



Environmental Planning Commission

Agenda Number: 3
Plan #: ZMA-2025-00013
Hearing Date: September 18, 2025

Staff Report

Agent	Consensus Planning
Applicants	CABQ Council Services; ABC Water Authority; Albuquerque Boca Hotel Limited Partnership; Albuquerque Hotel Project, LLC; Dismas Charities Properties Inc; Eric Fabian; Nathan Steel Strategies, LLC; Robert H. Moss; S2 ABQ, LLC; University Hotels LLC
Request	Zoning Map Amendment – Council
Legal Description	See Request Section
Location	Within the Menaul Metropolitan Redevelopment Area, bounded by Interstate 25, Vassar Dr. NE, Phoenix Ave. NE and Interstate 40
Size	Approximately 30 acres
Existing Zoning	NR-C or NR-LM
Proposed Zoning	MX-M

Staff Recommendation

A recommendation of APPROVAL of Plan # ZMA-2025-00013 should be forwarded to the City Council based on the Findings 1-25 within this report.

Staff Planner
Catherine Heyne

Summary of Analysis

This request is for a Zoning Map Amendment from NR-C or NR-LM to MX-M for 16 parcels totaling approximately 30 acres and located within the Menaul Metropolitan Redevelopment Plan Area.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO §14-16-6-7(H)(3). The proposed zoning meets all decision criteria and would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies. The affected neighborhood organizations and property owners within 100 feet of the subject sites were notified as required. As of this writing, one neighborhood association and one business reached out for more information. Staff is unaware of any support or opposition.

Staff proposes that the EPC forward a recommendation of approval to City Council.

Map

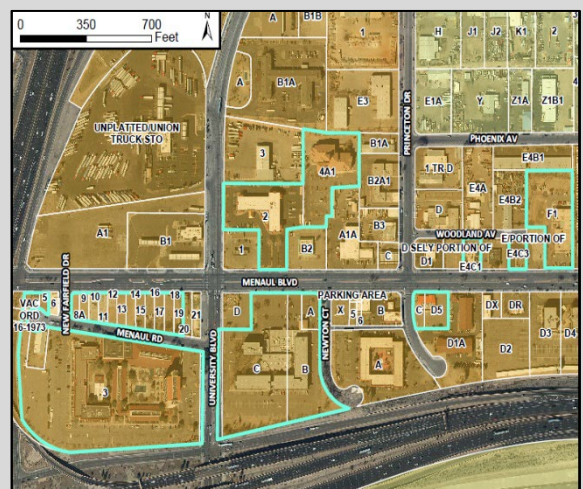


Table of Contents

I. MAPS	1
AERIAL/ DEVELOPMENT AREA MAP	1
IDO ZONING MAP.....	2
LAND USE MAP.....	3
HISTORY MAP.....	4
PUBLIC FACILITIES / COMMUNITY SERVICES	5
II. INTRODUCTION	6
REQUEST.....	6
EPC ROLE	8
HISTORY/BACKGROUND.....	8
CONTEXT	9
ROADWAY SYSTEM	11
BIKEWAYS / TRAILS	11
TRANSIT.....	11
III. ANALYSIS OF CITY PLANS AND ORDINANCES.....	11
ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1)	11
<i>City Development Areas.....</i>	<i>11</i>
<i>Center & Corridor Designations</i>	<i>12</i>
<i>Community Planning Area</i>	<i>12</i>
<i>Applicable Goals & Policies</i>	<i>13</i>
RANK 3 MENAUL METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN (COUNCIL BILL NO. R-22-92, ENACTMENT NO. R-2023-037)	17
INTEGRATED DEVELOPMENT ORDINANCE (IDO)	18
<i>IDO Zoning.....</i>	<i>18</i>
<i>Proposed Zoning</i>	<i>18</i>
<i>Overlay Zones.....</i>	<i>18</i>
<i>Definitions</i>	<i>18</i>
IV. ZONING MAP AMENDMENT (ZONE CHANGE).....	19
V. AGENCY & NEIGHBORHOOD CONCERNS	29
REVIEWING AGENCIES	29
NEIGHBORHOOD/PUBLIC	29
INDIAN NATIONS, TRIBES, OR PUEBLOS	29
VI. CONCLUSION.....	29

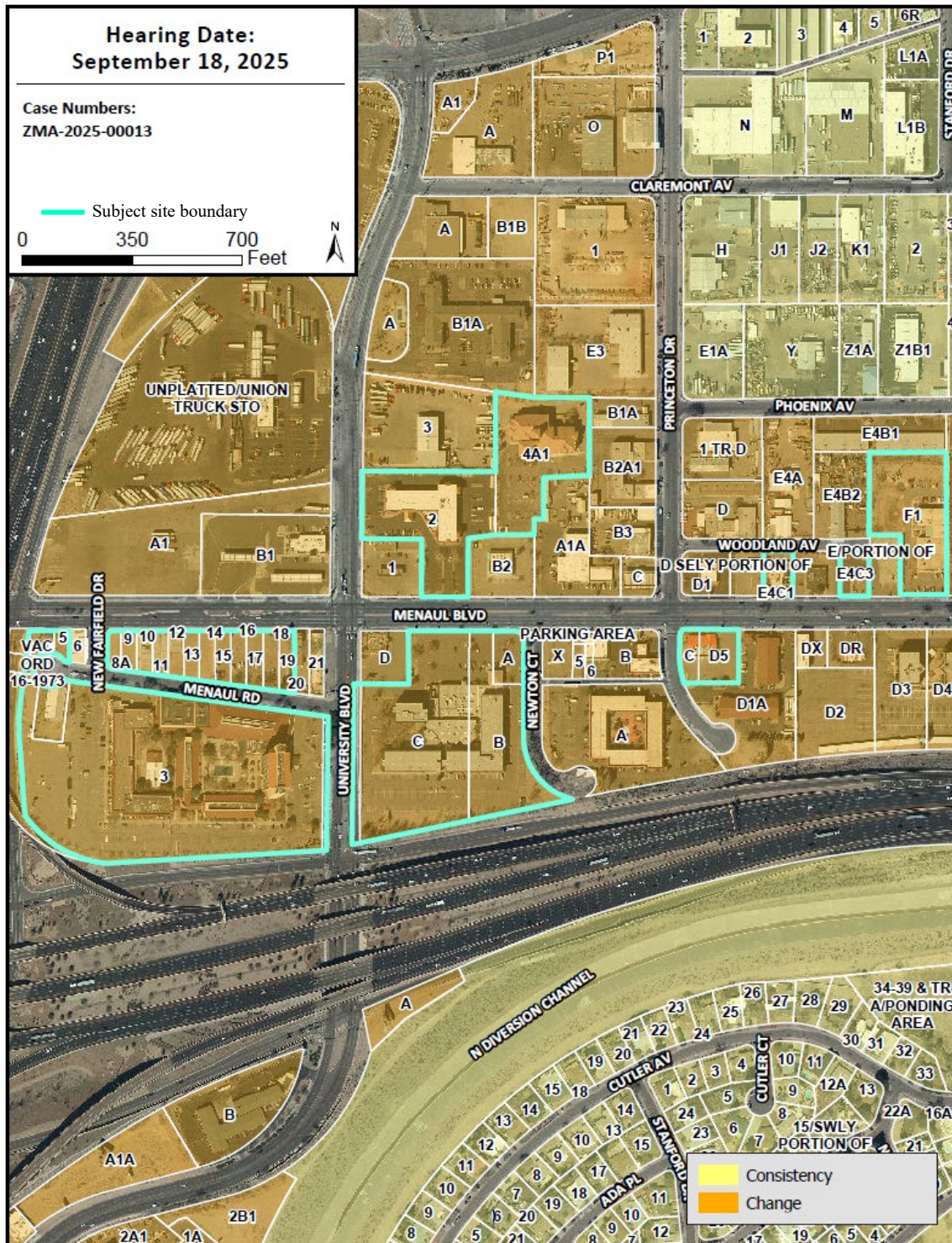
FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE)	31
RECOMMENDATION	43
AGENCY COMMENTS	45

ATTACHMENTS

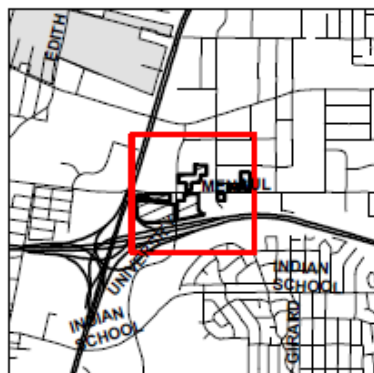
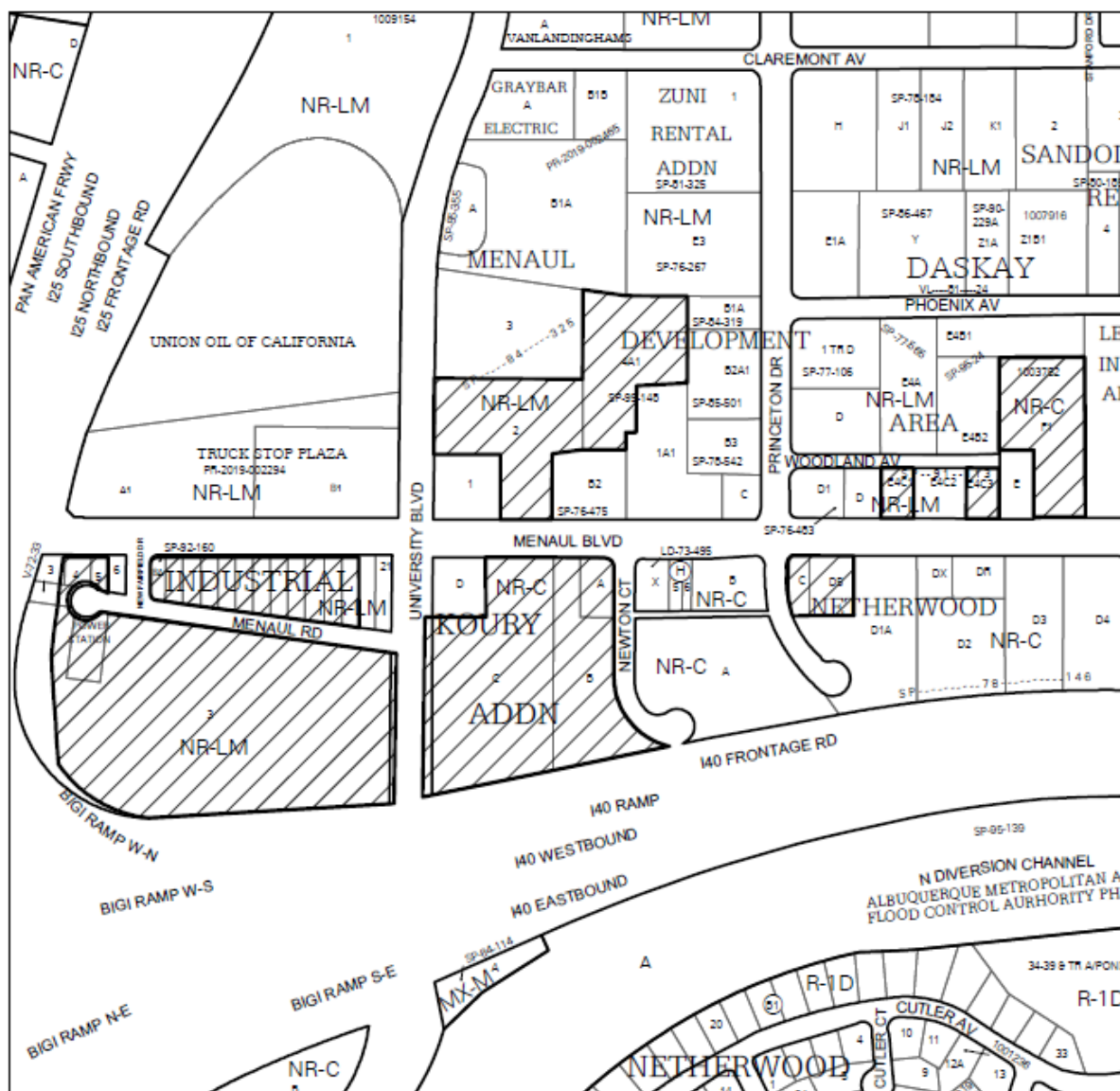
A) PHOTOGRAPHS	A
B) HISTORY	B
C) APPLICATION INFORMATION.....	C
D) STAFF INFORMATION.....	D
E) PUBLIC NOTICE.....	E

I. Maps

Aerial/ Development Area Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 400 feet

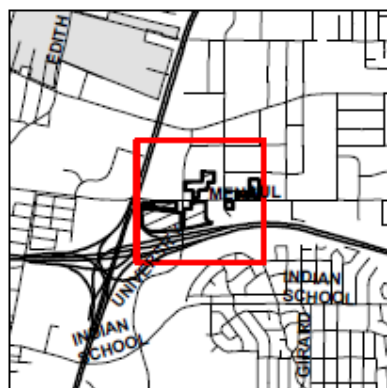
Hearing Date:
9/18/2025

Project Number:

Case Numbers:
ZMA-2025-00013

Zone Atlas Page:
H-15

Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 400 feet

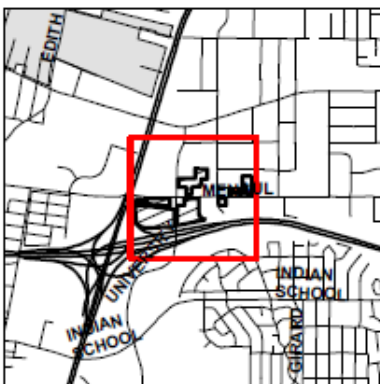
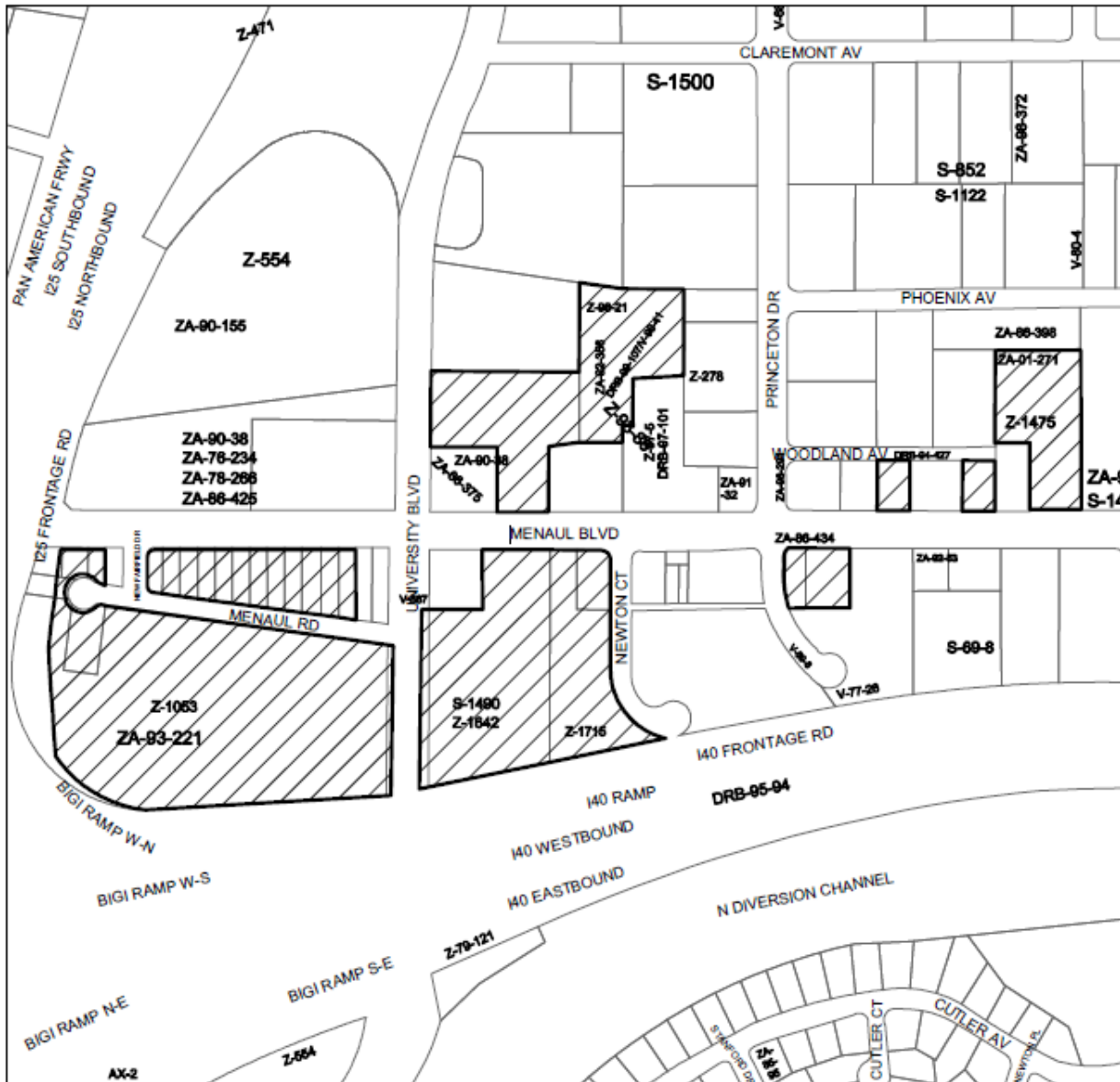
Hearing Date:
9/18/2025

Project Number:

Case Numbers:
ZMA-2025-00013

Zone Atlas Page:
H-15

History Map



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 400 feet

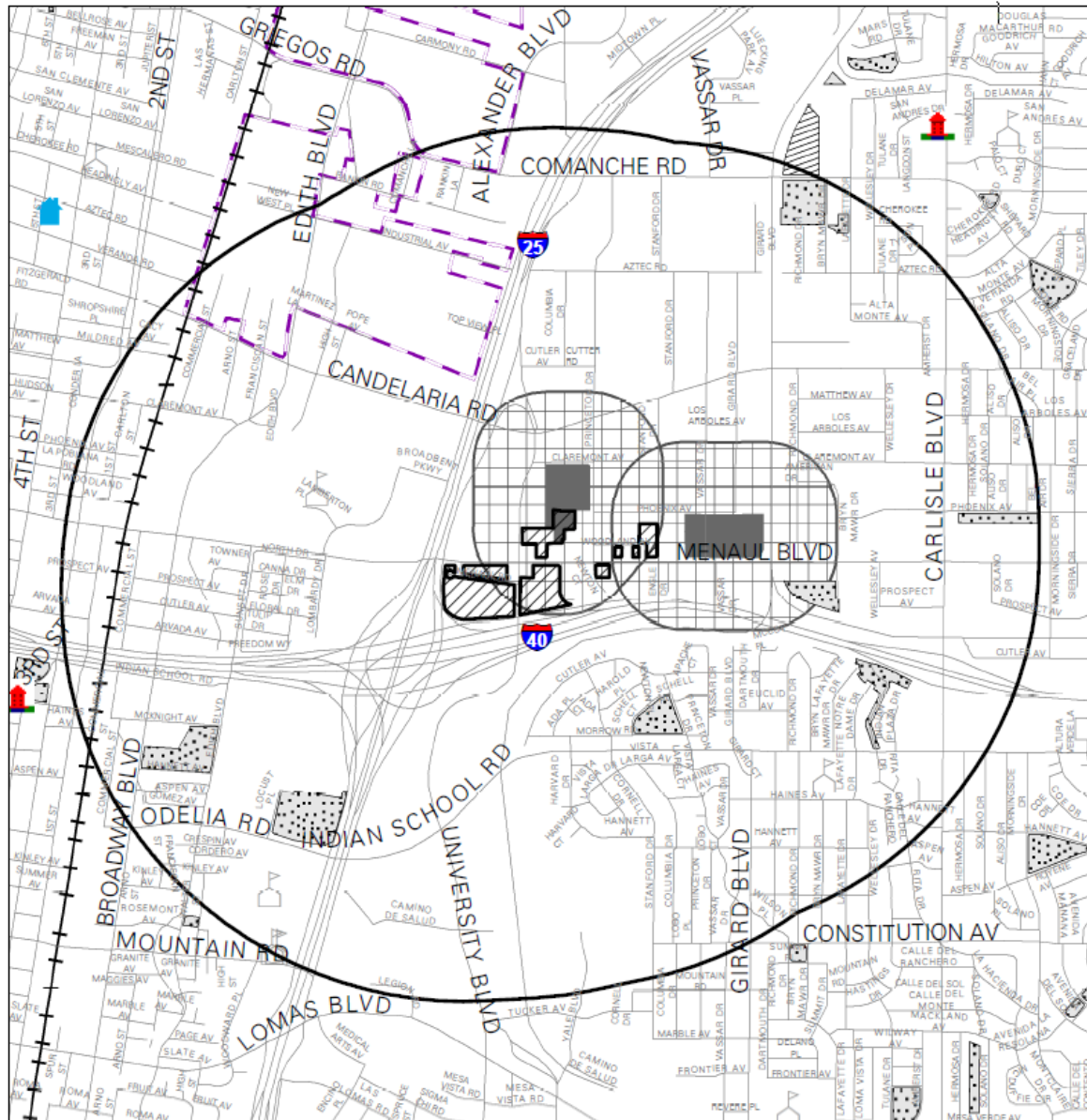
Hearing Date:

9/18/2025
Project Number:

Case Numbers:
ZMA-2025-00013

Zone Atlas Page:
H-15

Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

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

Case Number: ZMA-2025-00013

0 0.5 1 Miles

II. Introduction

Request

This request is for a Zoning Map Amendment from NR-C or NR-LM to MX-M for 16 parcels (“subject sites”) totaling approximately 30 acres in an Area of Change. The subject sites are within the boundaries of the Menaul Metropolitan Redevelopment Area (MRA) Plan and are located north of I-40, east of I-25, west of Vassar Dr. NE, and south of Phoenix Ave. NE (“subject area”).

Figure: Menaul MRA and Subject Sites



The legal descriptions for these properties are as follows:

Parcel	Address	Legal	Acres	Existing Zoning	Existing Land Use
1	1901 University Blvd NE, 87102	Tract 3, MRGCD Map 36, excluding the northwesterly portion, also excluding portions to the Right of Way	10.43	NR-LM	Commercial Services – Hotel or motel
2a	1742 Menaul Blvd NE, 87102	Tract situated in lots 3 & 4, Industrial Subdivision, excluding the westerly portion to Right of Way	0.21	NR-LM	Undeveloped
2a	1742 Menaul Blvd NE, 87102	Lot 5, Industrial Subdivision, excluding the portion out to the Right of Way	0.12	NR-LM	Undeveloped

Parcel	Address	Legal	Acres	Existing Zoning	Existing Land Use
2a	1742 Menaul Blvd NE, 87102	A portion of Tract 3, MRGCD Map No 36, excluding the westerly portions to the Right of Way	0.13	NR-LM	Undeveloped
2b	1780 Menaul Blvd NE, 87102	Lot 8-A, replat of Lots 7 & 8 of Industrial Subdivision, creating Lot 8A and an additional street Right of Way	0.08	NR-LM	Undeveloped
2b	1780 Menaul Blvd NE, 87102	Lots 9 through 17, Industrial Subdivision	1.62	NR-LM	Undeveloped
2b	1780 Menaul Blvd NE, 87102	Lot 18, Industrial Subdivision	0.22	NR-LM	Commercial Services
2b	1780 Menaul Blvd NE, 87102	Lot 19, Industrial Subdivision	0.22	NR-LM	Commercial Services
3	Menaul Blvd NE, 87102	Power Station, City of Albuquerque	0.46	NR-LM	Commercial Services
4	2020 Menaul Blvd NE, 87106	Tracts A, B, X & C, Koury Addition, replat of portion of Block G, Netherwood Park Addition	7.28	NR-C	Commercial Services – Hotel or motel
5	2200 Menaul Blvd NE, 87106	Tract C-1, replat of Tract C & a portion of Tract D of Plat of Tracts A through G, Netherwood Park	0.69	NR-C	Vacant – Restaurant
6	2015 Menaul Blvd NE, 87107	Parcel 2, Menaul Development Area	2.853	NR-LM	Commercial Services – Hotel or Motel
7	2011 Menaul Blvd NE, 87107 (alt: 2019 Menaul Blvd)	Parcel 4-A-1 Plat of Tract A-1-A & Parcel 4-A-1, Menaul Development Area	2.39	NR-LM	Commercial Services – Hotel or Motel
8	2119 Menaul Blvd NE, 87107	Tract E4C1 Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area	0.30	NR-LM	Commercial Retail – Restaurant
9	2201 Menaul Blvd NE, 87107	Tract E4C3, Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area	0.31	NR-LM	Office
10	2331 Menaul Blvd NE, 87107	Tract F-1, Menaul Development Area (Being a replat of Tract F, Menaul Development Area)	2.20	NR-C	Group Living – Group home

The intention of the request is to implement the goals and priorities of the Menaul MRA Plan. The plan recommends a zone change to MX-M to allow for a wider range of uses and to introduce mixed- and multi-family residential uses to the area. The MRA Study found that the area is suffering from blight and economic deterioration. With the zone change, vacant (e.g., restaurant) and undeveloped properties may be developed or re-developed to enhance the economic vitality of the area, and in turn, deter crime.

If the City Council adopts the proposed zone changes for these properties, the zoning will be converted to MX-M, and the Official Zoning Map will be revised accordingly. The

subject sites would be controlled by the Integrated Development Ordinance (IDO); including MX-M zone district standards, applicable use-specific standards, and applicable development standards; and the DPM.

EPC Role

The Environmental Protection Commission (EPC) is a recommending body to City Council in this case, since the subject sites are more than 20 gross acres of land, located entirely in an Area of Change, and proposes a zone district other than NR-PO-B [IDO §14-16-[6-7\(H\)\(1\)\(a\)](#)]. City Council is the decision-making body. The request is a quasi-judicial matter.

History/Background

Seven properties included in this request were annexed into the City on January 31, 1950. The other nine parcels, with an approximately 685 acres in the general vicinity, were annexed on July 10, 1959.

In 1956, the Federal Highway Act created the Interstate Highway System, which led to the construction of I-40 and I-25. Located near the juncture of these two freeways, the area surrounding the subject sites was ideally situated for the growth of businesses focused on interstate commerce and travel. At this time the majority of the subject area was zoned Industrial/ Wholesale/ Manufacturing (M-1) or Commercial (C-3). The locality flourished through the 1990s until the restructuring of the interstate interchange in the early 2000s, after which time, the area lost visibility. The subsequent drop in traffic led to the decline of the vibrant hotel and commercial district and loss of once-thriving establishments.

As the first part of a three-part project, the [Menaul Redevelopment Study \(R-21-207/ R-2021-079\)](#) identified conditions that were contributing to disinvestment south of Candelaria Rd., north of I-40, west of San Mateo Blvd., and east of I-25 in November 2021. The second-phase MRA Designation Report specified a portion of the Menaul Redevelopment Study area for the establishment of a new MRA bound by I-25, Phoenix Ave. NE, the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) North Diversion Channel, and I-40. The City Council approved the Menaul MRA Designation Report and finalized MRA boundaries on May 16, 2022 ([R-21-230/ R-2022-034](#)).

On May 1, 2023, the City Council adopted the [Menaul Metropolitan Redevelopment Area \(MRA\) Plan \(R-22-92/ R-2023-037\)](#) to help guide revitalization. The MRA Plan, which will be implemented by the City's Metropolitan Redevelopment Agency, identifies key opportunities and strategies through 22 specific action items that are intended to reverse the distressed physical and economic conditions in the area. The ultimate objective is to guide the City's investment in development, public infrastructure, and transportation to strategically improve the Menaul corridor and surrounding area.

On September 3, 2025, the City Council approved an amendment to the Comp Plan that changes the Menaul corridor designation from a Multi-modal to a Major Transit Corridor within the subject area ([R-25-175](#)). The amendment matches the intent of an updated transit network as proposed in the [ABQ RIDE Forward Network Plan](#) (May 2024), the result of research and analysis into how to recover from the COVID-19 pandemic's impact on transit ridership. The plan identifies Menaul Blvd. as a key corridor in the Recovery Network.

Context

The subject sites are located within the Menaul Metropolitan Redevelopment Area (MRA). This MRA is northeast of the I-25 and I-40 interchange (Figure 1). The paved AMAFCA drainage diversion channel bounds the MRA on the east. The interstates separate the subject site area from commercial (NR-C) and residential (R-1D, R-MH) to the south and commercial, general retail, and manufacturing (NR-C, NR-LM, MX-M) to the west. The area to the east is predominantly retail and commercial services (NR-C, MX-H, MX-M) with a small City park, Balduini Park. Properties to the north are zoned NR-LM for approximately one mile from the MRA boundary to an eastern bend in I-25, with the western approximate third in an Area of Change and the to the north and east in an Area of Consistency.

Parcel land use varies from general Commercial Services to Hotel or motel and restaurant to Office and Industrial (Wholesaling and Distribution Centers. The Large Group home use at 2331 Menaul Blvd NE would remain non-conforming under the proposed MX-M zone district.

Table: Subject Area Zoning, Development Area, and Existing Land Use

	<i>IDO Zoning</i>	<i>Comp Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Sites</i>	NR-LM NR-C	Area of Change	Residential – Group home Commercial Services – Hotel or motel; Office; Restaurant Industrial – Wholesaling & Distribution Center
<i>North</i>	NR-LM	Area of Consistency Area of Change	Civic and Institutional – Parks and open space Commercial Services – Car wash; Club or event facility; Construction contractor facility and yard; Heavy vehicle and equipment sales, etc.; Hotel or motel; Light vehicle sales and rental; Office; Self-storage Industrial – Freight terminal or dispatch center; Light manufacturing; Wholesaling & distribution center; Utilities Undeveloped
<i>South</i>	NR-C	Area of Change	Residential – Low-density; Multi-family

	<i>IDO Zoning</i>	<i>Comp Plan Development Area</i>	<i>Existing Land Use</i>
	R-1D	Area of Consistency	Commercial Services – Hotel or motel; Club or event facility; Office Drainage; Utility; Undeveloped
<i>East</i>	NR-LM NR-C	Area of Change	Commercial Services – General retail; Light vehicle fueling; Medical clinic; Office Industrial –Light manufacturing; Warehousing; Wholesaling & distribution center Drainage; Undeveloped
<i>West</i>	NR-C NR-LM	Area of Change	Commercial Services – General retail; Hotel or motel; Office Drainage

The Menaul MRA is characterized by large city blocks with predominantly NR-LM zoning north of Menaul Blvd. and NR-C south of Menaul Blvd. There is a roughly 10-acre block zoned MX-M adjacent to and west of the AMAFCA drainage diversion channel on the north side of Menaul and at the eastern edge of the MRA.

The subject area is auto-oriented, with the six-lane Menaul Blvd. fronted by a few small strip malls on the east, and otherwise, widely dispersed hotels, gas stations, restaurants, retail, and vacant properties, most with large parking lots fronting the street. Small to moderate-sized manufacturing, wholesaling and distribution, office, and commercial services are prevalent along most of the area’s side streets. The busy north-south University Blvd. crosses Menaul just east of I-25 and links the MRA to I-25 and I-40 on and off ramps.

Two closed, private [landfill areas](#) and their associated buffer zones cover nearly the entire Menaul MRA. The landfills themselves lie north of Menaul Blvd. between University Blvd. and the AMAFCA drainage and south of Claremont Ave. NE: Menaul/University 1 and Menaul/University 2. These landfills have been closed since at least 1973. The western fill area covers approximately 10 acres and has a 1000-foot buffer. The eastern fill area covers approximately 13 acres with a buffer 1,000 feet wide. Buffers begin at the landfill boundary. Both landfills generally follow the historic Embudo Arroyo and most likely received construction, demolition and some municipal waste. New developments must follow the City of Albuquerque Environmental Health Department’s guidelines within buffer zones [see IDO §14-16-[5-2\(H\)](#)].

The subject sites are within the Comprehensive Plan’s designated Mid-Heights Community Planning Area.

Roadway System

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

The LRRS designates I-25 and I-40 as existing Urban Interstates with Urban Interstate Frontage Roads.

The LRRS designates Menaul Blvd. as an Existing Urban Principal Arterial.

The LRRS designates University Blvd. an Existing Urban Minor Arterial.

