



## Environmental Planning Commission

**Agenda Number: 04**

**Plan #: ZMA-2025-00011**

**Hearing Date: September 18, 2025**

### Staff Report

<b>Agent</b>	Community Design Solutions
<b>Applicant</b>	Spire Development
<b>Request</b>	Zoning Map Amendment – EPC (Zone Change)
<b>Legal Description</b>	All or a portion of lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights
<b>Location</b>	an unaddressed site along Ortiz Dr. SE, Between Zuni Rd. and Bell Ave.
<b>Size</b>	Approximately .31 Acres
<b>Existing Zoning</b>	R-MH
<b>Proposed Zoning</b>	MX-L

#### Summary of Analysis

The applicant requests a Zoning Map Amendment from R-MH to MX-L for lots 5 & 6 (“subject site”) on the northern portion of a project site to prevent a floating zone line when consolidating 9 lots through a future platting action, which would be inconsistent with IDO §14-16-6-6(K)(2)(c). This request would create consistent zoning on all 9 lots (“project site”) and ensure conformity with the IDO’s platting standards. The zone change and platting action would facilitate the development of future age-restricted multi-family residential.

The request is adequately justified pursuant to the IDO zone change criteria in IDO §14-16-6-7(G)(3). The proposed zoning would further a preponderance of applicable Comprehensive Plan goals and policies and would reinforce or strengthen the established character of the surrounding area.

Neighborhood associations within 660 feet, Parkland Hills NA, the South San Pedro NA, and the Highland Business and NA Incorporated, and the district 6 Coalition of NAs and property owners within 100 feet of the subject site were notified as required. A neighborhood meeting was held July 31, 2025. Staff has not received any public comment in support or opposition at the time of writing this report.

#### Staff Recommendation

APPROVAL of  
Plan # ZMA-2025-00011  
based on the Findings 1-16 within this report

#### Staff Planner

Dustin Kiska

#### Map



## ***Table of Contents***

<b>I. MAPS .....</b>	<b>1</b>
AERIAL MAP .....	1
IDO ZONING MAP .....	2
LAND USE MAP .....	3
HISTORY MAP .....	4
PUBLIC FACILITIES / COMMUNITY SERVICES .....	5
<b>II. INTRODUCTION .....</b>	<b>6</b>
REQUEST .....	6
EPC ROLE .....	7
HISTORY/BACKGROUND .....	7
CONTEXT .....	7
ROADWAY SYSTEM .....	8
BIKEWAYS / TRAILS .....	8
TRANSIT .....	9
<b>III. ANALYSIS OF CITY PLANS AND ORDINANCES .....</b>	<b>9</b>
ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1) .....	9
<i>City Development Areas</i> .....	9
<i>Center &amp; Corridor Designations</i> .....	9
<i>Community Planning Area</i> .....	10
<i>Applicable Goals &amp; Policies</i> .....	10
INTEGRATED DEVELOPMENT ORDINANCE (IDO) .....	14
<i>IDO Zoning</i> .....	14
<i>Proposed Zoning</i> .....	14
<i>Overlay Zones</i> .....	15
<i>Definitions</i> .....	16
RELEVANT RANK 2 OR RANK 3 PLANS .....	17
<b>IV. ZONING MAP AMENDMENT (ZONE CHANGE) .....</b>	<b>17</b>
<b>V. AGENCY &amp; NEIGHBORHOOD CONCERNS .....</b>	<b>23</b>
REVIEWING AGENCIES .....	23
NEIGHBORHOOD/PUBLIC .....	23
INDIAN NATIONS, TRIBES, OR PUEBLOS .....	23
<b>VI. CONCLUSION .....</b>	<b>23</b>
<b>FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE) .....</b>	<b>24</b>

<b>RECOMMENDATION .....</b>	<b>35</b>
<b>AGENCY COMMENTS .....</b>	<b>36</b>

ATTACHMENTS

A) PHOTOGRAPHS .....	A
B) HISTORY .....	D
C) APPLICATION INFORMATION .....	E
D) STAFF INFORMATION .....	F
E) PUBLIC NOTICE .....	G
F) NEIGHBORHOOD MEETING REPORT .....	H

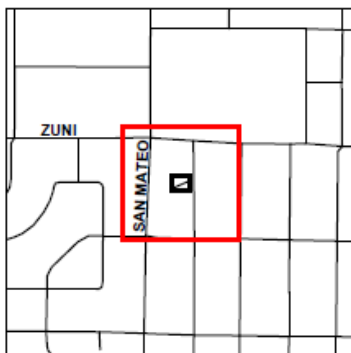
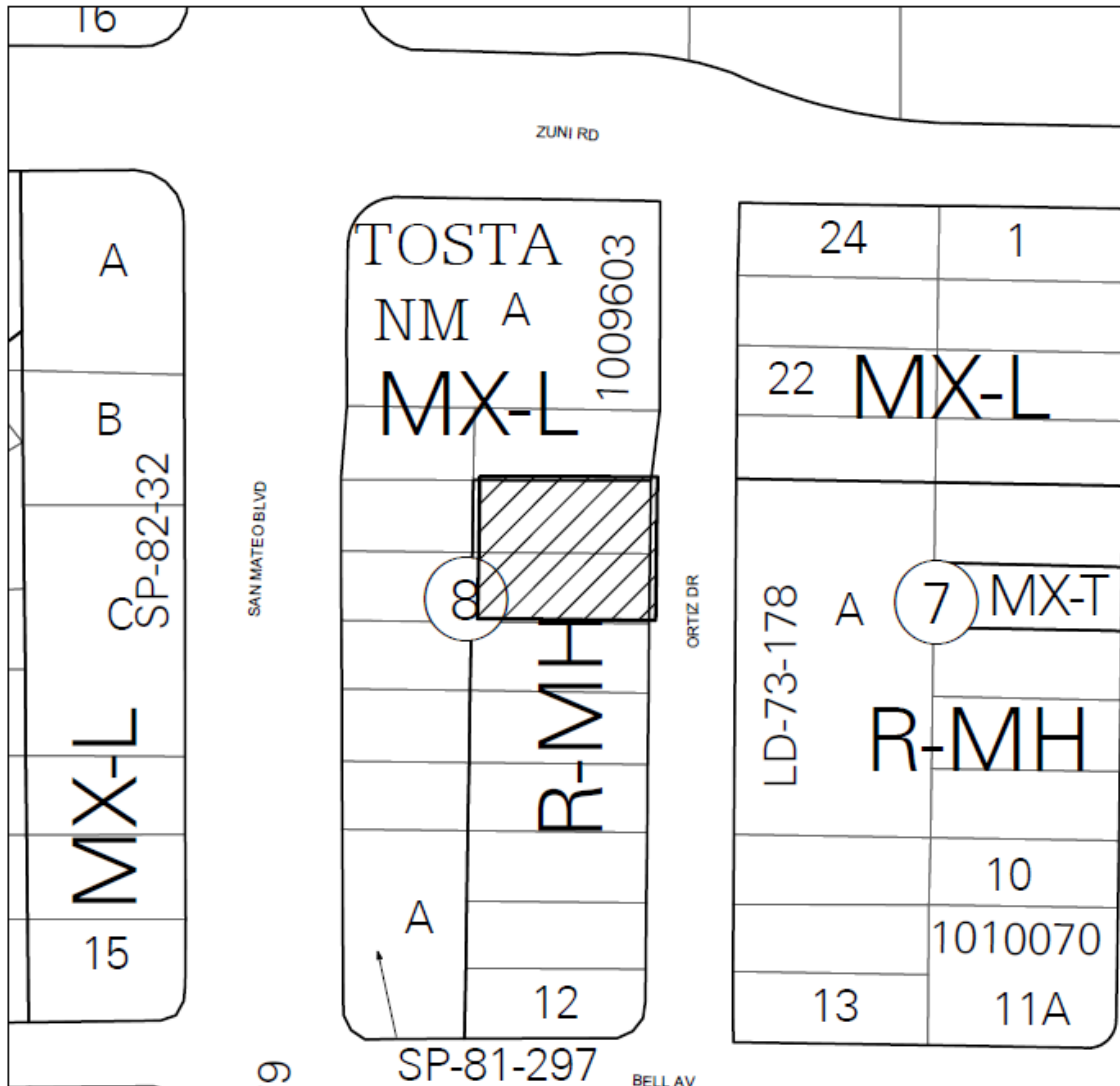
## I. Maps

### Aerial Map





**IDO Zoning Map**



**IDO ZONING MAP**

Note: Gray shading  
Indicates County.



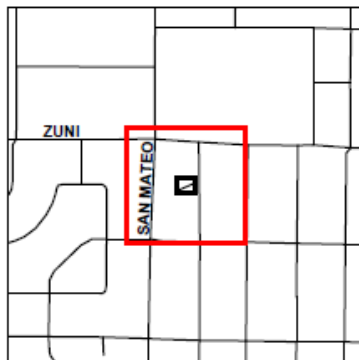
1 inch = 100 feet

Hearing Date:  
9/18/2025  
Project Number:

Case Numbers:  
ZMA-2025-00011

Zone Atlas Page:  
L-17 & L-18

**Land Use Map**



**LAND USE MAP**

Note: Gray shading  
Indicates County.

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



1 inch = 100 feet

Hearing Date:

9/18/2025

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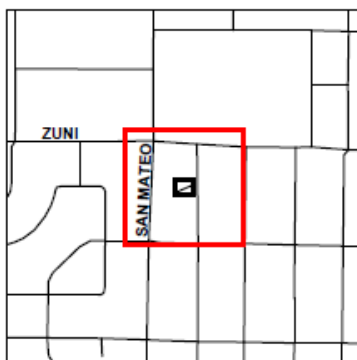
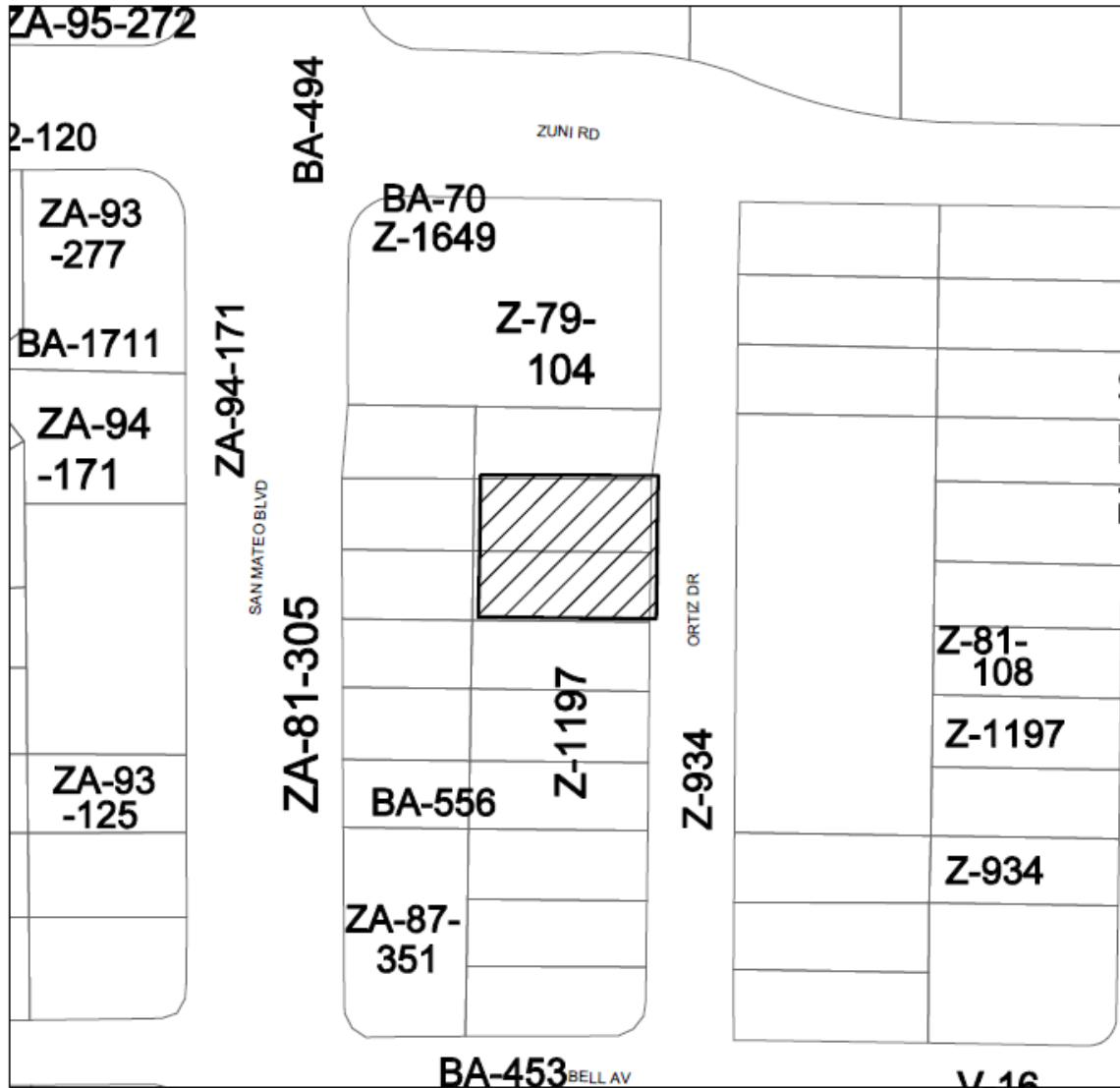
Case Numbers:

ZMA-2025-00011

Zone Atlas Page:

L-17 & L-18

*History Map*



**HISTORY MAP**

Note: Gray shading  
Indicates County.



