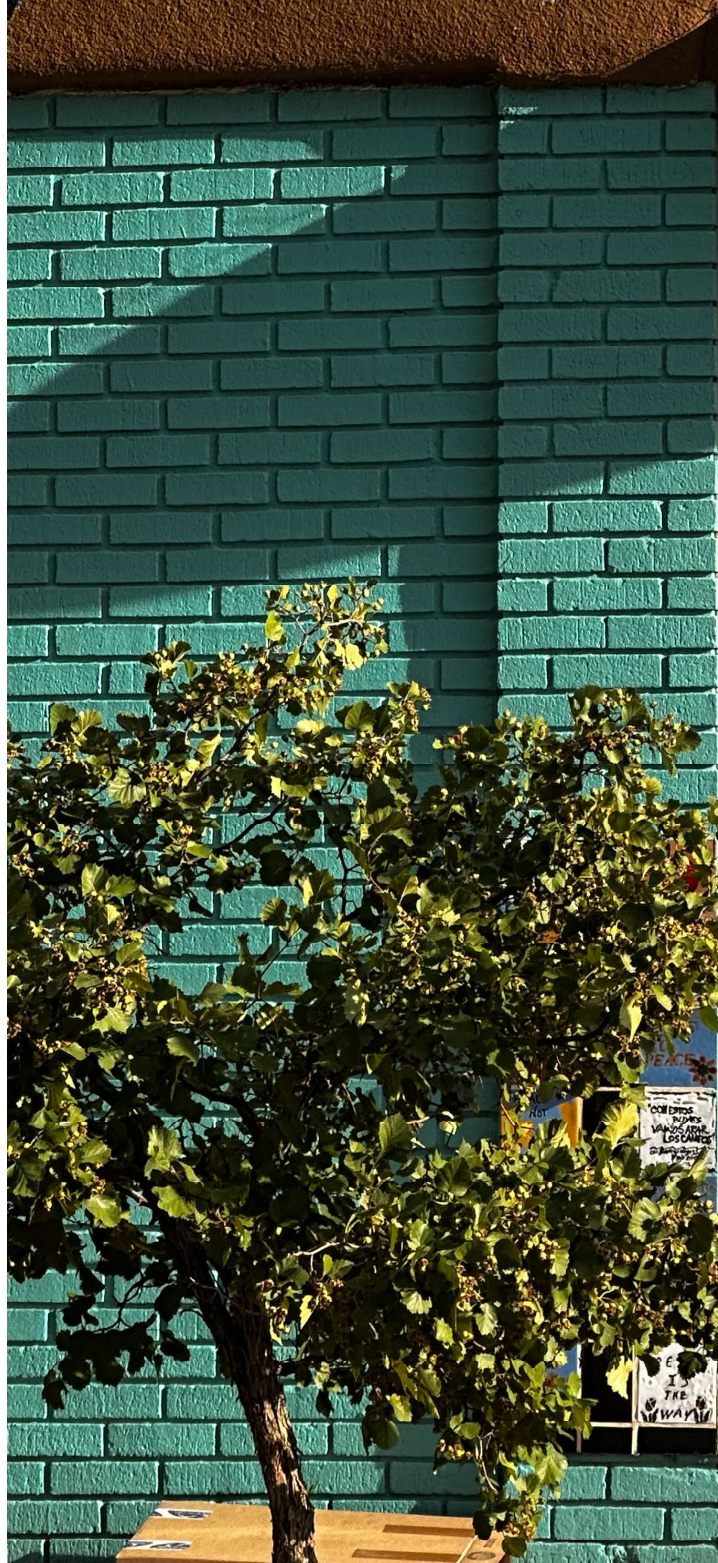
I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_





Albuquerque Center for  
**Peace and Justice**



UNITARIAN  
FELLOWSHIP MEETS ON  
SUNDAYS @ 11:00 AM

Chair Yoga  
Wednesdays 1:30-2:30

Hot and Chair Yoga  
Saturdays 1:30-2:30

**NO JUSTICE  
NO PEACE**

MISSING

**REQUEST**  
*Zona Map Amendment*  
from Residential Multi-Family Low-Density (R-ML)  
to Mixed-Use Transition (MX-T) for 200/202 Harvard  
Drive SE