The MRCOG's 2040 Limited Access Facilities Map identifies the adjacent freeways (I-25 and I-40) as having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates I-25 and I-40 as Primary Freight Corridors. Truck Restrictions exist along the I-25 frontage road along the Menaul MRA's western edge.

Bikeways / Trails

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

The LRBS shows a proposed Bike Lane along Menaul from I-25 connecting to the existing Embudo Channel Paved Trail, which follows the AMAFCA drainage channel.

The LRBS also shows a proposed Bike Lane along University Blvd. NE.

Typically, the sidewalks in the area abut the street without a landscape buffer, and some of the smaller side streets, like Phoenix Ave., only have intermittent pedestrian infrastructure. Sidewalks are not installed along Woodland Dr or Interstate frontage roads.

Transit

The area is served by ABQ RIDE Route 8 – Menaul every 45 minutes with endpoints at the downtown Alvarado Transportation Center and Uptown. Within the MRA, this route has five stops along both sides of Menaul in each direction.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The 16 subject sites are located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit

from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

Centers and Corridors attract private investment and protect rural areas, while offering people housing and easy access to services, employment, and arts and entertainment. New development occurs mostly in existing Centers and Corridors, and neighborhood revitalization is focused in areas that have been neglected.

Menaul Blvd. NE was recently updated from a Multi-Modal Corridor designation to a Major Transit Corridor and transects the subject area east to west (See [R-25-125](#)). A Major Transit Corridor should prioritize high-frequency and local transit service over other modes to ensure a convenient and efficient transit system. Walkability is important near transit stops along these corridors, but otherwise they are generally auto-oriented.

The north-south University Blvd. Premium Transit Corridor is intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g., bus rapid transit). At this time there is not transit service. This corridor type is planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor.

I-25 and I-40 are designated as Commuter Corridors. Commuter Corridors are higher-speed and higher-traffic volume with routes for people going across town (e.g., limited-access roadways). These Corridors accommodate faster and longer trips for personal vehicles and commuter bus service.

The American Square Activity Center, about 1 mile to the east of the subject area, is organized around the Carlisle Blvd and Menaul Blvd NE intersection. Activity Centers incorporate a mix of residential and convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride.

Community Planning Area

The subject sites are within the Comprehensive Plan's designated Mid-Heights Community Planning Area. Spanning the area between Montgomery Blvd. NE to I-40 on the south and I-25 to Eubank Blvd. NE on the east, the Mid Heights Community Planning Area (CPA) includes one of the city's two urban centers, Uptown, as well as regional shopping and employment centers along I-25 to the west and I-40 to the south. The CPA's central location and transit station in Uptown, contribute to a transit network with strong ties within and beyond the CPA borders.

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.

If approved, this zoning map amendment is intended to help protect and enhance the community within the Menaul Metropolitan Redevelopment Area (MRA). The conversion to an MX-M zone is part of a strategy for revitalizing the Menaul corridor east of I-25 by allowing a wider variety of land uses, while complementing the current mix of overnight lodging, commercial, and industrial properties.

The MX-M zoning is consistent with existing nearby development and permits uses that are already common on most of the affected parcels. **The request furthers Goal 4.1 – Character.**

POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The proposed zone change is intended to encourage high-quality development and revitalization that is generally consistent with the distinct character of the community. Although, the proposed zone change would broaden the range of permitted uses in the area--the applicant's intention is to allow mixed use development including multi-family residential use --there is potential to attract a more diverse mix of businesses and developments to the Menaul corridor. The request is consistent with the area's established land uses. **The request generally furthers Policy 4.1.1 – Distinct Communities.**

CHAPTER 5: LAND USE

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

The request could contribute to the long-term vitality of the Menaul Major Transit and University Blvd Premium Transit Corridors, that prioritizes transit above other modes to ensure a convenient and efficient transit system. Expanded development opportunities that include medium- to high-density residential uses, could boost ridership and better support high frequency, local transit (e.g., Rapid Ride, local, and commuter buses), thereby better connecting the community to nearby amenities and Centers. **The request furthers Goal 5.1 – Centers & Corridors.**

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

If approved, the request would foster a community where residents can live, work, learn, shop, and play because the zone change would allow for an expanded diversity of allowable uses to include multi-family residential development, among others. Additionally, the subject sites are within easy reach of a variety of public amenities including the City's bikeway and multi-use trail system along the North Diversion and Embudo Channels and nearby American Square Activity Center. **The request furthers Goal 5.2 – Complete Communities.**

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

The request could contribute to promoting an efficient development pattern by facilitating infill and reuse of undeveloped or underdeveloped properties near existing infrastructure and public facilities. The possibility for denser housing and new job opportunities through infill development could further promote the use of adjacent public amenities like transit along Menaul Blvd. as well as nearby multi-use trails. **The request furthers Goal 5.3 – Efficient Development Pattern.**

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

The request promotes development and redevelopment of a well-established area with existing infrastructure and public facilities such as water, sewer, road, transit services, and electrical infrastructure. Downzoning 16 properties to MX-M would expand development choices and thereby potentially entice a greater variety of commercial, retail, and residential facilities. **The request furthers Policy 5.3.1 – Infill Development.**

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

The subject sites are located wholly within an Area of Change. The request would direct growth to this area where redevelopment is encouraged and adjacent to parcels with similar zoning and uses. Allowing MX-M zone within the Menaul MRA could allow for a diversification in redevelopment that would include medium to high-density residential uses, and expanded commercial and industrial services that align with the area's existing development pattern. **The request furthers Goal 5.6 – City Development Areas.**

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

The request could direct growth and more intense development to the Menaul MRA, which is both a Metropolitan Redevelopment Area and an Area of Change, by expanding development possibilities. The proposed zoning allows for additional residential, commercial, and industrial uses, that can help activate blighted as well as undeveloped property and contribute to the vitality of the Menaul Major Transit Corridor. This in turn, aligns with the City's goal to direct growth to areas where it is expected and desired. **The request furthers Policy 5.6.2 – Areas of Change.**

CHAPTER 6: TRANSPORTATION

GOAL 6.1 LAND USE-TRANSPORTATION INTEGRATION: Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The request would enable a greater variety of development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation along Menaul Blvd., a major transit corridor. Higher-density residential, commercial, or industrial uses in this area could also minimize vehicle trips taken when workers are able to live closer to places of employment, transit possibilities, and nearby trail system. **The request generally furthers Goal 6.1 – Land Use-Transportation Integration.**

POLICY 6.1.2 TRANSIT-ORIENTED DEVELOPMENT: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

The request would enable a wider range of development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation along Menaul Blvd., a major transit corridor. Higher-density residential, commercial, or industrial uses could minimize vehicle trips taken and/or support transit ridership. **The request furthers Policy 6.1.2 – Transit-Oriented Development.**

POLICY 6.1.3 AUTO DEMAND: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The MX-M zone district would allow a wider variety of uses permissive within the Menaul MRA, an area adjacent to public transit and multi-use trails that connect to other areas of the city. An increased population in close proximity to the Menaul Major Transit Corridor with transit amenities could reduce the need for person vehicle travel and create a more vibrant and active community. **The request generally furthers Policy 6.1.3 – Auto Demand.**

CHAPTER 8: ECONOMIC DEVELOPMENT

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

The request could contribute to placemaking by allowing for the redevelopment and diversification of an area recently adopted in City Council Resolution [R-2022-034](#) as showing signs of blight and economic disinvestment. Allowing MX-M zoning in a traditionally NR-C and NR-LM zoned area would provide opportunities for a range of housing types that could attract residents with diverse backgrounds and economic needs as well as permit neighborhood appropriate uses that could support a vibrant and more active community.

This request could help create a more diverse and livable community that could support long-term growth and investment by creating places where business and talent will stay and thrive. Future development would be required to comply with applicable design and compatibility standards. **The request generally furthers Goal 8.1 – Placemaking.**

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

The request could foster a wider range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities along established major transit corridors. The proposed MX-M zoning within a predominantly non-residential area would allow for a greater mix of uses, including medium and higher density residential uses, that could create a more diverse neighborhood and added variety of mass and scale.

The possibility of diversification of the area's use could further encourage economic development by attracting new investment. Future development would be required to adhere to design standards to ensure appropriate transitions and compatibility with the surrounding building scale and context. **The request generally furthers Policy 8.1.1 – Diverse Places.**

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve the quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

A change in zoning from NR-C or NR-LM to MX-M could encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by supporting the redevelopment of the Menaul MRA into a more complete community whereby residential and residential scale development is permissive. **The request generally furthers Policy 8.1.2 – Resilient Economy.**

Rank 3 Menaul Metropolitan Redevelopment Area (MRA) Plan ([Council Bill No. R-22-92](#), [Enactment No. R-2023-037](#))

The Menaul MRA Plan identifies opportunities and strategies for the area's redevelopment. The aim is to initiate, direct, and facilitate positive revitalization activities and projects that could catalyze private investment and prevent further disinvestment. Furthermore, the Plan identifies public infrastructure and transportation improvements to be undertaken by the City and administered by the City's Metropolitan Redevelopment Agency. One of the overarching principles of the Menaul MR Area Plan is to encourage public/private partnerships. In addition to aligning with the goals and policies of the Comp Plan, the vision and goals of the Menaul MRA Plan are designed to reflect the aspirations of both the City of Albuquerque and the community.

MRA Plan goals applicable this request includes three of the six Redevelopment Vision and Goals. Goal added by Staff is denoted with an asterisk (*):

***Goal 3:** Promote creative placemaking opportunities that support the Menaul MR Area in becoming a more vibrant and attractive destination.

If approved, the request would foster communities where residents can live, work, learn, shop, and play because it would allow for an expanded diversity of permissive uses to include residential and residential scale development that could enhance the character and function of the area.

Goal 4: Increase the amount of market rate and affordable housing within the MR Area through the redevelopment of vacant and underutilized sites and the conversion of nonresidential buildings.

The request could allow the building of medium to higher density residential housing, which could boost the amount of market rate and affordable housing within the Menaul MR Area that currently does not permit residential dwellings. This change would also allow the conversion of any hotel or motel impacted by this zone change to multi-family residential properties.

Goal 6: Amend the existing zoning to encourage a wider range of commercial and mixed-use development and decreases the amount of industrial zoning.

The proposed MX-M zoning within a predominantly non-residential area would allow for a greater mix of uses, including medium- and higher-density residential uses, that could create a more diverse, transit-oriented community along major transit, premium transit, and commuter corridors.

Integrated Development Ordinance (IDO)

IDO Zoning

There are a total of 16 properties included in this request. Three parcels are zoned NR-C (Non-Residential – Commercial Zone District) and 13 parcels are zoned NR-LM (Non-Residential – Light Manufacturing Zone District). See IDO Zoning Map on page 2.

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses [IDO §14-16-[2-5\(A\)](#)].

The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses [IDO §14-16-[2-5\(C\)](#)].

Proposed Zoning

The applicants are proposing to downzone all 16 properties to the MX-M (Mixed-Use – Medium Intensity) zone district.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors [IDO §14-16-[2-4\(C\)](#)]. With the proposed change, the use of the property located at the 2.2-acre parcel of 2331 Menaul Blvd NE will remain non-conforming. Pursuant to IDO §14-16-[1-10\(A\)](#) and §14-16-[6-4\(W\)](#), prior approvals remain valid and unless specified otherwise on the permit or approval document for a specific type of development approval.

Overlay Zones

There are no Overlay Zones in the site area.

Definitions

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

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.

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

Major Transit Corridor: A Corridor type that prioritizes high frequency and local transit service over other modes to ensure a convenient and efficient transit system. Walkability is important near transit stops along these corridors, but otherwise they are generally auto-oriented.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e., vertical mixed-use) or separate buildings on the same lot or premises (i.e., horizontal mixed-use).

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\(H\)\(3\)](#) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment – Council shall be approved if it meets all of the following criteria, as applicable."

As there are three criteria that must be met, 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 pursuant to IDO §14-16-[6-4\(E\)](#).

1. 6-7(H)(3)(a): The criteria for approval of a Zoning Map Amendment – EPC in Subsection 14-16-[6-7\(G\)\(3\)](#).

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

Applicant: *The proposed zone changes are consistent with the health, safety, and general welfare of the City by furthering goals and policies in the Comprehensive Plan and the adopted Menaul MR Area Plan as demonstrated in the policy analysis below. The zone changes are advantageous to the surrounding neighborhood and the City as a whole because they will decrease the amount of intense industrial zoning in the Menaul MR area; expand the uses allowed within the Menaul MR Area Plan to include mixed-use and multi-family residential; and promote infill and*

adaptive reuse of existing but underutilized buildings within an Area of Change and the designated Menaul MR area.

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

Applicable citations: Goal 4.1 Character, Policy 4.1.1 Distinct Communities; Goal 5.1-Centers & Corridors; *Goal 5.2 Complete Communities; Goal 5.3 Efficient Development Pattern, Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change; Goal 6.1 Land Use-Transportation Integration, Policy 6.1.2 Transit-Oriented Development, Policy 6.1.3 Auto Demand; Policy 8.1.1 Diverse Places, Policy 8.1.2 Resilient Economy.

The response to Criterion A is sufficient.

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).

Applicant: *The subject properties are located within an Area of Change.*

Staff: The subject sites are wholly located within an Area of Change and not wholly or partially in an Area of Consistency, as designated by the Comp Plan.

The response to Criterion B is sufficient.

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

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

Applicant: *The subject properties are located wholly within an Area of Change. The existing NR zoning is inappropriate because a different zone is far more advantageous to the community as articulated in the Comprehensive Plan and the Menaul MR Area Plan. The Comprehensive Plan supports the mixed-use character of major corridors throughout the City because they reduce the demand for travel by personal automobiles, add density where it is needed and desired, and activate the area by bringing 24-hour activity that comes with the mix of commercial and residential development.*

The existing NR zoning in the Menaul MR Area was determined to be a significant regulatory constraint to redevelopment efforts by the City and the private sector. Many properties along the Menaul Boulevard corridor exhibit blighted conditions and/or suffer from very low occupancy rates in the case of the hotels and motels; less than 30%. The zone changes to MX-M will allow for the conversion of the existing properties to multi-family residential use and other uses that will bring new vitality to the area.

Staff: The applicant stated that the request to downzone the 16 parcels of the subject sites from NR-LM or NR-C to MX-M is more advantageous to the community in response to criterion 6-7(G)(3)(c)2 and 3:

A different zone district would be 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). Allowing for more redevelopment options, could have a positive catalytic impact on the area and encourage redevelopment and infill of the subject properties. Additionally, the MX-M zone would continue to allow the existing hotels and motels within the MRA and allow conversions to multi-family residential use, which is not allowed in

either the NR-C or NR-LM zoning districts. Also, the applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and would be more advantageous to the community than the current zoning.

There has been a significant change in neighborhood or community conditions affecting the site that justifies this request. Namely, after the reorganization of the interstate system, this area has been impacted by both physical and economic stagnation or decline as discussed in the [Menaul Redevelopment Study](#). By allowing a wider variety of moderate intensity retail, commercial, institutional and a diversity of moderate-density residential uses, the zone change could spur growth and economic vitality. **The response to Criterion C is sufficient.**

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.

Applicant: *The subject properties are currently zoned NR-C or NR-LM. The MX-M removes some of the more intense uses allowed in the NR-LM zone, such as Heavy vehicle and equipment sales, rental, fueling, and repair; Adult retail; Light manufacturing; Above-ground storage of fuels or feed; all of which are more appropriately sited and currently exist to the north of the Menaul corridor.*

The properties along the corridor primarily contain hospitality, office, commercial services, and some retail uses, all of which will continue to be allowed under the zone change to MX-M. The primary change in allowable land uses that will occur if the properties go from NR-LM or NR-C to MX-M is the allowance of residential uses under the Residential subcategories of Household Living and Group Living.

Cannabis retail, which may be considered a harmful use, is Permissive in the NR-C zone, Permissive Accessory in the NR-LM zone, and will remain Permissive in the MX-M zone. Use-Specific Standards for Cannabis Retail will mitigate any harmful impacts by prohibiting the use within 660 feet of another Cannabis Retail location and within 300 feet of any school or day care facility.

USE COMPARISON BETWEEN NR-C, NR-LM, & MX-M			
Land Use	NR-C	NR-LM	MX-M
RESIDENTIAL USES – Household Living			
Dwelling, townhouse			P
Dwelling, live-work	CA		P
Dwelling, multi-family			P

USE COMPARISON BETWEEN NR-C, NR-LM, & MX-M			
Land Use	NR-C	NR-LM	MX-M
RESIDENTIAL USES – Group Living			
Assisted living facility or nursing home			P
Community residential facility, small			P
Community residential facility, large			P
Dormitory			P
Group home, small			P
Group home, medium			P
Group home, large			C
CIVIC AND INSTITUTIONAL USES			
Adult or child day care facility	P	A	P
Community center or library	P	P	C
Elementary or middle school	P	CV	P
High school	P	C	P
Hospital	P		P
Parks and open space	P	C	P
Religious institution	P	CV	P
University or college	P	CV	P
COMMERCIAL USES			
Community garden	P	C	P
General agriculture		P	
Kennel	P	P	C
Nursery	P	P	A
Adult entertainment		P	
Residential community amenity, indoor			P
Campground or RV park	P		C
Heavy vehicle and equipment sales, rental, fueling, and repair	P	P	
Outdoor vehicle storage	C	P	
Blood services facility	C	P	C
Construction contractor facility & yard	P	P	
Mortuary	P	C	P
Self-storage	P	P	C
Amphitheater	C	C	
Residential community amenity, outdoor			P
Other outdoor entertainment	P	P	A
Adult retail		P	
Building and home improvement materials store	P	P	C
Cannabis retail	P	A	P
General retail, medium	P	C	P
General retail, large	P		C
Freight terminal or dispatch center		P	
Helipad	A	P	CA
Park and ride lot	C	C	P
Railroad yard		P	
INDUSTRIAL USES			
Light manufacturing	P	P	
Geothermal energy generation	A	P	A
Salvage yard		C	
Above-ground storage of fuels or feed		C	
Outdoor storage	C	P	C
Warehousing	P	P	C
Wholesaling and distribution center	P	P	C

Staff: The requested zoning generally does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Cannabis retail could be considered a harmful use, but although an Accessory use in NR-LM, cannabis retail was a permissive use in the NR-C zone district. However, all future development under the MX-M zone district would be subject to applicable IDO and DPM standards that serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO Table [4-2-1](#): Allowable Uses). Additionally, cannabis-related uses would be regulated by New Mexico State law, including but not limited to any required spacing from other uses or facilities. Therefore, Use-Specific Standards for cannabis retail should mitigate any harmful impacts, and its use is prohibited within 660 feet of another cannabis retail location and within 300 feet of any school or child day care facility.

While allowing a new Park and Ride could potentially increase local congestion and parking demand, it could also help spur denser development, boost transit ridership, and/or support alternative forms of transportation, which could ultimately reduce motorized traffic and associated pollution overall. **The response to Criterion D is sufficient.**

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: *The request meets Criterion #1 because existing infrastructure, such as water, sanitary sewer, electric, gas, and drainage, and public improvements, such as roads, transit, and trails, within the Menaul MR Area and the greater Midtown area have adequate capacity to serve development and redevelopment made possible by the zone changes. Midtown has long been developed and thrived as Albuquerque's strongest area for hospitality related uses for many years before signs of deterioration started. Years have passed and disinvestment*

fueled by crime and homelessness have led to the situation we have today. The zone changes will give new opportunities to encourage reinvestment by the private and public sectors into these struggling properties.

Staff: Given the current uses and existing infrastructure, this zone map amendment request meets Criteria 1. The City's existing infrastructure and public improvements have adequate capacity to serve any proposed development that would be made possible by the zone change. The subject property has access to public utilities including water, sewer, and electric services. Menaul has transit services, and a well-connected road network. **The response to Criterion E is sufficient.**

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

Applicant: The majority of the subject properties are along a major street. The exceptions are subject property #7, which has a driveway access from Menaul Boulevard; and subject property #3 and the abutting subject property to the west, both of which have driveway access from Menaul Road. However, the zone changes to MX-M will substantially further the goals and recommendations of the Menaul MR Area Plan and the goals and policies of the Comprehensive Plan by allowing for mixed-use development, conversion of hotels to multi-family residential, and removal of some of the most intense uses from the area, such as Heavy vehicle and equipment sales, rental, fueling, and repair; Above ground storage of fuel or feed; etc. The existing hotels and motels are suffering from low occupancy rates. Other properties, such as the old Range Café, closed years ago due to crime and vandalism in the area. The warehouse west of University Boulevard fell victim to arson. Another subject property on the north side of Menaul Boulevard became a non-conforming use under the IDO. The Applicants are seeking needed relief from these blighted physical and economic conditions, disinvestment in the area, and neglect by asking to expand what can be done on their properties.

Staff: The subject sites are located within the Menaul MRA that has faced economic challenges over the last few decades, the applicant's justification is not completely based on the subject site's location on a major street; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. And as the subject sites are within an Area of Change where growth and development are encouraged, the diversification of building types through the zone change could help bolster an economically struggling area. **The response to Criterion F is sufficient.**

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

Applicant: *The Applicants' justification is not based completely or predominantly on the cost of land or economic considerations. The Applicants are seeking zoning that will allow a wider range of land uses than is currently allowed by the NR-C or NR-LM zones. The cost of land is not a factor in this application as all of the subject properties are currently owned and only one property is vacant. Changing the zoning to MX-M will have little to no impact on the cost of land.*

The zone changes are partially based on economic considerations as without this regulatory relief, many of the subject properties will continue to suffer through low vacancies and low levels of economic activity that will continue to lead to greater levels of disinvestment in the area. The more important consideration is to address the existing blighted conditions that will continue to plague the businesses in this area and the City at large without intervention. The zone changes to MX-M are intended and will be a significant regulatory step towards implementing the redevelopment of the Menaul MR Area. Converting some of the struggling, low occupancy hotels/motels to multi-family residential responds to the Market Study, which found that reducing the number of hotel rooms could help performance.

City Council Resolution R-2022-034, which designated the geographic boundaries of the MRA, recognized the threat of disinvestment inherent in this area and stated the following:

"The Menaul MR Area meets the definition of a blighted area as defined in Section 3-60A-4 (F) NMSA 1978 of the MR Code. The presence of the following conditions is substantially impairing the sound growth and economic health and well-being of the City: (1) a substantial number of deteriorated or deteriorating structures; (2) deterioration of site improvements; (3) a significant number of commercial or mercantile businesses have closed or significantly reduced their hours of operation due to the economic losses or loss of profit due to operating in the area; and (4) low levels of commercial activity or redevelopment.

The combination of the above stated factors is an economic and social burden and is a menace to the public health, safety, morals or welfare of the residents of Albuquerque, and the rehabilitation, conservation, redevelopment or development, or a combination thereof, of and in such area is necessary."

Staff: While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is an attempt to help reinvigorate a blighted area by allowing currently owned properties a wider

choice of land uses than is currently allowed by the NR-C or NR-LM zones within a City Council approved MRA. **The response to Criterion G is sufficient.**

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

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

Applicant: *The Menaul MR Area is approximately 97.4 acres, excluding rights-of-way. The largest premise in the Menaul MR Area, comprised of seven parcels totaling approximately 10.4 acres, is located at the east end of the area, on the north side of Menaul Boulevard and between Vassar Drive and the North Diversion Channel, and is currently zoned MX-M.*

Taken in total, the request to rezone these 16 properties to MX-M adds 29.49 to the existing 10.4 acres of MX-M within the Menaul MR Area, approximately 41% of the total MR acreage, and is not a spot zone nor is it one small area or one premise. As detailed in Criterion 6-7(G)(3)(a) above, the proposed zone changes further a myriad of Comprehensive Plan goals and policies, as well as goals and recommendations contained in the Menaul MR Area Plan.

Staff: The analysis of spot zones in the city is determined based on several factors identified in the review and decision criteria, including assessing surrounding zone districts, land uses, and applicable IDO definitions. A zone change that includes 16 parcels totaling approximately 30 acres to MX-M would not create a “spot zone” as this designation would comprise over 30 % of the resulting zoning within the Menaul MRA. Second, zoning for these parcels mostly along Menaul, would be consistent with 10 acres of already existing MX-M zoned properties. The request furthers a preponderance of the Comprehensive Plan goals and policies and is consistent with the intent of the Comprehensive Plan as shown in the response to Criterion A. MX-M zoning also aligns with Menaul MRA Plan goals. **The response to Criterion H is sufficient.**

2. 6-7(H)(3)(b): If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria.

1. The NR-BP zone district and Master Development Plan will result in an internally coordinated system of land uses, development intensities, and open spaces that is more consistent with the adopted ABC Comp Plan, as amended, that is visually more attractive to surrounding areas, and that promotes economic development of the city better, than could be achieved without the NR-BP zone district.
2. The NR-BP zone district and Master Development Plan will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing systems.
3. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City residents, or the applicant has made adequate financial commitments to ensure this result.

Applicant: *The application is not for the creation or amendment of an NR-BP zone district.*

Staff: This request is not for the creation or amendment of an NR-BP zone district, but an MX-M zone district. **The response is to this criterion is sufficient.**

3. 6-7(H)(3)(c): If the application is for the creation or amendment of a PC zone district, all of the following criteria.
 1. The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.
 2. The Framework Plan for the property will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing system.
 3. The Framework Plan for the property accommodates reasonably anticipated growth of the City in a manner that is more consistent with the ABC Comp Plan, as amended, than the accommodation of such growth that could be achieved without the PC zone district.
 4. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City resident, or the applicant has made adequate financial commitments to ensure this result.

Applicant: *The application is not for the creation or amendment of PC zone district.*

Staff: This request is not for the creation or amendment of a PC zone district, but an MX-M zone district. **The response is to this criterion is sufficient.**

V. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other public agencies reviewed this application. The Department of Municipal Development submitted a comment indicating that the segment of Menaul Blvd. encompassing the subject area is designated as part of the City's Prioritized High Fatal and Injury Network (HFIN) per the [City of Albuquerque Vision Zero Year-in-Review/Action Plan Update](#) (Action Plan), and that the proposed zoning map amendment is both complementary and consistent with the September 3, 2025 Comp Plan designation of this section of Menaul Blvd. as a Major Transit Corridor, as well as strategies outlined in the Action Plan (see Agency Comments page 45). Zoning that supports land use for increased multimodal and transit-oriented development are important components towards the City's Vision Zero goal because it creates more transportation options in addition to private automobile travel.

No additional significant comment or outstanding issue that affects the request were provided by the 12 additional reviews received. See all Agency Comments at the end of the staff report beginning on page 45.

Neighborhood/Public

The Santa Barbara Martineztown Neighborhood Association is the only neighborhood organization within 660-feet of the properties, and was notified as required. All property owners within 100 feet of the subject sites were notified as required (see Attachments). Two property owner letters were returned, and resent certified mailed to the address on record with the State of NM. The agent responded to one phone call made by a Santa Barbara Martineztown NA representative and one business. These calls were informational only, and the callers seemed ok with the request. No Facilitated Meeting has been requested and Staff is not aware of any support or opposition as of this writing.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos as the subject sites are greater than 660 ft. of Major Public Open Space [IDO §14-16-[6-4\(B\)](#)]. See Attachments.

VI. Conclusion

This request is for a Zoning Map Amendment from NR-C or NR-LM to MX-M for 16 parcels ("subject sites") totaling approximately 30 acres in an Area of Change. The subject sites are within the boundaries of the Menaul Metropolitan Redevelopment Area (MRA) Plan. The

subject sites are located north of I-40, east of I-25, west of Vassar Dr. NE, and south of Phoenix Ave. NE ("subject area").

This proposed zone change supports existing uses and allows new uses compatible with surrounding development, while encouraging desirable development and redevelopment in the appropriate location in Albuquerque.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-[6-7\(H\)\(3\)](#). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies and could enhance the character and function of the area by diversifying redevelopment efforts. Due to the size and distribution of the parcels, the change does not create zoning different or incompatible from the surrounding area.

Neighborhood organizations within 660-feet and property owners within 100 feet of the subject sites were notified as required. Staff is not aware of any support or opposition as of this writing. A Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos was not required[IDO §14-16-6-4(B)].

Staff recommends approval.

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

Plan #: ZMA-2025-00013

1. This request is for a Zoning Map Amendment from NR-C or NR-LM to MX-M for 16 parcels (“subject sites”) totaling approximately 30 acres in an Area of Change. The subject sites are located north of I-40, east of I-25, west of Vassar Dr. NE, and south of Phoenix Ave. NE (“subject area”).
2. The subject sites are within the boundaries of the Menaul Metropolitan Redevelopment Area (MRA) Plan.
3. The Environmental Protection Commission (EPC) is a recommending body to City Council in this case, since the subject sites are more than 20 gross acres of land, located entirely in an Area of Change [IDO §14-16-[6-7\(H\)\(1\)\(a\)](#)]. City Council is the decision-making body. The request is a quasi-judicial matter.
4. The legal descriptions for the properties are as follows:
 - Tract 3, MRGCD Map 36, excluding the northwesterly portion, also excluding portions to the Right of Way (1901 University Blvd NE), approximately 10.4 acres.
 - Tract situated in Lots 3 & 4, Industrial Subdivision, excluding the westerly portion to Right of Way; Lot 5, Industrial Subdivision, excluding the portion out to the Right of Way; A portion of Tract 3, MRGCD Map No 36, excluding the westerly portions to the Right of Way (1742 Menaul Blvd NE), approximately 0.5 acres.
 - Lot 8-A, replat of Lots 7 & 8 of Industrial Subdivision, creating Lot 8A and an additional street Right of Way; Lots 9 through 17, Industrial Subdivision; Lot 18, Industrial Subdivision; Lot 19, Industrial Subdivision (1780 Menaul Blvd NE), approximately 2.1 acres.
 - Power Station, City of Albuquerque (Menaul Blvd NE), approximately 0.5 acres.
 - Tracts A, B, X & C, Koury Addition, replat of portion of Block G, Netherwood Park Addition (2020 Menaul Blvd NE), approximately 7.3 acres.
 - Tract C-1, replat of Tract C & a portion of Tract D of Plat of Tracts A through G, Netherwood Park (2200 Menaul Blvd NE), approximately 0.7 acres.
 - Parcel 2, Menaul Development Area (2015 Menaul Blvd NE), approximately 2.9 acres.
 - Parcel 4-A-1 Plat of Tract A-1-A & Parcel 4-A-1, Menaul Development Area [2011 Menaul Blvd NE (alt: 2019 Menaul Blvd)], approximately 2.4 acres.
 - Tract E4C1 Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area (2119 Menaul Blvd NE), approximately 0.3 acres.
 - Tract E4C3, Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area (2201 Menaul Blvd NE), approximately 0.3 acres.

- Tract F-1, Menaul Development Area (Being a replat of Tract F, Menaul Development Area) (2331 Menaul Blvd NE), approximately 2.2 acres.
4. This request stems from a three-part project:
 - A. The first phase was the Menaul Redevelopment Study ([R-21-207/ R-2021-079](#)) that identified conditions that were contributing to disinvestment south of Candelaria Rd., north of I-40, west of San Mateo Blvd., and east of I-25 in November 2021.
 - B. The second-phase, MRA Designation Report specified a portion of the Menaul Redevelopment Study area for the establishment of a new MRA bound by I-25, Phoenix Ave. NE, the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) North Diversion Channel, and I-40. The City Council approved the Menaul MRA Designation Report and MRA boundaries on May 16, 2022 ([R-21-230/ R-2022-034](#)).
 - C. Thirdly, on May 1, 2023, the City Council adopted the [Menaul Metropolitan Redevelopment Area \(MRA\) Plan](#) ([R-22-92/ R-2023-037](#)) to help guide revitalization.
 5. The intention of the request is to implement the goals and priorities of the Menaul MRA Plan. The plan recommends a zone change to MX-M to allow for a wider range of uses and to introduce mixed- and multi-family residential uses to the area. The City Council Resolution [R-2022-034](#) specified that the area is suffering from blight and economic deterioration. With the zone change, vacant (e.g., hotel) and undeveloped properties may be developed or re-developed to enhance the economic vitality of the area, and in turn, deter crime.
 6. On September 3, 2025, the City Council approved an amendment to the Comp Plan that changes the Menaul corridor designation from a Multi-modal to a Major Transit Corridor within the subject area ([R-25-175](#)). This would also align with the intent of an updated transit network as proposed in the May 2024 [ABQ RIDE Forward Network Plan](#) ([R-25-125](#)). A Major Transit Corridor should prioritize high-frequency and local transit service over other modes to ensure a convenient and efficient transit system. Walkability is important near transit stops along these corridors, but otherwise they are generally auto-oriented.
 7. The north-south University Blvd. Premium Transit Corridor is intended to be served eventually by high-quality, high-capacity, high-frequency public transit (e.g., bus rapid transit). This corridor type is planned for mixed-use and transit-oriented development within walking distance from transit stations at strategic locations along the corridor.
 8. I-25 and I-40 are designated as Commuter Corridors. Commuter Corridors are higher-speed and higher-traffic volume with routes for people going across town (e.g., limited-access roadways). These Corridors accommodate faster and longer trips for personal vehicles, commuter bus service, and often bicycling.
 9. If the City Council adopts the proposed zone changes for these properties, the zoning will be converted to MX-M, and the Official Zoning Map will be revised accordingly. The

subject sites would be controlled by the Integrated Development Ordinance (IDO); including MX-M zone district standards, applicable use-specific standards, and applicable development standards; and the DPM.