1 inch = 100 feet

Hearing Date:

9/18/2025

Project Number:

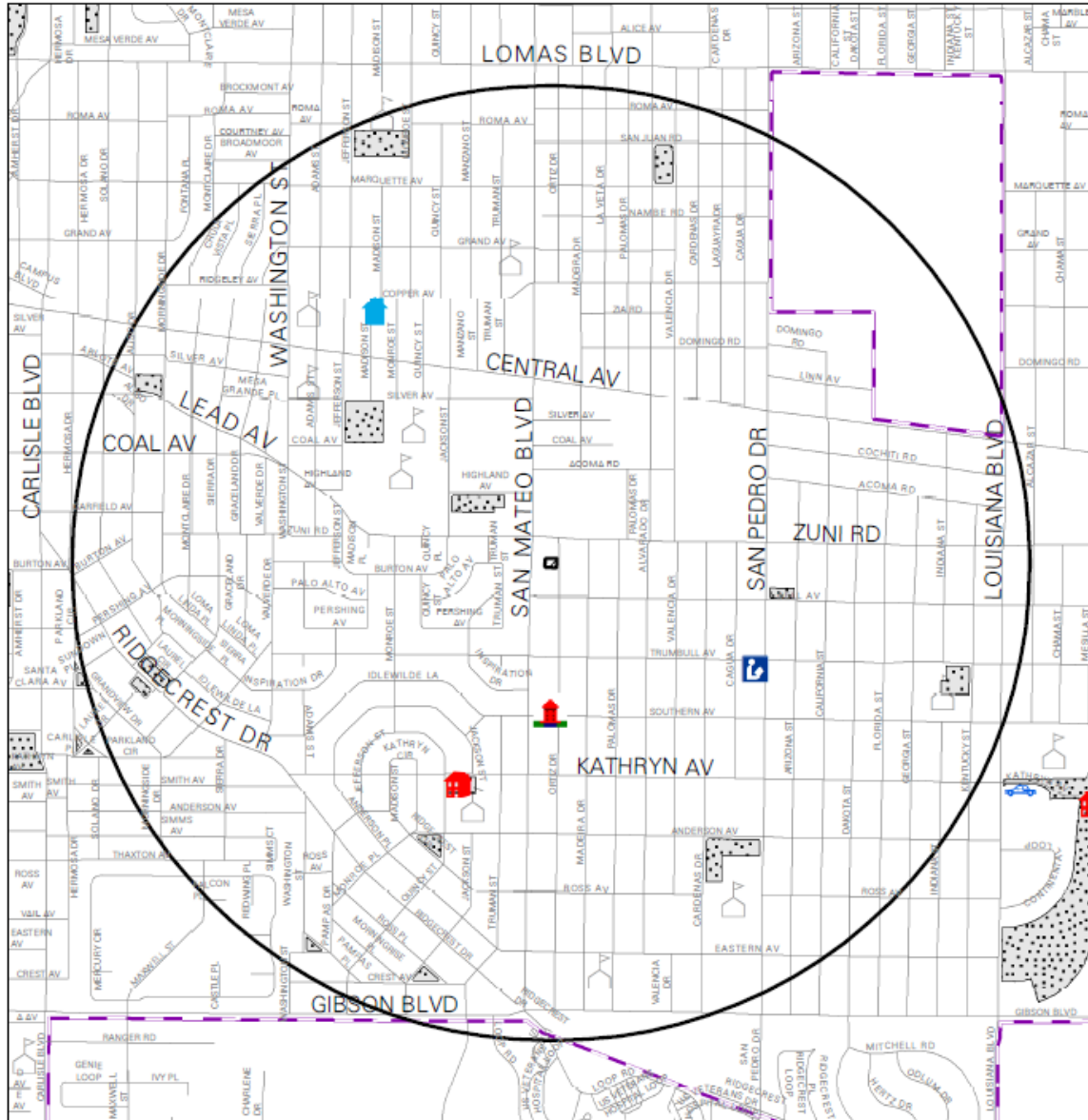
Case Numbers:

ZMA-2025-00011

Zone Atlas Page:

L-17 & L-18

***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-2025-00011

0 0.5 1 Miles



## ***II. Introduction***

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<b><i>Subject Site</i></b>	<b>R-MH</b>	<b>Area of Change</b>	<b>Undeveloped dirt lot</b>
<i>North</i>	MX-M	Area of Change	Light Vehicle Fueling Office/Retail/Commercial Services
<i>South</i>	MX-L/R-MH	Area of Change/Consistency	Light Vehicle Repair/ Multi-family Residential
<i>East</i>	MX-L/R-MH	Area of Change/Consistency	Multi-family Residential
<i>West</i>	MX-L	Area of Change	Restaurant/ Commercial Services/ Light Vehicle Repair

### ***Request***

The request is for a Zoning Map Amendment (i.e., zone change) from R-MH (Residential – Multifamily High-Density) to MX-L (Mixed-Use – Low Intensity) for an approximately .31-acre subject site, comprising all or a portion of Lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr. SE (unaddressed), (project site address: 612 San Mateo SE, Abq. NM 87106) between San Mateo Blvd. SE and Ortiz Dr SE, and Zuni Rd and Bell Ave SE.

This Zoning Map Amendment request is required in order to complete the request for a subdivision action to consolidate 9 lots (“project site”), including the 2 lots (2 City parcels) in the subject site. The project site is undeveloped. The purpose of the zone change is to create consistent zoning on all lots, which is required to consolidate the lots (replat). Without a zoning map amendment, the platting action would create a floating zone line. The request and the future platting action will allow future development on the project site.

The proposed future use that would be facilitated by this request is the development of an affordable, age-restricted multifamily residential housing complex. This falls under the distinction of multi-family or townhouse dwellings, both are permissible in the MX-L zone district. Multi-family dwelling is also permissible in the existing R-MH zone district, however would not match the adjacent zoning, which the applicant proposes to replat combining the MX-L lots into one consolidated lot to accommodate the proposed future development.

The request meets the decision criteria for a Zoning Map Amendment – EPC pursuant to IDO §14-16-6-7(G)(3).

***EPC Role***

The EPC is the final decision-making body for this request because the subject site is within an Area of Change and is less than 20 acres [\[IDO §14-16-6-7\(G\)\(1\)\(a\)3\]](#). The request is a quasi-judicial matter.

***History/Background***

There is no history available for a subdivision or site plan for the subject site. The subject site has been undeveloped since at least 1996. Subject site was annexed into the city on June 19, 1925 (Ordinance 208) Six lots north of the subject were consolidated to allow for the Gas Station along Zuni Rd. NE.

The applicant requested a Sketch Plat in July 2025 (PA-2025-00203 – SKETCH) to consolidate, the seven adjacent lots and the 2 lots in the subject site, containing 1.07 acres. The zoning on the subject site does not match the zoning on the other seven lots, so the proposed property line of the consolidated lot would create a floating zone line. Pursuant to IDO §14-16-6-6(K)(2)(c): “If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a ‘floating zone line’), the applicant shall obtain a Zoning Map Amendment to establish zone boundaries that coincide with the lot line before a final plat can be approved.” This Zoning Map Amendment request would correct the floating zone line and allow future development on the project site.x

***Context***

The subject site abuts a light vehicle fueling station zoned MX-L to the north along Zuni Road SE, across San Mateo Boulevard SE, and to the south. Other surrounding land uses include office, retail, medical and commercial establishments, and a restaurant, all zoned MX-M across Zuni to the north or zoned MX-L across San Mateo Boulevard to the east. Adjacent multi-family residential development and duplexes to the east along Ortiz Drive SE and to the south are zoned MX-L and R-MH. There are six undeveloped lots zoned MX-L to the west. The subject site is shown as commercial services on the land use map, which is consistent with surrounding land uses.

The higher-density residential uses and community-scale commercial services, on the blocks between streets, Bell Ave. SE and Zuni Rd. SE, act as a buffer for the single-family dwellings located on the southeast portion of the city block.

The subject site is located within the Near Heights Community Planning Area (CPA). The Assessment Report was accepted by City Council on April 3, 2023. The notable character of the Near Heights includes the cultural diversity of the neighborhood, and the site is within proximity to a wide range of amenities, transit-supportive development, and rich history.

The site is located within the Near Heights Metropolitan Redevelopment Area (MRA). The goals of the Near Heights MRA are to revitalize blighted commercial corridors, enhance small business development and job creation, stabilize low-income neighborhoods, and increase affordable housing.

If the replat is approved, the consolidated lot will be within the Albuquerque International Sunport Airport Protection Overlay (APO) zone. The subject site is within a quarter mile of the Nob Hill/Highland Character Protection Overlay (CPO) zone.

The subject site is close to high-frequency transit, and the street network and sidewalks allow a multi-modal connection to nearby development. The subject site is within a quarter-mile of the Central Ave. Main Street area and Premium Transit area. The subject site is 110 feet east of San Mateo Boulevard Major Transit Corridor as designated by the Albuquerque / Bernalillo County Comprehensive Plan.

### ***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 following roadways are adjacent to or within ¼ mile of the subject site.

- The LRRS designates Central Ave. SE as an Existing Community Principal Arterial.
- The LRRS designates San Mateo Blvd. SE as an Existing Community Principal Arterial.
- The LRRS designates Zuni Rd. SE. as an Existing Community Principal Arterial.
- The LRRS designates Kathryn Ave. SE. as an Existing Major Collector.
- The LRRS designates San Pedro Dr. SE. as an Existing Major Collector.
- The LRRS designates Washington St. SE. as an Existing Major Collector.

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

MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates San Mateo Blvd SE. as a Primary Freight Corridor with access to Interstate 40 to the north. Within 1 mile are Lomas Blvd. NE and Gibson Blvd. SE, which act as a Primary Freight Corridors with access to Interstate 25 to the west.

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

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. There are several existing and proposed bike facilities within a ½ mile of the subject site.

- The LRBS shows a proposed bike facility on San Mateo Blvd. SE.
- The LRBS shows an existing buffered bike lane and bike lane on Zuni Rd. SE.
- The LRBS shows a Bike Boulevard proposed for Alvarado Dr. SE.

- The LRBS shows a proposed Bike Boulevard and proposed bike lane for Alvarado Ave. SE.

