



Environmental Planning Commission

Agenda Number: 01
Plan #: ZMA-2025-00010
Hearing Date: August 21, 2025

Staff Report

Agent	Modulus Architects & Land Use Planning
Applicant	11900 Tradition Lane LLC
Request	Zoning Map Amendment – EPC (Zone Change) from R-1D to R-A
Legal Description	Tract N-6-A, Plat of Tracts N-6-A and N-6-B Tanoan Properties
Location	11900 Tradition Lane NE
Size	Approximately 3 Acres
Existing Zoning	R-1D
Proposed Zoning	R-A

Staff Recommendation

DEFERRED of Plan # ZMA-2025-00010 for one month to the September 18, 2025 EPC Hearing.

Staff Planner
Jude Miller

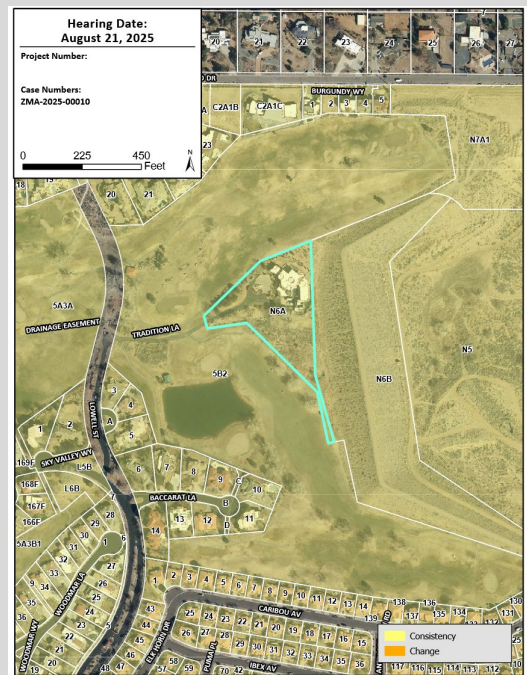
Summary of Analysis

The applicant is requesting a one-month deferral for the request to allow for more time to address staff feedback and provide more documentation to support this request.

The applicant is requesting a Zone Map Amendment from R1-D to R-A for the use of a private orchard on a portion of the subject site which is located in Tanoan East, a gated residential community comprised of single-family dwellings on large lots.

The subject site is in an Area of Consistency and the applicant provided notice to all property owners within 100 feet and Neighborhood Associations within 660-feet as required.

Map



From: [Regina Okoye](#)
To: [Miller, Jude](#)
Cc: [Steele, William J.](#); [Jones, Megan D.](#)
Subject: RE: 11900 Tradition Lane Staff Discussion
Date: Monday, July 28, 2025 4:01:56 PM

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Jude,

Thank you for your email. I'm writing to confirm that we are requesting a **one-month deferral** of case **ZMA-2025-00010** to the **September 18, 2025 EPC hearing date**.

The reason for the deferral is to allow additional time to address staff's feedback regarding the interpretation of the IDO and to provide supplemental documentation that more clearly supports our request. We believe that deferring the case will allow for a more thorough and productive discussion at the next hearing.

We understand that a deferral fee applies and will be invoiced through ABQ-PLAN.

Please let me know if you need anything further from us in the meantime.

From: Miller, Jude [mailto:Judemiller@cabq.gov]

Sent: Monday, July 28, 2025 12:01 PM

To: Regina Okoye <rokoye@modulusarchitects.com>

Cc: Steele, William J. <wsteele@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>

Subject: RE: 11900 Tradition Lane Staff Discussion

Good afternoon Regina,

I'm writing to confirm that you are requesting to defer case ZMA-2025-00010 by one month to the September 18, 2025 hearing date. Could you please provide a brief summary of the reason for the deferral?

Please note that a deferral fee applies when requesting a deferral to the next hearing. This fee will be invoiced in ABQ-PLAN.

Let me know if you have any questions.

Thank you,



JUDE MILLER

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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

From: Regina Okoye <rokoye@modulusarchitects.com>

Sent: Monday, July 28, 2025 9:29 AM

To: Miller, Jude <Judemiller@cabq.gov>

Cc: Steele, William J. <wsteele@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>

Subject: RE: 11900 Tradition Lane Staff Discussion

Good morning Jude,

We would like to request a deferral to the next EPC hearing.