10. The Albuquerque/Bernalillo County Comprehensive Plan, the Menaul Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The subject sites are within an Area of Change as designated by the Comprehensive Plan.
12. The subject sites are within the Comprehensive Plan designated Mid-Heights Community Planning Area.
13. Three subject site parcels are zoned NR-C (Non-Residential – Commercial Zone District). The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses [IDO §14-16-[2-5\(A\)](#)].
14. Thirteen subject site parcels are zoned NR-LM (Non-Residential – Light Manufacturing Zone District). The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses [IDO §14-16-[2-5\(C\)](#)].
15. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors [IDO §14-16-[2-4\(C\)](#)].
16. With the proposed change, the use of the property located at the 2.2-acre parcel of 2331 Menaul Blvd NE will remain non-conforming. Pursuant to IDO §14-16-[1-10\(A\)](#) and §14-16-[6-4\(W\)](#), prior approvals remain valid and unless specified otherwise on the permit or approval document for a specific type of development approval.
17. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 4 – Community Identity:

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

If approved, this zoning map amendment is intended to help protect and enhance the community within the Menaul Metropolitan Redevelopment Area (MRA). The conversion to an MX-M zone is part of a strategy for revitalizing the Menaul corridor east of I-25 by allowing a wider variety of land uses, while complementing the current mix of overnight lodging, commercial, and industrial properties.

The MX-M zoning is consistent with existing nearby development and permits uses that are already common on most of the affected parcels.

- B. **POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of communities.

The proposed zone change is intended to encourage high-quality development and revitalization that is generally consistent with the distinct character of the community. Although, the proposed zone change would broaden the range of permitted uses in the area--the applicant's intention is to allow mixed use development including multi-family residential use --there is potential to attract a more diverse mix of businesses and developments to the Menaul corridor. The request is consistent with the area's established land uses.

18. The request furthers the following applicable Goals and Policies from the Comprehensive Plan Chapter 5 - Land Use:

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

The request could contribute to the long-term vitality of the Menaul Major Transit and University Blvd Premium Transit Corridors, that prioritizes transit above other modes to ensure a convenient and efficient transit system. Expanded development opportunities that include medium- to high-density residential uses, could boost ridership and better support high frequency, local transit (e.g., Rapid Ride, local, and commuter buses), thereby better connecting the community to nearby amenities and Centers.

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

If approved, the request would foster a community where residents can live, work, learn, shop, and play because the zone change would allow for an expanded diversity of allowable uses to include multi-family residential development, among others. Additionally, the subject sites are within easy reach of a variety of public amenities including the City's bikeway and multi-use trail system along the North Diversion and Embudo Channels and nearby American Square Activity Center.

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

The request could contribute to promoting an efficient development pattern by facilitating infill and reuse of undeveloped or underdeveloped properties near existing infrastructure and public facilities. The possibility for denser housing and new job opportunities through infill development could further promote the use of adjacent public amenities like transit along Menaul Blvd. as well as nearby multi-use trails.

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

The request promotes development and redevelopment of a well-established area with existing infrastructure and public facilities such as water, sewer, road, transit services, and electrical infrastructure. Downzoning 16 properties to MX-M would expand development choices and thereby potentially entice a greater variety of commercial, retail, and residential facilities.

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

The subject sites are located wholly within an Area of Change. The request would direct growth to this area where redevelopment is encouraged and adjacent to parcels with similar zoning and uses. Allowing MX-M zone within the Menaul MRA could allow for a diversification in redevelopment that would include medium to high-density residential uses, and expanded commercial and industrial services that align with the area's existing development pattern.

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

The request could direct growth and more intense development to the Menaul MRA, which is both a Metropolitan Redevelopment Area and an Area of Change, by expanding development possibilities. The proposed zoning allows for additional residential, commercial, and industrial uses, that can help activate blighted as well as undeveloped property and contribute to the vitality of the Menaul Major Transit Corridor. This in turn, aligns with the City's goal to direct growth to areas where it is expected and desired.

19. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 6 – Transportation:

- A. **GOAL 6.1 LAND USE-TRANSPORTATION INTEGRATION:** Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The request would enable a greater variety of development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation along Menaul Blvd., a major transit corridor. Higher-density residential, commercial, or industrial uses in this area could also minimize vehicle trips taken when workers are able to live closer to places of employment, transit possibilities, and nearby trail system.

- B. **POLICY 6.1.2 TRANSIT-ORIENTED DEVELOPMENT:** Prioritize transit-supportive density, uses, and building design along Transit Corridors.

The request would enable a wider range of development that aligns with transit-oriented development principles by increasing the number of residents and services near public transportation along Menaul Blvd., a major transit corridor. Higher-density residential, commercial, or industrial uses could minimize vehicle trips taken and/or support transit ridership.

- C. **POLICY 6.1.3 AUTO DEMAND:** Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The MX-M zone district would allow a wider variety of uses permissive within the Menaul MRA, an area adjacent to public transit and multi-use trails that connect to other areas of the city. An increased population in close proximity to the Menaul Major Transit Corridor with transit amenities could reduce the need for person vehicle travel and create a more vibrant and active community.

20. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 8 – Economic Development:

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

The request could contribute to placemaking by allowing for the redevelopment and diversification of an area recently adopted in City Council Resolution [R-2022-034](#) as showing signs of blight and economic disinvestment. Allowing MX-M zoning in a traditionally NR-C and NR-LM zoned area would provide opportunities for a range of housing types that could attract residents with diverse backgrounds and economic needs as well as permit neighborhood appropriate uses that could support a vibrant and more active community.

This request could help create a more diverse and livable community that could support long-term growth and investment by creating places where business and talent will stay and thrive. Future development would be required to comply with applicable design and compatibility standards.

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

The request could foster a wider range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities along established major transit corridors. The proposed MX-M zoning within a predominantly non-residential area would allow for

a greater mix of uses, including medium and higher density residential uses, that could create a more diverse neighborhood and added variety of mass and scale.

The possibility of diversification of the area's use could further encourage economic development by attracting new investment. Future development would be required to adhere to design standards to ensure appropriate transitions and compatibility with the surrounding building scale and context.

- C. **POLICY 8.1.2 RESILIENT ECONOMY:** Encourage economic development efforts that improve the quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

A change in zoning from NR-C or NR-LM to MX-M could encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by supporting the redevelopment of the Menaul MRA into a more complete community whereby residential and residential scale development is permissive.

21. The Menaul MRA Plan identifies opportunities and strategies for the area's redevelopment. The aim is to initiate, direct, and facilitate positive revitalization activities and projects that could catalyze private investment and prevent further disinvestment. Furthermore, the Plan identifies public infrastructure and transportation improvements to be undertaken by the City and administered by the City's Metropolitan Redevelopment Agency. One of the overarching principles of the Menaul MR Area Plan is to encourage public/private partnerships. In addition to aligning with the goals and policies of the Comp Plan, the vision and goals of the Menaul MRA Plan are designed to reflect the aspirations of both the City of Albuquerque and the community. MRA Plan goals applicable this request includes three of the six Redevelopment Vision and Goals:

- A. **Goal 3:** Promote creative placemaking opportunities that support the Menaul MR Area in becoming a more vibrant and attractive destination.

If approved, the request would foster communities where residents can live, work, learn, shop, and play because it would allow for an expanded diversity of permissive uses to include residential and residential scale development that could enhance the character and function of the area.

- B. **Goal 4:** Increase the amount of market rate and affordable housing within the MR Area through the redevelopment of vacant and underutilized sites and the conversion of nonresidential buildings.

The request could allow the building of medium to higher density residential housing, which could boost the amount of market rate and affordable housing within the Menaul MR Area that currently does not permit residential dwellings. This change would also allow the conversion of any hotel or motel impacted by this zone change to multi-family residential properties.

- C. Goal 6: Amend the existing zoning to encourage a wider range of commercial and mixed-use development and decreases the amount of industrial zoning.

The proposed MX-M zoning within a predominantly non-residential area would allow for a greater mix of uses, including medium- and higher-density residential uses, that could create a more diverse, transit-oriented community along major transit, premium transit, and commuter corridors.

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

A. 6-7(H)(3)(a):

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

Applicable citations: Goal 4.1 Character, Policy 4.1.1 Distinct Communities; Goal 5.1-Centers & Corridors; *Goal 5.2 Complete Communities; Goal 5.3 Efficient Development Pattern, Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas, Policy 5.6.2 Areas of Change; Goal 6.1 Land Use-Transportation Integration, Policy 6.1.2 Transit-Oriented Development, Policy 6.1.3 Auto Demand; Policy 8.1.1 Diverse Places, Policy 8.1.2 Resilient Economy.

2. 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 sites are wholly located within an Area of Change and not wholly or partially in an Area of Consistency, as designated by the Comp Plan.

3. 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 applicant stated that the request to downzone the 16 parcels of the subject sites from NR-LM or NR-C to MX-M is more advantageous to the community in response to criterion 6-7(G)(3)(c)2 and 3:

A different zone district would be 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). Allowing for more redevelopment options, could have a positive catalytic impact on the area and encourage redevelopment and infill of the subject properties. Additionally, the MX-M zone would continue to allow the existing hotels and motels within the MRA and allow conversions to multi-family residential use, which is not allowed in either the NR-C or NR-LM zoning districts. Also, the applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and would be more advantageous to the community than the current zoning.

There has been a significant change in neighborhood or community conditions affecting the site that justifies this request. Namely, after the reorganization of the interstate system, this area has been impacted by both physical and economic stagnation or decline as discussed in the [Menaul Redevelopment Study](#). By allowing a wider variety of moderate intensity retail, commercial, institutional and a

diversity of moderate-density residential uses, the zone change could spur growth and economic vitality.

4. 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 requested zoning generally does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Cannabis retail could be considered a harmful use, but although an Accessory use in NR-LM, cannabis retail was a permissive use in the NR-C zone district. However, all future development under the MX-M zone district would be subject to applicable IDO and DPM standards that serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO Table 4-2-1: Allowable Uses). Additionally, cannabis-related uses would be regulated by New Mexico State law, including but not limited to any required spacing from other uses or facilities. Therefore, Use-Specific Standards for cannabis retail should mitigate any harmful impacts, and its use is prohibited within 660 feet of another cannabis retail location and within 300 feet of any school or child day care facility.

While allowing a new Park and Ride could potentially increase local congestion and parking demand, it could also help spur denser development, boost transit ridership, and/or support alternative forms of transportation, which could ultimately reduce motorized traffic and associated pollution overall.

5. 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.

Given the current uses and existing infrastructure, this zone map amendment request meets Criteria 1. The City's existing infrastructure and public improvements have adequate capacity to serve any proposed development that would be made possible by the zone change. The subject property has access to

public utilities including water, sewer, and electric services. Menaul has transit services, and a well-connected road network.

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

The subject sites are located within the Menaul MRA that has faced economic challenges over the last few decades, the applicant's justification is not completely based on the subject site's location on a major street; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. And as the subject sites are within an Area of Change where growth and development are encouraged, the diversification of building types through the zone change could help bolster an economically struggling area.

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

While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is an attempt to help reinvigorate a blighted area by allowing currently owned properties a wider choice of land uses than is currently allowed by the NR-C or NR-LM zones within a City Council approved MRA.

8. 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 analysis of spot zones in the city is determined based on several factors identified in the review and decision criteria, including assessing surrounding zone districts, land uses, and applicable IDO definitions. A zone change that includes 16 parcels totaling approximately 30 acres to MX-M would not create a "spot zone" as this designation would comprise over 30 % of the resulting zoning within the Menaul MRA. Second, zoning for these parcels mostly along Menaul, would be consistent with 10 acres of already existing MX-M zoned properties. The request

further a preponderance of the Comprehensive Plan goals and policies and is consistent with the intent of the Comprehensive Plan as shown in the response to Criterion A. MX-M zoning also aligns with Menaul MRA Plan goals.

B. 6-7(H)(3)(b): If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria.

1. The NR-BP zone district and Master Development Plan will result in an internally coordinated system of land uses, development intensities, and open spaces that is more consistent with the adopted ABC Comp Plan, as amended, that is visually more attractive to surrounding areas, and that promotes economic development of the city better, than could be achieved without the NR-BP zone district.
2. The NR-BP zone district and Master Development Plan will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing systems.
3. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City residents, or the applicant has made adequate financial commitments to ensure this result.

This request is not for the creation or amendment of an NR-BP zone district, but an MX-M zone district.

C. 6-7(H)(3)(c): If the application is for the creation or amendment of a PC zone district, all of the following criteria.

1. The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.
2. The Framework Plan for the property will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing system.
3. The Framework Plan for the property accommodates reasonably anticipated growth of the City in a manner that is more consistent with the ABC Comp Plan, as amended, than the accommodation of such growth that could be achieved without the PC zone district.
4. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City resident, or the applicant has made adequate financial commitments to ensure this result.

This request is not for the creation or amendment of a PC zone district, but an MX-M zone district.

23. The Department of Municipal Development submitted a comment indicating that the segment of Menaul Blvd. encompassing the subject area is designated as part of the City's Prioritized High Fatal and Injury Network (HFIN) per the City of Albuquerque [Vision Zero Year-in-Review/Action Plan Update](#) (Action Plan), and that the proposed zoning map amendment is both complementary and consistent with the upcoming Comp Plan designation of this section of Menaul Blvd. as a Major Transit Corridor, as well as strategies outlined in the Action Plan. Zoning that supports land use for increased multimodal and transit-oriented development are important components towards the City's Vision Zero goal because it creates more transportation options in addition to private automobile travel.
24. The Santa Barbara Martineztown Neighborhood Association is the only affected neighborhood organization within 660-feet of the properties that required notification, and was notified as required. All property owners within 100 feet of the subject sites were notified as required (see Attachment E). There is no known neighborhood or public support or opposition.
25. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos as the subject sites are greater than 660 ft. of Major Public Open Space [IDO §14-16-6-4(B)].

Recommendation

APPROVAL of Plan #: ZMA-2013-00013, a request for Zoning Map Amendment – Council from NR-LM and NR-C to MX-M for 16 properties legally described as Tract 3, MRGCD Map 36, excluding the northwesterly portion, also excluding portions to the Right of Way; Tract situated in Lots 3 & 4, Industrial Subdivision, excluding the westerly portion to Right of Way; Lot 5, Industrial Subdivision, excluding the portion out to the Right of Way; A portion of Tract 3, MRGCD Map No 36, excluding the westerly portions to the Right of Way; Lot 8-A, replat of Lots 7 & 8 of Industrial Subdivision, creating Lot 8A and an additional street Right of Way; Lots 9 through 17, Industrial Subdivision; Lot 18, Industrial Subdivision; Lot 19, Industrial Subdivision; Power Station, City of Albuquerque; Tracts A, B, X & C, Koury Addition, replat of portion of Block G, Netherwood Park Addition; Tract C-1, replat of Tract C & a portion of Tract D of Plat of Tracts A through G, Netherwood Park; Parcel 2, Menaul Development Area; Parcel 4-A-1 Plat of Tract A-1-A & Parcel 4-A-1, Menaul Development Area; Tract E4C1 Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area; Tract E4C3, Plat of Tracts E4C1, E4C2 & E4C3, Menaul Development Area; Tract F-1, Menaul Development Area (Being a replat of Tract F, Menaul Development Area), located within the Menaul MRA; bounded by Interstate 25, Vassar Dr. NE, Phoenix Ave. NE and Interstate 40; and totaling approximately 30 acres, based on the preceding Findings.

Catherine Heyne

Catherine Heyne, Planner

Notice of Decision cc list:

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Santa Barbara Martineztown NA, Andrew Tafoya Leverett, salmdezia@gmail.com
Santa Barbara Martineztown NA, Loretta Naranjo Lopez, naranjolopez201O@gmail.com
Legal, acon@cabq.gov
Legal, dking@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Hydrology

No comments from Hydrology.

Transportation Development Services

No objection.

Zoning / Code Enforcement

No comment.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Department of Municipal Development

Per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan), the segment of Menaul Blvd. extending from 4th St. to the area between Juan Tabo Blvd. NE and Tramway Blvd. NE is designated as part of the City's Prioritized High Fatal and Injury Network (HFIN). The proposed zoning map amendment is both complementary and consistent with the upcoming Comp Plan designation of this section of Menaul Blvd. as a Major Transit Corridor, as well as strategies outlined in the Action Plan. Zoning that supports land use for increased multimodal and transit-oriented development are important components towards the City's Vision Zero goal because it creates more transportation options in addition to private automobile travel. One of the Action's Plans Thematic Goals is especially relevant, "Walking and Rolling: Increase opportunities for people throughout the city to safely walk, ride a bicycle, use mobility devices, and take transit." Supporting Action 4 of the Action Plan states: "Consider the HFIN, vulnerability index, safety, land use, and development context when designing new or retrofitting existing roadways, and incorporate design principles to discourage drivers from speeding." The section of Menaul Blvd. between I-25 and Carlisle Blvd. NE is characterized by a Social Vulnerability Index (SVI) score ranging from >0.8 to 1.0, denoting very high social vulnerability. The segment between Carlisle Blvd. NE and San Mateo Blvd. NE has an SVI score between >0.2 and 0.4. The SVI ranges from 0 to 1, with higher values indicating populations with greater vulnerability and increased and roadway design interventions in this corridor.

**Vulnerability Index*

Working with the City's Office of Equity and Inclusion and the New Mexico Community Data Collaborative, staff identified eight (8) indicators likely to impact transportation vulnerability: per capita income, population 65+, population 17 and under, people with a disability, non-white population, limited English proficiency, multi-family (10+ units), and households with no vehicle. Higher populations in the categories listed above

indicate a higher level of vulnerability to traffic violence and fewer transportation and mobility options.

Environmental Health (CHPD)

No comment.

Fire Department (AFD)

No inspection required for zoning change.

Parks and Recreation – Urban Forestry

Forestry has no comments at this time.

Solid Waste Department

No comment.

OTHER AGENCIES

Albuquerque Public Schools (APS)

APS Comments: Residential development at this location impacts Montezuma Elementary School, McKinley Middle School, and Del Norte High School.

- i. Residential Units: 18
- ii. Est. Elementary School Students: 5
- iii. Est. Middle School Students: 2
- iv. Est. High School Students: 2
- v. Est. Total # of Students from the Project: 9

*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2024-2025 (40th Day) Enrollment	Facility Capacity	Space Available
Montezuma Elementary School	332	519	187
McKinley Middle School	434	680	246
Del Norte High School	1,079	1,350	271

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
 - Construct new schools or additions

- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the Zone Map Amendment EPC request.

Bernalillo County Planning & Zoning

No adverse comment.

Bernalillo County Transportation Planning

Parcels along Menaul Blvd are not located adjacent to or near any Bernalillo County roads.

Public Service Company of New Mexico (PNM)

There are no PNM facilities and/or easements on or adjacent to the subject site:

- Along Menaul Blvd from Engel Drive to University Blvd.
- Along the east, north, and west sides of Property Number 10.
- Along the east, north, and west sides of Property Number 7.
- Along University Blvd from Menaul Blvd to I-40.
- Along the entire length of Menaul Rd and through Property Numbers 2 and 3.

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

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

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

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

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

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

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

A) PHOTOGRAPHS

Subject Site Photos

Figure 1: Google Earth looking NNE over subject sites (outlined in blue).

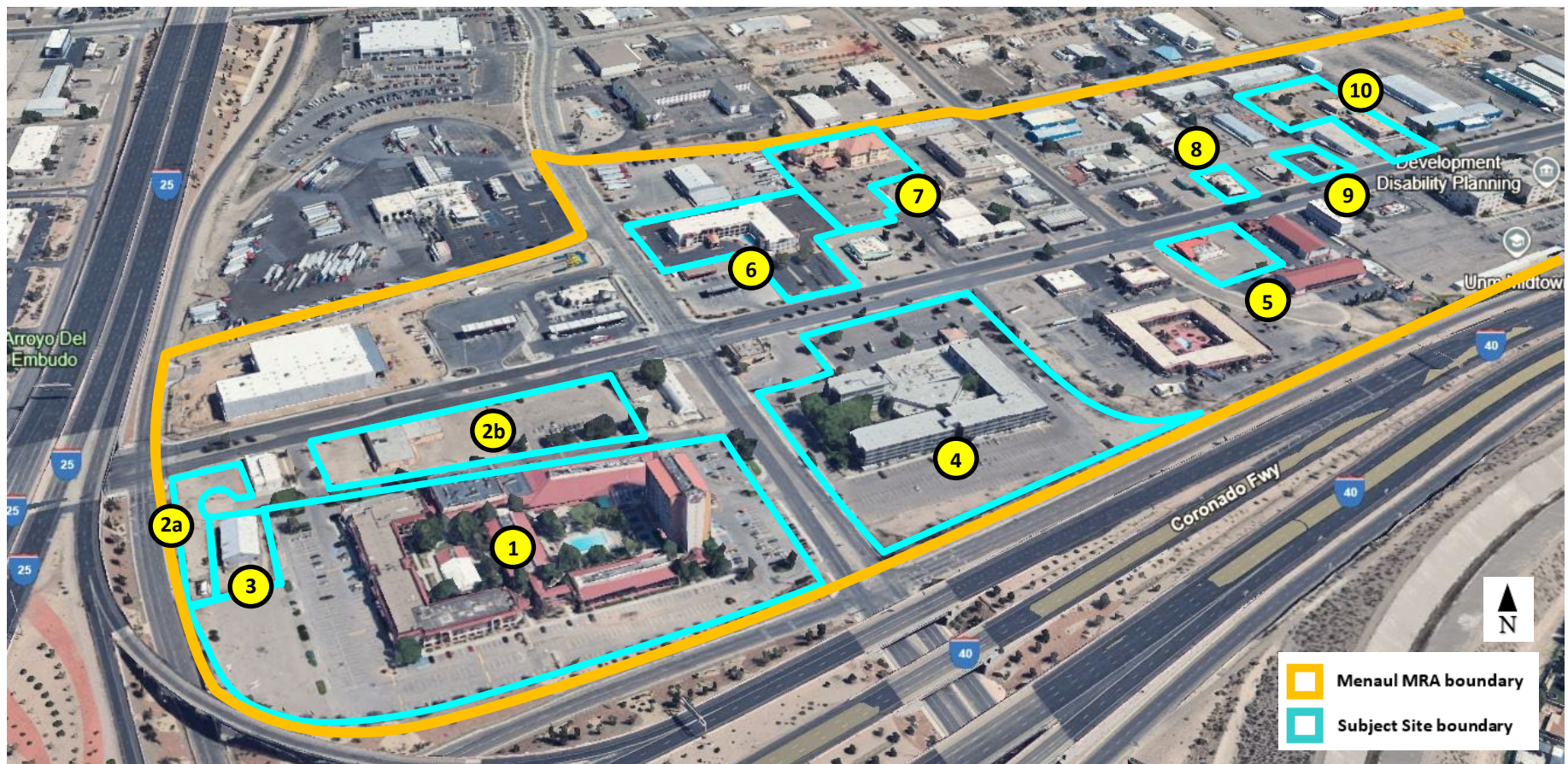


Figure 2: Panoramic overview of Subject Site Parcel 2b in foreground and Subject Site Parcel 1 behind, looking SE.



Figure 3: Overview of Subject Site Parcel 2a and 3, looking ESE.



Figure 4: Overview of Subject Site Parcel 4, University Ave. in foreground- looking ENE.



Figure 5: Overview of Subject Site Parcel 5, Menaul Blvd in foreground - looking SSE.



Figure 6: Overview of Subject Site Parcels 6 and 7, Menaul Blvd. in foreground - looking N.



Figure 7: Overview of Subject Site Parcels 8 and 9, Menaul Blvd. in foreground - looking NE.



Figure 8: Overview of Subject Site Parcel 10, Menaul Blvd in foreground - looking N.



B) HISTORY

Also see **Menaul Boulevard Redevelopment Area** [Planning in Progress](https://www.cabq.gov/council/find-your-councilor/district-7/district-7-projects/economic-development-and-mra-projects/menaul-boulevard-redevelopment-area):

<https://www.cabq.gov/council/find-your-councilor/district-7/district-7-projects/economic-development-and-mra-projects/menaul-boulevard-redevelopment-area>

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-175 ENACTMENT NO. _____

SPONSORED BY: Tammy Fiebelkorn, by request

1 RESOLUTION

2 ADOPTING AN AMENDMENT TO THE ALBUQUERQUE/BERNALILLO COUNTY
3 COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF SEGMENTS OF
4 RIO GRANDE BOULEVARD NW, INDIAN SCHOOL ROAD NW, AND MENAUL
5 BOULEVARD FROM MULTI-MODAL CORRIDORS TO MAJOR TRANSIT
6 CORRIDORS.

7 WHEREAS, the City Council, the Governing Body of the City of
8 Albuquerque (the City), has the authority to amend and adopt the
9 Comprehensive Plan as authorized by State Statute, Section 3-19-9, NMSA
10 1970, and by its home rule powers established by the New Mexico State
11 Constitution; and

12 WHEREAS, the City's planning and zoning powers are established by the
13 City Charter, in which: Article I, Incorporation and Powers, allows the City to
14 adopt new regulatory structures and processes and implement the
15 Albuquerque/Bernalillo County Comprehensive Plan ("Comp Plan") guiding
16 future legislation; Article IX, Environmental Protection, empowers the City to
17 adopt regulations and procedures to protect and preserve environmental
18 features such as water, air and other natural endowments, ensure the proper
19 use and development of land, and promote and maintain an aesthetic and
20 humane urban environment; and Article XVII, Planning establishes the City
21 Council as the City's ultimate planning and zoning authority, including
22 adoption of the Comp Plan; and

23 WHEREAS, to affect these ends the Council shall take whatever action is
24 necessary and shall enact regulations and procedures and shall establish
25 appropriate Commissions, Boards or Committees with jurisdiction, authority
26 and staff sufficient to effectively administer City policy in this area; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, the City Council adopted an update to the
2 Albuquerque/Bernalillo County Comprehensive Plan in 2024 via R-24-27
3 (Enactment No. R-2024-033); and

4 WHEREAS, the Comp Plan is the Rank 1 Plan for the physical development
5 and conservation of areas within the City of Albuquerque and unincorporated
6 Bernalillo County, which sets out the context, goals and policies, monitoring
7 and implementation, and supporting information to further its vision and
8 purpose; and

9 WHEREAS, the proposed update to the Comp Plan reflects best practices
10 to coordinate land use with transportation; and

11 WHEREAS, the changed designation will help protect and enhance quality
12 of life for Albuquerque's residents by creating an easily accessible public
13 transit network which translates to a humane urban environment; and

14 WHEREAS, the proposed amendment to the Comp Plan will help implement
15 the City's ABQ RIDE Forward Network Plan (May 2024); and

16 WHEREAS, the Comp Plan, ABQ RIDE Forward Network Plan (2024), Rank 3
17 Menaul Metropolitan Redevelopment Area Plan, ABQ RIDE Equity Analysis for
18 Proposed "Recovery" Bus Route Network (Spring 2025), and the City of
19 Albuquerque Integrated Development Ordinance (IDO) are incorporated herein
20 by reference and made part of the record for all purposes; and

21 WHEREAS, the Integrated Development Ordinance requires a
22 Comprehensive Plan Amendment to be reviewed and recommended by the
23 Environmental Planning Commission and decided as a legislative action by
24 City Council IDO § 14-16-6-7(A); and

25 WHEREAS, in the Comp Plan, a Major Transit Corridor is defined as "a
26 Corridor type that prioritizes high-frequency and local transit service over
27 other modes to ensure a convenient and efficient transit system. Walkability is
28 important near transit stops along these corridors, but otherwise they are
29 generally auto-oriented;" and

30 WHEREAS, ABQ RIDE has undergone a 3-year planning process to create
31 the ABQ Ride Forward Recovery Network and incorporated over 3,000 survey
32 responses, held 45 pop-up survey events, 18 small group discussions, and 30
33 meetings; and

1 WHEREAS, the ABQ Ride Forward Recovery Network Equity Analysis (R-
2 25-142) shows this portion of Menaul Blvd. having a frequency of 15 minutes;
3 and

4 WHEREAS, the IDO includes zoning incentives, such as reduced minimum
5 parking requirements and building height bonuses for workforce housing and
6 structured parking, for development along a Major Transit Corridor.

7 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
8 ALBUQUERQUE:

9 SECTION 1. ADOPT AN AMENDMENT TO THE COMP PLAN TO DESIGNATE
10 MAJOR TRANSIT CORRIDORS. The Albuquerque/Bernalillo County
11 Comprehensive Plan (the “Comp Plan”) is amended to change the designation
12 of segments of Rio Grande Blvd. NW, Indian School Rd. NW, and Menaul Blvd.
13 from Multi-modal Corridors to Major Transit Corridors (“MT Corridors”) as
14 shown in Exhibit A. The existing Rio Grande Blvd. MT Corridor will extend
15 north of I-40 to Indian School Rd NW. A new Major Transit Corridor will extent
16 east of Rio Grande Blvd. on Indian School Rd. NW to Menaul Blvd. NW at
17 Louisiana Blvd. NE. Associated maps in the Comp Plan shall be amended
18 accordingly.

19 SECTION 2. ADOPT FINDINGS SUPPORTING THE COMP PLAN
20 AMENDMENT.

21 1. Council Services submitted a request to the Environmental Planning
22 Commission (EPC) for an amendment to the Albuquerque/Bernalillo County
23 Comprehensive Plan (the “Comp Plan”) to change the designation of
24 segments of Rio Grande Blvd. NW, Indian School Rd. NW, and Menaul Blvd.
25 from Multi-modal Corridors to Major Transit Corridors (“MT Corridor”). There
26 are no other requested changes to the Comp Plan.

27 2. The proposed amendment to the Comp Plan will help implement the
28 City’s ABQ RIDE Forward Network Plan (May 2024). The ABQ RIDE Forward
29 Network Plan (May 2024) is a culmination of years of research and analysis
30 into how to recover from the COVID-19 pandemic’s impact on transit ridership.
31 The plan identifies Menaul Blvd. as a key corridor in the Recovery Network.
32 The changed MT Corridor designation would help implement the ABQ Ride
33 Forward Network Plan. By designating segments of Rio Grande Blvd. NW,

1 Indian School Rd. NW, and Menaul Blvd. as MT Corridors, the Comp Plan
2 would reflect the most recent plan for public transit and would encourage
3 higher-density residential development and mixed-use development along the
4 corridor, which can best be supported by – and support – public transit.

5 3. The Albuquerque/Bernalillo County Comprehensive Plan, ABQ RIDE
6 Forward Network Plan (2024), Rank 3 Menaul Metropolitan Redevelopment
7 Area Plan, ABQ RIDE Forward Proposed New “Recovery” Bus Route Network
8 (Spring 2025), ABQ RIDE Equity Analysis, and the City of Albuquerque
9 Integrated Development Ordinance (IDO) are incorporated herein by reference
10 and made part of the record for all purposes.

11 4. Rio Grande Blvd. NW, Indian School Rd NW. and Menaul Blvd. are
12 existing Multi-modal Corridors that would be changed to Major Transit
13 Corridors with this amendment. Major Transit Corridors are anticipated to be
14 served by high frequency and local transit (e.g., Rapid Ride, local, and
15 commuter buses) and connect to Centers. The proposed Menaul Blvd. MT
16 Corridor passes through the Indian School Activity Center, American Square
17 Activity Center, and Uptown Urban Center.