### ***Transit***

Route 97, the 'Zuni Express' is less than a 1-minute walk from the subject site and connects to the Alvarado Transit Station. This route averages 20-30 minutes between buses.

Within a ¼ mile (approximately a 5–10-minute walk) to the north, the Albuquerque Rapid Transit (ART) Routes 766 and 777 traverse Central Ave. weekdays and weekends, offering 15-minute peak frequencies for destinations between the Unser Transit Center to Uptown Urban Center or Tramway. The closest stops are on the south side of Central, east of San Mateo Blvd. (for eastbound buses) and north side of Central, east of San Mateo Blvd. (for westbound buses).

Less than a 1-minute walk away, ABQ RIDE Route 141 travels north-south along San Mateo Blvd. SE, connecting riders to the Veterans Medical Center and the Gibson Gateway Center to the south and Interstate 25 to the north, where San Mateo turns into Osuna and the bus loops back, offering 20-minute peak frequencies between buses. Additionally, Route 140 travels along San Mateo to the Veterans Medical Center on the south and CNM to the north, providing access to higher education opportunities. Route 140 has an average service frequency of 45 minutes on weekdays.

See <https://www.cabq.gov/transit/routes-and-schedules> for more details on ABQ Ride.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

#### ***City Development Areas***

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

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

The subject site is within 660-feet of the San Mateo Blvd. NW Major Transit Corridor. The project site is adjacent to the corridor.



The subject site is within ¼ Mile of the Central Ave. SE Main Street Corridor. Central Ave. SE (approximately a 5-10-minute walk), is designated as three Corridor types: Major Transit, Main Street, and Premium Transit.

- **Major Transit Corridors** are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect
- **Main Streets** are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping. Examples of this type of street include Central Avenue in Nob Hill and Bridge Boulevard in the South Valley.

***Centers:***

- The subject site is not within any Comprehensive Plan Centers.

***Community Planning Area***

The subject site is within the Near Heights CPA. Near Heights Community Planning Area (CPA) encompasses the University area, Nob Hill, and the International District, as well as many distinct neighborhoods and districts south to the Sunport and Kirtland Air Force Base and north to I-40. Near Heights includes most of the city's largest institutions and employers, including UNM, CNM, Presbyterian and UNM hospitals, the Veterans Affairs complex, and the International Sunport. It is also a gateway for Kirtland Air Force Base, which hosts both military and civilian facilities, including Sandia Laboratories.

***Applicable Goals & Policies***

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

**CHAPTER 4: COMMUNITY IDENTITY**

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

The request seeks to expand existing undeveloped MX-L zoning of adjacent plots to unify the entire site with congruent zoning via a replat, allowing for future development that can utilize the entire site with consistent zoning. The area surrounding the site, is already characterized by a blend of residential, and low-intensity commercial uses. The MX-L zone is well-suited to this context, as it allows for a range of small-scale retail, and residential uses that are compatible with adjacent residential developments, however it also has a small range of uses that

could be potentially harmful to the character of the surrounding neighborhood, like gas station, cannabis retail, or carwash.

The proposed MX-L zone district would bring the site's zoning into alignment with its adjacent properties and allow for uses that could enhance the character of the surrounding area. The MX-L zone could serve as an appropriate transition, that is compatible with the scale and intensity of nearby development to the north and west along San Mateo and Zuni, and the residential zoning to the southeast. **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 request could facilitate quality development that would be consistent with the walkable and pedestrian friendly community development near major streets, by allowing for development across the entire subject site that would allow permissive uses that would align with those of adjacent properties to the subject site and the community as a whole. The request would bring the subject site into conformance to be suitable for future expansion and development. Future development under MX-L zoning would be required to meet applicable buffering, design, and dimensional standards. **The request partially furthers Policy 4.1.1 – Distinct Communities.**

**POLICY 4.3.7 NEAR HEIGHTS CPA**

**POLICY 4.3.7.2**

According to the Comprehensive Plan, Community Planning Areas (CPA) are intended to protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas and recommend changes to Comp Plan policies or zoning regulations to address issues identified through the CPA process. The request could facilitate the development for increased diverse housing options, supply, ownership opportunities, and support higher density housing near parks, schools, and community facilities, as identified as in the Near Heights CPA process. **The request furthers Policy 4.3.7.2**

**CHAPTER 5: LAND USE**

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

The request would allow a variety of land uses that could contribute to a sustainable and distinct community, providing small scale convenience retail and commercial uses, townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area. The proposed MX-L zone district will focus on serving the surrounding neighborhood; however, it has the potential to introduce new harmful

uses to the area. The request can foster the community by providing residents places to live, work, learn, shop, and play all within a close proximity. The goal typically applies to site plans and development requests. **The request partially facilitates Goal 5.2 — Complete Communities.**

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

The requested MX-L zoning designation contributes to the distinct character of the nearby Nob Hill neighborhood, and nearby International District by permitting uses that are compatible with and accessible from the surrounding existing mixed-use zone districts of the South San Pedro neighborhood which exist along Zuni Rd. SE. The subject site is situated in a highly accessible, walkable, and bike-friendly location, the zone encourages mixed-use development consistent with the existing neighborhood and can support local businesses and reduce reliance on the automobile. Compliance with design and compatibility standards will help ensure that any future development integrates seamlessly with the existing community fabric. **This request furthers Policy 5.2.1 — Land Uses.**

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

The request to change to MX-L would provide for the ability to have neighborhood-scale convenience shopping and low-density multi-family housing. The subject site benefits from existing infrastructure and public services that support efficient development. The subject site is located in a highly accessible corridor with existing utilities, roadway access, sidewalks, bike lanes, and high-frequency transit stops, all within walking distance.

The site is within an area of change and has been vacant and underutilized for many years, therefore coordinated infill development will maintain efficient development and land use practices. All future development must comply with IDO standards of the future zone district obtained per this request, ensuring responsible and sustainable site design. **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 could support infill development by allowing the adaptive reuse of an undeveloped property in an area already served by infrastructure and public facilities. The proposed MX-L zoning could facilitate the efficient use of land within a developed corridor, reducing the need for major new infrastructure investments. The applicant proposed that the subject property may be used for a n be developed as a cohesive

multifamily age-restricted affordable residential project. By locating an age restricted housing project near established commercial services, existing transit, the request could support compact, walkable development that prioritizes accessibility and community connectivity while reinforcing the existing development pattern. **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 site is located wholly within an Area of Change. The request would direct growth to an area, where higher-intensity and mixed-use growth and redevelopment is encouraged, and adjacent to parcels with corresponding zoning, and in this case direct growth to an area that has been underutilized and vacant for about 30 years.

**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 an Area of Change and the San Mateo Major Transit Corridor by expanding the already existing MX-L zoning to lots 5 & 6 (the subject site), , where change and development is encouraged. The Zone change would facilitate a replat of the subject site with the 7 adjacent lots, creating a more cohesive development that conforms to existing area uses, the request would align with the City’s goal to direct growth to areas where it is expected and desired. Future development could be subject to applicable design and compatibility standards to ensure integration with the surrounding community.

**The request furthers Policy 5.6.2 – Areas of Change**

## 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 encouraging the development of a vacant and undeveloped site, after a future replat, in a manner that enhances the character and function of the area. MX-L zoning would allow for a range of small-scale retail, and residential uses that are compatible with adjacent residential developments. MX-L can attract residents with diverse backgrounds and economic needs as well as permit neighborhood appropriate civic, commercial and institutional uses, including a proposed future affordable age-restricted housing complex, that could support an aging community allowing residents to age in place. By promoting a stable residential environment, the request helps create a livable community that supports long-term growth and investment. Future development would be required to



comply with applicable design and compatibility standards. **The request generally furthers Goal 8.1 – Placemaking.**

#### CHAPTER 9: HOUSING

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

The request could support a sufficient supply and range of housing types by allowing for greater-density residential development on a site that is already served by infrastructure and public facilities. The proposed MX-L zoning could provide opportunities for multi-family housing, increasing the variety of housing options available to meet current and future needs in the area. Although, it is the intention of the applicant to develop the site with an age-restricted affordable housing use, it is not guaranteed with this zone change. **The request partially furthers Goal 9.1 – Supply.**

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

The request could support increased housing density in an appropriate location by allowing for multi-family residential development on a site within 660 feet of a Major Transit Corridor, San Mateo Blvd SE, and Central Ave. SE a Main Street Corridor, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed MX-L zoning could facilitate increased housing in a developed area, aligning with policies that encourage efficient land use and reducing pressure for new development in the form of urban sprawl. **The request generally furthers Goal 9.3 – Density.**

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

#### *IDO Zoning*

The existing zone district on the subject site is R-MH (Residential – Multifamily High-Density)

According to IDO §14-16-2-3(F) The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in [Table 4-2-1](#).

#### *Proposed Zoning*

This request proposes to re-zone the two lots, 5 & 6 (“subject site”), from R-MH to MX-L (Mixed-Use – Low Intensity) zone district. According to IDO §14-16-2-4(B) The purpose

of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in [Table 4-2-1](#).

The applicant proposes to request a future replat to prevent a floating zone line when consolidating 9 lots, which would be inconsistent with IDO §14-16-6-6(K)(2)(c). This request would create consistent zoning on all 9 lots (“project site”) and ensure conformity with the IDO’s platting standards.

The proposed rezoning of the two lots would unify the property zone districts with adjacent properties zoned MX-L.

Several new uses would become permissive on the parcel zoned MX-L if the request is approved, please refer to the zone change criterion IDO §14-16-[6-7\(G\)\(3\)\(c & d\)](#) in this report.

#### *Overlay Zones*

If the replat is approved, the consolidated lot will be within the Albuquerque International Sunport Airport Protection Overlay (APO) zone IDO §14-16-3-3(B)(2)(a). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.

The subject site is within a ¼ mile of the Nob Hill/Highland Character Protection Overlay (CPO) §14-16-3-4(I) zone. The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. This area is easily accessible from the subject on existing public transit, bike facilities, or a 20 min walk.

The Subject site is within 3 miles of HPO-2 East End Addition, (Wyoming Blvd. NE/Lomas Blvd. NE) however there is no historical connection to the subject site. The purpose of the Historic Preservation Overlay (HPO) zone is to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities.

*Definitions*

**Activity Center (AC):** An area designated as an Activity Center in the ABC Comp Plan, as amended: 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.

**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.

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

**Corridor Area:** Where the specified distance crosses a lot line, the entire lot is included in the Corridor Area.

**Infill Development:** An area of platted or un-platted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

**Low-density Residential Development:** Properties with residential development of any allowable land use in the Household Living category in [Table 4-2-1](#) other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of the IDO.

**Major Transit (MT) Area:** Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

**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).

**Mixed-use Zone District:** Any zone district categorized as Mixed-use in Part [14-16-2](#) of this IDO.

**Multi-family Residential Development:** Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per [Table 4-2-1](#). Properties that include both multi-

family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO.

*(Additional definition not in the IDO)*

**Age-Restricted Community:** Age restricted communities are legally enforced. Under the Housing for Older Persons Act, housing communities intended for older adults can be exempted from renting to families with children under 18 if they meet several criteria. These include requiring all units to have at least one resident age 55+, or requiring that all residents to be 62+.