The City of Albuquerque Environmental Planning Commission will hold a public hearing. Via Zoom <https://city.zoom.us/j/5474729575>  
610-761-1980, on June 16, 2020 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, contact the Planning  
Department at (505) 924-3862 or visit the website [www.ci.albuquerque.nm.us](http://www.ci.albuquerque.nm.us)  
Required to be posted from June 16, 2020 to June 18, 2020  
by Consensus Planning, Inc.  
applicant/agent ZMA - 2025 - 00006 phone   
REFER TO FILE # ZMA - 2025 - 00006

202

No Public Restroom

NO SMOKING

Welcome to Albuquerque Center for PEACE & JUSTICE

Office Hours: M - F 9AM - 5PM

Please No Drugs, Alcohol, nor Weapons

**CLOSED**





No Public Restroom



NO  
SMOKING

MISSING PERSON

**Albuquerque Center for  
PEACE & JUSTICE**

Office Hours: M - F 9AM - 5PM

Please No  
Drugs, Alcohol, nor Weapons

Zone Map Amendment  
from Residential Multi-Family Low-Density (R-ML)  
to Mixed-use Transition (MX-T) for 200/202 Harvard  
Drive SE.

The City of Albuquerque Environmental Planning Commission will hold a public hearing via Zoom 11/16/2025 at 10:00 AM 11/16/2025  
 on June 26, 2025 at 8:00 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 July 11, 2025 to July 11, 2025  
 by Consensus Planning, Inc 505-764-9800  
 applicant agent phone  
 REFER TO FILE # ZMA - 2025 - 00006  
 (It is illegal for an unqualified person to remove an owner with this stamp.)

**Feel free to sit, take a break and spend time with friends. Thursdays and Saturdays we have food distribution.**



**Please take care of our building.**  
**and parking lot.**

- **The Center for Peace and Justice is a drug-free space. Do not take, sell or dispose of drugs.**
- **No sleeping and no camping at the Center or lot.**
- **Please do not start fires and do not leave any objects or trash in this parking lot.**

Children are

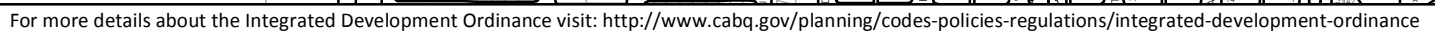



PEACE  
שלום  
سلام  
LOVE



RESPECT  
PEACE





**From:** Flores, Suzanna A.  
**To:** Ayoni Oyenuga  
**Subject:** 200 HARVARD DR SE \_Public Notice Inquiry Sheet Submission  
**Date:** Thursday, June 5, 2025 3:42:50 PM  
**Attachments:** image001.png  
100ZoneAtlasPage\_K-16-Z.pdf

**PLEASE NOTE:**

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Silver Hill NA	silverhillabq@gmail.com	James	Montalbano	ja.montalbano@gmail.com	1409 Silver Avenue SE	Albuquerque	NM	87106	5052430827	
Silver Hill NA	silverhillabq@gmail.com	Eva	Blaylock	evarockstar@msn.com	1920 Gold SE	Albuquerque	NM	87106		5054808598
University Heights NA	info@uhanm.org	Don	Hancock	sricdon@earthlink.net	105 Stanford SE	Albuquerque	NM	87106	5052622053	5052621862
University Heights NA	info@uhanm.org	Aaron	Hill	aaronhill15902@gmail.com	202 Cornell Dr. SE, Unit B	Albuquerque	NM	87106		5737772520

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](mailto: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?documents=1&outline-names=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](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Thursday, June 5, 2025 10:17 AM

**To:** Office of Neighborhood Coordination <oyenuga@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:

Contact Name

Ayoni Oyenuga

Telephone Number

505-764-9801

Email Address

[oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com)

Company Name

Consensus Planning, Inc

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

\*001 007 University Heights Addition

Physical address of subject site:

200 HARVARD DR SE ALBUQUERQUE NM 87106

Subject site cross streets:

Silver Avenue and Harvard Drive SE

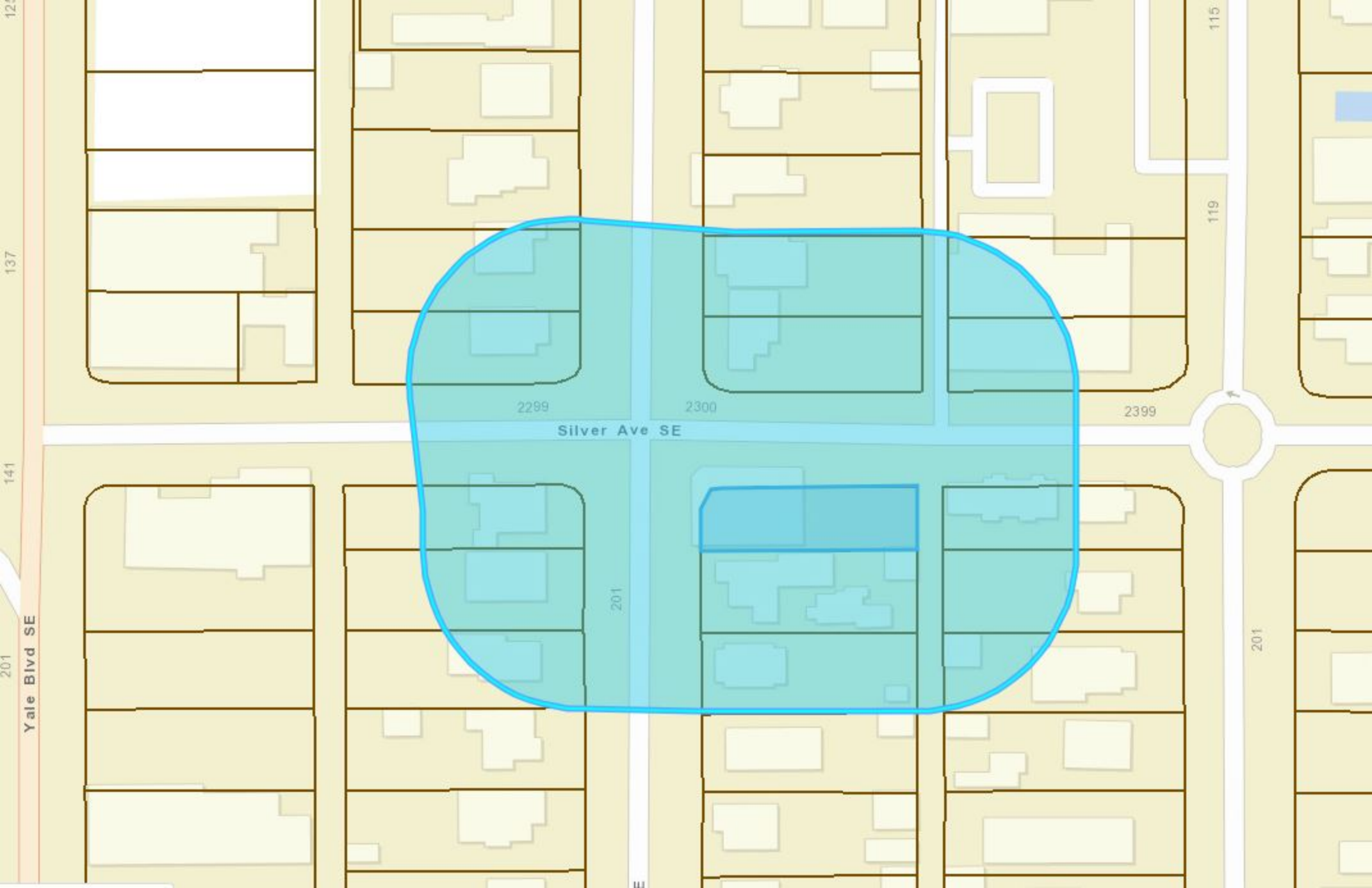
Other subject site identifiers:

This site is located on the following zone atlas page:

K-16-Z

Captcha

x



ANDAZOLA SAMUEL AVIV & REBECCA DANIELLE  
PO BOX 1271  
CEDAR CREST NM 87008-1271

ARCHIBEQUE BENNY TRUSTEE ARCHIBEQUE LVT  
PO BOX 50205  
ALBUQUERQUE NM 87181-0205

D & L PROPERTIES LLC  
2400 CENTRAL AVE SE  
ALBUQUERQUE NM 87106-3507

DE CHAMPLON JAMES S  
201 CORNELL DR SE  
ALBUQUERQUE NM 87106-3510

DE CHAMPLON JAMES S  
203 CORNELL DR SE  
ALBUQUERQUE NM 87106-3510

GRACE AUGUSTINE C & SUSAN G  
10021 CORONA AVE NE  
ALBUQUERQUE NM 87122

HARVARD MALL LTD PARTNERSHIP C/O  
BRICKLIGHT MAESTAS & WARD PROP MGMT  
PO BOX 92560  
ALBUQUERQUE NM 87199

HARVARD MALL PARTNERS C/O BRICKLIGHT  
MAESTAS & WARD PROP MGMT  
PO BOX 92560  
ALBUQUERQUE NM 87199

KAHN SANTIAGO MARTIN & KAHN KEVIN M &  
PENA-KAHN LAURENE ELIZABETH C/O ETAL  
3617 PITT ST NE  
ALBUQUERQUE NM 87111-4809

ALBUQUERQUE CENTER FOR PEACE & JUSTICE  
202 HARVARD DR SE  
ALBUQUERQUE NM 87106-5505

PUBLIC SERVICE CO OF NM  
ALVARADO SQUARE  
ALBUQUERQUE NM 87158

RICE SHERRY KATHLEEN  
909 PRINCETON DR SE  
ALBUQUERQUE NM 87106-3034

SANDOVAL DAVID P & GLORIA J  
4107 ARBORDALE LN NW  
ALBUQUERQUE NM 87107

STAFFORD DAVID  
207 HARVARD DR SE  
ALBUQUERQUE NM 87106-3522

WILD RICHARD F & JULIE M AHERN  
205 CORNELL DR SE  
ALBUQUERQUE NM 87106-3510



## Ayoni Oyenuga

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**From:** Ayoni Oyenuga  
**Sent:** Friday, June 6, 2025 9:51 AM  
**To:** P. Davis Willson; M. Ryan Kious;; ja.montalbano@gmail.com; Silver Hill NA, Eva Blaylock;; Don Hancock; University Heights NA, Aaron Hill;; silverhillabq@gmail.com; info@uhanm.org  
**Cc:** Jim Strozier  
**Subject:** Update to Zone Map Amendment application  
**Attachments:** Neighborhood Association Packet.pdf

Dear Neighbors,

The purpose of this email is to inform you about our updated request for a Zone Map Amendment on behalf of the Albuquerque Center for Peace and Justice. In response to the University Heights Association board and two adjacent property owners, the Center has revised its request from Mixed-Use Low Intensity (MX-L) to Mixed-Use Transition (MX-T). This request will bring the existing uses into conformance with the zoning. The application will be heard at a public hearing on June 26, 2025, starting at 8:40 a.m. **via Zoom.**

You can access the zoom link and agendas on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. The required notice forms and information regarding the public hearing are included as an attachment to this email.

If you have questions regarding this item, please do not hesitate to contact Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or by phone at (505) 764-9801.

Sincerely,

**Ayoni Oyenuga**  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801

**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

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No Post submittal, if requested.

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: 200/202 Harvard Dr SE Albuquerque NM 87106

Name of property owner: Albuquerque Center for Peace & Justice

Name of applicant: Albuquerque Center for Peace & Justice

Date, time, and place of public meeting or hearing, if applicable:

June 26, 2025 at 8:40 am via Zoom. Visit <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/>

Address, phone number, or website for additional information:

Contact [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com) or call 505 764-9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

N/A ☐ Drawings, elevations, or other illustrations of this request. Not applicable

N/A ☐ Summary of pre-submittal neighborhood meeting, if applicable. Not applicable

☒ 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\(K\)](#).  
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 was complete, true, and accurate to the extent of my knowledge.