18 5. The American Square Activity Center includes both sides of Menaul
19 Blvd. NE from Richmond Dr. east to half block before Morningside Dr. Activity
20 Centers provide convenient, day-to-day services at a neighborhood scale to
21 serve the surrounding area within a 20-minute walk or a short bike ride.

22 6. The Uptown Urban Center begins on Menaul Blvd. NE at Cagua Dr. and
23 continues east past Louisiana Blvd. NE to San Pablo St./Mesilla St. Urban
24 Centers are intended to be distinct, walkable districts that incorporate a mix of
25 employment, service, and residential uses at a density and intensity lower
26 than Downtown but higher than the neighborhood-oriented Activity Centers.
27 Urban Centers serve a smaller regional area than Downtown, while Activity
28 Centers serve the immediate surrounding area.

29 7. The proposed MT Corridor passes through the Menaul Metropolitan
30 Redevelopment Area.

31 8. Although Corridors are not designated development areas, the proposed
32 MT Corridors predominantly passes through Areas of Change and some Areas
33 of Consistency, as designated by the Comprehensive Plan.

1 9. The City of Albuquerque adopted the City Charter in 1971. Applicable
2 articles include:

3 A. Article I. Incorporation and Powers: The City of Albuquerque may
4 exercise all legislative powers and perform all functions not expressly denied
5 by general law or charter, whose purpose is to provide for maximum local self-
6 government.

7 Updating the Comprehensive Plan is an act of maximum local self-
8 governance and is consistent with the purpose of the City Charter, as it serves
9 as the guide for the zoning code and the substance of policy analysis for
10 proposed development.

11 B. Article IX, Environmental Protection: The City Council in the
12 interest of the public in general shall protect and preserve environmental
13 features such as water, air and other natural endowments, ensure the proper
14 use and development of land, and promote and maintain an aesthetic and
15 humane urban environment. To affect these ends the Council shall take
16 whatever action is necessary and shall enact ordinances and shall establish
17 appropriate Commissions, Boards or Committees with jurisdiction, authority
18 and staff sufficient to effectively administer City policy in this area.

19 The proposed update to the Comprehensive Plan reflects best practices for
20 policy to guide the proper use and development of land coordinated with
21 transportation. The change to a MT Corridor designation will help protect and
22 enhance quality of life for Albuquerque's citizens by creating an easily
23 accessible public transit network which translates to a humane urban
24 environment.

25 10. Pursuant to § 14-16-6-7(A)(3) of the Integrated Development Ordinance,
26 Review and Decision Criteria, "an application for Adoption or Amendment of
27 the Comprehensive Plan shall be approved if it meets all of the following
28 criteria."

29 6-7(A)(3)(a). Because of changed economic, social, environmental or other
30 conditions, the adoption or amendment is necessary to protect the public
31 health, safety, or welfare.

32 The request is intended to align with the proposed ABQ Ride Recovery
33 Network. ABQ RIDE provided a thorough analysis and data that show that an

1 increase number of bus riders would have efficient access to more areas of
2 the City in the same amount of time compared to the Existing ABQ Ride
3 Network; therefore, the change will help protect or enhance public welfare
4 through increased access to transit along Rio Grande Blvd. and Indian School
5 Rd./Menaul Blvd.

6 6-7(A)(3)(b). The adoption or amendment will protect the public health,
7 safety, or welfare better than retention of the continued application of the
8 existing Comprehensive Plan.

9 The request to change the designation of Menaul Blvd. from a Multi-Modal
10 Corridor to a Multi-Transit Corridor will protect the public health, safety, or
11 welfare better than retention of the continued application of the existing
12 Comprehensive Plan, which is the Multi-modal Corridor designation.

13 The Major Transit Corridor would prioritize transit above other modes to
14 ensure a convenient and efficient transit system, which is consistent with the
15 proposed 2024 ABQ RIDE Network Plan and the Menaul Metropolitan
16 Redevelopment Area Plan.

17 The MT Corridor would better align with the purpose of prioritizing efficient
18 and cost-effective transit as noted in the Rank 3 Menaul Metropolitan
19 Redevelopment Area Plan. This MR Area includes Menaul Blvd. starting at I-25
20 to the west and ending at the North Diversion Channel (Embudo Channel) to
21 the east. The Menaul MR Area Plan prioritizes Comp Plan goals and policies
22 pertaining to land use and transportation, which is in line with amending the
23 Comp Plan for the benefit of Public Welfare.

24 Goal 5.1 Centers and Corridors: Grow as a community of strong Centers
25 connected by a multi-modal network of Corridors.

26 The proposed Major Transit Corridor will be part of a multi-modal network
27 of Corridors by connecting Indian School Rd NW/Menaul Blvd. to three
28 Centers.

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

1 The majority of the area along the proposed Major Transit Corridor is
2 designated as an Area of Change and includes an MR Area where more growth
3 and development are encouraged.

4 Goal 6.1 Land Use-Transportation Integration: Plan, develop, operate, and
5 maintain a transportation system to support the planned character of existing
6 and future land uses.

7 The ABQ RIDE Recovery Network Plan and Menaul MR Area Plan ensure
8 that transit will support the planned character of existing and future land uses
9 as encouraged in the Comp Plan. The update to an MT Corridor aligns with the
10 goals of these plans.

11 Policy 6.2.1 Complete Networks: Design and build a complete, well-
12 connected network of streets and trails that offer multiple efficient and safe
13 transportation choices for commuting and daily needs.

14 The request is aligned with the Recovery Network Plan and Menaul MR
15 Area Plan to update Rio Grande Blvd. NW, Indian School Rd NW and Menaul
16 Blvd. as MT Corridors. This would create a complete and well-connected
17 network of corridors and provide safe transit options for daily commuting
18 needs along the Corridor, which connects to Centers.

19 Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on
20 air quality through coordinated land use and transportation that promote the
21 efficient placement of housing, employment, and services and improve the
22 viability of multi-modal transportation options.

23 The request will reduce the effects of automobile travel on air quality by
24 promoting bus transit to more individuals which will reduce the number of
25 automobiles on the roads and related air pollution.

26 6-7(A)(3)(c). The adoption or amendment will result in general benefits to a
27 large portion of the residents or property owners in the City.

28 In adherence to Title VI of the Civil Rights Act of 1964 ABQ RIDE performed
29 a service equity analysis based on a proposed major service change to
30 determine whether those changes have a disparate impact on minorities or
31 disproportionate burden on low-income populations.

32 According to ABQ RIDE's policy, a "major service change" is a change that
33 increases or decreases service revenue hours on a route by 35 percent or

1 more or that adds or eliminates service to 35 percent or more of the bus stops
2 on a route.

3 The Equity Analysis found that the “Recovery Network” represents a major
4 service change by changing some routes and adding approximately 40% more
5 service than the current service, which has been reduced due to staffing
6 shortages, and will return total service to pre-pandemic levels.

7 The Equity Analysis of the ABQ RIDE Forward Proposed New “Recovery”
8 Bus Route Network concluded that there was no disparate impact on
9 minorities or disproportionate burden on low-income households as defined
10 in the Department’s 2023 Title VI Program.

11 On June 2, 2025, City Council approved the “ABQ RIDE Forward Proposed
12 New “Recovery” Bus Route Network Spring 2025 ABQ RIDE Equity Analysis.”

13 According to the Recovery Network Plan, “The average resident could
14 reach +11% more jobs within 30 minutes, +32% more jobs within 45 minutes
15 and +63% more jobs within 60 minutes of travel.” This would benefit the
16 majority of existing and future bus riders and allow them to have access to
17 more jobs.

18 The proposed Major Transit Corridor will result in general benefits to a
19 large portion of the residents or property owners in the City by providing
20 transit to more individuals and provide access to more areas in the City.

21 6-7(A)(3)(d). If the adoption or amendment is being proposed by a small
22 group of residents or property owners, it would not create significant adverse
23 impacts on the remaining residents or property owners in the City.

24 This amendment is not being proposed by a small group of residents or
25 property owner. It was proposed by City Council Services.

26 11. Two public meetings and presentations were held with various
27 neighborhood associations and members of the public to provide information,
28 receive public input, and discuss the request.

29 12. The CABQ Metropolitan Redevelopment Agency (MRA) provided
30 comments stating that designating Menaul as a Major Transit Corridor aligns
31 with the goals and objectives to the Menaul Metropolitan Redevelopment Area
32 Plan.

1 13. The CABQ Municipal Development Transportation Section submitted a
2 comment stating that the proposed Comp Plan Amendment is complementary
3 and consistent with the CABQ Vision Zero Year in review/Action Plan Update
4 goals and prioritized actions.

5 14. CABQ Parks and Recreation/Urban Forestry recommends a “robust
6 street tree plan” along the Major Transit Corridor for shade and to promote
7 walkability.

8 15. Bernalillo County Transportation Planning submitted a comment stating
9 that CABQ Transit will need to coordinate changes to the corridor and routes
10 affected in unincorporated areas.

11 16. Staff received two letters requesting a deferral of four months for more
12 public engagement opportunities from the North Valley Coalition and an
13 individual from the Rio-Grande Blvd. Neighborhood Association. Both letters
14 stated that they would oppose the request if more opportunities for public
15 engagement regarding the request was not given.

16 17. An email was received on June 11, 2025 from an executive member of
17 the North Valley Coalition and the chair of the Greater Albuquerque Active
18 Transportation Committee (GAATC) with questions regarding differences in
19 zoning and development intensities, restrictions on development made by this
20 request, and changes in transit frequencies and biking facilities needed due to
21 the request. The individual suggests that City Transit coordinate with the
22 Transit Advisory Board and the (GAATC). The applicant responded to the
23 questions.

24 18. Pursuant to IDO § 14-16-6-4(J)(2)(e) all City Neighborhood Associations
25 were notified as required. Meetings were held with Neighborhood
26 Associations, which included the general public.

27 19. During the June 26, 2025 EPC hearing, Council Services staff stated
28 that they intend to notify the Indian Pueblo Cultural Center (IPCC) of the
29 request prior to consideration by the City Council. The EPC acknowledges that
30 the required notice for the request was given upon original application and the
31 notice to the IPCC goes beyond this requirement.

32 20. This proposed change to the Comprehensive Plan is on the July 14,
33 2025 GAATC agenda and the August 14, 2025 Transit Advisory Board agenda.

SECTION 3. CONDITIONS OF APPROVAL.

1. Council Services staff shall coordinate with Planning staff to ensure that all Conditions of Approval are met and then submit a vetted, final version to the EPC staff planner for filing at the Planning Department.

2. Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents, including, but not limited to the following:

A. Figure 3-1: Countywide Vision Map

B. Figure 3-2: Metro-focused Vision Map

C. Figure 5-2: Vision Map with Center Boundaries

D. Figure 5-4: Centers and Corridors

E. Figure A-15: Centers and Corridors

F. Table A-9: Corridors

SECTION 4. Nothing in this Resolution or in the designation of a Major Transit Corridor requires, necessitates, initiates, or authorizes changes to the existing roadway design, including but not limited to the roundabout at the intersection of 12th St. NW and Menaul Blvd. NW, the roundabout at Indian School Road NW and Menaul Extension NW, or the striping on Menaul Blvd. NW, Menaul Extension NW, and Indian School Road NW between Los Tomases Dr. NW and Rio Grande Blvd. NW. Any future plans, design, and/or construction of improvements or changes to these roadways shall be consistent and in compliance with the Complete Streets Ordinance and the standards contained therein.

SECTION 5. SEVERABILITY. If any section, paragraph, clause, word, or provision of this Resolution shall for any reason be held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

SECTION 6. COMPILATION. This Resolution shall be incorporated in and made part of Chapter 1, Article 2, Section 1, the Code of Resolutions of Albuquerque, New Mexico, 1994.

CITY of ALBUQUERQUE

TWENTY-FIFTH COUNCIL

COUNCIL BILL NO. R-22-92 ENACTMENT NO. R-2023-037

SPONSORED BY: Tammy Fiebelkorn

1 RESOLUTION

2 APPROVING THE MENAUL METROPOLITAN REDEVELOPMENT AREA PLAN.

3 WHEREAS, the State of New Mexico has enacted the Metropolitan
4 Redevelopment Code (herein the "Code"), Chapter 3, Article 60A, Sections 1-48
5 NMSA 1978, as amended, which authorizes the City of Albuquerque, New
6 Mexico (the "City") to prepare metropolitan redevelopment plans to undertake
7 and carry out metropolitan redevelopment projects; and

8 WHEREAS, pursuant to Section 3-60A-8 (A) NMSA 1978 of the Code, on May
9 16, 2022, the City Council (the "Council"), the governing body of the City, after
10 notice and public hearing as required by the Code, duly passed and adopted
11 Council Resolution R-21-230, which designated the Menaul Metropolitan
12 Redevelopment Area and established its boundaries; and

13 WHEREAS, that Resolution made certain findings declaring, among other
14 things, the Menaul Metropolitan Redevelopment Area as blighted, and that
15 rehabilitation, conservation, development or redevelopment of the Menaul
16 Metropolitan Redevelopment Area is necessary in the interest of the public
17 health, safety, morals or welfare of the residents of the City; and

18 WHEREAS, public meetings on the proposed plan were held on August 11,
19 2022 and November 29, 2022 and notice of the meetings was provided via the
20 project website and via email to interested property owners, business owners,
21 and neighborhood association representatives; and

22 WHEREAS, at the February 16th, 2023 Albuquerque Development
23 Commission meeting, the Albuquerque Development Commission
24 recommended approval to the City Council of the Menaul Metropolitan
25 Redevelopment Area Plan; and

1 WHEREAS, pursuant to Section 3-60A-9 (B) NMSA 1978 of the Code, the
2 Albuquerque Development Commission meeting was noticed to the public
3 was provided via the project website; emailed to interested property owners,
4 business owners, neighborhood association representatives; a published
5 notice in the newspaper; and mailed notice to property owners within the
6 designated Menaul Metropolitan Redevelopment Area; and
7 WHEREAS, the City has conducted at least one public hearing on the
8 proposed Menaul Metropolitan Redevelopment Area Plan prior to final
9 consideration of the plan, after proper notice as required by Section 3-60A-9
10 (B) NMSA 1978 of the Code; and
11 WHEREAS, the Menaul Metropolitan Redevelopment Area Plan proposes
12 activities that will aid in the elimination and prevention of blight conditions
13 including a substantial number of deteriorated or deteriorating structure,
14 deterioration of site improvements, a significant number of commercial or
15 mercantile businesses have closed, and low levels of commercial activity and
16 redevelopment; and
17 WHEREAS, the Menaul Metropolitan Redevelopment Area Plan identifies
18 multiple strategies for revitalization of the area including identifying
19 opportunity sites and redevelopment projects, infrastructure and
20 transportation projects, and other supportive actions; and
21 WHEREAS, investment in and redevelopment of the Menaul Metropolitan
22 Redevelopment Area is critical to the sound growth and economic health of the
23 City; and
24 WHEREAS, implementing the Menaul Metropolitan Redevelopment Area Plan
25 is in the interest of public health, safety, and welfare of the residents of
26 Albuquerque.
27 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
28 ALBUQUERQUE:
29 SECTION 1. The City Council, after having conducted a public hearing
30 pursuant to the code, finds that:
31 A. The proposed redevelopment of the Menaul Metropolitan
32 Redevelopment Area will aid in the elimination and prevention of blight or
33 conditions which lead to the development of blight;

1 B. The Menaul Metropolitan Redevelopment Area Plan does not require
2 the relocation of any families or individuals from their dwellings; therefore, a
3 method for providing relocation assistance is not required;

4 C. The Menaul Metropolitan Redevelopment Area Plan conforms to the
5 Albuquerque/Bernalillo County Comprehensive Plan;

6 D. The Menaul Metropolitan Redevelopment Area Plan affords maximum
7 opportunity consistent with the needs of the community for the rehabilitation
8 and redevelopment of the Menaul Metropolitan Redevelopment Area by private
9 enterprise and the objectives of the Menaul Metropolitan Redevelopment Area
10 Plan justify the proposed activities as public purposes and needs.

11 SECTION 2. The Menaul Metropolitan Redevelopment Area Plan as attached
12 as Exhibit A, and made a part hereof, is approved in all respects.

13 SECTION 3. INCORPORATION. This shall be incorporated into Chapter 1
14 (Land Use), Article 12 (Metropolitan Redevelopment Areas and Plans) of the
15 Albuquerque Code of Resolutions.

16 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
17 clause, word or phrase of this resolution is for any reason held to be invalid or
18 unenforceable by any court of competent jurisdiction, such decision shall not
19 affect the validity of the remaining provisions of this resolution. The Council
20 hereby declares that it would have passed this resolution and each section,
21 paragraph, sentence, clause, word or phrase thereof irrespective of any
22 provisions being declared unconstitutional or otherwise invalid.

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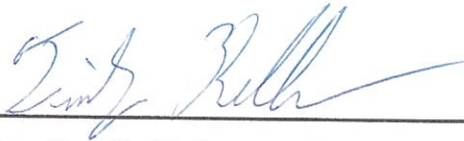
1 PASSED AND ADOPTED THIS 1st DAY OF May, 2023
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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8 Pat Davis, President
9 City Council

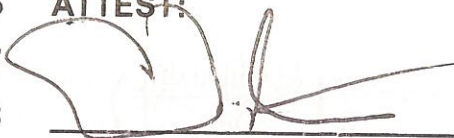
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13 APPROVED THIS 18 DAY OF May, 2023

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16 Bill No. R-22-92

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20 Timothy M. Keller, Mayor
21 City of Albuquerque

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26 ATTEST:

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29 Ethan Watson, City Clerk

CITY of ALBUQUERQUE

TWENTY FOURTH COUNCIL

COUNCIL BILL NO. R-21-230 ENACTMENT NO. R-2022-D34

SPONSORED BY: Isaac Benton and Tammy Fiebelkorn

RESOLUTION

DESIGNATING THE MENAUL METROPOLITAN REDEVELOPMENT AREA,
MAKING CERTAIN FINDINGS AND CONCLUSIONS PURSUANT TO THE
METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING AND
DIRECTING THE CITY TO PREPARE A METROPOLITAN REDEVELOPMENT
PLAN FOR THE MENAUL METROPOLITAN REDEVELOPMENT AREA.

WHEREAS, Section 3-60A-7 NMSA 1978 of the MR Code states: “No local
government shall exercise any of the powers conferred upon local
governments by the Redevelopment Law until the local government has
adopted a resolution finding that:

A. one or more slum area or blighted areas exist in the local government’s
jurisdiction; and

B. the rehabilitation, conservation, slum clearance, redevelopment or
development, or a combination thereof, of and in such area is necessary in the
interest of the public health, safety, morals or welfare of the residents of the
local government’s jurisdiction”; and

WHEREAS, the City of Albuquerque (“City”) and the Metropolitan
Redevelopment Agency (“MRA”) of the City and their employees and agents,
have for some time, engaged in a study of blighted areas within the City and
have submitted their findings and conclusions concerning the area detailed in
the Menaul Metropolitan Redevelopment Area (“Menaul MR Area”) Designation
Report, which is attached as Exhibit B to this Resolution and incorporated
herein by reference; and

WHEREAS, pursuant to Section 3-60A-8(A) NMSA 1978 of the MR Code, the
Council caused to be published in the Albuquerque Journal, a newspaper of
general circulation, a notice containing a general description of the proposed

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1 Menaul MR Area and the date, time and place where the Council will hold a
2 public hearing to consider the adoption of this Resolution and such notice
3 was published twice with the last publication at least twenty days prior to the
4 Council hearing; and

5 WHEREAS, the Council has considered the Designation Report, including
6 Findings, Determinations, and Conclusions in addition to the questions and
7 comments submitted by members of the public concerning the proposed
8 Menaul MR Area.

9 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
10 ALBUQUERQUE:

11 SECTION 1. The City Council makes the following Findings of Fact with
12 respect to the designation of the Menaul MR Area:

13 A. The Menaul MR Area is shown on the map attached hereto as Exhibit
14 A. The Menaul MR Area is located along Menaul Boulevard, between Interstate
15 25 and the North Diversion Channel. The geographic boundaries generally
16 includes properties along the Menaul Boulevard corridor between Interstate 25
17 and the North Diversion Channel, with Phoenix Avenue as a northern
18 boundary and Interstate 40 as the southern boundary.

19 B. The Menaul MR Area meets the definition of a blighted area as
20 defined in Section 3-60A-4(F) NMSA 1978 of the MR Code. The presence of the
21 following conditions is substantially impairing the sound growth and
22 economic health and well-being of the City: (1) a substantial number of
23 deteriorated or deteriorating structures; (2) deterioration of site
24 improvements; (3) a significant number of commercial or mercantile
25 businesses have closed or significantly reduced their hours of operation due
26 to the economic losses or loss of profit due to operating in the area; and (4)
27 low levels of commercial activity or redevelopment.

28 C. The combination of the above stated factors is an economic and
29 social burden and is a menace to the public health, safety, morals or welfare of
30 the residents of Albuquerque, and the rehabilitation, conservation,
31 redevelopment or development, or a combination thereof, of and in such area
32 is necessary.

1 **SECTION 2.** In accordance with the requirements of Section 3-60A-8 NMSA
2 1978, the Council hereby designates the area that is described in Section 1.A
3 above, and shown in the official Menaul MR Boundary map attached hereto as
4 Exhibit A, to be a 'metropolitan redevelopment area' as defined by Section 3-
5 60A-4 (M) NMSA 1978 and finds it to be appropriate for a metropolitan
6 redevelopment project or projects. This area shall be referred to as the Menaul
7 MR Area to distinguish it from other metropolitan redevelopment areas.

8 **SECTION 3.** The MRA of the City is hereby authorized and directed to
9 prepare a Metropolitan Redevelopment Plan, as defined by Section 3-60A-4 (N)
10 NMSA 1978, for the Menaul MR Area, which, without limitation, shall: (1) Seek
11 to eliminate the problems created by the blighted conditions of the area; (2)
12 Conform to and coordinate with the Albuquerque/Bernalillo County
13 Comprehensive Plan, and any other applicable plans or policies; and (3) Be
14 sufficient to indicate the proposed activities to be carried out in the area,
15 including, but not limited to, any proposals for land acquisition,
16 redevelopment, improvements, rehabilitation and conservation and the plan's
17 relationship to definite local objectives respecting land uses, improved traffic
18 patterns and controls, public transportation, public utilities, recreational and
19 community facilities, housing facilities, commercial activities or enterprises,
20 and other public improvements.

21 **SECTION 4. INCORPORATION.** This shall be incorporated into Chapter 1
22 (Land Use), Article 12 Metropolitan Redevelopment Areas and Plans) of the
23 Albuquerque Code of Resolutions.

24 **SECTION 5. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
25 clause, word or phrase of this resolution is for any reason held to be invalid or
26 unenforceable by any court of competent jurisdiction, such decision shall not
27 affect the validity of the remaining provisions of this resolution. The Council
28 hereby declares that it would have passed this resolution and each section,
29 paragraph, sentence, clause, word or phrase thereof irrespective of any
30 provisions being declared unconstitutional or otherwise invalid.

1 PASSED AND ADOPTED THIS 16th DAY OF May, 2022
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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10 Isaac Benton, President
11 City Council
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14 APPROVED THIS 31 DAY OF May, 2022
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17 Bill No. R-21-230

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23 Timothy M. Keller, Mayor
24 City of Albuquerque
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28 ATTEST:

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Ethan Watson, City Clerk

CITY of ALBUQUERQUE

TWENTY FOURTH COUNCIL

COUNCIL BILL NO. R-21-207 ENACTMENT NO. R-2021-079

SPONSORED BY: Diane G. Gibson

1 RESOLUTION

2 ADOPTING THE MENAUL REDEVELOPMENT STUDY AND
3 RECOMMENDATIONS AS CITY POLICY.

4 WHEREAS, the Menaul Boulevard corridor is characterized by its
5 important role within the economy of Albuquerque; and

6 WHEREAS, the area is well located and central to Albuquerque with
7 access to both Interstate 25 (I-25) and Interstate 40 (I-40) and is in close
8 proximity to the rail lines and the airport; and

9 WHEREAS, Menaul is home to many locally owned small businesses
10 that provide retail, dining options, and other services, as well as larger retail
11 and hospitality chains; and

12 WHEREAS, generally the retail and service business are located along
13 Menaul, with hotels located in proximity to I-25 and I-40, and light industrial
14 and storage uses located between Menaul and I-40, and between Menaul,
15 Candelaria, I-25 and the North Diversion channel; and

16 WHEREAS, while this is an important area for Albuquerque's economy,
17 it is also an area that has problems with crime and vandalism, business
18 disinvestment, and vacant or under-utilized buildings; and

19 WHEREAS, the Menaul Redevelopment Study (the study) boundaries
20 are Candelaria Road to the north, San Mateo Boulevard to the east, I-40 to the
21 south, and I-25 to the west, and excluding single family residential
22 development; and

23 WHEREAS, the study included a business owner survey, two
24 community meetings, a SWOT (Strengths, Weaknesses, Opportunities, and
25 Threats) analysis, and site visits and research by the consultants; and

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[-Bracketed/Strikethrough Material-] - Deletion

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1 WHEREAS, the recommendations identified with and by the community
2 are contained within the study; and

3 WHEREAS, the recommendations in the study propose a Metropolitan
4 Redevelopment Area designation for a portion of the study area, identify
5 opportunity sites, encourage continued dialogue with business owners,
6 include measures to increase public safety, create a visitors center, and
7 include improvements for street lighting, transit, trails, landscaping, and
8 buildings and sidewalks; and

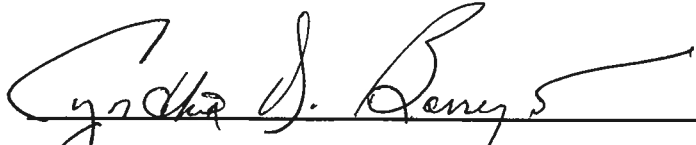
9 WHEREAS, the study seeks to document the existing conditions that
10 may be contributing to a lack of investment and disinvestment with the area;
11 and

12 WHEREAS, the recommendations in the study aim to improve lighting in
13 the area, address safety, and to support the redevelopment and investment in
14 the Menaul area.

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:

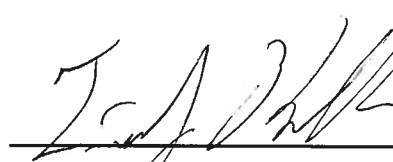
17 SECTION 1. The Menaul Redevelopment Study, attached hereto as
18 Attachment 1, shall be considered the current policy document for the Menaul
19 area. The funding to further the recommendations in the study shall include
20 but not be limited to Council set-aside funds, the CIP Program, and City
21 requests for State Capital Outlay.

1 PASSED AND ADOPTED THIS 3rd DAY OF November, 2021
2 BY A VOTE OF: 9 FOR 0 AGAINST.

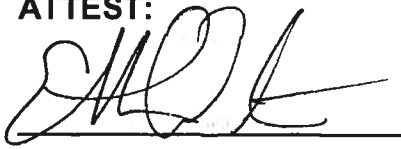
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8 Cynthia D. Borrego, President
9 City Council

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13 APPROVED THIS 12 DAY OF November, 2021

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17 Bill No. R-21-207

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21 Timothy M. Keller, Mayor
22 City of Albuquerque

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27 ATTEST:

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30 Ethan Watson, City Clerk

C) APPLICATION INFORMATION



CITY OF ALBUQUERQUE CITY COUNCIL SERVICES

TO: City of Albuquerque Planning Department; Environmental Planning Commission

FROM: Isaac Padilla, Director of Council Services *IP*

SUBJECT: Co-Applicant Status For Zoning Map Amendment within Menaul MRA

DATE: August 11, 2025

The City Council Services Department is submitting this memorandum to confirm that we are acting as a co-applicant for the Menaul MRA Zoning Map Amendment – EPC application that was submitted on August 7, 2025.

The purpose of this application is to request a zoning change for 16 parcels located along the Menaul Boulevard corridor within the Menaul Metropolitan Redevelopment Area. The parcels are owned by nine separate entities, collectively referred to as “the Applicants.” This request seeks to rezone the parcels, totaling approximately 29.49 acres, to MX-M (Mixed-Use Medium Intensity) in accordance with the recommendations contained in the Menaul MR Area Plan, as adopted by the City Council in May 2023.

The Council Services Department is sponsoring and supporting this request on behalf of the Applicants. Please include Council Services as a co-applicant for this case and direct any correspondence regarding this application to:

Omega Delgado, AICP
Principal Planner
City of Albuquerque Council Services
E: odelgado@cabq.gov
M: 1(505) 554-0149

Thank you,

Isaac Padilla, Director of Council Services

May 16, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Albuquerque Boca Hotel Limited Partnership hereby authorizes Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

1901 University Boulevard NE

- *Tract 3 MRGCD Map 36 Excluding Northwesterly Portion also excluding portion TOR/W containing 10.4299 acres*

1780 Menaul Boulevard NE

- *Lots 9 through 17 Industrial Subdivision*
- *Lot 8-A Replat of Lots 7 & 8 of Industrial Subdivision creating Lot 8A and Additional Street R/W*
- *018 Industrial Subdivision*
- *019 Industrial Subdivision*

1742 Menaul Boulevard NE

- *Lot 5 Industrial Subdivision except portion out to R/W*
- *Tract situated in Lots 3 & 4 Industrial Subdivision except westerly portion to R/W*
- *A portion Tract 3 MRGCD Map 36 excluding westerly portions to R/4*

Sincerely,

Albuquerque Boca Hotel Limited Partnership

By:

Printed Name:

Title:



Mark WALSH

Manager



July 8, 2025

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Omega Delgado
Principal Planner
City of Albuquerque, City Council Services
odelgado@cabq.gov

Re: Menaul MRA Bulk Rezoning Project

Dear Ms. Delgado:

The Water Authority is in receipt of your memo dated July 1, 2025 to property owners situated within the above referenced project. The Water Authority owns property within the Project area that is generally situated between the Querque Hotel and the Pan American Frontage Road, North

Please accept this letter as the Water Authority's authorization to have its property included with the bulk rezoning project for this area. Please contact me with any questions.