### ***Relevant Rank 2 or Rank 3 Plans***

The Route 66 Action Plan is a Rank II City plan that includes goals and policies to provide a framework for the preservation and redevelopment of Route 66/Central Avenue within City limits. The Plan also identifies strategic actions, projects and infrastructure improvements to the Route 66 corridor within Albuquerque and makes recommendations for additional efforts for portions of the corridor outside the city limits. Plan actions respond to distinct character and conditions along corridor. In some areas, actions direct physical improvements; including pedestrian amenities, urban enhancement and catalytic redevelopment projects. In other areas, actions focus on revitalization and reuse of existing Route 66 inventory and fostering economic development. The intent of these actions is to focus public and private resources to preserve the existing assets of the Mother Road and stimulate reinvestment in the communities along Central Avenue in order to make Route 66 a viable experience for both visitors and residents. This Plan focuses on the Central Avenue Route 66 Corridor. Future planning efforts should consider developing strategies and projects for the pre-1937 Route 66 alignment along 4th street. <https://www.cabq.gov/planning/plans-publications>

The subject site is not directly governed by either a Rank 2 or a Rank 3 Plan, however it falls in between two areas of emphasis within the Route 66 Action Plan, which are the Nob Hill/Highland and the International District. The subject site is not governed by the Route 66 or Nob Hill/Highland Action Plan, and any improvements or actions resulting from implementation of the plan may potentially impact the subject site due to the close proximity.

## ***IV. Zoning Map Amendment (Zone Change)***

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

- (a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of



applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

**Applicant Response:** *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City's goals and policies as listed below, along with the Applicant's responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate much-needed affordable housing for the area.*

**Staff Response:** 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 including the Route 66 Action Plan 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 5.2.1-Land Use, Policy 5.3.1-Infill Development, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change;

*Partially applicable citations:* Policy 4.1.1-Distinct Communities; Goal 5.2-Complete Communities, Goal 5.3-Efficient Development Pattern, Goal 8.1-Placemaking, Goal 9.1-Supply, \*Goal 9.3-Density. **The response to Criterion A is sufficient.**

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

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

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

**Staff Response:** The subject site is located entirely in an Area of Change.

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

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

**Applicant Response:** *The subject property is located entirely within an Area of Change, where growth and reinvestment are anticipated and encouraged by the ABC Comprehensive Plan. This request meets criteria 2 and 3. It responds to both an evolving development context and a material change in how the site will function as part of a unified project. A replat is currently underway to consolidate nine contiguous lots—two zoned R-MH and seven zoned MX-L— into a single development parcel. This reconfiguration represents a notable change in site conditions. Without the proposed rezoning, the resulting parcel would straddle two zoning districts, producing a floating zone boundary that is inconsistent with IDO §6-6(K)(2)(c). Aligning the zoning across all nine lots through this request promotes cohesive site planning, simplifies regulatory oversight, and ensures conformity with the IDO’s platting standards. The proposed MX-L zoning complements this context by allowing for multifamily housing that is compatible with surrounding land uses, while also supporting long-term City goals related to infill, affordability, and walkability.*

**Staff Response:** The subject site is entirely located within an Area of Change, as designated by the Comp Plan. The applicant has demonstrated the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Change by introducing zoning that is consistent with and would complement the surrounding residential area as well as allow for higher intensity residential development planning in line with adjacent properties with the same zone district designation. The new zone district would also be more advantageous to the community by allowing denser residential planning and any uses that may be harmful to the surrounding residential community would be subject to review prior to any future approval. **The response to Criterion C is sufficient.**

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

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

*Table 2: Permissive use comparison: R-MH vs. MX-L*

Use	R-MH	MX-L
Group home, medium	C	P
Group home, large	-	P
Museum	C	P
Vocational school	CV	P
Health club or gym	A	P
Paid parking lot	A	P
Parking structure	A	P
Farmers market	T	P
General retail, small	A	P

**Staff Response:** The applicant compared the allowable uses in the R-MH (Residential – Multifamily High-Density) and the proposed MX-L (Mixed-Use – Low Intensity) zone districts. Several permissive uses allowed under the proposed MX-L zone but not under the existing R-MH zoning could be considered potentially incompatible with adjacent properties, the neighborhood, or the broader community. These include: Vehicle refueling station, Cannabis Retail, or Motel.

However, uses that may be considered harmful are subject to use-specific standards in the IDO that are intended to mitigate potential impacts. For example, cannabis retail is not allowed within 300 feet of a school child care facility, and Highland Highschool is 550 feet from the subject site, therefore cannabis retail could be permissible per IDO §14-16-4-3(D)(35)(d).

Permissive uses allowed under the proposed MX-L zoning but not the current R-MH zoning include, Group home medium/large, Museum, Vocational school, Health club/gym, Parking lot/structure, Farmers Market, or General Retail Store, none of which should be considered harmful to adjacent properties, the neighborhood, or the community.

Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. All future development under the MX-T zone district would be subject to applicable IDO Use-specific Standards that would serve

to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO [Table 4-2-1](#): Allowable Uses). **The response to Criterion D is sufficient.**

(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

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

***Applicant Response:*** *The area is served by existing City infrastructure. Adequate capacity is available for the development made possible by this zone change, and therefore this request meets criteria #1. San Mateo Ave has transit services, Zuni Rd has bike facilities, and the area has excellent road network connectivity. The subject property also has access to public utilities, including water, sewer, storm sewer, and power.*

***Staff Response:*** *The subject site is served by existing public infrastructure, which is likely adequate for future uses including the proposed age-restricted living facility use. The applicant claims that future development will utilize the existing infrastructure available for development. **The response to Criterion E is sufficient.***

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

***Applicant Response:*** *Although the site is adjacent to San Mateo Blvd SE, a major corridor, the justification for this zone change is not based on location along a major street. Rather, it is based on internal consistency and the need to rezone two lots to match the other adjacent seven in the same concurrent platting action for a unified development.*

***Staff Response:*** *The subject site is located within 0.1 mile of San Mateo Blvd., a Major Transit Corridor, but is situated along a local street. The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for future platting to create a unified development lot.*

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

**Applicant Response:** The justification is not based on land value or economic convenience, but rather on zoning compliance, site functionality, and the need to enable consistent development standards across the proposed re-platted parcel.

**Staff Response:** The applicant's justification is not primarily based on the cost of land or other economic considerations. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan Goals and policies and would facilitate the redevelopment of the subject site's vacant property.

- (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 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 Response:** *This request does not create a spot or strip zone. The proposed zoning will match the existing MX-L zoning on to the north and west. The result is a consolidated zoning pattern that supports implementation of the ABC Comp Plan. Furthermore, the request avoids floating zone lines and facilitates orderly urban development.*

**Staff Response:** A zone change from R-MH to MX-L would not create a "spot zone" because the proposed MX-L Zone District is consistent with adjacent and surrounding zone districts. Specifically, adjacent parcels to the north and west are zoned MX-L. **The response to Criterion H is sufficient**

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

### ***Reviewing Agencies***

City departments and other public agencies reviewed this application, and standard “no adverse” comments were received. Comments were received from APS stating the site is within ¼ mile of a high school and impacts a nearby middle school and elementary school and PNM states there is a powerline easement the runs along the western edge of the property and to abide by any conditions or terms of those easements.

Agency comments can be found at the end of the staff report beginning on p. 35.

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

Neighborhood associations/organizations within 660 feet of the subject site including the Parkland Hills NA, the South San Pedro NA, and the Highland Business and NA Incorporated, and the district 6 Coalition of Neighborhood Associations were notified as required [IDO §14-16-[6-4\(J\)](#)]. Property owners within 100 feet of the subject site were also notified as required during the same time-frame (see attachments).

A neighborhood meeting was held July 31, 2024. Notifications were sent to the South San Pedro Neighborhood Association (the project’s host neighborhood), the City’s District 6 Councilor, Nichole Rogers, the nearby San Pedro Public Library, the nearby Highland Senior Citizen Center, and the nearby New Mexico VA Hospital’s Center for Development and Civic Engagement.

At the time of writing this report, staff has not received any written documentation of support or opposition to this request.

### ***Indian Nations, Tribes, or Pueblos***

The subject property is not within the areas that trigger tribal referral pursuant to IDO §14-16-[6-4\(I\)](#). It was confirmed that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B).

## ***VI. Conclusion***

The request is for a Zoning Map Amendment (i.e., zone change) from R-MH (Residential – Multifamily High-Density) to MX-L (Mixed-Use – Low Intensity) for an approximately 0.31-acre subject site, comprising all or a portion of Lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr. SE (unaddressed),(project address: 612 San Mateo SE, Abq. NM 87106), between San Mateo Blvd. SE and Ortiz Dr SE and Zuni Rd and Bell Ave SE.

This Zoning Map Amendment request is required in order to complete the request for a subdivision action to consolidate 9 lots (“project site”), including the 2 lots in the subject site. The subject site is undeveloped. The purpose of the zone change is to create consistent zoning on all lots, which is required to consolidate the lots (replat). Without a zoning map

amendment, the platting action would create a floating zone line. The request and the future platting action will allow future development on the project site.

The applicant provided notice to all eligible Neighborhood Association representatives— the Parkland Hills NA, the South San Pedro NA, and the Highland Business and NA Incorporated, and the district 6 Coalition of Neighborhood Associations as required [IDO §14-16-6-4(J)]. Property owners within 100-feet of the subject site were also notified as required. The sign posting was verified with photos submitted by the applicant and in the field by staff planners. The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B). As of writing this report, Staff did not receive any comments in support or opposition for this request.

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

**Staff recommends approval.**

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

Plan #: ZMA-2025-00011

1. The request is for a Zoning Map Amendment (i.e., zone change) from R-MH (Residential – Multifamily High-Density) to MX-L (Mixed-Use – Low Intensity) for an approximately 0.31-acre subject site, comprising all or a portion of Lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr. SE (unaddressed), (project address: 612 San Mateo SE, Abq. NM 87106) between San Mateo Blvd. SE and Ortiz Dr SE and Zuni Rd and Bell Ave SE.
2. This Zoning Map Amendment request is required in order to complete the request for a subdivision action to consolidate 9 lots (“project site”), including the 2 lots in the (subject site). The subject site is undeveloped. The purpose of the zone change is to create consistent zoning on all lots, which is required to consolidate the lots (replat). Without a zoning map amendment, the platting action would create a floating zone line. The request and the future platting action will allow future development on the project site.
3. The proposed future that would be facilitated by this request is a multifamily residential land use for an age-restricted affordable housing development.
4. There is no history available for a subdivision or site plan for the subject site. The subject site has been undeveloped since at least 1996. Subject site was annexed into the city on June 19, 1925 (Ordinance 208). The applicant requested a Sketch Plat in July 2025 (PA-2025-00203 – SKETCH) to consolidate, the seven adjacent lots and the 2 lots in the subject site, containing 1.07 acres.



5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

The subject site is within an Area of Change as designated by the Comprehensive Plan. The subject site is zoned R-MH. According to IDO §14-16-2-3(F) The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area. The Requested zone district is MX-L. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in [Table 4-2-1](#).

6. If the replat is approved, the consolidated lot will be within the Albuquerque International Sunport Airport Protection Overlay (APO) zone IDO §14-16-3-3(B)(2)(a). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.
7. The subject site is not within any Comprehensive Plan Centers. The subject site is within 660-feet of the San Mateo Blvd. NW Major Transit Corridor. The project site is adjacent to the corridor. The subject site is within ¼ Mile of the Central Ave. SE Main Street Corridor. Central Ave. SE (approximately a 5-10-minute walk), is designated as three Corridor types: Major Transit, Main Street, and Premium Transit.
8. The subject site is not directly governed by either a Rank 2 or a Rank 3 Plan, however it falls in between two areas of emphasis within the Route 66 Action Plan, which are the Nob Hill/Highland and the International District. The subject site is not governed by the Route 66 or Nob Hill/Highland Action Plan, and any improvements or actions resulting from implementation of the plan may potentially impact the subject site due to the close proximity.
9. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 4 – Community Identity

- (a) GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request seeks to expand existing undeveloped MX-L zoning of adjacent plots to unify the entire site with congruent zoning via a replat, allowing for future

development that can utilize the entire site with consistent zoning. The area surrounding the site, is already characterized by a blend of residential, and low-intensity commercial uses. The MX-L zone is well-suited to this context, as it allows for a range of small-scale retail, and residential uses that are compatible with adjacent residential developments, however it also has a small range of uses that could be potentially harmful to the character of the surrounding neighborhood.