\_\_\_\_\_ (Applicant signature) 6/6/25 \_\_\_\_\_ (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**



N/A

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

Provide a site plan that shows, at a minimum, the following: Not applicable

- ☐ 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\*: 6/6/25

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

- ☒ 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\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 200/202 Harvard Dr SE Albuquerque NM 87106  
Location Description Harvard and Silver
2. Property Owner\* Albuquerque Center for Peace & Justice
3. Agent/Applicant [if applicable] Agent: Consensus Planning, Inc
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/request<sup>2</sup>\*:

A request to change the zoning of their property from Residential Multi-Family Low Density (R-ML) to Mixed-Use Transition (MX-T) to bring existing uses into conformance with the zoning.

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 26, 2025 at 8:40 am

Location\*<sup>3</sup>: on Zoom

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

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

<sup>3</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: Jim Strozier

Email: cp@consensusplanning.com

Phone: 505-764-9801

Online website or project page: Not applicable

Attachments: \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> K-16-Z
2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

The team met with the UHA board on May 1 and with two adjacent property owners on May 29. There were discussions about permissive uses in the MX-L zone and the MX-T zone, as well as concerns regarding potentially harmful uses in the MX-L zone. Adjacent property owners were opposed to the MX-L but were supportive of a change to the MX-T. The UHA board voted to support the zone change to MX-T at their June 5 meeting.

[Note: The meeting report is required to be provided in the application materials.]

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [typically in acres] 0.163 acres
2. IDO Zone District R-ML
3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] Not applicable
5. Current Land Use(s) [vacant, if none] Commercial services - social services, rental space, and events

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), 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. Contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

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

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

# Language Access Notice:

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## **Notificación de Acceso Lingüístico.**

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**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.**

## Ayoni Oyenuga

---

**From:** postmaster@NETORG17878498.onmicrosoft.com  
**To:** info@uhanm.org  
**Sent:** Friday, June 6, 2025 9:51 AM  
**Subject:** Delivered: Update to Zone Map Amendment application

**Your message has been delivered to the following recipients:**

[info@uhanm.org](mailto:info@uhanm.org) ([info@uhanm.org](mailto:info@uhanm.org))

Subject: Update to Zone Map Amendment application



Update to Zone  
Map Amendme...



## Ayoni Oyenuga

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>  
**To:** Don Hancock  
**Sent:** Friday, June 6, 2025 9:51 AM  
**Subject:** Relayed: Update to Zone Map Amendment application

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

[Don Hancock \(sricdon@earthlink.net\)](mailto:sricdon@earthlink.net)

Subject: Update to Zone Map Amendment application



Update to Zone  
Map Amendme...

## Ayoni Oyenuga

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>  
**To:** M. Ryan Kious,; ja.montalbano@gmail.com; University Heights NA, Aaron Hill,; silverhillabq@gmail.com  
**Sent:** Friday, June 6, 2025 9:51 AM  
**Subject:** Relayed: Update to Zone Map Amendment application

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

[M. Ryan Kious, \(m.ryankious@gmail.com\)](mailto:m.ryankious@gmail.com)

[ja.montalbano@gmail.com \(ja.montalbano@gmail.com\)](mailto:ja.montalbano@gmail.com)

[University Heights NA, Aaron Hill, \(aaronhill15902@gmail.com\)](mailto:aaronhill15902@gmail.com)

[silverhillabq@gmail.com \(silverhillabq@gmail.com\)](mailto:silverhillabq@gmail.com)

Subject: Update to Zone Map Amendment application



Update to Zone  
Map Amendme...