Sincerely,

Mark Sanchez, Executive Director
Albuquerque Bernalillo County Water Utility Authority

Cc: Jackie Fishman, Consensus Planning Inc., fishman@consensusplanning.com

June 18, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Albuquerque Hotel Project, LLC (Ramada Plaza) hereby authorizes Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

2020 Menaul Boulevard NE

- *Tracts A B X C Koury Addition Replat of Portion of BK G Netherwood Park Addition
Containing 7.28 acres*

Sincerely,

Albuquerque Hotel Project, LLC
2020 Menaul Boulevard NE
Albuquerque, NM 87106

By:



Printed Name:

Dalip Mann

Title:

Managing Member

August 4, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

This letter is intended to authorize Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

2200 Menaul Boulevard NE
Tract C-1 Replat of Tract C & Portion of Tract D of Plat of Tracts A thru G Netherwood Park

Sincerely,


Nancy Kennedy, *Managing member*
Property Owner

Printed Name: NATHAN STEEL STRATEGIES LLC

Title: NANCY KENNEDY *Managing member*

University Hotels LLC
8300 Washington St NE
Albuquerque NM 87106

May 23, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

University Hotels LLC (DBA Red Roof Inn) hereby authorizes Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

2015 Menaul Boulevard NE

- *Parcel 2 Menaul Development Area containing 2.853 acres*


Sincerely,

University Hotels LLC
8300 Washington Street NE
Albuquerque, NM 87113

By:

Printed Name:

Title:



Yogesh Kumar

Managing Member

August 1, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

S2 ABQ, LLC., as the owner of the property listed therein, hereby authorizes Consensus Planning to obtain information, submit and process applications, represent the project (i.e., Zone Map Amendment to MX-M) at meetings and public hearings, and act as our agent related to the property as follows:

2011 Menaul Boulevard NE

- *Parcel 4-A-1 Plat of Tract A-1-A and Parcel 4-A-1 Menaul Development Area containing 2.3885 acres.*

Sincerely,

S2 ABQ, LLC.
9891 Irvine Center Dr. Suite 100
Irvine, CA 92618

Sheetal S Patel

By: _____

Printed Name: Sheetal S Patel

Title: Member Manager

July 17, 2025

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

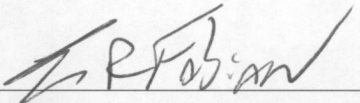
Re: Property Owner Letter of Authorization

To Whom It May Concern:

This letter is intended to authorize Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

2119 Menaul Boulevard NE
Tract E4C1 Plat of Tracts E4C1, E4C2 & E4C3 Menaul Development Area

Sincerely,



Eric Fabian, Owner

July 17, 2025

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

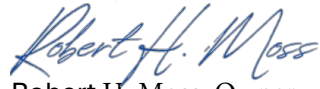
Re: Property Owner Letter of Authorization

To Whom It May Concern:

This letter is intended to authorize Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

2201 Menaul Boulevard NE
Tract E4C3 Plat of Tracts E4C1, E4C2 & E4C3 Menaul Development Area

Sincerely,



Robert H. Moss, Owner

May 23, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Dierson Charities hereby authorizes Consensus Planning to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the properties as follows:

2331 Menaul Boulevard NE

- *Tract F-1 Menaul Development Area (Being a Replat of Tract F Menaul Development Area) 2.19 acres*

Sincerely,

Dismas Charities Properties Inc.
2500 7th Street
Louisville, KY 40208

By:



Printed Name:

Ellen N. Donnarumma

Title:

President & CEO



August 29, 2025 *(replaces August 7, 2025 letter)*

Daniel Aragon, Chair
Environmental Planning Commission
City of Albuquerque
601 Second Street NW
Albuquerque, NM 87102

Re: Zoning Map Amendment Request

Dear Mr. Chair and Planning Commissioners:

The purpose of this letter is to request a Zoning Map Amendment – EPC for 16 parcels located along the Menaul Boulevard corridor within the *Menaul Metropolitan Redevelopment Area Plan (Menaul MR Area Plan)* and owned by nine separate entities, referred to as “the Applicants”. These parcels are currently zoned either NR-C (Non-Residential Commercial) or NR-LM (Non-Residential Light Manufacturing). The request is to rezone these parcels, which total 29.49 acres, to MX-M (Mixed-Use Medium Intensity) in accordance with the recommendations contained in the *Menaul MR Area Plan*, as adopted by the City Council in May 2023. The Council Services Department is a co-applicant and is sponsoring this request on behalf of the Applicants (property owners).

The *Menaul MR Area Plan* recommended zoning map amendments to MX-M or MX-H to allow for a wider range of uses and to introduce mixed-use and multi-family residential to the area, which was found to be blighted and suffering from disinvestment. In particular, the land use in this area is characterized by hotels and motels that are struggling with low occupancies; the option of transitioning to multi-family residential will help ensure these properties do not continue to deteriorate and generate a low level of economic activity. It was determined through the planning process, and in consultation with Mikaela Renz-Whitmore, that MX-M would be the appropriate zoning for this request. MX-H is typically found in designated centers and along the highest density corridors in Albuquerque, which is not relevant to Menaul area. As such, the Applicants agreed that the request will be to rezone the subject properties to MX-M.

SUBJECT PROPERTIES

The subject properties covered under this request are numbered according to the attached map and detailed below:

1. **Albuquerque Boca Hotel Limited Partnership** (Crowne Plaza)
 - Site Address: 1901 University Boulevard NE
 - Legal Description: Tract 3 MRGCD Map 36, Excluding Northwesterly Portion also excluding Portion TOR/W
 - Acres/Zoning: 10.43 acres/NR-LM
2. **Albuquerque Boca Hotel Limited Partnership**
 - Site Address: 1780 Menaul Boulevard NE (east 4 lots); 1742 Menaul Boulevard NE (west 3 lots)
 - Legal Descriptions:
 - Lots 9 through 17 Industrial Subdivision

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

- Lot 8-A Replat of Lots 7 & 8 of Industrial Subdivision creating Lot 8A and Additional Street R/W
 - 018 Industrial Subdivision
 - 019 Industrial Subdivision
 - Lot 5 Industrial Subdivision except portion out to R/W
 - Tract situated in Lots 3 & 4 Industrial Subdivision except westerly portion to R/W
 - A portion Tract 3 MRGCD Map 36 excluding westerly portions to R/4
 - Acres/Zoning: (east 4 lots) - 1.62; 0.08; 0.22; 0.22 /NR-LM
 - Acres/Zoning: (west 3 lots) - 0.11; 0.21; 0.12/NR-LM
3. **Albuquerque Bernalillo County Water Utility Authority**
 - Site Address: None listed
 - Legal Description: Power Station City of Albuquerque
 - Acres/Zoning: 0.46/NR-LM
 4. **Albuquerque Hotel Project, LLC.** (Ramada Plaza by Wyndam)
 - Site Address: 2020 Menaul Boulevard NE
 - Legal Description: Tracts A B X C Koury Addition Replat of Portion of Block G Netherwood Park Addition
 - Acres/Zoning: 7.3/NR-C
 5. **Nathan Steel Strategies, LLC**
 - Site Address: 2200 Menaul Boulevard NE
 - Legal Description: Tract C-1 Replat of Tract C & Portion of Tract D of Plat of Tracts A thru G Netherwood Park
 - Acres/Zoning: 0.69/NR-C
 6. **University Hotels, LLC** (Red Roof Inn)
 - Site Address: 2015 Menaul Boulevard NE
 - Legal Description: Parcel 2 Menaul Development Area
 - Acres/Zoning: 2.85/NR-LM
 7. **S2 ABQ, LLC** (La Quinta)
 - Site Address: 2011 Menaul Boulevard NE
 - Legal Description: Parcel 4-A-1 Plat of Tract A-1-A and Parcel 4-A-1 Menaul Development Area
 - Acres/Zoning: 2.39/NR-LM
 8. **NM HYWEI, LLC** (Urban 360 Restaurant)
 - Site Address: 2119 Menaul Boulevard NE
 - Legal Description: Tract E4C1 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area
 - Acres/Zoning: 0.30/NR-LM
 9. **Robert Moss & Ashlee Aragon** (Multi-tenant building)
 - Site Address: 2201 Menaul Boulevard NE
 - Legal Description: Tract E4C3 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area

- Acres/Zoning: 0.30/NR-LM

10. **Dismas Charities Properties Inc.**

- Site Address: 2331 Menaul Boulevard NE
- Legal Description: Tract F-1 Menaul Development Area (Being a Replat of Tract F Menaul Development Area)
- Acres/Zoning: 2.20/NR-C

Out of the 16 subject properties covered by this request, 10 are concentrated at the southeast and southwest corners of the intersection at Menaul Boulevard and University Boulevard. Eight of these 10 subject parcels are under one ownership (the entity that owns the Crowne Plaza, the largest hotel property in Albuquerque) and total approximately 13 acres. The two other subject properties at this intersection are 7.3 acres and developed with the 350-room Ramada Hotel and .46-acres owned by the ABCWUA. Together, these 10 subject properties are approximately 20.8 acres.

Two of the subject properties are at the northeast corner of the Menaul Boulevard and University Boulevard intersection, including the 2.86-acre property developed with the Red Roof Inn hotel and the 2.39-acre property developed with the La Quinta hotel. While these two properties currently about NR-LM zoned properties, they are adjacent to the Ramada Inn property on the south side of Menaul Boulevard.

The subject properties at the southwest, southeast, and northeast corners of the Menaul/University intersection will provide a bookend to the existing 10.4-acre, MX-M zoned premise at the east end of Menaul MR Area.

The four remaining subject properties include two (Urban 360 restaurant and a law firm) that are each approximately .30 acres and are separated from each other by one lot that holds a commercial service business (Giron Family Vision Gallery). To the east is the existing NR-C zoned, 2.2-acre subject property (Dismas Charities), which is a group home that became non-conforming with the adoption of the IDO. On the south side of Menaul Boulevard is the subject property (old Range Café) at the intersection with Princeton Drive, which is .69-acres and zoned NR-C.

BACKGROUND & HISTORY

Menaul Redevelopment Study - Phase 1

City Council Services engaged Consensus Planning in 2021 to complete a three-phase project starting with the first phase being the *Menaul Redevelopment Study*. The study area was bounded by Candelaria Road to the north, Interstate 40 to the south, San Mateo Boulevard to the east, and Interstate 25 to the west. The study focused on the non-residential properties and issues related to vacant buildings and properties, deteriorated conditions and crime, changing retail trends, and multi-modal transportation systems. It did not include an analysis of the low density residential area between Menaul Boulevard and Candelaria Road, west of San Mateo Boulevard.

Consensus Planning was tasked with documenting and determining whether any of the following potential conditions were present within the study area and had deteriorated to the point of blight as defined in the *New Mexico Redevelopment Code*:

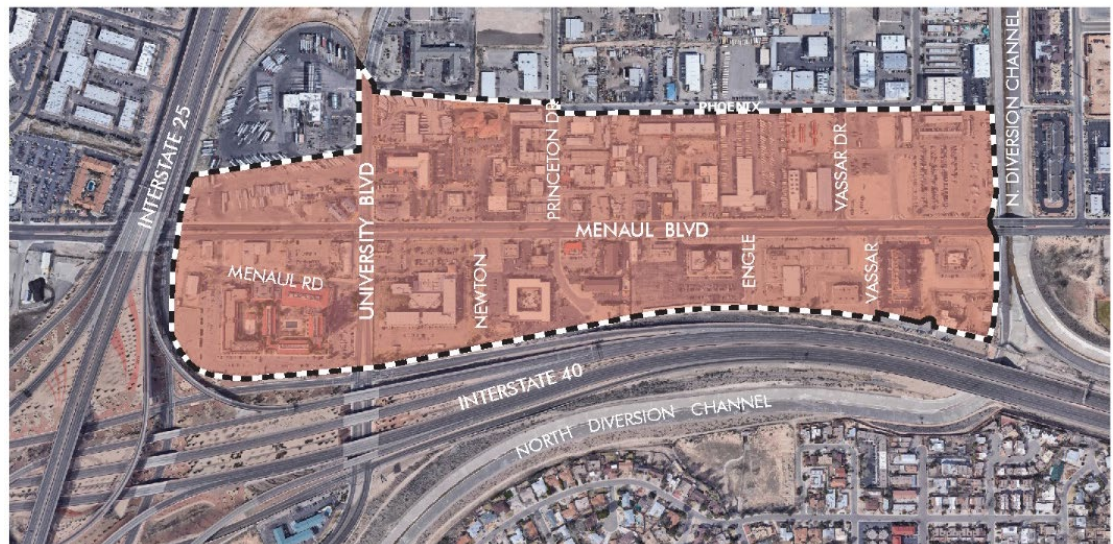
- Deteriorated structures;
- Defective street layout;

- Faulty lot layout;
- Unsanitary or unsafe conditions;
- Deterioration of site improvements;
- Tax or special assessment delinquency;
- Improper subdivision;
- Lack of adequate housing;
- Impractical planning and platting;
- Low levels of commercial or industrial activity or redevelopment.

The *Menaul Redevelopment Study* included public engagement; an existing conditions analysis; a business and retail analysis; and a series of recommendations, including but not limited to designating the area from Interstate 25 to the North Diversion Channel and Interstate 40 to the area just north of the Menaul Boulevard corridor (roughly Phoenix Avenue) as a MR area based on the finding that a number of those conditions listed above were present.

Menaul Redevelopment Area Designation – Phase 2

Phase 2 of the project included the preparation of the *MR Designation Report* for the area described above, documentation of blighted conditions, and a public meeting. The *MR Designation Report* was approved by the Albuquerque Development Commission (ADC) on February 17, 2022, and subsequently adopted by the Albuquerque City Council on May 16, 2022.



Menaul MR Area boundary map.

Menaul Metropolitan Redevelopment Area Plan – Phase 3

The *Menaul MR Area Plan* was the third and final phase of the project completed on behalf of the Albuquerque City Council. The *Menaul MR Area Plan* identified opportunities and strategies for redevelopment activities and projects that could catalyze private investment and prevent further disinvestment in the area, as well as public infrastructure and transportation improvements to be undertaken by the City. The *Menaul MR Area Plan* identified 22 recommendations and actions sorted into Opportunity Sites/Redevelopment Projects; Infrastructure & Transportation

Improvements; and Support Actions, which included zoning map amendments in alignment with the following related goals:

Goal 4: Increase the amount of market rate and affordable housing within the MR Area through the redevelopment of vacant and underutilized sites and the conversion of non-residential buildings.

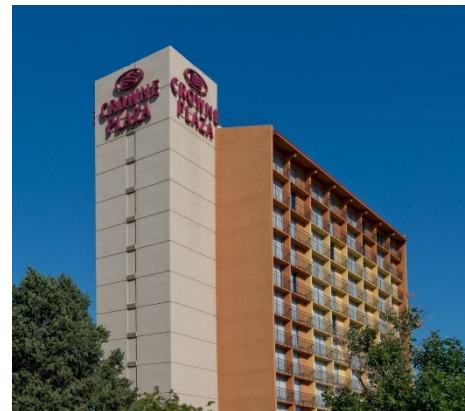
Goal 6: Amend the existing zoning to encourage a wider range of commercial and mixed-use development and decrease the amount of industrial zoning.

The current request for zoning map amendments further the goals of the *Menaul MR Area Plan*. A full policy analysis is provided under the response to IDO Section 14-16-6-7(G) later in this letter.

Menaul MRA Market & Zoning Analysis

The Albuquerque MR Agency and Council Services subsequently commissioned SB Friedman to complete a market study. As part of the study, the consultant analyzed the recent performance of multi-family, hotel, industrial, and office in the Menaul MR Area and the City as a whole; identified vacant and underutilized parcels in the MR Area; evaluated the market feasibility of higher-density, mixed-use redevelopment concepts; and considered the extent to which the existing zoning is support of redevelopment efforts. The study found minimal development had occurred in the MR Area over the previous decade and concluded:

- The MR Area does not currently have any housing; the region is facing a housing shortage.
- While industrial in the MR Area is performing well, it has not captured any new industrial development.
- The MRA is not an active office submarket and is unlikely to capture any new development.
- Hotels in the MR Area have struggled: reducing the stock could help improve performance.
- More street-facing commercial uses would help the MR Area feel more vibrant.



Three of the hotels included in this application. Upper left: Red Roof Inn; Bottom left: La Quinta; Right: Crowne Plaza.



ZONING MAP AMENDMENT JUSTIFICATION

The Applicants are requesting zoning map amendments from NR-C or NR-LM to MX-M, which is consistent with the goals and recommendations in the *Menaul MR Area Plan* and supported by Comprehensive Plan goals and policies. The request meets the requirements for a Zoning Map Amendment – EPC per *IDO Section 14-16-6-7(G)* as described below.

6-7(H)(3): An application for a Zoning Map Amendment - Council shall be approved if it meets all of the following criteria, as applicable:

6-7(H)(3)(a): The criteria for approval of a Zoning Map Amendment – EPC in Subsection 14-16-6-7(G)(3).

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.

Applicants' Response: *The proposed zone changes are consistent with the health, safety, and general welfare of the City by furthering goals and policies in the Comprehensive Plan and the adopted Menaul MR Area Plan as demonstrated in the policy analysis below. The zone changes are advantageous to the surrounding neighborhood and the City as a whole because they will decrease the amount of intense industrial zoning in the Menaul MR area; expand the uses allowed within the Menaul MR Area Plan to include mixed-use and multi-family residential; and promote infill and adaptive reuse of existing but underutilized buildings within an Area of Change and the designated Menaul MR area.*

Comprehensive Plan - Community Identity

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

Applicants' Response: *The proposed zone changes further Goal 4.1 by helping to enhance, protect, and preserve what had been a thriving business district for decades by allowing for a wider range of land uses to help reinvigorate the area and activate the Menaul corridor. This area of Midtown Albuquerque is distinct from the rest of Albuquerque and has long been characterized by its concentration of hotels and motels and commercial services. While the area to the north of the Menaul corridor retains its strong industrial character, the Menaul corridor has been deteriorating and suffering from a lack of reinvestment by the public and private sectors for years. The zone change to MX-M will enhance the area by encouraging new investment and reinvestment in the existing properties and redevelopment of vacant or underutilized buildings or properties; protect the long-standing business district by bringing in new activity and higher levels of commerce; and preserve the area as a business district by bringing in residents who will have the option of living and working there.*

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Applicants' Response: *The proposed zone changes further Policy 4.1.1 by allowing for the redevelopment of the Menaul MR Area while preserving the urban form of the existing buildings that are characterized by 1 or 2 story buildings*

adjacent to Menaul Boulevard and multi-story buildings, including hotels, motels, and offices, further back. The zone changes will allow for more options to reinvest in the existing properties and buildings through the broadening of the allowable land uses. The zone changes will enable the conversion of the hotels and motels covered by this application to multi-family residential and encourage reinvestment and improvement of the properties by the Applicants and supported by the City's MR Agency.

Comprehensive Plan - Land Use

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Applicants' Response: The proposed zone changes further Goal 5.1 because even though the Menaul MR Area is not a designated Center, Menaul Boulevard is a designated Multi-Modal Corridor in Midtown Albuquerque connected to a multi-modal network of Corridors. The City Council approved the Menaul MR Area Plan based on the recognition that this area needed public investment to regain its strength as a business district and specifically recognized the potential for strengthening its multi-modal network. The multi-modal network includes direct access to the North Diversion Channel Trail along the west edge of the Channel and the Embudo Channel Trail going east and connections to the proposed I-40 Trail and bike paths; Menaul Bus Route 8; and a connected system of public sidewalks throughout the area.

Other designated Corridors in the area include:

- Interstate 25 and Interstate 40 are designated Commuter Corridors;
- University Boulevard is designated as a Premium Transit Corridor; however, there are no Premium Transit Station Areas at this time.

There is an existing application in process proposed by Albuquerque Council Services (PLAN-2025-00001) to amend the Comprehensive Plan by changing the designation of Menaul Boulevard from a Multi-Modal Corridor to a Major Transit Corridor. The amendment was based on implementation of the ABQ RIDE Forward Network Plan, which shows a plan for increasing the frequency of service along Menaul Boulevard, and was recommended for approval by the EPC on June 26, 2025, and will be heard by the City Council for final consideration and action. The proposed zone changes and change in designation to a Major Transit Corridor will help align land use intensity and density with transportation planning.

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.

Applicants' Response: The proposed zone changes further Goal 5.3 by increasing the range of land uses allowed along Menaul Boulevard and maximizing existing infrastructure to serve development and redevelopment, including water, sewer, drainage, gas, and electric utilities. Public facilities that serve the area include the major street network and transportation, multi-use trails along the North Diversion Channel and the Embudo Channel, transit routes and facilities, and a connected network of sidewalks. The proposed zone changes



support the efficient use of the land and underutilized properties in the Menaul MR area, and these attributes combined will support the public good.

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

Applicants' Response: *The proposed zone changes further Policy 5.3.1 by supporting infill development in an area with existing infrastructure and public facilities as noted above under the Applicant response to Goal 5.3. The subject properties are generally underutilized and would be prime candidates for infill development while others are well-positioned for reuse or redevelopment. The subject properties along Menaul Boulevard west of University Boulevard were identified as an "Opportunity Site" by the Menaul MR Area Plan. One of these properties was the site of a large fire, which was a total loss of the building and was removed soon after the fire. Those properties are owned by the same entity as the Crowne Plaza, which is the largest land holding covered by this application and would be ripe for redevelopment. The subject property at 2200 Menaul Boulevard (the old Range Café) is another "Opportunity Site" that was identified by the Menaul MR Area Plan, which has steadily deteriorated and is now under new ownership.*

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.

Applicants' Response: *The proposed zone changes further Goal 5.6 by encouraging and directing development and redevelopment within an Area of Change where the City expects and wants it to occur and within a designated MR area with an established business character. There are no Areas of Consistency within or adjacent to the Menaul MR Area.*

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

Applicants' Response: *The proposed zone changes further Policy 5.6.2 by directing growth and more intense development to an area with a strong Multi-Modal Corridor that is currently proposed by City Council Services to be amended to a Major Transit Corridor by the Comprehensive Plan and slated by ABQ Ride for an increase in frequency of transit service, and to a designated MRA where change is encouraged and anticipated. The zone changes will help facilitate new development and redevelopment within the Menaul MR Area, where the physical and economic conditions have been deteriorating for years. The Applicants are asking for relief in the form of zone changes that will allow a broader range of land uses than they currently have within their existing zoning of NR-C or NR-LM so that they can avail themselves to expanded options for redevelopment.*

Comprehensive Plan - Transportation

Goal 6.1 Land Use-Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Applicants' Response: The zone changes further Goal 6.1 by coordinating and integrating the potential expanded list of land uses with the transportation system that is proposed by ABQ Ride for expansion in this area via transit routes along Menaul Boulevard and University Boulevard. The area has excellent access to the City's multi-use trail network along the North Diversion Channel and the Embudo Channel, which connects to the wider trail network. The Menaul MR Area Plan recommended improvements to these two trails, including adding lighting and other safety features.

Policy 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

Applicants' Response: The proposed zone changes further Policy 6.1.2 by allowing for mixed-use and multi-family residential use and density that are traditionally transit-supportive. Bringing residents to this area will be transformative and will activate the corridor. This is in line with the proposed amendment to the Comprehensive Plan to change Menaul Boulevard from a Multi-Modal Corridor to a Major Transit Corridor and the proposal by ABQ Ride to increase the frequency of transit services (Bus Route 8) along Menaul, which connects to the University of New Mexico Employment Center, Uptown Transit Center, and the Downtown Transit Center. The maximum building height allowed by the IDO on the current NR-C zoned properties will increase with the zone changes, from 38 feet in the NR-C zone to 48 feet in the MX-M zone. The IDO also provides a 12-foot building height bonus for Workforce Housing projects, which are anticipated in the Menaul MR Area Plan. Lastly, if Menaul Boulevard is approved by City Council as a Major Transit Corridor, because the MR Area is designated as an Area of Change, a parking reduction of 20% in the required off-street parking spaces will apply. Together, these changes and incentives made possible by the zone changes will support transit-supportive density, uses, and building design.

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Applicants' Response: The proposed zone changes further Policy 6.1.3 by allowing mixed-use development within an area served by the City's transit system and multi-use trails that connect the area to the greater Albuquerque community. Mixed-use development is currently not allowed in the existing NR zones while the MX-M zone is specifically intended for mixed-use development. Mixed-use allowed through the zone changes, parking reductions, and increases in allowable building height mentioned in the Applicant response to Goal 6.1 support the reduction in the need for automobile travel.

Comprehensive Plan - Economic Development

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

Applicant Response: The proposed zone changes further Goal 8.1 by strengthening the business climate within Midtown Albuquerque and the Menaul MR Area. The underlying goal of the zone changes is to create a place where existing and future businesses stay, invest in the area, and ultimately, 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.

Applicants' Response: *The proposed zone changes further Policy 8.1.1 by fostering new investment and reinvestment in an area that has long been a business center in Albuquerque. The addition of mixed-use and multi-family residential use to the area will provide new living options along a transit corridor, which will result in an area with a higher development intensity and with densities that support economic development. Once residential use is introduced to this area, there will be an increased demand for new eating establishments and neighborhood service commercial services.*

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Applicants' Response: *The proposed zone changes further Policy 8.1.2 by injecting new land uses into an area that has been deteriorating for years from disinvestment and neglect. The zone changes will encourage economic development by allowing for the conversion of hotels to multi-family use, allowing for mixed use where residents can live, work, and play, and improve the quality of life overall for people wanting to live in a centrally located area with access to the multi-modal transportation system. Redevelopment will create new construction jobs and new permanent jobs. Once people are allowed to live and work in this area, it will become a more robust and resilient area and a strong economic generator for Albuquerque.*

Menaul MR Area Plan

Goal 4: Increase the amount of market rate and affordable housing within the MR Area through the redevelopment of vacant and underutilized sites and the conversion of non-residential buildings.

Applicants' Response: *The proposed zone changes further and are consistent with Goal 4 by providing for the opportunity to increase market rate and affordable housing through redevelopment and reuse of existing buildings, including the hotels (Crowne Plaza, Ramada, Red Roof Inn, and La Quinta) that are part of this application. Consensus Planning met with the Health, Housing, & Homelessness Department, who is interested in seeing the development of housing in this area and have spoken with several of the hotel owners.*

Goal 6: Amend the existing zoning to encourage a wider range of commercial and mixed-use development and decrease the amount of industrial zoning.

Applicants' Response: *The proposed zone changes further and are consistent with Goal 6 by allowing for a wider range of commercial and mixed-use development and reducing the amount of industrial zoning within the Menaul MR Area. This action will help implement the recommendations contained in the Menaul MR Area Plan.*

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).

Applicants' Response: *The subject properties are located within an Area of Change.*

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).

Applicants' Response: *The subject properties are located wholly within an Area of Change. The existing NR zoning is inappropriate because a different zone is far more advantageous to the community as articulated in the Comprehensive Plan and the Menaul MR Area Plan. The Comprehensive Plan supports the mixed-use character of major corridors throughout the City because they reduce the demand for travel by personal automobiles, add density where it is needed and desired, and activate the area by bringing 24-hour activity that comes with the mix of commercial and residential development.*

The existing NR zoning in the Menaul MR Area was determined to be a significant regulatory constraint to redevelopment efforts by the City and the private sector. Many properties along the Menaul Boulevard corridor exhibit blighted conditions and/or suffer from very low occupancy rates in the case of the hotels and motels; less than 30%. The zone changes to MX-M will allow for the conversion of the existing properties to multi-family residential use and other uses that will bring new vitality to the area.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to 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.

Applicants' Response: *The subject properties are currently zoned NR-C or NR-LM. The MX-M removes some of the more intense uses allowed in the NR-LM zone, such as Heavy vehicle and equipment sales, rental, fueling, and repair; Adult retail; Light manufacturing; Above-ground storage of fuels or feed; all of which are more appropriately sited and currently exist to the north of the Menaul corridor.*

The properties along the corridor primarily contain hospitality, office, commercial services, and some retail uses, all of which will continue to be allowed under the zone change to MX-M. The primary change in allowable land uses that will occur if the properties go from NR-LM or NR-C to MX-M is the allowance of residential uses under the Residential subcategories of Household Living and Group Living.

Cannabis retail, which may be considered a harmful use, is Permissive in the NR-C zone, Permissive Accessory in the NR-LM zone, and will remain Permissive in the MX-M zone. Use-Specific Standards for Cannabis Retail will mitigate any harmful impacts by prohibiting the use within 660 feet of another Cannabis Retail location and within 300 feet of any school or day care facility.

USE COMPARISON BETWEEN NR-C, NR-LM, & MX-M			
Land Use	NR-C	NR-LM	MX-M
RESIDENTIAL USES – Household Living			
Dwelling, townhouse			P
Dwelling, live-work	CA		P
Dwelling, multi-family			P
RESIDENTIAL USES – Group Living			
Assisted living facility or nursing home			P
Community residential facility, small			P
Community residential facility, large			P
Dormitory			P
Group home, small			P
Group home, medium			P
Group home, large			C
CIVIC AND INSTITUTIONAL USES			
Adult or child day care facility	P	A	P
Community center or library	P	P	C
Elementary or middle school	P	CV	P
High school	P	C	P
Hospital	P		P
Parks and open space	P	C	P
Religious institution	P	CV	P
University or college	P	CV	P
COMMERCIAL USES			
Community garden	P	C	P
General agriculture		P	
Kennel	P	P	C
Nursery	P	P	A
Adult entertainment		P	
Residential community amenity, indoor			P
Campground or RV park	P		C

USE COMPARISON BETWEEN NR-C, NR-LM, & MX-M			
Land Use	NR-C	NR-LM	MX-M
Heavy vehicle and equipment sales, rental, fueling, and repair	P	P	
Outdoor vehicle storage	C	P	
Blood services facility	C	P	C
Construction contractor facility & yard	P	P	
Mortuary	P	C	P
Self-storage	P	P	C
Amphitheater	C	C	
Residential community amenity, outdoor			P
Other outdoor entertainment	P	P	A
Adult retail		P	
Building and home improvement materials store	P	P	C
Cannabis retail	P	A	P
General retail, medium	P	C	P
General retail, large	P		C
Freight terminal or dispatch center		P	
Helipad	A	P	CA
Park and ride lot	C	C	P
Railroad yard		P	
INDUSTRIAL USES			
Light manufacturing	P	P	
Geothermal energy generation	A	P	A
Salvage yard		C	
Above-ground storage of fuels or feed		C	
Outdoor storage	C	P	C
Warehousing	P	P	C
Wholesaling and distribution center	P	P	C

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.

Applicants' Response: *The request meets Criterion #1 because existing infrastructure, such as water, sanitary sewer, electric, gas, and drainage, and public improvements, such as roads, transit, and trails, within the Menaul MR Area and the greater Midtown area have adequate capacity to serve development and redevelopment made possible by the zone changes. Midtown has long been developed and thrived as Albuquerque's strongest area for hospitality related uses for many years before signs of deterioration started. Years have passed and*

disinvestment fueled by crime and homelessness have led to the situation we have today. The zone changes will give new opportunities to encourage reinvestment by the private and public sectors into these struggling properties.

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.

Applicants' Response: *The majority of the subject properties are along a major street. The exceptions are subject property #7, which has a driveway access from Menaul Boulevard; and subject property #3 and the abutting subject property to the west, both of which have driveway access from Menaul Road. However, the zone changes to MX-M will substantially further the goals and recommendations of the Menaul MR Area Plan and the goals and policies of the Comprehensive Plan by allowing for mixed-use development, conversion of hotels to multi-family residential, and removal of some of the most intense uses from the area, such as Heavy vehicle and equipment sales, rental, fueling, and repair; Above ground storage of fuel or feed; etc. The existing hotels and motels are suffering from low occupancy rates. Other properties, such as the old Range Café, closed years ago due to crime and vandalism in the area. The warehouse west of University Boulevard fell victim to arson. Another subject property on the north side of Menaul Boulevard became a non-conforming use under the IDO. The Applicants are seeking needed relief from these blighted physical and economic conditions, disinvestment in the area, and neglect by asking to expand what can be done on their properties.*

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

Applicants' Response: *The Applicants' justification is not based completely or predominantly on the cost of land or economic considerations. The Applicants are seeking zoning that will allow a wider range of land uses than is currently allowed by the NR-C or NR-LM zones. The cost of land is not a factor in this application as all of the subject properties are currently owned and only one property is vacant. Changing the zoning to MX-M will have little to no impact on the cost of land.*

The zone changes are partially based on economic considerations as without this regulatory relief, many of the subject properties will continue to suffer through low vacancies and low levels of economic activity that will continue to lead to greater levels of disinvestment in the area. The more important consideration is to address the existing blighted conditions that will continue to plague the businesses in this area and the City at large without intervention. The zone changes to MX-M are intended and will be a significant regulatory step towards implementing the redevelopment of the Menaul MR Area. Converting some of the struggling, low occupancy hotels/motels to multi-family residential responds to the Market Study, which found that reducing the number of hotel rooms could help performance.

City Council Resolution R-2022-034, which designated the geographic boundaries of the MRA, recognized the threat of disinvestment inherent in this area and stated the following:

“The Menaul MR Area meets the definition of a blighted area as defined in Section 3-60A-4 (F) NMSA 1978 of the MR Code. The presence of the following conditions is substantially impairing the sound growth and economic health and well-being of the City: (1) a substantial number of deteriorated or deteriorating structures; (2) deterioration of site improvements; (3) a significant number of commercial or mercantile businesses have closed or significantly reduced their hours of operation due to the economic losses or loss of profit due to operating in the area; and (4) low levels of commercial activity or redevelopment.

The combination of the above stated factors is an economic and social burden and is a menace to the public health, safety, morals or welfare of the residents of Albuquerque, and the rehabilitation, conservation, redevelopment or development, or a combination thereof, of and in such area is necessary.”

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: *The Menaul MR Area is approximately 97.4 acres, excluding rights-of-way. The largest premise in the Menaul MR Area, comprised of seven parcels totaling approximately 10.4 acres, is located at the east end of the area, on the north side of Menaul Boulevard and between Vassar Drive and the North Diversion Channel, and is currently zoned MX-M.*

Taken in total, the request to rezone these 16 properties to MX-M adds 29.49 to the existing 10.4 acres of MX-M within the Menaul MR Area, approximately 41% of the total MR acreage, and is not a spot zone nor is it one small area or one premise. As detailed in Criterion 6-7(G)(3)(a) above, the proposed zone changes further a myriad of Comprehensive Plan goals and policies, as well as goals and recommendations contained in the Menaul MR Area Plan.