The proposed MX-L zone district would bring the site's zoning into alignment with its adjacent properties and allow for uses that could enhance the character of the surrounding area. The MX-L zone could serve as an appropriate transition, that is compatible with the scale and intensity of nearby development to the north and west along San Mateo and Zuni, and the residential zoning to the southeast

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

The request could facilitate quality development that would be consistent with the distinct character of the community by allowing for development across the entire subject site and allow permissive uses that would align with those of adjacent properties to the subject site and the community as a whole. The request would bring the subject site into conformance to be suitable for future expansion and development. Future development under MX-L zoning would be required to meet applicable buffering, design, and dimensional standards.

- (c) **POLICY 4.3.7 NEAR HEIGHTS CPA (SUB-POLICY 4.3.7.2)**

According to the Comprehensive Plan, Community Planning Areas (CPA) are intended to protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas and recommend changes to Comp Plan policies or zoning regulations to address issues identified through the CPA process. The request could facilitate the development for increased diverse housing options, supply, ownership opportunities, and support higher density housing near parks, schools, and community facilities, as identified as in the Near Heights CPA process.

10. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 5 – Land Use

- (a) The request furthers Policy 5.2.1 **LAND USES:** Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The requested MX-L zoning designation contributes to the distinct character of the nearby Nob Hill, and nearby International District by permitting uses that are compatible with and accessible from the surrounding existing mixed-use zone

districts of the South San Pedro neighborhood which exist along Zuni Rd. SE. The subject site is situated in a highly accessible, walkable, and bike-friendly location, the zone encourages mixed-use development consistent with the existing neighborhood and can support local businesses and reduce reliance on the automobile. Compliance with design and compatibility standards will help ensure that any future development integrates seamlessly with the existing community fabric.

- (b) The request partially furthers Goal 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The request can allow a variety of land uses that could contribute to a sustainable and distinct community, providing small scale convenience retail and commercial uses, townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area. The proposed MX-L zone district will focus on serving the surrounding neighborhood; however, it has the potential to introduce new harmful uses to the area. The request can foster the community by providing residents places to live, work, learn, shop, and play all within a close proximity. The goal typically applies to site plans and development requests.

- (c) The request furthers GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS. Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request to change to MX-L would provide for the ability to have neighborhood-scale convenience shopping and low-density multi-family housing. The subject site benefits from existing infrastructure and public services that support efficient development. The subject site is located in a highly accessible corridor with existing utilities, roadway access, sidewalks, bike lanes, and high-frequency transit stops, all within walking distance.

The site is within an area of change and has been vacant and underutilized for many years, therefore coordinated infill development will maintain efficient development and land use practices. All future development must comply with IDO standards of the future zone district obtained per this request, ensuring responsible and sustainable site design.

A future site plan for development of the property would be subject to IDO requirements, including site design standards ([IDO§14-16-5-11](#)), parking and loading requirements ([IDO§14-16-5-5](#)), and mixed-use dimensional standards ([IDO §14-16-5-1](#)) to ensure the efficient use of resources and infrastructure.

- (d) The request furthers POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The request could support infill development by allowing the adaptive reuse of an existing vacant undeveloped property in an area already served by infrastructure and public facilities. The proposed MX-L zoning could facilitate the efficient use of land within a developed corridor, reducing the need for major new infrastructure investments. The applicant proposed that the subject property may be used for a n be developed as a cohesive multifamily age-restricted affordable residential project. By locating an age restricted housing project near established commercial services, existing transit, the request could support compact, walkable development that prioritizes accessibility and community connectivity while reinforcing the existing development pattern.

- (e) The request furthers GOAL 5.6 CITY DEVELOPMENT AREAS. Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change. The request would direct growth to an area, where higher-intensity and mixed-use growth and redevelopment is encouraged, and adjacent to parcels with corresponding zoning, and in this case direct growth to an area that has been underutilized and vacant for about 30 years.

- (f) The request furthers 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 an Area of Change by expanding the already existing MX-L zoning through a re-plat, of the 7 lots that are along San Mateo Blvd SE adjacent to lots 5 & 6 (the subject site), and would be congruent to lots on Zuni Rd SE. where change and development is encouraged. Upon obtaining a replat of the 7 lots, a more cohesive development that conforms to existing area uses, the request would align with the City's goal to direct growth to areas where it is expected and desired. Future development could be subject to applicable design and compatibility standards to ensure integration with the surrounding community.

- 11. The request generally furthers the following applicable goals and policies from the Comprehensive Plan Chapter 8 – Economic Development

The request generally furthers GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The request could contribute to placemaking by allowing for the development of a vacant site in a manner that enhances the character and function of the area. MX-L zoning would allow for a range of small-scale retail, and residential uses that are

compatible with adjacent residential developments. MX-L can attract residents with diverse backgrounds and economic needs as well as permit neighborhood appropriate civic and institutional uses, including a proposed future affordable age-restricted housing complex, that could support an aging community allowing residents to age in place. By promoting a stable residential environment, the request helps create a livable community that supports long-term growth and investment. Future development would be required to comply with applicable design and compatibility standards.

12. The request partially furthers the following applicable goals and policies from the Comprehensive Plan Chapter 9 – Housing

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

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

- (b) The request generally furthers GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The request could support increased housing density in an appropriate location by allowing for multi-family residential development on a site within 660 feet of a Major Transit Corridor, San Mateo Blvd SE, and Central Ave. SE a Main Street Corridor, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed MX-L zoning could facilitate increased housing in a developed area, aligning with policies that encourage efficient land use and reducing pressure for new development in the form of urban sprawl.

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

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

*The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City's goals and*

*policies as listed below, along with the Applicant's responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate much-needed affordable housing for the area.*

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 including the Route 66 Action Plan 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 5.3.1-Infill Development, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change;

*Partially applicable citations:* Policy 4.1.1-Distinct Communities; Goal 5.2-Complete Communities, Goal 5.3-Efficient Development Pattern, Goal 8.1-Placemaking, Goal 9.1-Supply, \*Goal 9.3-Density.

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

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

*The subject site is located entirely in an Area of Change. The policy does not apply*

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

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

*The subject property is located entirely within an Area of Change, where growth and reinvestment are anticipated and encouraged by the ABC Comprehensive Plan. This request meets criteria 2 and 3. It responds to both an evolving development context and a material change in how the site will function as part of a unified project. A replat is currently underway to consolidate nine contiguous lots—two zoned R-MH and seven zoned MX-L— into a single development parcel. This reconfiguration represents a notable change in site conditions. Without the proposed rezoning, the resulting parcel would straddle two zoning districts, producing a floating zone boundary that is inconsistent with IDO §6-6(K)(2)(c). Aligning the zoning across all nine lots through this request promotes cohesive site planning, simplifies regulatory oversight, and ensures conformity with the IDO’s platting standards. The proposed MX-L zoning complements this context by allowing for multifamily housing that is compatible with surrounding land uses, while also supporting long-term City goals related to infill, affordability, and walkability.*

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

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

The applicant compared the allowable uses in the R-MH (Residential – Multifamily High-Density) and the proposed MX-L (Mixed-Use – Low Intensity) zone districts. Several permissive uses allowed under the proposed MX-L zone but not under the existing R-MH zoning could be considered potentially incompatible with adjacent properties, the neighborhood, or the broader community. These include: Vehicle refueling station, Cannabis Retail, or Motel.



However, uses that may be considered harmful are subject to use-specific standards in the IDO that are intended to mitigate potential impacts. For example, cannabis retail is not allowed within 300 feet of a school child care facility, and Highland Highschool is 550 feet from the subject site, therefore cannabis retail could be permissible per IDO §14-16-4-3(D)(35)(d).

Permissive uses allowed under the proposed MX-L zoning but not the current R-MH zoning include, Group home medium/large, Museum, Vocational school, Health club/gym, Parking lot/structure, Farmers Market, or General Retail Store, none of which should be considered harmful to adjacent properties, the neighborhood, or the community.

Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. All future development under the MX-T zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO [Table 4-2-1](#): Allowable Uses).

6-7(G)(3)(e)

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

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

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

*The subject site is located within 0.1 mi of San Mateo Blvd., a Major Transit Corridor, but is situated along a local not a major street. The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for future platting to create a unified development lot.*

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

*The applicant's justification is not primarily based on the cost of land or other economic considerations. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan Goals and policies and would facilitate the redevelopment of the subject site's vacant property.*

- 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.

*A zone change from R-MH to MX-L is not a "spot zone" because the proposed MX-L Zone District is consistent with adjacent and surrounding zone districts. Specifically, adjacent parcels to the north and west are zoned MX-L.*

14. Neighborhood associations/organizations within 660 feet of the subject site including the Parkland Hills NA, the South San Pedro NA, and the Highland Business and NA Incorporated, and the district 6 Coalition of Neighborhood Associations were notified as required [IDO §14-16-[6-4\(J\)](#)]. Property owners within 100 feet of the subject site were also notified as required during the same time-frame.

15. A neighborhood meeting was held July 31, 2024. Notifications were sent to the South San Pedro Neighborhood Association (the project's host neighborhood), the City's District 6 Councilor, Nichole Rogers, the nearby San Pedro Public Library, the nearby Highland Senior Citizen Center, and the nearby New Mexico VA Hospital's Center for Development and Civic Engagement.
16. At the time of writing this report, staff has not received any written documentation of support or opposition to this request.

***Recommendation***

APPROVAL of Plan #: ZMA-2025-00011, request for a Zoning Map Amendment (i.e., zone change) from R-MH (Residential – Multifamily High-Density) to MX-L (Mixed-Use – Low Intensity) for an approximately .31-acre subject site, comprising all or a portion of Lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr. SE (unaddressed), (project site address: 612 San Mateo SE, Abq. NM 87106), between San Mateo Blvd. SE and Ortiz Dr SE and Zuni Rd and Bell Ave SE, and based on the preceding Findings 1-16.

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*Dustin Kiska*

Dustin Kiska, Planner

**Notice of Decision cc list:**

Community Design Solutions, LLC (CDS), John Stapleton, [john.stapleton@cdsn.com](mailto:john.stapleton@cdsn.com) agents for Applicant, Spire Development, Thomas Grywalski, [tom@livespied.com](mailto:tom@livespied.com)

Highland Business and NA Incorporated, [omardurant@yahoo.com](mailto:omardurant@yahoo.com)

Highland Business and NA Incorporated, Hallie Rossbach, [hallierossbach@gmail.com](mailto:hallierossbach@gmail.com)

Parkland Hills NA, Janet Simon [phnacommunications@gmail.com](mailto:phnacommunications@gmail.com)

Parkland Hills NA, Leslie Padilla, [lesliempadilla@gmail.com](mailto:lesliempadilla@gmail.com)

South San Pedro NA, Sarah Khanlian, [sarah.khanlian@gmail.com](mailto:sarah.khanlian@gmail.com)

South San Pedro NA, Tawnya Mullen, [tmienterprises1@gmail.com](mailto:tmienterprises1@gmail.com)

District 6 Coalition of Neighborhood Associations, Patricia Wilson, [info@willsonstudio.com](mailto:info@willsonstudio.com)

District 6 Coalition of Neighborhood Associations, M. Ryan Kious, [m.ryankious@gmail.com](mailto:m.ryankious@gmail.com)

Legal, [aconon@cabq.gov](mailto:aconon@cabq.gov)

EPC file

## ***Agency Comments***

*Delete heading if no comments received.*

### **PLANNING DEPARTMENT**

*Long Range Planning*

(comment)

*Hydrology*

(text)

*Transportation Development Services*

No Objection

*Zoning / Code Enforcement*

(text)

### **OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES**

*Aviation Department*

(text)

*Department of Municipal Development*

No adverse Comments

*Metropolitan Redevelopment Agency*

(text)

*Office of Neighborhood Coordination*

(text)

*Police Department/Planning*

(text)

*Solid Waste Department*

(text)

*Transit Department*

(text)

### **OTHER AGENCIES**

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

(text)

*Albuquerque Public Schools (APS)*

Location is under one-quarter mile from Highland High School. Residential development at this location impacts Whittier Elementary School, Wilson Middle School, and Highland High School.