## Ayoni Oyenuga

---

**From:** postmaster@outlook.com  
**To:** Silver Hill NA, Eva Blaylock,  
**Sent:** Friday, June 6, 2025 9:51 AM  
**Subject:** Delivered: Update to Zone Map Amendment application

**Your message has been delivered to the following recipients:**

[Silver Hill NA, Eva Blaylock, \(evarockstar@msn.com\)](mailto:evarockstar@msn.com)

Subject: Update to Zone Map Amendment application



Update to Zone  
Map Amendme...

## Ayoni Oyenuga

---

**From:** Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>  
**To:** wwa\_info@ebi9.swcp.com  
**Sent:** Friday, June 6, 2025 9:51 AM  
**Subject:** Delivered: Update to Zone Map Amendment application

The original message was received at Fri, 6 Jun 2025 09:50:54 -0600 (MDT)  
from ame3.swcp.com [216.184.2.120]

----- The following addresses had successful delivery notifications -----  
<wwa\_info@ebi9.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----



Update to Zone  
Map Amendme...

<wwa\_info@ebi9.swcp.com>... Successfully delivered



June 6, 2025

Re: IDO Notice – Property owners within 100 feet of subject property

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 property owner,

The purpose of this letter is to inform you about our updated request for a Zone Map Amendment on behalf of the Albuquerque Center for Peace and Justice. In response to the University Heights Association board and two adjacent property owners, the Center has revised its request from Mixed-Use Low Intensity (MX-L) to Mixed-Use Transition (MX-T). This request will bring the existing uses into conformance with the zoning. The application will be heard at a public hearing on June 26, 2025, starting at 8:40 a.m. **via Zoom**.

You can access the agenda on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. The required notice forms and information regarding the public hearing are included in this mailed notice.

Per the IDO section, 6-4(J)(3)(c), mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or call 505.764.9801 with any questions or concerns regarding this mail. We look forward to hearing from you soon.

Sincerely,

James K. Strozier, FAICP

#### PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

#### ASSOCIATES

Ken Romig, PLA, ASLA  
Margaret Ambrosino, AICP

**OFFICIAL PUBLIC NOTIFICATION FORM  
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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

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No Post submittal, if requested.

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: 200/202 Harvard Dr SE Albuquerque NM 87106

Name of property owner: Albuquerque Center for Peace & Justice

Name of applicant: Albuquerque Center for Peace & Justice

Date, time, and place of public meeting or hearing, if applicable:

June 26, 2025 at 8:40 am via Zoom. Visit <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/>

Address, phone number, or website for additional information:

Contact [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com) or call 505 764-9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

N/A ☐ Drawings, elevations, or other illustrations of this request. Not applicable

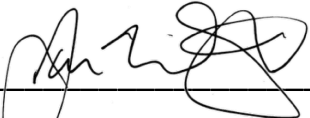
N/A ☐ Summary of pre-submittal neighborhood meeting, if applicable. Not applicable

☒ 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\(K\)](#).  
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 was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 6/6/25 (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  
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



N/A

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

Provide a site plan that shows, at a minimum, the following: Not applicable

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

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2. Property Owner\* Albuquerque Center for Peace & Justice
3. Agent/Applicant [if applicable] Agent: Consensus Planning, Inc
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

- ☒ Zoning Map Amendment EPC (EPC or Council)
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Summary of project/request<sup>2</sup>\*:

A request to change the zoning of their property from Residential Multi-Family Low Density (R-ML) to Mixed-Use Transition (MX-T) to bring existing uses into conformance with the zoning.

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☒ Not applicable (Zoning Map Amendment – EPC only)

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

Preferred project contact name: Jim Strozier

Email: cp@consensusplanning.com

Phone: 505-764-9801

Online website or project page: Not applicable

Attachments: \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> K-16-Z
2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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[Note: The meeting report is required to be provided in the application materials.]