6-7(H)(3) Review and Decision Criteria – Zoning Map Amendment – Council

6-7(H)(3)(b) If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria.

Applicants’ Response: *The application is not for the creation or amendment of an NR-BP zone district.*

6-7(H)(3)(c) If the application is for the creation or amendment of a PC zone district, all of the following criteria.



Applicants' Response: *The application is not for the creation or amendment of PC zone district.*

PUBLIC ENGAGEMENT

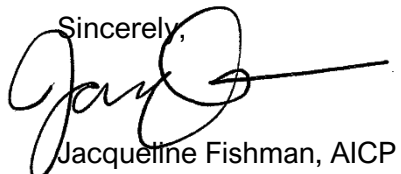
Two public meetings were held in regard to this rezoning initiative. The first meeting was held on February 20, 2025, at the Crowne Hotel. The purpose of the meeting was to meet with the property owners, business owners, tenants, and other interested parties to present the findings from the *Menaul MRA Market Study* and to discuss the recommendation within the *Menaul MR Area Plan* to evaluate the rezoning of properties within the MRA. The differences between the allowable uses and development standards in the NR-C, NR-LM, MX-M, and MX-H zones were discussed. The second public meeting was held online on July 16, 2025. The purpose of that meeting was to answer any remaining questions the participants had in regard to their current zoning and the proposed rezoning.

A representative from Santa Barbara-Martineztown Neighborhood Association contacted Consensus Planning to ask questions about this request. Once I was able to explain the request and purpose, they were satisfied and had no further comment or concern expressed.

CONCLUSION


The request for Zoning Map Amendments from NR-C or NR-LM to MX-M is justified based on the policy analysis presented in this letter. The zone change facilitates the implementation of the *Menaul MR Area Plan* and furthers the *Comprehensive Plan* goals and policies regarding community identity, land use, transportation, and economic development. The entirety of the Menaul MR Area is within an Area of Change, where it is expected and desired, and along a Multi-Modal Corridor proposed to be designated as a Major Transit Corridor. The Zoning Map Amendments will be advantageous for the community by facilitating the redevelopment of this important area of Albuquerque with a broader range of land uses that include mixed-use and multi-family residential use. The Menaul MR Area is fully served by existing infrastructure and access to the City's major transportation network.

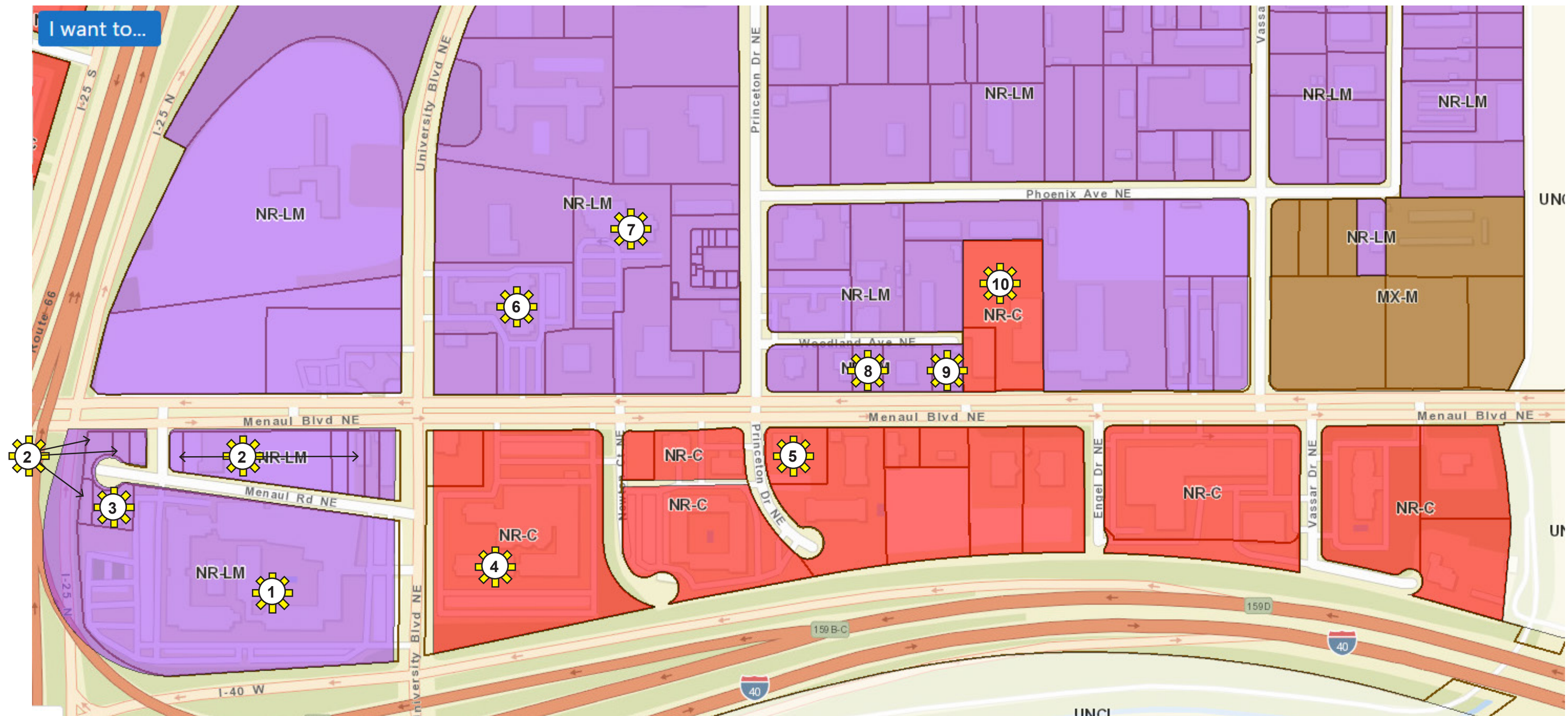
On behalf of the Applicants, we respectfully request that the Environmental Planning Commission recommend approval of this request for Zoning Map Amendments from NR-C and NR-LM to MX-M. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Emeritus Principal/Planner

Att: Zoning Map Amendment map

MENAUl MRA - ZONING MAP AMENDMENT REQUEST

 = Properties that are included in the Zoning Map Amendment application





MENAU METROPOLITAN REDEVELOPMENT AREA BOUNDARY

D) STAFF INFORMATION

Project Memo

DATE: August 26, 2025

TO: Jacqueline Fishman, Emeritus Principal/Planner, Consensus Planning, Inc.
Charlene Johnson, Sr Planner, Consensus Planning, Inc.
Omega Delgado, Principal Planner, Albuquerque City Council Services

FROM: Catherine Heyne, Planner, cheyne@cabq.gov, (505) 924-3310
City of Albuquerque Planning Department

RE: Project # ZMA-2025-00013 Zoning Map Amendment – 16 parcels within the Menaul MRA

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

⇒ A revised Justification letter shall be posted to ABQ-Plan/ by:

5 PM on Tuesday, September 2, 2025

Note: If you have difficulty with this deadline, please let me know.

1) Introduction

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what I have for the legal description for the subject properties. All or a portion of:

Property	Address	Zip	Legal	Acreage	Current Zoning
1	1901 University Blvd NE	87102	Tract 3 MRGCD Map 36 excluding Northwesterly Portion also excluding Portion TOR/W to Right of Way	10.430	NR-LM
2-1	1742 Menaul Blvd NE	87102	Tract Situated in Lots 3 & 4 Industrial Subdivision excluding Westerly Portion to R/4 Right of Way	0.212	NR-LM
2-2	1742 Menaul Blvd NE	87102	Lot 5 Industrial Subdivision excluding Portion Out to Right of Way	0.115	NR-LM
2-3	1742 Menaul Blvd NE	87102	A Portion Tract 3 MRGCD Map No 36 excluding Westerly Portions to Right of Way	0.125	NR-LM

Property	Address	Zip	Legal	Acreage	Current Zoning
2-4	1780 Menaul Blvd NE	87102	Lot 8-A Replat of Lots 7 & 8 of Industrial Subdivision creating Lot 8A and Additional Street Right of Way	0.078	NR-LM
2-5	1780 Menaul Blvd NE	87102	Lots 9 Thru 17 Industrial Subdivision	1.621	NR-LM
2-6	1780 Menaul Blvd NE	87102	* 018 Industrial Subdivision	0.218	NR-LM
2-7	1780 Menaul Blvd NE	87102	* 019 Industrial Subdivision	0.224	NR-LM
3	Menaul Blvd NE	87102	Power Station City of Albuquerque	0.460	NR-LM
4	2020 Menaul Blvd NE	87106	Tracts A B X C Koury Addition Replat of Portion of Block G Netherwood Park Addition	7.281	NR-C
5	2200 Menaul Blvd NE	87106	Tract C-1 Replat of Tract C & Portion of Tract D of Plat of Tracts A thru G Netherwood Park	0.686	NR-C
6	2015 Menaul Blvd NE	87107	Parcel 2 Menaul Development Area	2.853	NR-LM
7	20112019 Menaul Blvd NE (alternate address AGIS/BernCo: 20112019 Menaul Blvd)	87107	Parcel 4-A-1 Plat of Tract A-1-A & Parcel 4-A-1 Menaul Development Area	2.389	NR-LM
8	2119 Menaul Blvd NE	87107	Tract E4C1 Plat of Tracts E4C1, E4C2 & E4C3 Menaul Development Area	0.302	NR-LM
9	2201 Menaul Blvd NE	87107	Tract E4C3 Plat of Tracts E4C1, E4C2 & E4C3 Menaul Development Area	0.305	NR-LM
10	2331 Menaul Blvd NE	87107	Tract F-1 Menaul Development Area (Being a Replat of Tract F Menaul Development Area)	2.198	NR-C

1. Please update the addresses in the subject site legal description according to [AGIS](#) and as seen in the red text in the table above.
 2. **NOTE:** The estimated subject site area that the Planning Department will use for this project is **30 acres** so that this site area isn't inadvertently under-advertised.
- C. It my understanding that you submitted a zoning map amendment request to update the existing IDO zoning of NR-LM and NR-C to MX-M "in accordance with the recommendations contained in the Menaul MR Area Plan, as adopted by the City Council in May 2023". Please more clearly state the current situation or issue that the proposed change aims to address.
- D. The City Council Services Dept. is a Co-applicant on behalf of the 9 property owners for this request. Please update the project letter to include the City as applicant.

- E. The final map in the Justification Letter is very helpful. Accordingly, please keep map items consistent with the assigned numbers for the respective parcels with the number overlaying the yellow star to indicate “Properties that are included in the Zoning Map Amendment application”.

e.g.,



- F. Is there anything else you’d like to tell us about the request?

2) Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **September 18, 2025**. Final staff reports will be available one week prior on **September 11, 2025** at:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **August 29, 2025**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood

Requirements for Public Meetings are found in IDO §14-16-6-4(B). Public Notice for a Zoning Map Amendment - Council are explained in [IDO §14-16-6-4\(J\)](#).

Although there does not seem to be any Major Public Open Space within 660’ of the subject site to prompt Tribal notification. However, could you please have that confirmed and then included as part of the notification record? You can find instructions here:

- <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/pre-submittal-tribal-meeting-request>
- Applicants use an online portal to request that Planning staff check to see if the subject property requires tribal meeting requirement: <https://arcg.is/1vq1Gn1>

We have verified that the property owners within 100 feet of the subject, as included as a list from ONC in the justification letter, appear to be accurate. However, there is an address for M-F Partnership (PO Box 35280) missing from the submitted photographs. Please provide a receipt of postage/ mailing or photo that could be included as proof of mailing.

Also, at the same time, please submit the proof of the second attempt of notification to Head for the Beach Group of NM, LLC and Springer Shelters Partnership, LLP to document the Good Faith Effort as required per IDO §14-16-6-4(J)(7).

The Sign Posting Agreement included is a previous version. The current agreement can be found under UDD [here: https://www.cabq.gov/planning/download-forms-applications](https://www.cabq.gov/planning/download-forms-applications). Please resubmit this updated form with the project data.

Signs must be posted on or before 9:00 am on **Wednesday September 3, 2025** and should be left up until Friday, October 3, 2025 (15 days before and 15 days after the EPC hearing date), dates that should correspond to the Sign Posting Agreement.

- We encourage applicants to take a photo at the time the signs are posted to demonstrate that this step has been fulfilled. Please submit these photos by the end of the day **Wednesday, September 3, 2025.**
- For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

The project letter seems to be complete. I have included revision recommendations and guidance in the sections below.

A. General Recommendations

The justification letter requires revisions for clarity to strengthen the request. As per [§14-16-6-4\(E\)\(3\)](#), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

The applicant needs to add the following:

1. Please briefly elaborate on the reasoning for the zone change.
2. Explain why the MX-M zone was selected over other potential options.
3. Background and History:
 - a. Please add an introduction to this section describing what the three-phase project is, how it came about, and its purpose. Were the 3 phases completed on behalf of the same entity?
 - b. Please provide (embedded) links to the referenced studies/plans.
4. Replies to requested Criteria should be strengthened. See Section B.1. below.
5. Although not necessarily relevant to this case, please provide responses to Criteria 6-7(H)(3)(b) and 6-7(H)(3)(c) to the Decision Criteria Responses.

B. Review and Decision Criteria - 6-7(H)(3)(a):

1. **Criterion A: please update.** As per [§14-16-6-4\(E\)\(4\)](#), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits.

- a. The proposed project seems to generally or partially align with the chosen goals and policies. Please ensure that responses address all parts of the goal or policy to clearly demonstrate how the request “...is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with)”. This is accomplished by being as detailed as possible. It is critical to “hit the nail on the head” both conceptually and in terms of form by:
 - Answering the justification questions directly by re-phrasing the requirement itself in the response. It is also important not to simply restate the Goal, Policy, or Sub-policy, but make supporting statements as to how allowing additional uses would be consistent with the presented Goals/Policies.
 - Using conclusory statements such as “because_____”
 - Choosing only the pertinent option when needed to respond to a requirement and describe how it ties it back to your request and reasoning.
 - b. Please update the response to **Goal 4.1 to address all three statements of “enhance, protect, and preserve”** and Goal 5.1 to reflect City Council action **as part of the final presentation**.
2. **Criterion D: Please update.** The provided table in this section shows that Cannabis retail and Park and ride lot as remaining or becoming Permissive. These uses could be considered harmful, so you may want to address this in the response.
 3. **Criterion F: Please update.**
 - a. Not all of the subject properties seem to be along a major street.
 - b. The statement indicating that a café “closed years ago due to existing social conditions” seems paradoxical.
 4. **Criterion G: Please update.** The text in this response should be tightened for clarity.
 - a. The sentence “None of the... with the exception” is contradictory.
 - b. Please elaborate or support the meaning of “more appropriate”.
 - c. Both cost of land and economic considerations should be addressed.
 5. **Criterion H: Please update.**
 - a. The text in this response should be updated to answer to both parts of this Criterion requirements. Please respond why this would not be a spot zone or why or why not this would be a spot zone with a specific response addressing at least one of points 1 through 3.
 - b. A lot of the information included in this response could be moved to the project background.
- C. **Review and Decision Criteria - 6-7(H)(3)(b & c):** Please include a response to these criteria even though they do not apply to this case.

E) PUBLIC NOTICE

1901 University Boulevard NE _ Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Thu 7/31/2025 3:26 PM
To Charlene Johnson <Johnson@consensusplanning.com>

1 attachment (935 KB)
IDOZoneAtlasPage_H-15-Z & H-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	Phone
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Andrew	Tafoya Leverett	salamdezia@gmail.com	1529 Edith BLVD NE	Albuquerque	NM	87102	5056152986
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	naranjolopez2010@gmail.com	1127 Walter NE	Albuquerque	NM	87102	5052707716

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

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

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, July 31, 2025 2:00 PM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission

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

Applicant Information
Contact Name
Charlene Johnson
Telephone Number
5057649801
Email Address
johnson@consensusplanning.com
Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

1. Tract 3 MRGCD Map 36, Excluding Northwesterly Portion also excluding Portion TOR/W 2. East 4 lots • Lots 9 through 17 Industrial Subdivision • Lot 8-A Replat of Lots 7 & 8 of Industrial Subdivision creating Lot 8A and Additional Street R/W • 018 Industrial Subdivision • 019 Industrial Subdivision West 3 lots • Lot 5 Industrial Subdivision except portion out to R/W • Tract situated in Lots 3 & 4 Industrial Subdivision except westerly portion to R/W • A portion Tract 3 MRGCD Map 36 excluding westerly portions to R/4 3. Power Station City of Albuquerque 4. Tracts A B X C Koury Addition Replat of Portion of Block G Netherwood Park Addition 5. Parcel 2 Menaul Development Area 6. Parcel 4-A-1 Plat of Tract A-1-A and Parcel 4-A-1 Menaul Development Area 7. Tract E4C1 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area 8. Tract E4C3 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area

Physical address of subject site:

1901 University Boulevard NE

Subject site cross streets:

Menaul Blvd. & University Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

H-15-Z and H-16-Z

Link for map

Captcha


Notification of Zoning Map Amendment - Menaul MR Area Plan Properties

From Charlene Johnson <Johnson@consensusplanning.com>

Date Thu 8/7/2025 9:32 AM

To sbmartineztown@gmail.com <sbmartineztown@gmail.com>; salmdezia@gmail.com <salmdezia@gmail.com>; naranjoloopez2010@gmail.com <naranjoloopez2010@gmail.com>

Cc Jackie Fishman <fishman@consensusplanning.com>

 1 attachment (4 MB)

Menaul MR_NEIGHBORHOOD ASSOCIATON PACKET.pdf;

Dear Neighbors,

This email provides notification that Consensus Planning is submitting an application for Zoning Map Amendments (zone change) for 16 parcels in the Menaul Metropolitan Redevelopment Area (Menaul MR Area Plan) of which you are an adjacent property owner. The request is to rezone the properties from Non-Residential Light Manufacturing (NR-LM) or Non-Residential Commercial (NR-C) to Mixed Use-Medium (MX-M).

The zone changes will allow more flexibility for redevelopment of the properties to include mixed-use and multi-family residential development. This effort is sponsored by City Council Services as part of the implementation of the Menaul MR Area Plan.

If you have any questions or would like more information, please feel free to contact us at fishman@consensusplanning.com or johnson@consensusplanning.com.

Attached: Neighborhood Notification Packet

Best regards,

Charlene Johnson, AICP
Senior Planner II
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505 764.9801

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

sbmartineztown@gmail.com (sbmartineztown@gmail.com)

naranjoloopez2010@gmail.com (naranjoloopez2010@gmail.com)

Subject: Notification of Zoning Map Amendment - Menaul MR Area Plan Properties

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

salamdezia@gmail.com (salamdezia@gmail.com)

Subject: Notification of Zoning Map Amendment - Menaul MR Area Plan Properties

**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 to MX-M

Decision-making Body: Recommendation by EPC, Final decision by City Council

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Various - see attached Property Information Sheet

Name of property owner: Various - see attached Property Information Sheet

Name of applicant: Property Owners (see attached Property Information Sheet) / Consensus Planning (Agent)

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

September 18, 2025, 8:40 am, via Zoom

Address, phone number, or website for additional information:

Contact Consensus Planning: fishman@consensusplanning.com or johnson@consensusplanning.com or by phone at (505) 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

☒ Summary of pre-submittal neighborhood meeting, if 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)

8/7/25

(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**



NOT APPLICABLE

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

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

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

Language Access Notice:

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

Notificación de Acceso Lingüístico.

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

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

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

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

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

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

Date of Notice*: 8/7/25

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

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

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

1. Subject Property Address* Various - see attached Property Information Sheet
Location Description Various sites along Menaul Blvd. between I-25 and the North Diversion Channel
2. Property Owner* Various - see attached Property Information Sheet
3. Agent/Applicant [if applicable] Consensus Planning (Agent)/ Property Owners (Applicants)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

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

Summary of project/request²*:

Zone Map Amendments from NR-LM or NR-C to MX-M for various properties in the Menaul MR Area.

The applications are submitted by Consensus Planning on behalf of the Applicants and sponsored by Council Services.

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*: Thursday, September 18, 2025, 8:40 AM

Location*³: Via Zoom - link on the EPC website below:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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

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

³ Physical address or Zoom link

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

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: Menaul MR Area Re-zoning

Email: fishman@consensusplanning.com / johnson@consensusplanning.com

Phone: 505 764-9801 (Consensus Planning)

Online website or project page: _____

Attachments: Property Information Sheet, Zone Atlas

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

1. Zone Atlas Page(s)*⁴ H-15-Z, H-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:

Two pre-submittal meetings were held to provide information to businesses and property owners regarding the options for re-zoning their properties. Consensus Planning explained the purpose for the zone change initiative, the IDO allowable uses within the zones, and the process for submitting to the EPC and City Council.

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

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 29.49 total acreage
2. IDO Zone District NR-LM
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] None
5. Current Land Use(s) [vacant, if none] Lodging, retail sales, and office and services

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 or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

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

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MENAU METROPOLITAN REDEVELOPMENT AREA BOUNDARY

Property Information Sheet – Menaul MR Area Re-zoning

Locations of the following properties correspond to the numbers on the attached Zone Atlas Map.

1. Albuquerque Boca Hotel Limited Partnership (Crowne Plaza)

- Site Address: 1901 University Boulevard NE
- Legal Description: Tract 3 MRGCD Map 36, Excluding Northwesterly Portion also excluding Portion TOR/W
- Acres/Zoning: 10.43 acres/NR-LM

2. Albuquerque Boca Hotel Limited Partnership

- Site Address: 1780 Menaul Boulevard NE (east 4 lots); 1742 Menaul Boulevard NE (west 3 lots)
- Legal Descriptions:
 - Lots 9 through 17 Industrial Subdivision
 - Lot 8-A Replat of Lots 7 & 8 of Industrial Subdivision creating Lot 8A and Additional Street R/W
 - 018 Industrial Subdivision
 - 019 Industrial Subdivision
 - Lot 5 Industrial Subdivision except portion out to R/W
 - Tract situated in Lots 3 & 4 Industrial Subdivision except westerly portion to R/W
 - A portion Tract 3 MRGCD Map 36 excluding westerly portions to R/4
- Acres/Zoning: (east 4 lots) - 1.62; 0.08; 0.22; 0.22 /NR-LM
- Acres/Zoning: (west 3 lots) - 0.11; 0.21; 0.12/NR-LM

3. Albuquerque Bernalillo County Water Utility Authority

- Site Address: None listed
- Legal Description: Power Station City of Albuquerque
- Acres/Zoning: 0.46/NR-LM

4. Albuquerque Hotel Project, LLC. (Ramada Plaza by Wyndam)

- Site Address: 2020 Menaul Boulevard NE
- Legal Description: Tracts A B X C Koury Addition Replat of Portion of Block G Netherwood Park Addition
- Acres/Zoning: 7.3/NR-C

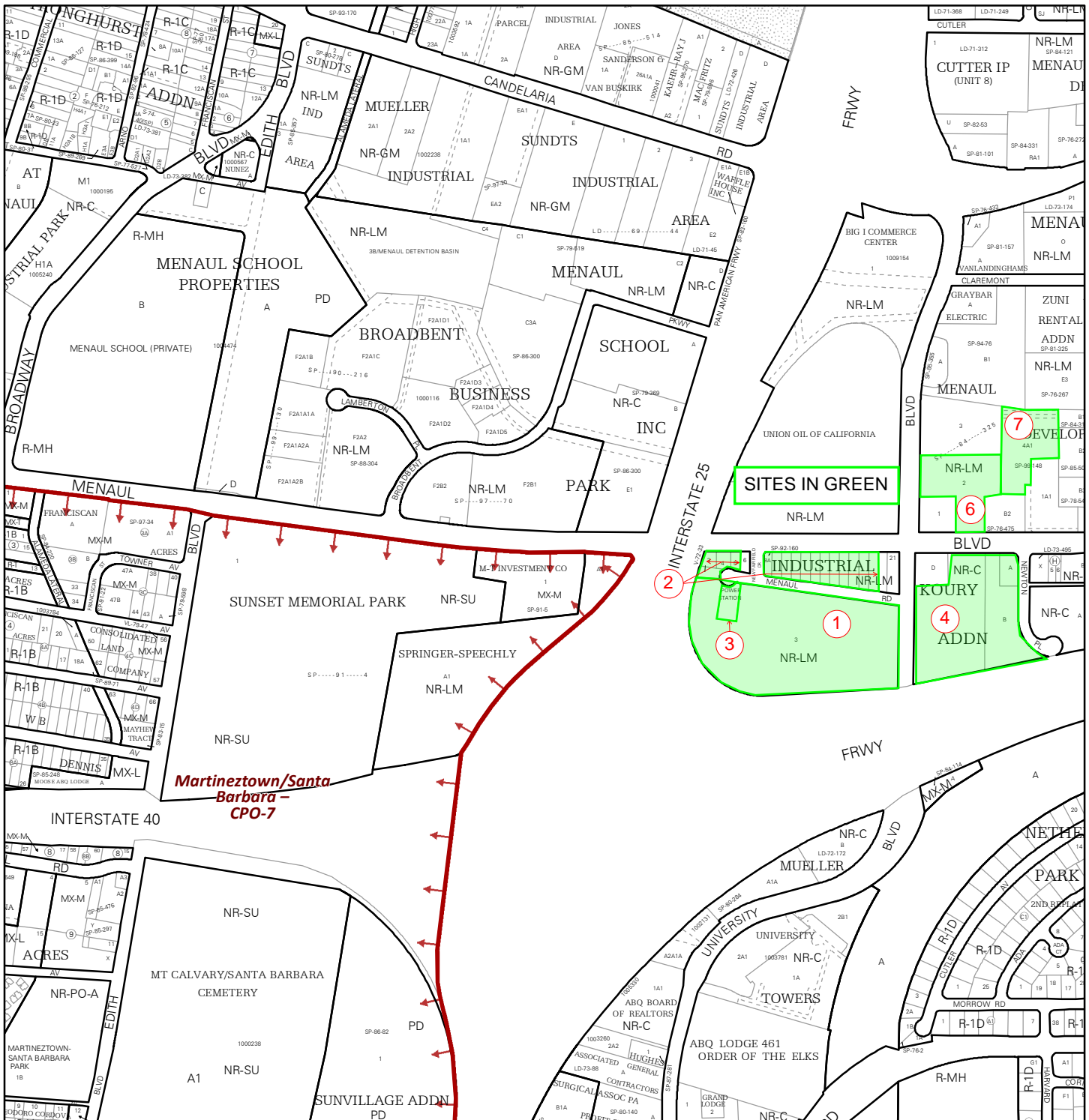
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- Site Address: 2200 Menaul Boulevard NE
- Legal Description: Tract C-1 Replat of Tract C & Portion of Tract D of Plat of Tracts A thru G Netherwood Park
- Acres/Zoning: 0.69/NR-C

6. University Hotels, LLC (Red Roof Inn)

- Site Address: 2015 Menaul Boulevard NE
- Legal Description: Parcel 2 Menaul Development Area
- Acres/Zoning: 2.85/NR-LM


7. **S2 ABQ, LLC** (La Quinta)
 - Site Address: 2011 Menaul Boulevard NE
 - Legal Description: Parcel 4-A-1 Plat of Tract A-1-A and Parcel 4-A-1 Menaul Development Area
 - Acres/Zoning: 2.39/NR-LM
8. **NM HYWEI, LLC** (Urban 360 Restaurant)
 - Site Address: 2119 Menaul Boulevard NE
 - Legal Description: Tract E4C1 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area
 - Acres/Zoning: 0.30/NR-LM
9. **Robert Moss & Ashlee Aragon** (Multi-tenant building)
 - Site Address: 2201 Menaul Boulevard NE
 - Legal Description: Tract E4C3 Plat of Tracts E4C1, E4C2, & E4C3 Menaul Development Area
 - Acres/Zoning: 0.30/NR-LM
10. **Dismas Charities Properties Inc.**
 - Site Address: 2331 Menaul Boulevard NE
 - Legal Description: Tract F-1 Menaul Development Area (Being a Replat of Tract F Menaul Development Area)
 - Acres/Zoning: 2.20/NR-C



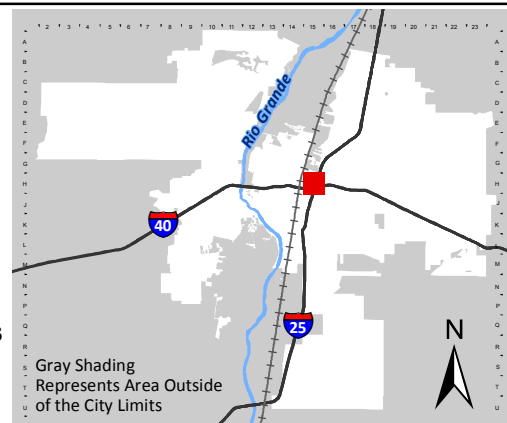
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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

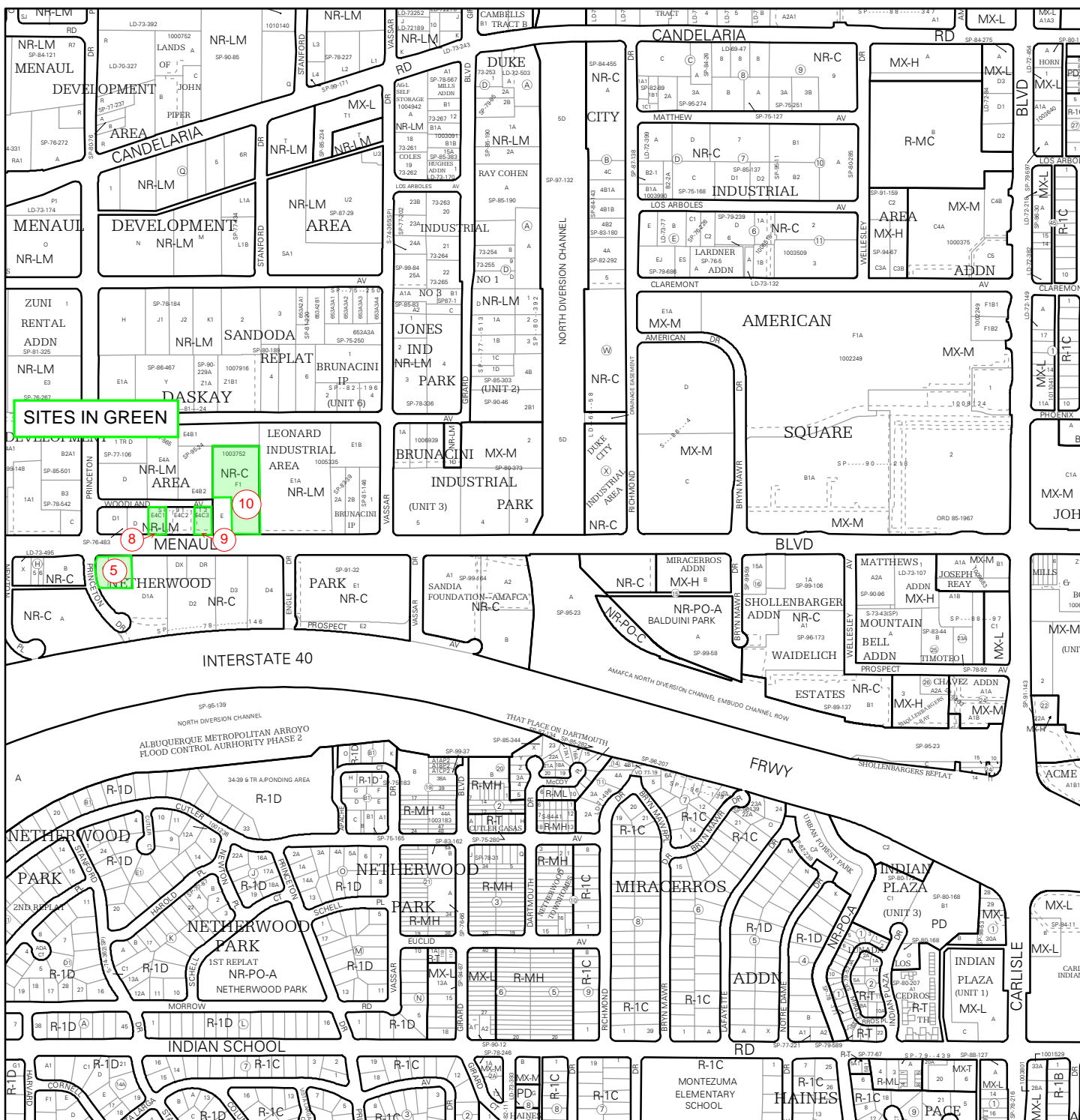


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-15-Z

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

0 250 500 1,000 Feet

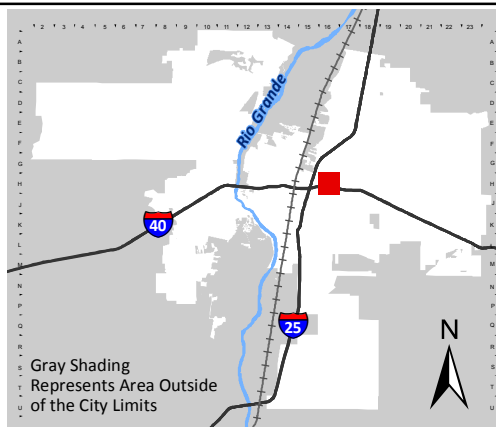


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IDO Zone Atlas May 2018



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Zone Atlas Page:
H-16-Z

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- Character Protection Overlay (CPO) Zone
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- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Pre-Submittal Tribal Meeting Request

From Maher, Nichole <nmaher@cabq.gov>

Date Wed 8/27/2025 10:34 AM

To Charlene Johnson <Johnson@consensusplanning.com>

Cc Heyne, Catherine M. <cheyne@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Hello Charlene,

The properties located at various locations along Menaul Boulevard between the North Diversion Channel and I-25 **are not within** 660 feet of Major Public Open Space and the offer of a [Pre-submittal Tribal Meeting](#) is **not required** pursuant to IDO [§14-16-6-4\(B\)](#).