School Capacity

School 2024-2025 (40th Day)

Enrollment Facility Capacity Space Available

Whittier Elementary School 307 562 255

Wilson Middle School 373 752 379

Highland High School 1,172 1,800 628

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.

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

*Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

No adverse comments to the Zone Map Amendment EPC request

*Bernalillo County*

No adverse comment.

*Bernalillo County Transportation*

Not near or adjacent to any Bernalillo County roads.

*Kirtland Air Force Base (KAFB)*

(text)

*Middle Rio Grande Conservancy District (MRGCD)*

(text)

*Mid-Region Council of Governments (MRCOG)*

(text)

*Mid-Region Metropolitan Planning Organization (MRMPO)*

(text)

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

(text)

*New Mexico Gas Company*

(text)

*New Mexico Department of Transportation (NMDOT)*

(text)

*Public Service Company of New Mexico (PNM)*

There are PNM facilities and/or easements along the site's northeast edge, bisecting the northern portion of the "L" shaped portion and then continuing along the site's central north-south spine. 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



**Looking South East from San Mateo Blvd. at (6) adjacent MX-L lots.**



**Looking East from San Mateo Blvd across empty lots to subject site.**



**Existing building north of the subject site.**



**Looking north east from south western corner of subject site.**





**Looking north west from south eastern corner of subject site.**



**Posted Notification Sign, East edge of subject site.**

## B) HISTORY

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: PR-2025-020090 Hearing Date: 7-23-2025  
Project: 612 San Mateo Blvd. SE Agenda Item No: 18

☒ Sketch Plat

☐ Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

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

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**MEETING DATE:** 07/23/25 -- **AGENDA ITEM:** #18

**Project Number:** PR-2025-020090

**Application Number:** PA-2025-00203

**Project Name:** 612 San Mateo Blvd.

**Request:** *Sketch Plat*

*Consolidating 9 lots into 1 lot*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

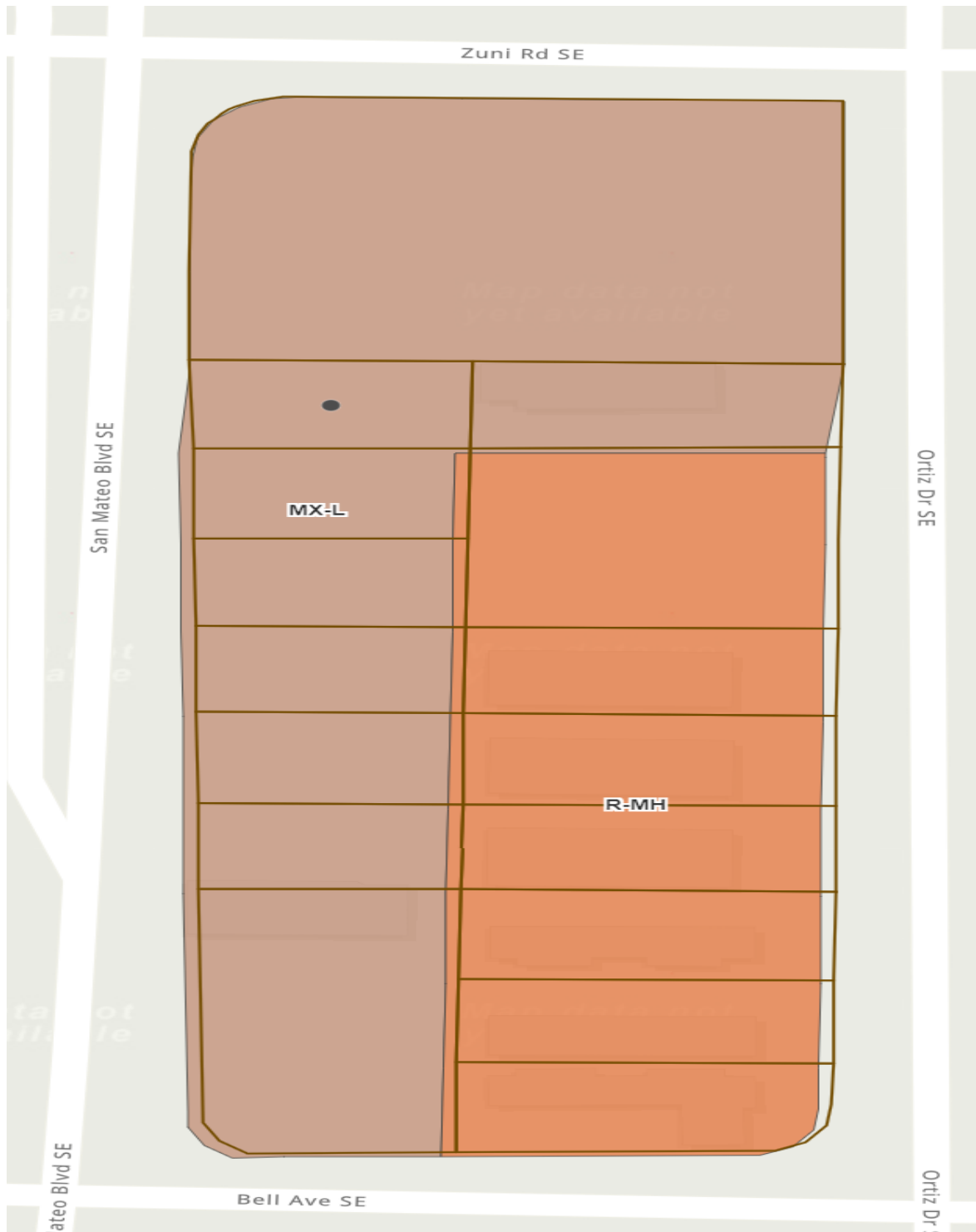
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*Items that need immediate attention are in orange type*

- This is a request for a Sketch Plat review to consolidate Lots 4-6, and portion lots 16-21 of the Block 8, Mendelsburg's Subdivision into a single lot, to be known as Lot 4-A. The newly created lot will be approximately 1.0810 acres in size.
- The subject property is zoned MX-L (Mixed Use – Light Intensity Zone District) for Lots 4 and 16-21. Lots 5 and 6 are currently zoned R-MH (Residential – Mobile Home). The site is within the boundaries of the South San Pedro Neighborhood Association boundaries. It also lies within a Major Transit Corridor, and is designated as an area of Change and Consistency. The applicant has stated that the subject property is currently seeking a ZMA to remap the property as a MX-L.
- Subject property is also within 1,320ft (1/4mi) of Main Street Corridor area and is within the Near Heights Community Planning Areas (CPA). The property is within the Subarea for APO- Airport Protection Overlay Zone (3-3).
- Demonstrate compliance with Section 7 of the **DPM, Table 7.2.29**, regarding Sidewalk width requirements and its landscape buffer. Both San Mateo and Zuni are considered Community Principal Arterials in the Long-Range Roadway System (LRRS) and requires a

*\*(See additional comments on next pages)*

6ft sidewalk width and a 5-6ft landscape buffer. Both Bell and Ortiz are considered Local Roadways which require 5' sidewalks with 4-6' Landscape Buffers. ***\*Verification of required standards per the Transportation section.***





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## IDO/DPM COMMENTS

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- A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):  
<https://www.cabq.gov/planning/abq-plan/abq-plan>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):  
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application on Form S2, featured in the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following

link:

[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)

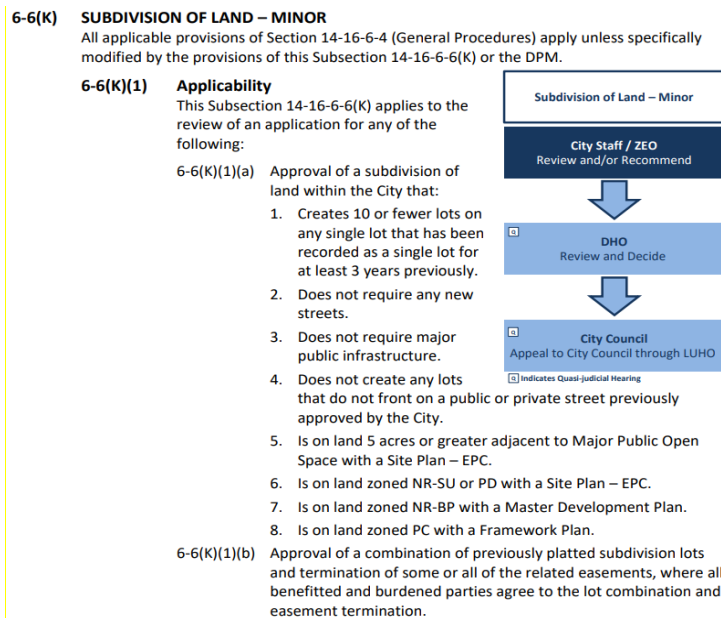
2. Zone Atlas Map sheet with the site highlighted and labeled

3. Copy of the Plat

- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is **not** located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

## 6-6(K) SUBDIVISION OF LAND – MINOR

- If the proposed replat meets the applicability requirements below, it can be processed as a Minor Preliminary/Final Plat. Otherwise, it needs to be processed as a Major Preliminary Plat.



### 6-6(K)(2) Procedure

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(I) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications).

6-6(K)(2)(l) The applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

**\*\*\* Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. The Plat must be stamped and signed by a surveyor licensed in the State of New

Mexico.

6. The title of the Plat or Infrastructure must follow the following naming scheme:
  - a. **Plat:** project number\_application number\_Plat\_Approved\_date of approval
  - b. **Infrastructure List:** project number\_application number\_IL\_Approved\_date of approval



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jacob Boylan  
Planning Department

DATE: 7/23/25



## **1.Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David Gutierrez | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2025-020090   Date: 7/23/2025   Agenda Item: #18   Zone Atlas Page: I-17**

**Legal Description: zoned R-MH, MX-L**

**Location: 612 San Mateo Blvd SE between Zuni Road SE and Bell Ave SE**

**Request: Combine 9 lots into 1 single lot.**

☐ **Approved No Conditions**

☐ **Approved W/Conditions**

☒ **Not Approved**

**Application For: PA-2025-00203 - SKETCH**

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**Comment:**

1. Availability Statement #250617 is pending. The statement will provide the conditions for service.
2. No objections to a proposed lot consolidation.

**Comment:** (Provide written response explaining how comments were addressed)



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2025-020090**

PA-2025-00203 – SKETCH

All or a portion of: zoned R-MH, MX-L, located at 612 SAN MATEO BOULEVARD SE between ZUNI ROAD SE AND BELL AVENUE SE containing approximately 1.07acre(s). (L-17)

REQUEST: Combine 9 lots into 1 single lot

IDO – 2025

#### COMMENTS

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**7.22.2025**

-Parks and Recreation does not have any comments at this time.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-020090  
612 San Mateo SE

AGENDA ITEM NO: 18

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. San Mateo is a Principal Arterial and requires 6' sidewalks with a 5' to 6' landscape buffer. Ortiz is a local road and requires 5' sidewalk with a 4' to 6' landscape buffer. Please provide dimensions of existing sidewalks and buffers to determine if widening is needed.
2. For future development an approved TCL will be required prior to site plan or building permit. Also, a Traffic Scoping Form will need to be filled in and submitted to determine if a traffic study is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: July 23, 2025

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## C) APPLICATION INFORMATION

## AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: George B. Haney  
1030 Jefferson Street SE  
Albuquerque, NM 87108  
505.907.1766

APPLICANT: Spire Development  
Attn: Thomas Grywalski  
330 W. Spring Street, Suite 430  
Columbus, Ohio 43215  
tom@livespired.com  
614.350.0391 ext. 1

AGENT: Community Design Solutions, LLC | CDS  
John Stapleton, PE  
9384 Valley View Drive NW, Suite 100  
Albuquerque, NM 87114  
John.stapleton@cdsn.com  
505.545.9607

**Property Description:** The request is for a Zoning Map Amendment (ZMA) to rezone two (2) lots currently zoned R-MH (Multi-Family - High Density) to MX-L (Mixed Use - Low Intensity) to match the zoning of seven (7) adjacent lots.