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3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] Not applicable
5. Current Land Use(s) [vacant, if none] Commercial services - social services, rental space, and events

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

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**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.**



7021 0350 0000 8539 8737

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$

Sent To HARVARD MALL PARTNERS C/O BRICKLIGHT  
Street MAESTAS & WARD PROP MGMT  
PO BOX 92560  
City, State ALBUQUERQUE NM 87199

PS Form 3800, April 2017 PSN 7530-02-000-9011

Postmark Here JUN - 6 2025  
MAIN OFFICE USPS

7021 0350 0000 8539 8706

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$

Sent To KAHN SANTIAGO MARTIN & KAHN KEVIN M &  
Street PENA-KAHN LAURENE ELIZABETH C/O ETAL  
3617 PITT ST NE  
City, State ALBUQUERQUE NM 87111-4809

PS Form 3800, April 2017 PSN 7530-02-000-9011

Postmark Here JUN - 6 2025  
MAIN OFFICE USPS

7021 0350 0000 8539 8614

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$

Sent To HARVARD MALL LTD PARTNERSHIP C/O  
Street BRICKLIGHT MAESTAS & WARD PROP MGMT  
PO BOX 92560  
City, State ALBUQUERQUE NM 87199

PS Form 3800, April 2017 PSN 7530-02-000-9011

Postmark Here JUN - 6 2025  
MAIN OFFICE USPS

7021 0350 0000 8539 8713

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$

Sent To GRACE AUGUSTINE C & SUSAN G  
Street 10021 CORONA AVE NE  
City, State ALBUQUERQUE NM 87122

PS Form 3800, April 2017 PSN 7530-02-000-9011

Postmark Here JUN - 6 2025  
MAIN OFFICE USPS

7021 0350 0000 8539 8683

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$

Sent To WILD RICHARD F & JULIE M AHERN  
Street 205 CORNELL DR SE  
City, State ALBUQUERQUE NM 87106-3510

PS Form 3800, April 2017 PSN 7530-02-000-9011

Postmark Here JUN - 6 2025  
MAIN OFFICE USPS

7021 0350 0000 8539 8690

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$

Sent To RICE SHERRY KATHLEEN  
Street 909 PRINCETON DR SE  
City, State ALBUQUERQUE NM 87106-3034

PS Form 3800, April 2017 PSN 7530-02-000-9011

Postmark Here JUN - 6 2025  
MAIN OFFICE USPS



7021 0350 0000 8539 8676

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)

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E) NEIGHBORHOOD MEETING NOTES/  
PUBLIC COMMENT





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## M E E T I N G   M I N U T E S

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**Project:** Center for Peace and Justice

**Subject:** Zone Map Amendment from R-ML to MX-L

**Meeting Date/Time:** May 29, 2025 / 4 pm

**Attendees:**

Don Hancock, University Heights Association representative  
Richard Wild, 205 Cornell  
James de Champlon, 201 & 203 Cornell  
Peter Neils, Center for Peace and Justice  
Jim Strozier and Ayoni Oyenuka, Consensus Planning

**SUMMARY**

- Peter provided a brief history of the Peace Center and their reasons for requesting a zoning change. They aim to secure the appropriate zoning for their operations to avoid any issues in the future.
- Jim explained the non-conforming status and its implications for the potential expansion or discontinuance of use over a certain period.
- The building was clearly constructed for non-residential use. It has been used by the Iron Workers, the Bahais, and currently the Peace Center. It has had a history of incorrect zoning over the years.
- The MX-L zoning was selected because of the adjacent MX-L zoning of properties at the intersection of Harvard and Silver.
- James and Rick shared the challenges they have faced in the neighborhood.
- The University Heights Association Board was waiting for this meeting to make a decision, and they will be meeting this week.
- While the neighbors expressed their support for the Center, they voiced concerns regarding the permissive uses allowed in the MX-L zone. They are opposed to the MX-L zone but will support the request if changed to MX-T. The neighbors urged the Center to consider changing the request to MX-T.

**Next Steps**

Update the request with the City to zone map amendment from R-ML to MX-T based on letters of support from neighbors and the Neighborhood Association.