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

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

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



August 7, 2025

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 Neighbors,

This letter provides notification that Consensus Planning is submitting an application for Zoning Map Amendments (zone change) for 16 parcels in the Menaul Metropolitan Redevelopment Area (Menaul MR Area Plan) of which you are an adjacent property owner. The request is to re-zone the properties from Non-Residential Light Manufacturing (NR-LM) or Non-Residential Commercial (NR-C) to Mixed Use-Medium (MX-M).

The zone changes will allow more flexibility for redevelopment of the properties to include mixed-use and multi-family residential development. This effort was initiated by Council Services as part of the implementation of the recommendations contained within the Menaul MR Area Plan.

If you have any questions or would like more information, please feel free to contact our office at fishman@consensusplanning.com or call (505) 764-9801.

Sincerely,

Jacqueline Fishman, AICP
Emeritus Principal / Planner

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

**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 to MX-M

Decision-making Body: Recommendation by EPC, Final decision by City Council

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Various - see attached Property Information Sheet

Name of property owner: Various - see attached Property Information Sheet

Name of applicant: Property Owners (see attached Property Information Sheet) / Consensus Planning (Agent)

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

September 18, 2025, 8:40 am, via Zoom

Address, phone number, or website for additional information:

Contact Consensus Planning: fishman@consensusplanning.com or johnson@consensusplanning.com or by phone at (505) 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

☒ Summary of pre-submittal neighborhood meeting, if 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)

8/7/25

(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**



NOT APPLICABLE

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

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

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

Language Access Notice:

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

Notificación de Acceso Lingüístico.

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

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

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

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

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

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

Date of Notice*: 8/7/25

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

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

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

1. Subject Property Address* Various - see attached Property Information Sheet
Location Description Various sites along Menaul Blvd. between I-25 and the North Diversion Channel
2. Property Owner* Various - see attached Property Information Sheet
3. Agent/Applicant [if applicable] Consensus Planning (Agent)/ Property Owners (Applicants)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

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

Summary of project/request²*:

Zone Map Amendments from NR-LM or NR-C to MX-M for various properties in the Menaul MR Area.

The applications are submitted by Consensus Planning on behalf of the Applicants and sponsored by Council Services.

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*: Thursday, September 18, 2025, 8:40 AM

Location*³: Via Zoom - link on the EPC website below:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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

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

³ Physical address or Zoom link

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

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: Menaul MR Area Re-zoning

Email: fishman@consensusplanning.com / johnson@consensusplanning.com

Phone: 505 764-9801 (Consensus Planning)

Online website or project page: _____

Attachments: Property Information Sheet, Zone Atlas

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

1. Zone Atlas Page(s)*⁴ H-15-Z, H-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:

Two pre-submittal meetings were held to provide information to businesses and property owners regarding the options for re-zoning their properties. Consensus Planning explained the purpose for the zone change initiative, the IDO allowable uses within the zones, and the process for submitting to the EPC and City Council.

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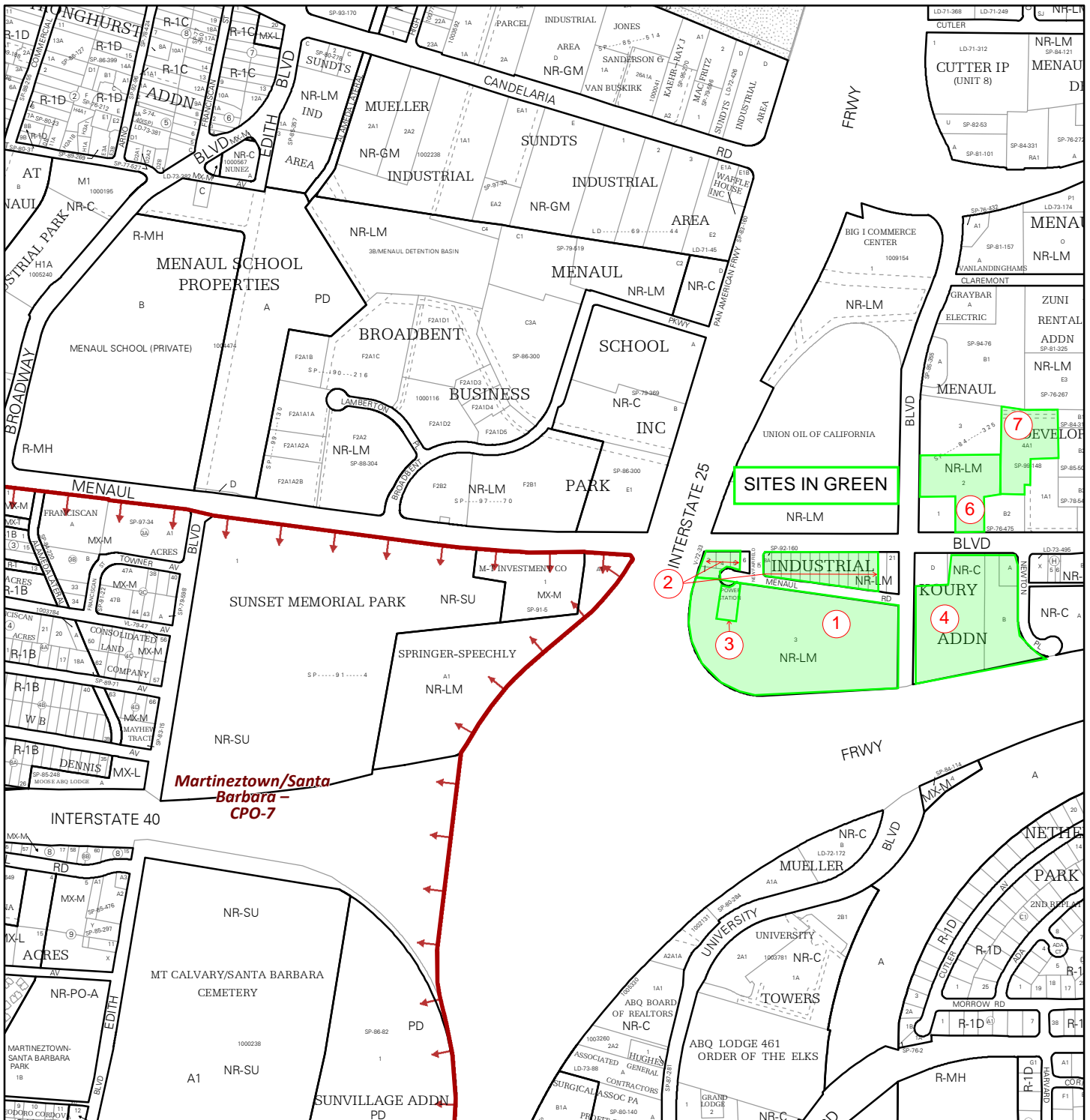
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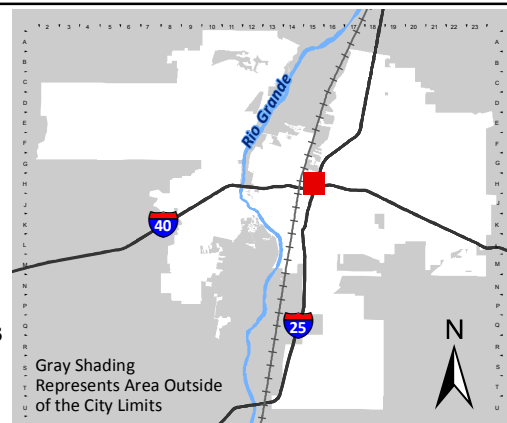
IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

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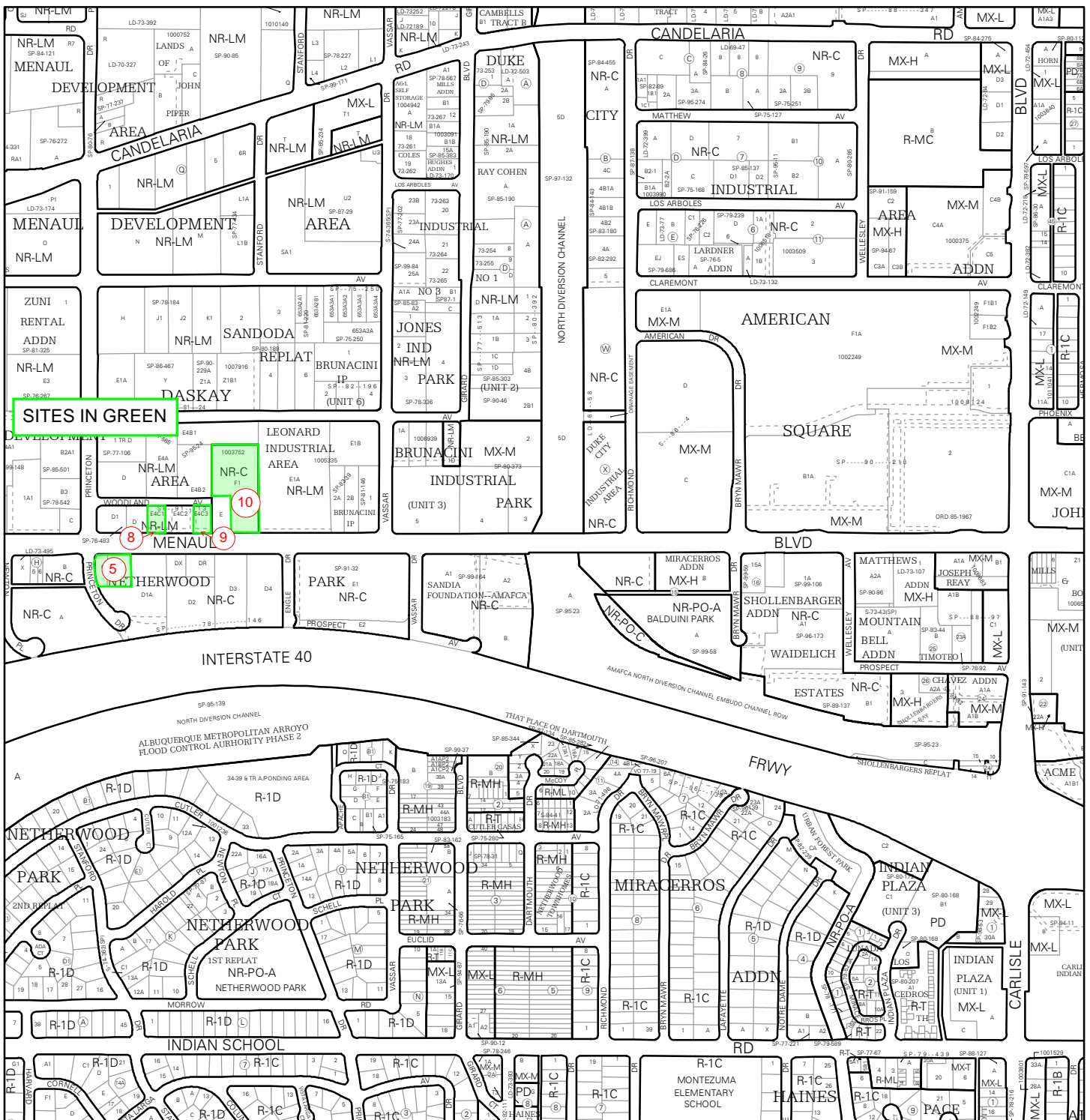


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-15-Z

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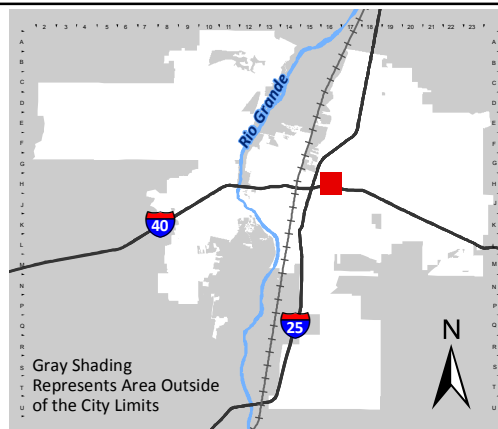


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IDO Zone Atlas May 2018



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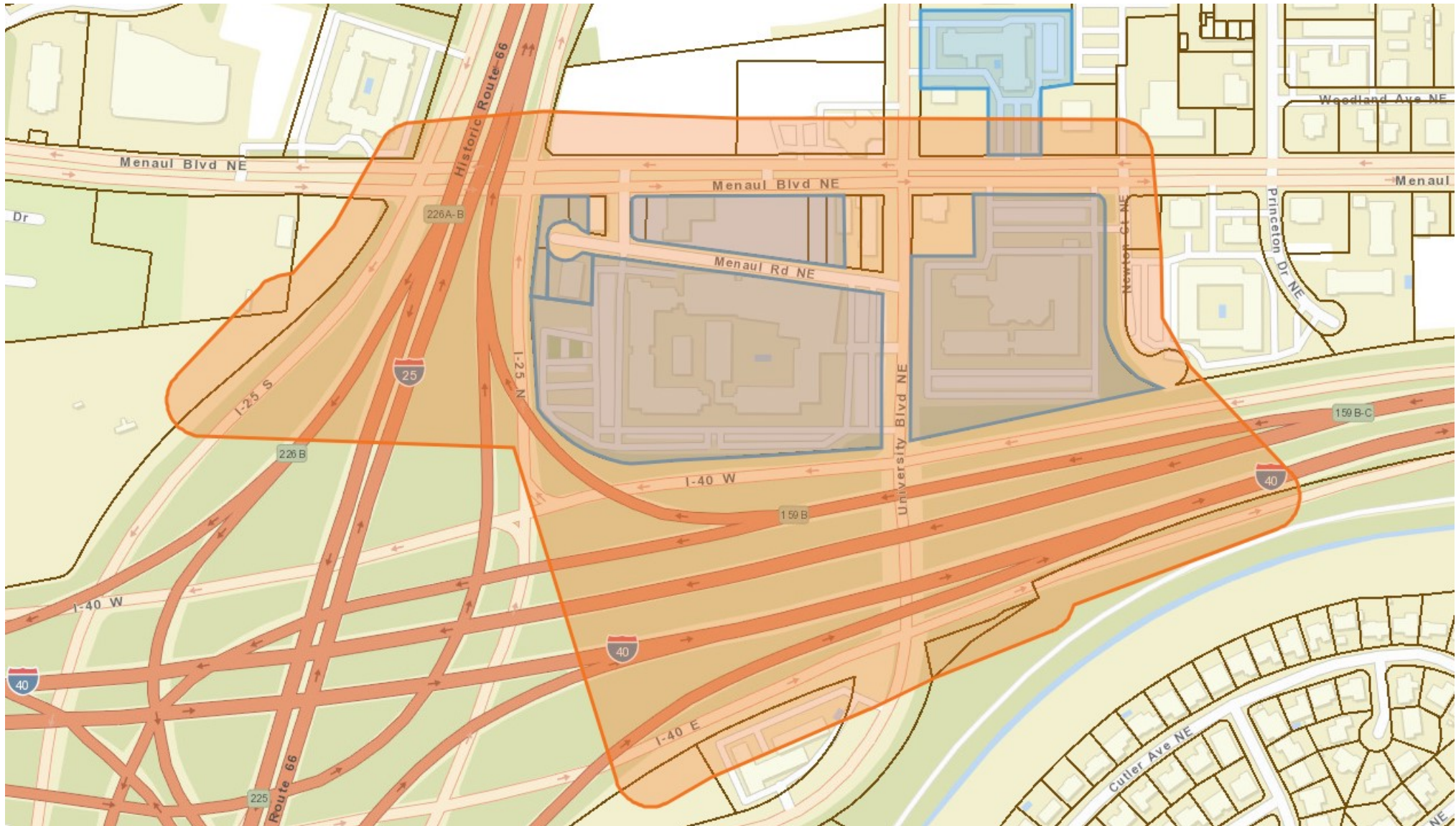
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Represents Area Outside
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- 0 250 500 1,000 Feet

COMBINED PROPERTY OWNER ADDRESSES FOR MAILED NOTIFICATION

Buffer Map Addresses - Full Mailing		
Owner	Owner Address	Owner Address 2
ALB BOCA HOTEL LIMITED PRTSHP	1000 MARKET ST BLDG 1	PORTSMOUTH NH 03801
STATE OF NEW MEXICO GENERAL SERVICES DEPT FACILIT	2542 CERRILLOS RD	SANTA FE NM 87505-3294
ALB BOCA HOTEL LTD PTNS C/O OCEAN PROPS ATTN: N H	1000 MARKET ST UNIT 1	PORTSMOUTH NH 03801-3358
RGI 2017 PCV LLC	PO BOX 30988	ALBUQUERQUE NM 87190-0988
FED BLDG SERV INC	PO BOX 35280	ALBUQUERQUE NM 87176-5280
2019 MANUAL LLC	2019 MENAUL BLVD NE SUITE A	ALBUQUERQUE NM 87107-1748
M-F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUT	PO BOX 1293	ALBUQUERQUE NM 87103-1293
ABQ 1701 LLC	8300 WASHINGTON ST NE	ALBUQUERQUE NM 87113-1606
ALBUQUERQUE BOCA PARKING BUILDING 1	1000 MARKET ST SUITE 300	PORTSMOUTH NH 03801-3358
BRAR HOTELS GROUP INCORPORATED	200 MILL ST	RENO NV 89501-1535
M - F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
UNIVERSITY HOTELS LLC	8300 WASHINGTON ST NE	ALBUQUERQUE NM 87113-1606
ALB BOCA HOTEL LTD PTNS	1000 MARKET ST BLDG 1	PORTSMOUTH NH 03801
ALB BOCA HOTEL LIMITED PRTSHP C/O OCEAN PROPS AT	1000 MARKET ST UNIT 1	PORTSMOUTH NH 03801-3358
CIRCLE K CONVENIENCE STORES #1777 ATTN: PROPERTY	PO BOX 52085 DC-17	PHOENIX AZ 85072-2085
BOGGS ALEXANDER D VON	3167 SAN MATEO BLVD NE SUITE N5	ALBUQUERQUE NM 87110
JAHAN HOTELS LLC	11595 W SUNSET BLVD	LOS ANGELES CA 90049-2048
AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836
ALBUQUERQUE HOTEL PROJECT LLC	2020 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1715
GAECHTER OUTDOOR ADVERTISING INC C/O MIKE GAECH	13 HORIZON DR	FRISCO TX 75034-6840
TRUCK STOP PLAZA LLC	10600 DEL REY AVE NE	ALBUQUERQUE NM 87122-3514
JMDH REAL ESTATE OF ALBUQUERQUE LLC	1710 WHITESTONE EXPRESSWAY	WHITESTONE NY 11357-3054
S2 ABQ LLC	9891 IRVINE CENTER DR SUITE 100	IRVINE CA 92618-4318
PLE PROPERTIES LLC	3304 TEXAS ST NE	ALBUQUERQUE NM 87110-2313
SVC HYB LEASE POOL 4 LLC	2 NEWTON PL SUITE 300	NEWTON MA 02458-1637
D & R INSTALLATION & REPAIRS LLP	4527 DOWNEY ST NE	ALBUQUERQUE NM 87109-2756
FINLEY RENTAL MENAUL LLC	3305 LA MANCHA DR NW	ALBUQUERQUE NM 87104
NEW MEXICO INDEPENDENT AUTOMOBILE DEALERS ASSC	2202 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1726
ROMA HOLDINGS INC	6625 S VALLEY VIEW BLVD UNIT 412	LAS VEGAS NV 89118-4559
TRIOM LLC C/O YUVI HOSPITALITY LLC	2108 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1713
NM HYWEI LLC	8912 DELAMAR AVE NE	ALBUQUERQUE NM 87111-3108
2200 MENAUL LLC	2003 SOUTHERN BLVD SE #1022	RIO RANCHO NM 87124-3751
2121 MENAUL PROPERTIES LLC	2121 MENAUL BLVD	ALBUQUERQUE NM 87107-1714
B & C GIRON HOLDINGS	6455 KOLA CT NW	ALBUQUERQUE NM 87120-4285
DISMAS CHARITIES PROPERTIES INC	2500 7TH STREET RD	LOUISVILLE KY 40208
WESTLAND CORP	2400 CANDELARIA RD NE	ALBUQUERQUE NM 87107
GS4TH LLC	5300 HIGH CANYON TRAIL	ALBUQUERQUE NM 87111-8315
SKYWATER-ALBUQUERQUE LLC	ONE R E MICHEL DRIVE	GLEN BURNIE MD 21060

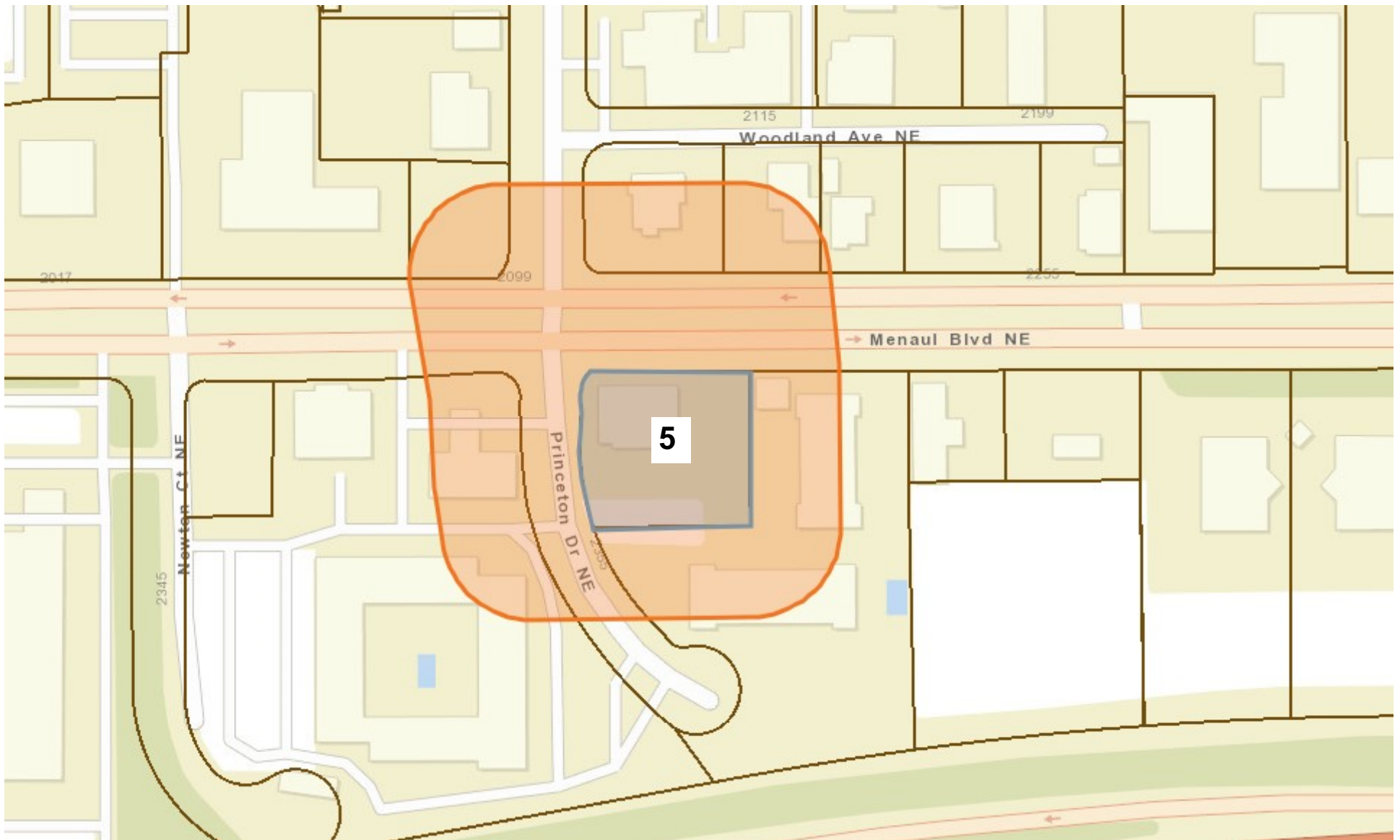
MOSS ROBERT & ARAGON ASHLEE	2201 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1711
PKST ALBUQUERQUE MENAUL LLC ATTN NINA MOMTAZEE	1520 E GRAND AVE	EL SEGUNDO CA 90245-4341
FINLEY RENTAL PHOENIX LLC	3305 LA MANCHA DR NW	ALBUQUERQUE NM 87104
GALLEY FRED W & JEAN TRUSTEES GALLEY RVT	PO BOX 109	FAIRFIELD TX 75840-0002
ELITE REALTY LLC	7032 KALGAN RD NE	RIO RANCHO NM 87144-3531
SPRINGER SHELTERS PARTNERSHIP LLP	2415 PRINCETON DR NE SUITE G-4	ALBUQUERQUE NM 87107
2500 ALBUQUERQUE HOLDINGS LLC	3790 PARADISE RD SUITE 250	LAS VEGAS NV 89169-5930
HEAD FOR THE BEACH GROUP OF NM LLC	6725 ACADEMY RD NE	ALBUQUERQUE NM 87109-3345
PROFFIT DAVID S	2415 PRINCETON DR NE UNIT J	ALBUQUERQUE NM 87107
PINKSTON JOHN & CRISTELA	2415 PRINCETON DR NE SUITE K	ALBUQUERQUE NM 87107-1731
ANDERSON BRUCE L & LANELL E TRUSTEES ANDERSON TR	7936 SARTAN WAY NE	ALBUQUERQUE NM 87109-3128
PRINCETON INVESTMENT LLC	19 COUNTY RD 126C	ESPANOLA NM 87532-0000
PRINCETON PARTNERS LLC	8112 CORN MOUNTAIN NW	ALBUQUERQUE NM 87114-6079
PRINCETON PARTNERS LLC	7001 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3695
KETTLE REAL ESTATE CORPORATION	10077 BOSQUE CIR NW	ALBUQUERQUE NM 87114-8825
BREWER OIL CO	2701 CANDELARIA RD NE	ALBUQUERQUE NM 87107-1954

BUFFER MAP:
1901 UNIVERSITY BLVD. NE
1780 MENAUL BLVD. NE
1742 MENAUL BLVD. NE
ABCWUA SITE
2020 MENAUL BLVD. NE



Buffer Map Addresses _Crowne Plaza, ABCWUA, Ramada		
Owner	Owner Address	Owner Address 2
ALB BOCA HOTEL LIMITED PRTSHP	1000 MARKET ST BLDG 1	PORTSMOUTH NH 03801
STATE OF NEW MEXICO GENERAL SERVICES DEPT FACILITIES MGMT DIVISION	2542 CERRILLOS RD	SANTA FE NM 87505-3294
ALB BOCA HOTEL LTD PTNS C/O OCEAN PROPS ATTN: N HEBERT	1000 MARKET ST UNIT 1	PORTSMOUTH NH 03801-3358
RGI 2017 PCV LLC	PO BOX 30988	ALBUQUERQUE NM 87190-0988
ALB BOCA HOTEL LIMITED PRTSHP	1000 MARKET ST BLDG 1	PORTSMOUTH NH 03801
FED BLDG SERV INC	PO BOX 35280	ALBUQUERQUE NM 87176-5280
2019 MENUAL LLC	2019 MENAUL BLVD NE SUITE A	ALBUQUERQUE NM 87107-1748
M-F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE NM 87103-1293
ABQ 1701 LLC	8300 WASHINGTON ST NE	ALBUQUERQUE NM 87113-1606
ALBUQUERQUE BOCA PARKING BUILDING 1	1000 MARKET ST SUITE 300	PORTSMOUTH NH 03801-3358
BRAR HOTELS GROUP INCORPORATED	200 MILL ST	RENO NV 89501-1535
M-F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
M - F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
UNIVERSITY HOTELS LLC	8300 WASHINGTON ST NE	ALBUQUERQUE NM 87113-1606
ALB BOCA HOTEL LTD PTNS	1000 MARKET ST BLDG 1	PORTSMOUTH NH 03801
ALB BOCA HOTEL LIMITED PRTSHP C/O OCEAN PROPS ATTN: N HEBERT	1000 MARKET ST UNIT 1	PORTSMOUTH NH 03801-3358
CIRCLE K CONVENIENCE STORES #1777 ATTN: PROPERTY TAX DEPT	PO BOX 52085 DC-17	PHOENIX AZ 85072-2085
STATE OF NEW MEXICO GENERAL SERVICES DEPT FACILITIES MGMT DIVISION	2542 CERRILLOS RD	SANTA FE NM 87505-3294
BOGGS ALEXANDER D VON	3167 SAN MATEO BLVD NE SUITE N5	ALBUQUERQUE NM 87110
JAHAN HOTELS LLC	11595 W SUNSET BLVD	LOS ANGELES CA 90049-2048
AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836
ALBUQUERQUE BOCA PARKING BUILDING 1	1000 MARKET ST SUITE 300	PORTSMOUTH NH 03801-3358
ALBUQUERQUE HOTEL PROJECT LLC	2020 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1715
GAECHTER OUTDOOR ADVERTISING INC C/O MIKE GAECHTER PRESIDENT	13 HORIZON DR	FRISCO TX 75034-6840
ALB BOCA HOTEL LTD PTNS	1000 MARKET ST BLDG 1	PORTSMOUTH NH 03801
M-F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
TRUCK STOP PLAZA LLC	10600 DEL REY AVE NE	ALBUQUERQUE NM 87122-3514
JMDH REAL ESTATE OF ALBUQUERQUE LLC	1710 WHITESTONE EXPRESSWAY	WHITESTONE NY 11357-3054