### APPLICANT SIGNATURE:

Spire Development, applicant for the above-mentioned land, hereby authorizes Community Design Solutions (CDS) as agent of the property.



Signature

July 22, 2025

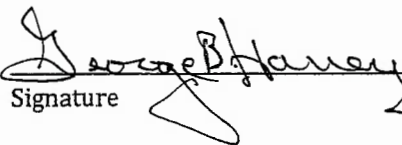
Date

Thomas Grywalski

Printed Name

### OWNER SIGNATURE:

George B. Haney, owner of the above-mentioned land, hereby authorizes Spire Development as the Applicant of the property and hereby authorizes Community Design Solutions (CDS) as agent of the Applicant of the property.



Signature

July 27<sup>th</sup> 2025

Date

George B. Haney

Printed Name

# Community Design Solutions

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August 28, 2025

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

**RE: Justification Letter – Zone Map Amendment EPC Application**  
**Subject: 2 Lots along San Mateo Blvd SE and Ortiz Dr SE (Rezoning Request)**

Dear Environmental Planning Commission Members,

On behalf of our client, Spire Development, Community Design Solutions, LLC respectfully submits this justification letter in support of a request for a Zoning Map Amendment in accordance with the procedures and review criteria outlined in the Integrated Development Ordinance (IDO), specifically **IDO §14-16-6-7(G)**.

The subject property is located southeast of the intersection of San Mateo Avenue SE and Zuni Road SE. The site does not have an address. The existing zoning is R-MH (Multi-Family High Density). The applicant is requesting a Zoning Map Amendment to MX-L (Mixed-Use Low Intensity).

The proposed zoning action seeks to rezone two (2) lots currently zoned R-MH to MX-L to match the zoning of seven adjacent lots under contract by the applicant. All 9 lots are being replatted into a single parcel to develop the site as an age-restricted, affordable multifamily housing development. The plat creates a floating zone boundary, which is a zoning nonconformity per IDO §6-6(K)(2)(c). The proposed zone map amendment brings the site into zoning conformity.



Figure 1: Site location

## Project Overview

- **Current Zoning:** R-MH (Multi-Family – High Density)
- **Proposed Zoning:** MX-L (Mixed-Use – Low Intensity)
- **Current Use:** Undeveloped dirt lots
- **Planned Use:** Age-restricted, affordable multifamily housing (allowed in both zones)

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## Planning Context

The subject property is approximately 0.31 acres and zoned R-MH. The land use on the subject property is “commercial services,” although the site is, and has historically been, undeveloped dirt lots. From approximately 1996-2008, the undeveloped land was utilized as overflow parking for an adjacent automotive repair shop that is no longer in operation. However, no development occurred on the lots to accommodate the parking.

The subject property is located within the Near Heights Metropolitan Redevelopment Area (MRA). The mission of the Metropolitan Redevelopment Agency that created the MRA is “to initiate collaborative public-private partnerships that lead to thoughtful and catalytic revitalization by investing in community for sustainable and equitable growth.” The MRA’s vision is that “through restorative redevelopment, Albuquerque will retain its diversity, authenticity, and sense of community, while vibrant and connected neighborhoods provide opportunity for residents to flourish.”

The subject property is located within the Near Heights Community Planning Area (CPA). Character considerations for the Near Heights Planning Area include varying architectural styles and building scales, ethnic and cultural diversity of residents, and transit-supportive development patterns.

The site is located within the San Mateo Blvd Major Transit Corridor and contains an ABQ Ride transit shelter less than 200 ft away, serving bus route 140/141 (VA Hospital to CNM Workforce). The Comprehensive Plan encourages mixed-use and transit-oriented development within walking distance of a transit station. This site is located within one-quarter mile (a 5-minute walk) of the Central Avenue Main Street Corridor and Premium Transit Corridor. Main Streets are intended to be lively, walkable streets lined with neighborhood-oriented businesses. The subject property is within a highly walkable neighborhood, is adjacent to the bike routes along Zuni Rd, and can accommodate affordable, age-restricted, multifamily housing, which is the applicant’s intended use for this site.

The subject property has excellent access and connectivity to the major street network directly via the San Mateo Blvd Major Transit Corridor, Central Ave (a Premium Transit Corridor), and from Central Ave to I-25 (a Commuter Corridor). The bike lanes on Zuni Rd and excellent public sidewalk network provide multimodal connectivity. The site has easy access to ABQ Ride Routes 97 (Wyoming to Zuni) and 140/141 (VA Hospital to CNM Workforce). Overall, the site has excellent access and connectivity and can contribute to revitalization, a vibrant community, and well-connected neighbors as envisioned by the MRA through the proposed age-restricted, affordable housing multifamily development that is supported by this zone change request.

## Zoning and Land Use

The subject property is currently zoned R-MH (Residential Multi-Family High Density). Per the IDO, the purpose of the R-MH zone is “to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities.” The primary land use is multi-family development, with limited civic and institutional

uses to serve the surrounding residential area. The applicant is proposing a high-density, age-restricted, affordable housing, multifamily development, which is an allowable use in the existing zone.

Immediately adjacent zoning and land use includes undeveloped MX-L zoned properties to the east, owned by the same applicant and planned as part of the same proposed multi-family development; R-MH to the south, which contains an existing multifamily development; and MX-L to the north, containing an auto repair shop (no longer in operation) and an operating gas station.

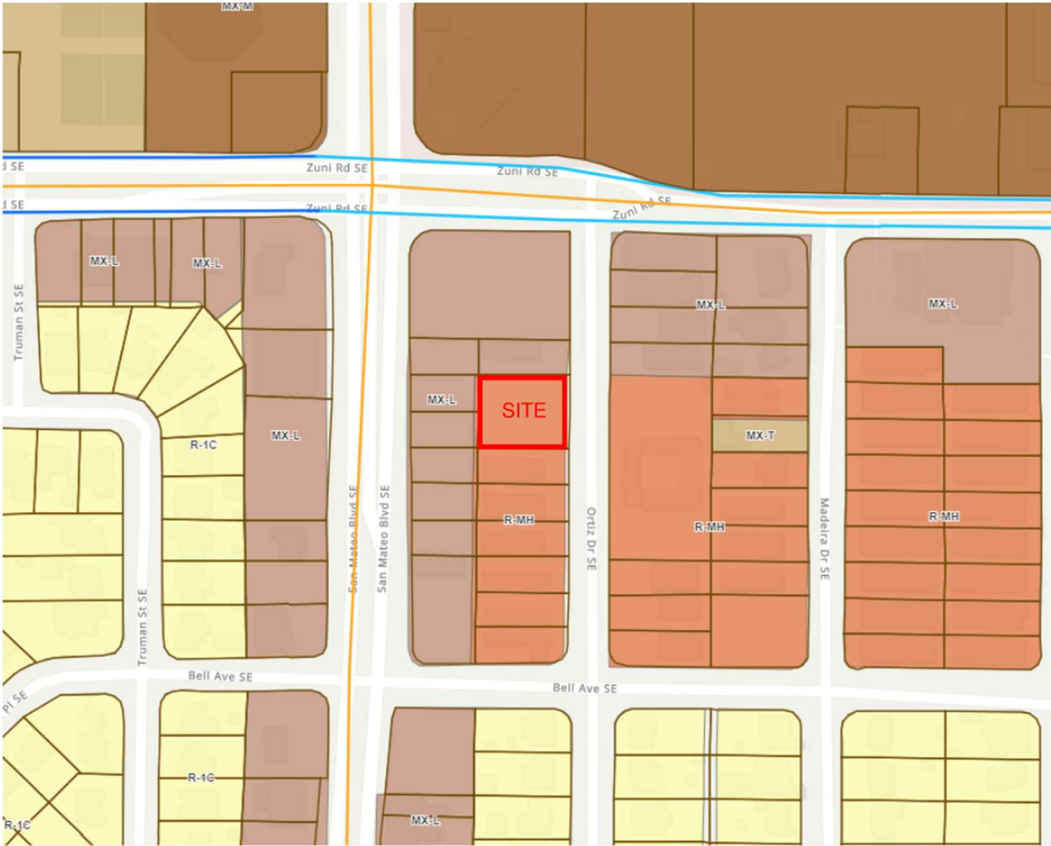


Figure 2: Existing and surrounding zoning

Direction	Zoning	Land Use
North	MX-L	Gas station
South	R-MH	Multi-family residential
East	R-MH	Multi-family residential
West	MX-L	Vacant land, laundry mat across San Mateo Blvd

Table 1: Adjacent zoning and land use

Land use in the larger area includes multifamily developments to the east and west in the existing MX-L and R-MH zones; commercial services along the Zuni Rd and San Mateo Blvd, including gas stations, automotive repair shops, and banks; retail and fast food along Zuni Rd; a City Park (Highland Pool); and medical services at the intersection of Zuni Rd and San Mateo Blvd. Overall, the area reflects the high density, mixed-use pattern adjacent to Major Transit Corridors envisioned by the comprehensive plan. The proposed MX-L zoning will enable an affordable housing multifamily development contiguous with the adjacent MX-L lots, thereby helping meet the pressing need for affordable housing in this area. Affordable housing for this area is a critical need highlighted in



the Near Heights Community Planning Area assessment report and by the Near Heights Metropolitan Redevelopment Area.



*Figure 3: Looking west at the subject site from Ortiz Drive SE*



*Figure 4: Looking east at the subject site from San Mateo Blvd*



*Figure 5: Looking south on Ortiz Drive (subject site to the right)*



*Figure 6: Looking north on San Mateo Blvd (subject site behind and to the right)*

More broadly, the subject site lies within the Near Heights Community Planning Area (CPA), which the ABC Comprehensive Plan highlights as an area with significant opportunities for reinvestment and infill along major corridors, including San Mateo Boulevard and Central Avenue. The Near Heights CPA places emphasis on expanding housing options, encouraging transit-oriented development, and reinforcing neighborhood-serving commercial activity. The proposed rezoning is consistent with these objectives by enabling multifamily housing in a location already supported by transit, infrastructure, and nearby services.

The site is also located within the East Central Metropolitan Redevelopment Area (MRA), where City policy calls for coordinated redevelopment efforts to expand housing opportunities, stimulate reinvestment, and enhance corridor vitality. By consolidating underutilized vacant parcels into a cohesive infill project, this request directly advances MRA goals and contributes to creating a safer, more vibrant urban environment along Central Avenue and San Mateo Boulevard.

## **The Request**

The applicant is requesting a zone change from R-MH to MX-L to prevent a zoning nonconformity when consolidating the site with the 7 adjacent lots via plat. The platting action creates a floating zone boundary without a zone map amendment.

The permissive uses in the MX-L zone district are expanded slightly, and the differences will be explained later in this letter. The applicant desires to construct an age-restricted affordable-housing apartment building on the site, which is why the lots are being consolidated via plat. Apartments are an allowable use in the R-MH and MX-L

zones, and per the Near Heights CPA assessment, affordable housing is one of the most important needs in the Near Heights CPA.

The request is supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per IDO §6-7(G)(3) as described below.