# UNIVERSITY HEIGHTS ASSOCIATION

105 Stanford, SE  
Albuquerque, NM 87106  
505/262-1862  
[info@uhanm.org](mailto:info@uhanm.org)  
[www.uhanm.org](http://www.uhanm.org)



June 6, 2025

Mr. Daniel Aragon, Chair  
Environmental Planning Commission (EPC)  
City of Albuquerque

via email: [dfelipe@cabq.gov](mailto:dfelipe@cabq.gov)

Dear Chair Aragon:

Re: ZMA-2025-00006, 200/202 Harvard Drive SE

The University Heights Association (UHA) is the Recognized Neighborhood Association where the subject property is located. The purpose of this letter is to update our April 30, 2025 letter on this matter. At its regularly scheduled monthly meeting on June 5, 2025, the UHA Board of Directors unanimously voted to support the MX-T zone change for the subject property. That support is shared by the immediately adjacent resident property owners of 201, 203, and 205 Cornell SE, who have owned and lived in those properties for more than 30 years and are members of UHA. No one has expressed opposition to the MX-T zone change request to the UHA Board. Representatives of the Peace and Justice Center and Consensus Planning were present at the June 5 board meeting and stated that they also support the MX-T zone change and will request that zoning.

UHA appreciates that at the May 15 hearing, the EPC, at the request of the applicant, voted to defer this matter to the June 26, 2025 EPC hearing. Since the deferral, the applicant and agent, UHA board members, and the adjacent resident property owners have compared the permissive uses of the present R-ML zone and the MX-T and MX-L zones, including at a meeting on May 29, 2025. See attached Table 1. The UHA board and the adjacent resident property owners believe that the MX-T zone is clearly the more appropriate zone. MX-T zoning removes the nonconformity of the long-time use of the property as a commercial space while not allowing some more intensive commercial uses in the MX-L zone that are not compatible with the residential zoning and use of the surrounding properties south of Silver Avenue that have been in place for more than 45 years.

The Integrated Development Ordinance Part 14-16-2-4(A)(1) states: "The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas." That is precisely the reality of more intense commercial zoning and uses in the Area of Change north of Silver Avenue and the residential zoning and uses of the properties south of the Silver Bicycle Boulevard from Harvard to Girard in the Area of Consistency.

The more appropriate MX-T zoning and the collaborative process of discussing the matter with the applicant, agent, resident property owners, and residents to find an appropriate solution to the current nonconforming use should be supported by the EPC and the City.

In addition, the then-existing MX-L zoning at 121 Vassar SE was changed to MX-T by the City Council on November 18, 2019 (Property 154 in the Batch 2 Properties). Thus, the use of MX-T zoning on a single lot within the UHA boundaries has already been established.

UHA urges the EPC to support the MX-T zone change for the subject property.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hancock", written in a cursive style.

Don Hancock  
Secretary-Treasurer  
[sricdon@earthlink.net](mailto:sricdon@earthlink.net)  
505-262-1862

cc: Jim Strozier  
Ayoni Oyenuga  
Peter Neils  
Richard Wild, 205 Cornell SE  
James de Champlon, 201-203 Cornell SE

TABLE 1: Permissive Use Comparison: R-ML vs. MX-L and MX-T

Use	R-ML	MX-T	MX-L
Dwelling, live-work	C	P	P
Dormitory	-	C	P
Group home, small	C	P	P
Group home, medium	C	C	P
Adult or child day care facility	C	P	P
High School	C	P	P
Museum	CV	P	P
Vocational school	-	P	P
Veterinary hospital and other pet services	-	C	P
Health club or gym	A	P	P
Mobile food truck court	-	C	P
Restaurant	-	C	P
Other indoor entertainment	-	C	P
Hotel or motel	-	P	P
Car wash	-	-	P
Light vehicle repair	-	-	P
Paid parking lot; parking structure	A	C	P
Bank	-	P	P
Club or event facility	-	C	P
Commercial services	-	-	P
Medical or dental clinic	-	P	P
Office; Personal and business services, small	-	P	P
Research or testing facility	-	P	P
Bakery goods or confectionery shop	-	C	P
Cannabis retail	-	-	P
Farmer's market	T	T	P
General retail, small	-	P	P
Grocery store	-	-	P
Artisan manufacturing	-	C	P
Cannabis cultivation; Cannabis-derived products manufacturing	-	-	P
Wireless Telecommunications Facility: Freestanding	-	P	P