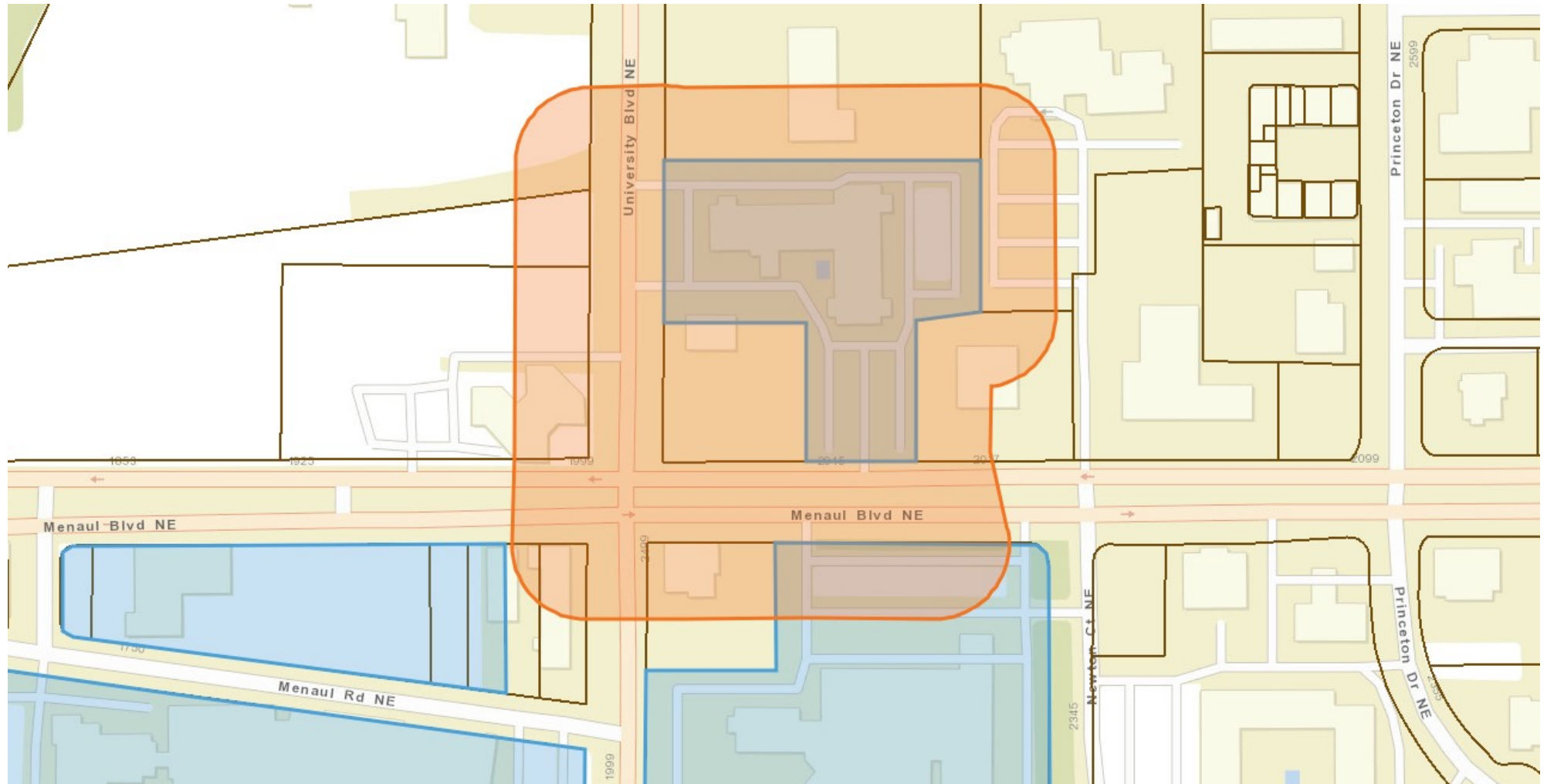
BUFFER MAP:
2200 MENAUL BLVD. NE



BUFFER MAP ADDRESSES - 2200 MENAUL (RANGE CAFÉ SITE)

Owner	Owner Address	Owner Address 2
2019 MANUAL LLC	2019 MENAUL BLVD NE SUITE A	ALBUQUERQUE NM 87107-1748
ROMA HOLDINGS INC	6625 S VALLEY VIEW BLVD UNIT 412	LAS VEGAS NV 89118-4559
TRIOM LLC C/O YUVI HOSPITALITY LLC	2108 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1713
KETTLE REAL ESTATE CORPORATION	10077 BOSQUE CIR NW	ALBUQUERQUE NM 87114-8825
NM HYWEI LLC	8912 DELAMAR AVE NE	ALBUQUERQUE NM 87111-3108
2200 MENAUL LLC	2003 SOUTHERN BLVD SE #1022	RIO RANCHO NM 87124-3751
BREWER OIL CO	2701 CANDELARIA RD NE	ALBUQUERQUE NM 87107-1954
JAHAN HOTELS LLC	11595 W SUNSET BLVD	LOS ANGELES CA 90049-2048

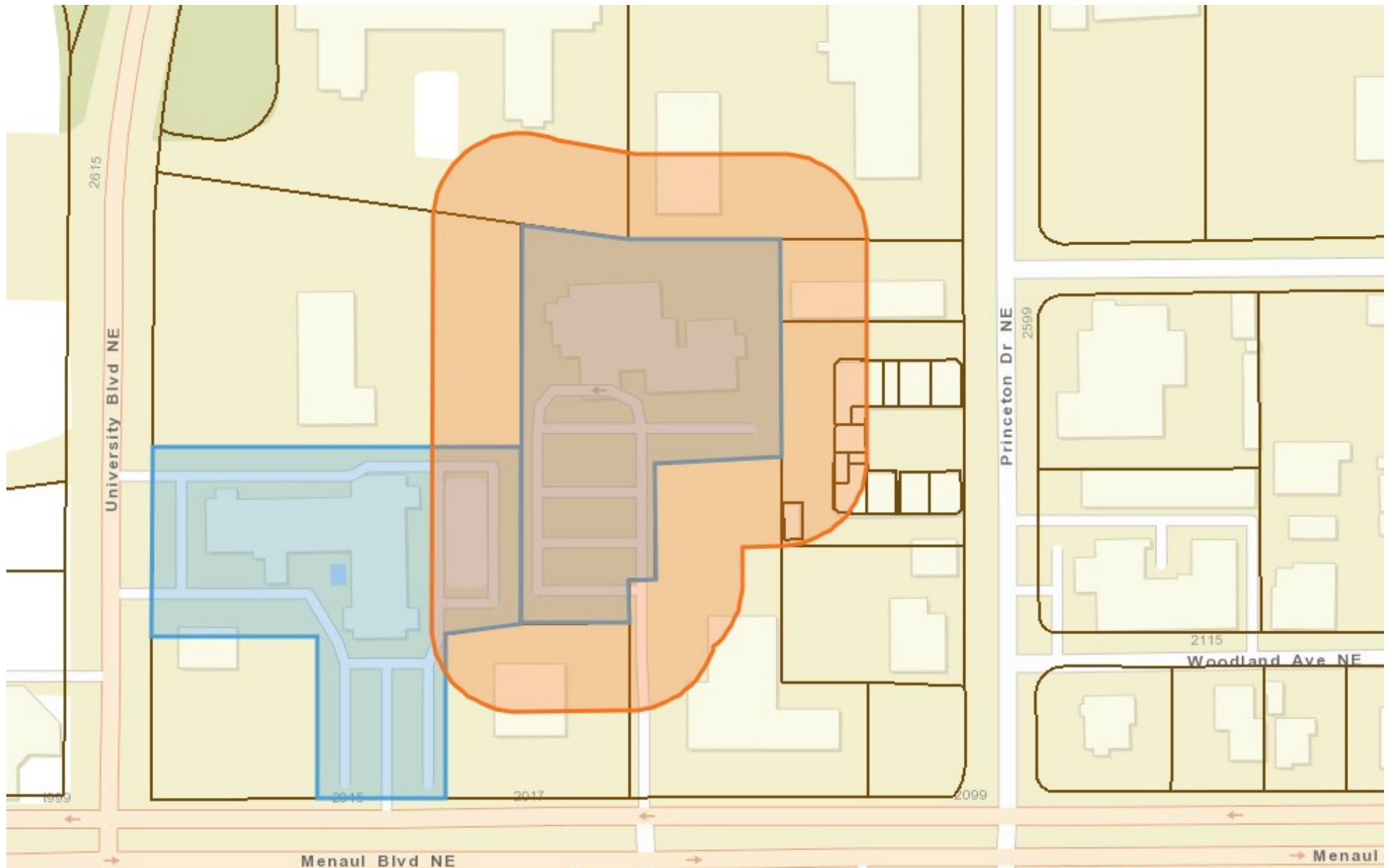
BUFFER MAP:
#6. 2015 MENAUL BOULEVARD NE (RED ROOF INN)



Buffer Addresses - 2015 MENAUL BLVD. (RED ROOF INN)

Owner	Owner Address	Owner Address 2
RGI 2017 PCV LLC	PO BOX 30988	ALBUQUERQUE NM 87190-0988
FED BLDG SERV INC	PO BOX 35280	ALBUQUERQUE NM 87176-5280
S2 ABQ LLC	9891 IRVINE CENTER DR SUITE 100	IRVINE CA 92618-4318
M-F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
UNIVERSITY HOTELS LLC	8300 WASHINGTON ST NE	ALBUQUERQUE NM 87113-1606
CIRCLE K CONVENIENCE STORES #1777 ATTN: PROPERTY TAX DEPT	PO BOX 52085 DC-17	PHOENIX AZ 85072-2085
PLE PROPERTIES LLC	3304 TEXAS ST NE	ALBUQUERQUE NM 87110-2313
ALBUQUERQUE HOTEL PROJECT LLC	2020 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1715
M-F PARTNERSHIP	PO BOX 35280	ALBUQUERQUE NM 87176-5280
TRUCK STOP PLAZA LLC	10600 DEL REY AVE NE	ALBUQUERQUE NM 87122-3514
JMDH REAL ESTATE OF ALBUQUERQUE LLC	1710 WHITESTONE EXPRESSWAY	WHITESTONE NY 11357-3054
SVC HYB LEASE POOL 4 LLC	2 NEWTON PL SUITE 300	NEWTON MA 02458-1637

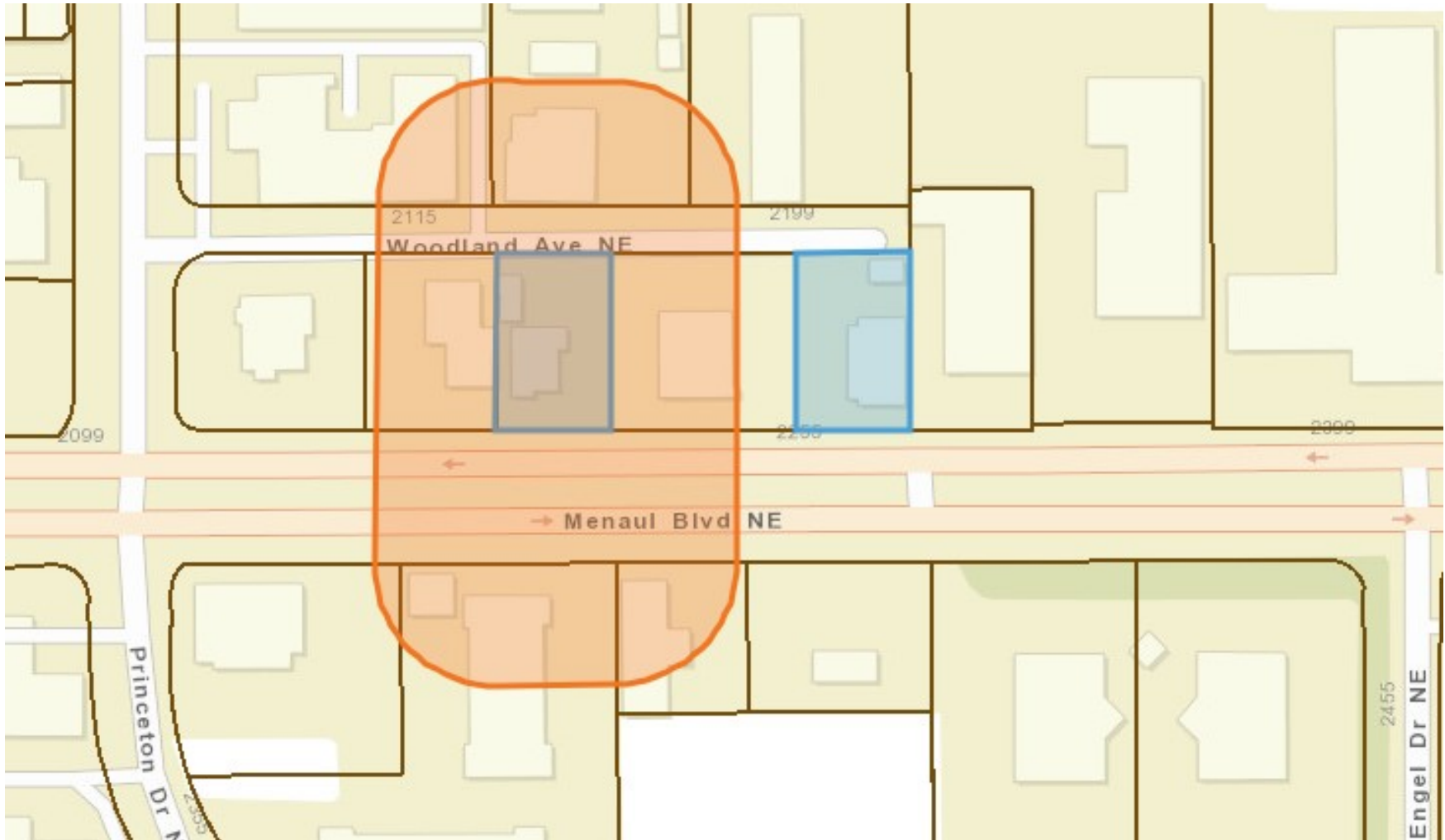
BUFFER MAP:
2011 MENAUL BLVD. NE (LA QUINTA)



BUFFER MAP ADDRESSES - 2011 MENAUL BLVD. (LA QUINTA)

Owner	Owner Address	Owner Address 2
RGI 2017 PCV LLC	PO BOX 30988	ALBUQUERQUE NM 87190-0988
2019 MANUAL LLC	2019 MENAUL BLVD NE SUITE A	ALBUQUERQUE NM 87107-1748
S2 ABQ LLC	9891 IRVINE CENTER DR SUITE 100	IRVINE CA 92618-4318
GALLEY FRED W & JEAN TRUSTEES GALLEY RV	PO BOX 109	FAIRFIELD TX 75840-0002
ELITE REALTY LLC	7032 KALGAN RD NE	RIO RANCHO NM 87144-3531
UNIVERSITY HOTELS LLC	8300 WASHINGTON ST NE	ALBUQUERQUE NM 87113-1606
SPRINGER SHELTERS PARTNERSHIP LLP	2415 PRINCETON DR NE SUITE G-4	ALBUQUERQUE NM 87107
PLE PROPERTIES LLC	3304 TEXAS ST NE	ALBUQUERQUE NM 87110-2313
2500 ALBUQUERQUE HOLDINGS LLC	3790 PARADISE RD SUITE 250	LAS VEGAS NV 89169-5930
HEAD FOR THE BEACH GROUP OF NM LLC	6725 ACADEMY RD NE	ALBUQUERQUE NM 87109-3345
HEAD FOR THE BEACH GROUP OF NM LLC	6725 ACADEMY RD NE	ALBUQUERQUE NM 87109-3345
PROFFIT DAVID S	2415 PRINCETON DR NE UNIT J	ALBUQUERQUE NM 87107
PINKSTON JOHN & CRISTELA	2415 PRINCETON DR NE SUITE K	ALBUQUERQUE NM 87107-1731
ANDERSON BRUCE L & LANELL E TRUSTEES AN	7936 SARTAN WAY NE	ALBUQUERQUE NM 87109-3128
PRINCETON INVESTMENT LLC	19 COUNTY RD 126C	ESPANOLA NM 87532-0000
PRINCETON PARTNERS LLC	8112 CORN MOUNTAIN NW	ALBUQUERQUE NM 87114-6079
PRINCETON PARTNERS LLC	7001 MENAUL BLVD NE	ALBUQUERQUE NM 87110-3695

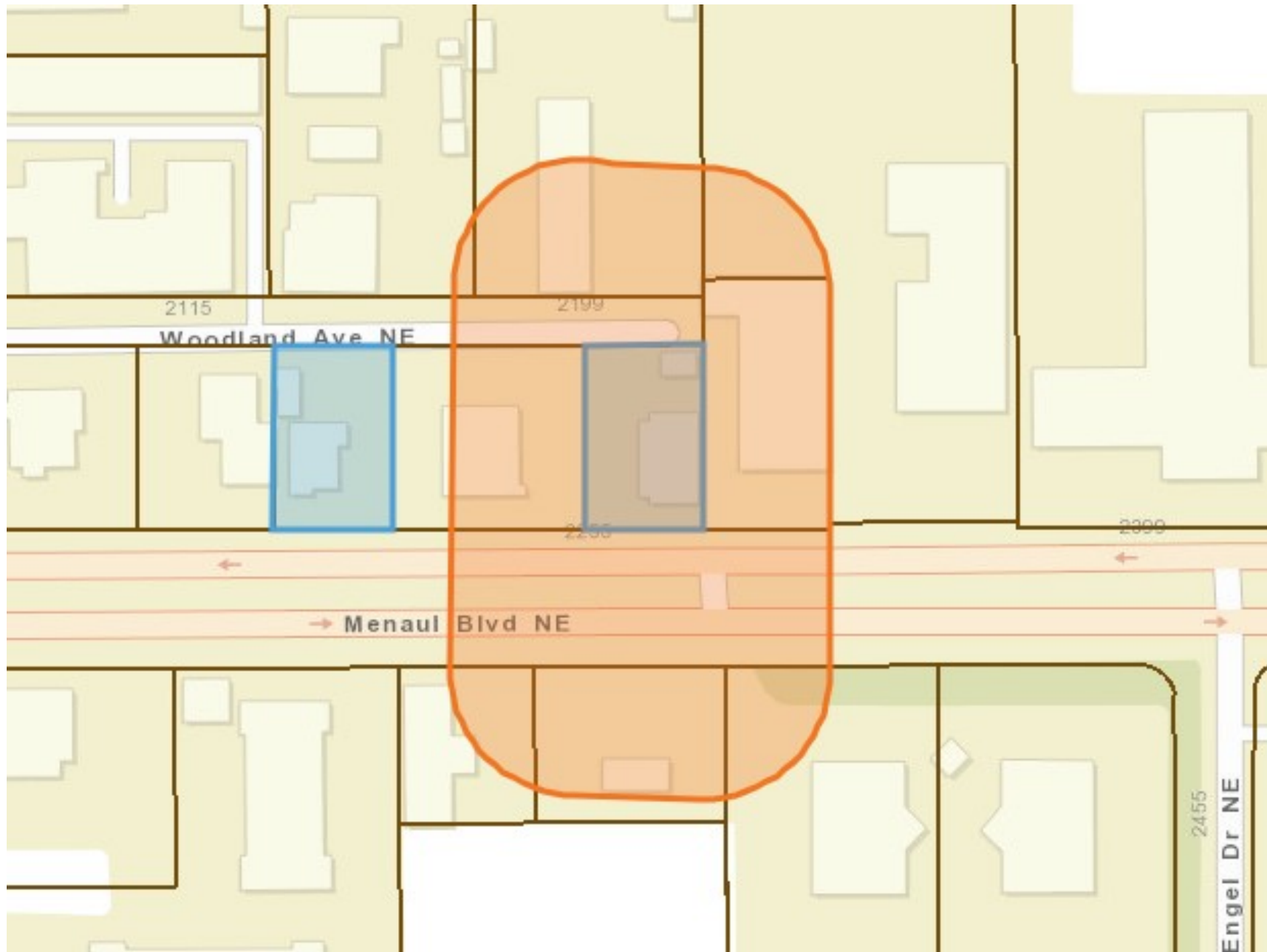
BUFFER MAP:
2119 MENAUL BLVD. NE



BUFFER MAP - 2119 MENAUL BLVD. (URBAN PIZZA)

Owner	Owner Address	Owner Address 2
D & R INSTALLATION & REPAIRS LLP	4527 DOWNEY ST NE	ALBUQUERQUE NM 87109-2756
FINLEY RENTAL MENAUL LLC	3305 LA MANCHA DR NW	ALBUQUERQUE NM 87104
NEW MEXICO INDEPENDENT AUTOMOBILE DEALERS ASSOCIATION INC	2202 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1726
ROMA HOLDINGS INC	6625 S VALLEY VIEW BLVD UNIT 412	LAS VEGAS NV 89118-4559
TRIOM LLC C/O YUVI HOSPITALITY LLC	2108 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1713
NM HYWEI LLC	8912 DELAMAR AVE NE	ALBUQUERQUE NM 87111-3108
2200 MENAUL LLC	2003 SOUTHERN BLVD SE #1022	RIO RANCHO NM 87124-3751
2121 MENAUL PROPERTIES LLC	2121 MENAUL BLVD	ALBUQUERQUE NM 87107-1714
B & C GIRON HOLDINGS	6455 KOLA CT NW	ALBUQUERQUE NM 87120-4285

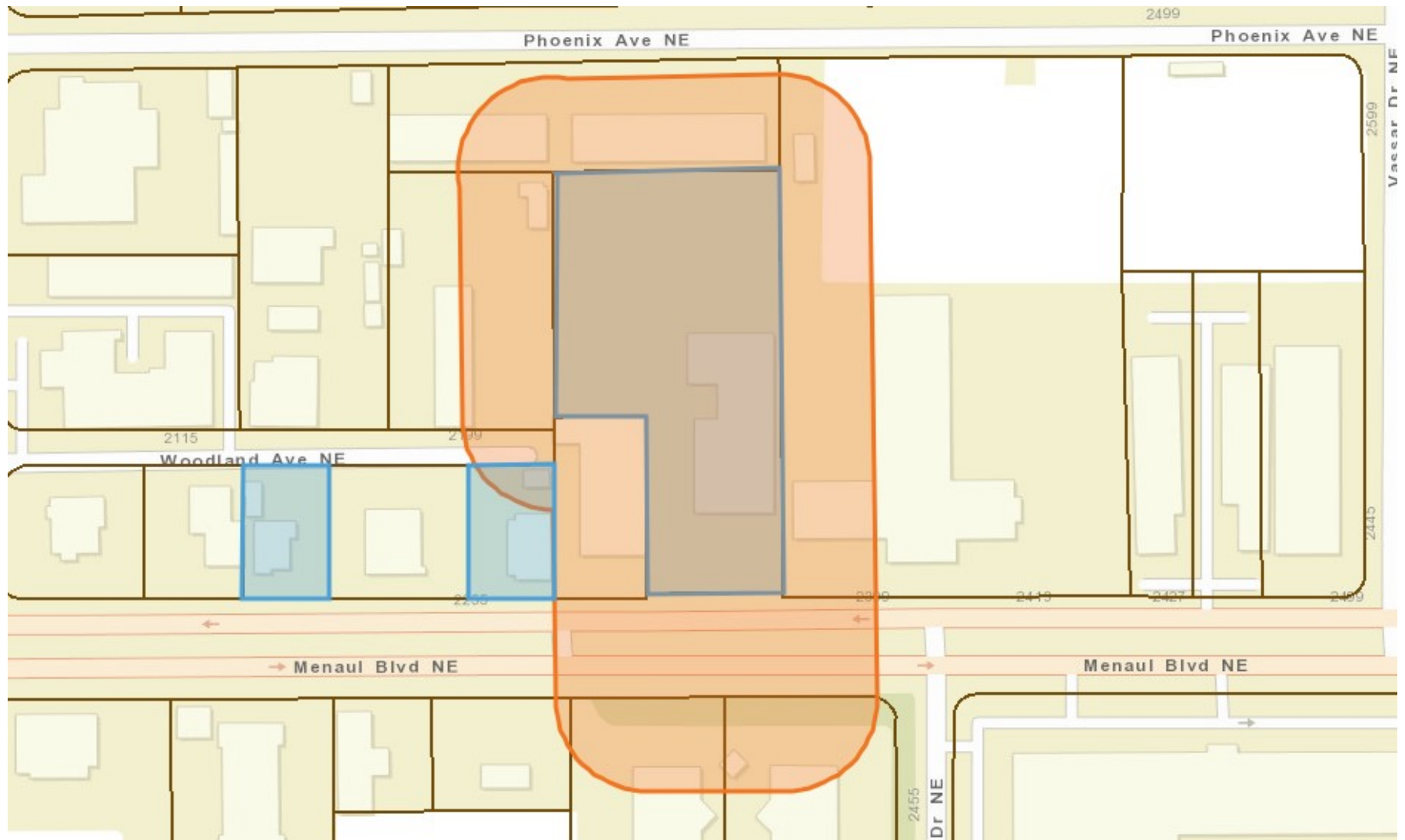
BUFFER MAP:
2119 MENAUL BLVD. NE



BUFFER MAP ADDRESSES - 2119 MENAUL BLVD.

Owner	Owner Address	Owner Address 2
DISMAS CHARITIES PROPERTIES INC	2500 7TH STREET RD	LOUISVILLE KY 40208
D & R INSTALLATION & REPAIRS LLP	4527 DOWNEY ST NE	ALBUQUERQUE NM 87109-2756
WESTLAND CORP	2400 CANDELARIA RD NE	ALBUQUERQUE NM 87107
NEW MEXICO INDEPENDENT AUTOMOBILE DEALERS ASSOCIATION INC	2202 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1726
2121 MENAUL PROPERTIES LLC	2121 MENAUL BLVD	ALBUQUERQUE NM 87107-1714
GS4TH LLC	5300 HIGH CANYON TRAIL	ALBUQUERQUE NM 87111-8315
B & C GIRON HOLDINGS	6455 KOLA CT NW	ALBUQUERQUE NM 87120-4285
SKYWATER-ALBUQUERQUE LLC	ONE R E MICHEL DRIVE	GLEN BURNIE MD 21060
MOSS ROBERT & ARAGON ASHLEE	2201 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1711

BUFFER MAP:
2331 MENAUL BLVD. NE



BUFFER MAP ADDRESSES - 2331 MENAUL BLVD. (DISMAS CHARITIES)

Owner	Owner Address	Owner Address 2
PKST ALBUQUERQUE MENAUL LLC ATTN NINA MOMTAZEE SITZER	1520 E GRAND AVE	EL SEGUNDO CA 90245-4341
DISMAS CHARITIES PROPERTIES INC	2500 7TH STREET RD	LOUISVILLE KY 40208
D & R INSTALLATION & REPAIRS LLP	4527 DOWNEY ST NE	ALBUQUERQUE NM 87109-2756
WESTLAND CORP	2400 CANDELARIA RD NE	ALBUQUERQUE NM 87107
WESTLAND CORP	2400 CANDELARIA RD NE	ALBUQUERQUE NM 87107
FINLEY RENTAL PHOENIX LLC	3305 LA MANCHA DR NW	ALBUQUERQUE NM 87104
GS4TH LLC	5300 HIGH CANYON TRAIL	ALBUQUERQUE NM 87111-8315
SKYWATER-ALBUQUERQUE LLC	ONE R E MICHEL DRIVE	GLEN BURNIE MD 21060
MOSS ROBERT & ARAGON ASHLEE	2201 MENAUL BLVD NE	ALBUQUERQUE NM 87107-1711

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ALBUQUERQUE BOCA PARKING BUILDING 1
1000 MARKET ST SUITE 300

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ABQ 1701 LLC
8300 WASHINGTON ST NE
ALBUQUERQUE NM 87113-1606

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



M-F PARTNERSHIP
PO BOX 35280
ALBUQUERQUE NM 87176-5280

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



2019 MENAUL LLC
2019 MENAUL BLVD NE SUITE A
ALBUQUERQUE NM 87107-1748

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



FED BLDG SERV INC
PO BOX 55280
ALBUQUERQUE NM 87176-5280

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



RG 2017 PCV LLC
PO BOX 30968
ALBUQUERQUE NM 87190-0988

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ALB BOCA HOTEL LTD PTNS C/O OCEAN PROPS ATTN: N HEBERT
1000 MARKET ST UNIT 1
PORTSMOUTH NH 03801-3358

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



STATE OF NEW MEXICO GENERAL SERVICES DEPT FACILITIES MGMT DIVISION
2542 CERRILLOS RD
SANTA FE NM 87505-3294

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ALB BOCA HOTEL LIMITED PARTSHIP
1000 MARKET ST BLDG 1
PORTSMOUTH NH 03801

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



S2 ABQ LLC
1801 IRVINE CENTER DR SUITE 100
IRVINE CA 92618-4318

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



JMDH REAL ESTATE OF ALBUQUERQUE LLC
1710 WHITESTONE EXPRESSWAY
WHITESTONE NY 11357-3054

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



TRUCK STOP PLAZA LLC
10600 DEL REY AVE NE
ALBUQUERQUE NM 87122-3514

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



GAECHTER OUTDOOR ADVERTISING INC C/O MIKE GAECHTER PRESIDENT
13 HORIZON DR
FRISCO TX 75034-6840

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ALBUQUERQUE HOTEL PROJECT LLC
2020 MENAUL BLVD NE
ALBUQUERQUE NM 87107-1715

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



JAHAN HOTELS LLC
11595 W SUNSET BLVD
LOS ANGELES CA 90049-2048

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



BOGGES ALEXANDER D VON
3167 SAN MATEO BLVD NE SUITE N5
ALBUQUERQUE NM 87110

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



CIRCLE K CONVENIENCE STORES #1777 ATTN: PROPERTY TAX DEPT
PO BOX 52085 DC-17
PHOENIX AZ 85072-2085

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ALB BOCA HOTEL LIMITED PARTSHIP C/O OCEAN PROPS ATTN: N HEBERT
1000 MARKET ST UNIT 1
PORTSMOUTH NH 03801-3358

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



NEW MEXICO INDEPENDENT AUTOMOBILE DEALERS ASSOCIATION INC
2202 MENAUL BLVD NE
ALBUQUERQUE NM 87107-1726

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



FINLEY RENTAL PHOENIX LLC
3305 LA MANCHA DR NW
ALBUQUERQUE NM 87104



CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



TRIOM LLC C/O YUVI HOSPITALITY LLC
2108 MENAUL BLVD NE
ALBUQUERQUE NM 87107-1713

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



ROMA HOLDINGS INC
6025 S VALLEY VIEW BLVD UNIT 412
LAS VEGAS NV 89118-4559

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



FINLEY RENTAL MENAUL LLC
3305 LA MANCHA DR NW
ALBUQUERQUE NM 87104

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



D & R INSTALLATION & REPAIRS LLP
4527 DOWNNEY ST NE
ALBUQUERQUE NM 87109-2756

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



SVC HYB LEASE POOL 4 LLC
2 NEWTON PL SUITE 300
NEWTON MA 02458-1637

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



PLE PROPERTIES LLC
3304 TEXAS ST NE
ALBUQUERQUE NM 87110-2313

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



BREWER OIL CO
2701 CANDELARIA RD NE
ALBUQUERQUE NM 87107-1954

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



PRINCETON PARTNERS LLC
7001 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3695

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



PRINCETON PARTNERS LLC
8112 CORN MOUNTAIN NW
ALBUQUERQUE NM 87114-6079

CONSENSUS PLANNING
302 Eighth St. NW
Albuquerque, NM 87102



PRINCETON INVESTMENT LLC
19 COUNTY RD 126C
ESPANOLA NM 87532-0000

nsus Planning
yth Street NW
rque, NM 87102

FIRST-CLASS



US POSTAGE IMMPITNEY BOWES



ZIP 87102 \$ 001.030
02 7H
0006057985 AUG 26 2025

M-F Partnership
PO Box 35280
Albuquerque, NM 87176-5280

7021 0350 0000 8539 8324

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Domestic Mail Only

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$

Sent To Springer Shelters Partnership, LLP
7513 Tamarron Pl NE
Albuquerque, NM 87109
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Stamp: GALERIA 87102 AUG 26 2025 USPS

7021 0350 0000 8539 8317

U.S. Postal Service™
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Domestic Mail Only

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$

Sent To Head for the Beach Group of NM, LLC.
c/o Sutin, Thayer, & Browne
6100 Uptown Blvd. NE, Ste. 400
Albuquerque, NM 87110
City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Stamp: GALERIA 87102 AUG 26 2025 USPS

SIGN POSTING AGREEMENT

Environmental Planning Commission

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

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

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

Project Number & Address: ZMA-2025-00013 (see attached for addresses)

Applicant/Agent Signature  **Date:** August 29, 2025

Sign Posting Addresses:

1901 Menaul Blvd. NE

1742 Menaul Blvd. NE (3 lots)

1780 Menaul Blvd. NE (4 lots)

Menaul Blvd. (ABCWUA)

2020 Menaul Blvd.

2200 Menaul Blvd.

2015 Menaul Blvd.

2011 Menaul Blvd.

2119 Menaul Blvd.

2201 Menaul Blvd.

2331 Menaul Blvd.

Signs Posted



Signs Posted



Signs Posted