## Zoning Map Amendment Justification

This request for a Zoning Map Amendment complies with the criteria outlined in the IDO §6-7(G)(3) as follows:

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

***Applicant Response:** The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City's goals and policies as listed below, along with the Applicant's responses. The request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate much-needed affordable housing for the area.*

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

***Applicant Response:** The proposed zone change from R-MH to MX-L supports Goal 4.1 by facilitating development that reflects and reinforces the existing character of the surrounding urban fabric while enhancing its functionality and cohesiveness. The Near Heights area is characterized by a mix of residential densities and neighborhood-serving commercial uses, especially along its designated transit corridors. The proposed MX-L zoning enables the consolidation of nine lots—two of which are currently zoned R-MH—into a unified parcel that can be developed as a cohesive multifamily residential project, rather than as fragmented or isolated infill efforts.*

*The proposed zone change will reinforce the surrounding urban fabric by aligning building placement, massing, and design with the pattern of adjacent residential and commercial uses, ensuring the development complements the scale and character of the neighborhood. It will enhance the functionality of the surrounding neighborhood by creating coordinated access points, improved pedestrian connectivity, and integrated open space, reducing conflicts that can arise from fragmented lot development. Finally, the proposed zone change will enhance the cohesiveness of the urban fabric by consolidating underutilized lots into a single, well-planned development that bridges the scale of surrounding residential and commercial properties, providing a seamless transition across the site.*

*The proposed multifamily development will be compatible with the existing land use patterns in the area. Immediately south and east of the site are R-MH-zoned properties developed with similar multifamily uses, while to the north and west are MX-L-zoned properties that include both vacant land and commercial services. By transitioning the site to MX-L, the applicant can deliver a development that appropriately bridges the scale and intensity of commercial activities along San Mateo Blvd, Central Ave, and Zuni Rd with the medium- and high-density residential character of the surrounding neighborhood.*

*Although R-MH zoning also permits multifamily housing, rezoning the site to MX-L resolves internal zoning conflicts that would otherwise arise during platting. Specifically, consolidating these two R-MH lots with adjacent parcels would create a floating zone boundary, which constitutes a zoning nonconformity under IDO §6-6(K)(2)(c). By amending the zone map to MX-L, the applicant can combine all lots through platting in full compliance with IDO standards.*

*This approach preserves the established residential character and strengthens the continuity of the neighborhood by transforming vacant and underutilized parcels into well-integrated, age-restricted, affordable*



housing that meets the community's evolving needs. In this way, the rezoning serves to both preserve and enhance the distinct character of the community.

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

**Applicant Response:** The proposed zone change supports the development of a complete community by enabling age-restricted, affordable multifamily housing in a location with excellent access to transit, services, and amenities. The site lies within walking distance of several key corridors—San Mateo Blvd, Central Avenue, and Zuni Road—all of which are developed with commercial services, retail, and food establishments. ABQ Ride routes and nearby bike infrastructure support safe, multimodal access for residents, including those who may not drive. The area's existing land use mix and transportation connectivity allow future residents to meet daily needs within a compact geographic area. This level of access promotes long-term livability and supports the City's goal of fostering inclusive, walkable neighborhoods where people can age in place.

The proposed zone change directly contributes to the development of a more complete, connected, and resilient community.

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

**Applicant Response:** The zone change to MX-L supports this policy by enabling a form of development that makes efficient use of underutilized land in an area already served by robust infrastructure, services, and transportation options. The site's location within a transit-rich corridor, combined with its proximity to neighborhood-scale commercial and civic amenities, helps ensure that residents can easily access the goods and services they need for daily life. The future housing will be integrated into the existing development pattern, contributing to a vibrant, sustainable neighborhood where uses are well-connected and reinforce the area's identity as a walkable, transit-supportive community.

The proposed zone change will further this policy by allowing development that combines medium- and high-density residential uses in close proximity to existing retail and commercial services, creating a true mix of uses within walking distance. Amenities within walking distance of the site include a City park, Dollar Tree and other small retail outlets, a Wells Fargo Bank, and services such as a beauty parlor and laundromat. The development enabled by the proposed zone change supports the integration of age-restricted and unrestricted housing, broadening the range of households that can live in the area while maintaining accessibility to transit and a diverse array of amenities. Collectively, these factors promote a healthy, sustainable, and well-integrated community that aligns directly with the objectives of Policy 5.2.1.

**Policy 5.2.1 Subpolicies**

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

**Applicant Response:** This rezoning enables multifamily housing in an area where goods, services, and transit options are already well established and easily accessible on foot or by bicycle. The site is less than a quarter mile from multiple ABQ Ride routes and within walking distance of grocery stores, retail shops, and healthcare providers. The surrounding pedestrian infrastructure—sidewalks, crosswalks, and bike lanes—promotes safe and equitable access for all residents, including seniors and those without access to private vehicles. The proposed project builds on this existing framework, supporting compact, walkable development that prioritizes accessibility and community connectivity.

**Policy 4.3.7 Near Heights CPA**

**Subpolicy 4.3.7.2 [a]:** Support projects that increase housing supply, broaden housing options, and add affordable housing

***Applicant Response:***

*The proposed rezoning from R-MH to MX-L directly supports Policy 4.3.7.2[A] by enabling the development of new multifamily housing that expands both the supply and diversity of housing in the community. The project envisions a mix of age-restricted units (80% reserved for residents 55 and older) and unrestricted units (20% available to households of any age), addressing the specific needs of senior households while simultaneously broadening housing options for the wider population. Located on an underutilized infill site within a transit-accessible, walkable corridor, the project promotes rental housing opportunities in an area well-served by amenities and transportation. By increasing housing supply, offering a mix of unit types, and contributing to affordable rental options, the rezoning request directly advances the Comprehensive Plan's objectives of supporting housing growth, choice, and affordability.*

**Subpolicy 4.3.7.2 [a] (a)** Encourage housing options that support all family types, lifestyles, household sizes, and household incomes.

***Applicant Response:*** *The proposed project will dedicate 80% of its units to affordable, age-restricted housing for residents 55 and older, while 20% of the units will be available to households of any age. This mix expands the range of housing options in the Near Heights area by providing much-needed senior housing while still accommodating a share of younger households. Together, these options contribute to a balanced housing supply that supports a variety of lifestyles, household sizes, and incomes.*

**Subpolicy 4.3.7.2 [a] (b)** Encourage development projects and housing programs for people throughout all life stages.

***Applicant Response:*** *The request directly advances this policy by creating affordable housing tailored to seniors, an often underserved population, while also reserving a portion of units for residents of any age. This blend of age-restricted and unrestricted housing strengthens the community's ability to offer appropriate housing opportunities for residents at different life stages, from young adults to retirees.*

**Subpolicy 4.3.7.2 [a] (b) (i)** Support housing projects that add rental opportunities.

***Applicant Response:*** *The project will deliver new rental housing, meeting a critical demand in the Near Heights community. By offering both age-restricted and general-occupancy units, the development ensures a wider pool of renters—including seniors on fixed incomes and younger households—can access quality, attainable housing.*

**Subpolicy 4.3.7.2 [a] (b) (ii)** Support housing projects that add homeownership opportunities.

***Applicant Response:*** *While the proposed project is intended as multifamily rental housing, the MX-L zone would also allow ownership models such as townhomes or condominiums in the future. Rezoning the site therefore creates long-term flexibility to expand homeownership opportunities if market conditions or community needs shift.*

**Subpolicy 4.3.7.2 [a] (b) (iii)** Support higher-density housing projects near parks, schools, and community facilities.

***Applicant Response:*** *The subject site is located within walking distance of schools, parks, and community facilities in the Near Heights area. Locating higher-density senior and multifamily housing in proximity to these resources provides residents—particularly older adults—with convenient access to essential community amenities, while also supporting the vitality of local institutions.*

**Subpolicy 4.3.7.2 [a] (b) (iv)** Encourage investment in housing assistance for major repairs for seniors and low-income households.

**Applicant Response:** While this project does not directly provide housing repair assistance, it addresses the same need by offering new, safe, and affordable housing units for seniors and low-income households. By adding modern, accessible units, the development helps reduce pressure on older, deteriorating housing stock and complements City programs that support repairs and rehabilitation for existing homes.

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

**Applicant Response:** The proposed zone change to MX-L directly supports Goal 5.3 by enabling coordinated infill development on underutilized parcels within an already urbanized area that is well-served by public infrastructure and facilities. The subject site has long remained undeveloped despite being located in a highly accessible corridor with existing utilities, roadway access, sidewalks, bike lanes, and high-frequency transit. By consolidating multiple lots and removing internal zoning conflicts, this rezoning facilitates the creation of a single, unified development that makes full and efficient use of this existing investment in infrastructure.

The proposed multifamily residential use—specifically affordable, age-restricted housing—also advances the public good by addressing a documented need in the Near Heights Community Planning Area for housing that is both affordable and accessible to seniors. Redeveloping this vacant land into productive use contributes to the City's infill and redevelopment objectives while reducing pressure for outward expansion. The MX-L zone enables site design flexibility and regulatory consistency that allow the property to be developed at an intensity appropriate for a transit corridor without requiring costly offsite improvements. Overall, the project exemplifies efficient land use and infrastructure utilization in line with the City's long-term planning goals.

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

**Applicant Response:** The proposed zone change from R-MH to MX-L directly supports Goal 5.6 by facilitating appropriate infill development within an Area of Change, where higher-intensity and mixed-use growth is explicitly encouraged. The subject site is located within a walkable, transit-oriented corridor. The request will remove internal zoning inconsistencies and consolidate nine lots into a single zoning designation, allowing for an integrated, higher-density residential development that aligns with the planning vision for Areas of Change.

This project exemplifies the type of compact, context-sensitive growth envisioned for Areas of Change by concentrating affordable housing within an area already served by transit, services, and infrastructure. By doing so, it maximizes the public's return on existing infrastructure investments, supports economic activity along key corridors, and enhances neighborhood vitality. The resulting development pattern reflects the City's broader strategy of encouraging infill, minimizing sprawl, and directing growth to appropriate locations.

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

**Applicant Response:** Although the subject site is located entirely within an Area of Change, the proposed zone change to MX-L is still consistent with the intent of Policy 5.6.3 in that it does not encroach upon or diminish the character of any nearby single-family neighborhoods or sensitive areas. The site is located adjacent to high-capacity transit corridors—San Mateo Blvd and Central Avenue—and is surrounded primarily by commercial services and multifamily development, not single-family homes or parks.

Rather than introducing incompatible intensity, the proposed zoning supports a use—affordable, age-restricted multifamily housing—that is consistent with surrounding land uses and respectful of the area's character. It reinforces the existing development pattern in the immediate vicinity while concentrating density where the Comprehensive Plan intends it: near transit corridors and in Areas of Change. As such, the request aligns with

*the policy goal of preserving the scale and character of lower-density neighborhoods by directing higher-density development to appropriate, strategically located urban areas.*

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

**Applicant Response:** *The proposed zone change to MX-L furthers Policy 5.7.4 by removing an internal zoning conflict that would otherwise arise from platting the nine lots—two of which are currently zoned R-MH—into a single parcel. Without this rezoning, the project would result in a floating zone boundary, which is a zoning nonconformity per IDO §6-6(K)(2)(c) and would complicate future site development, review, and permitting. Rezoning the remaining two R-MH lots to match the adjacent MX-L zoning simplifies the site’s regulatory framework and allows for coordinated site planning under a single zone district. This eliminates the need for additional discretionary approvals, enabling a more predictable and efficient development review process consistent with the City’s goals for infill and redevelopment.*

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

**Applicant Response:** *The proposed zone change supports Goal 8.1 by enabling development that contributes to a livable, walkable, and well-connected neighborhood that can attract and retain residents and investment. By facilitating the development of affordable, age-restricted multifamily housing within a mixed-use corridor served by multiple transit routes and within walking distance of commercial services, the project enhances the area’s residential base while reinforcing the corridor’s long-term viability.*

*The project enhances the area’s residential base by providing a significant number of multifamily units, including age-restricted and unrestricted housing, in a location already served by transit and neighborhood-scale services. Increasing the resident population strengthens demand for local businesses, supports public transportation, and encourages continued investment along the corridor.*

*By adding residents within walking distance of commercial services, civic amenities, and transit, the project reinforces the corridor’s long-term viability by sustaining economic activity, promoting pedestrian activity, and fostering a sense of community. Providing quality, affordable housing options near jobs, transit, and services creates a stable and diverse population that helps maintain a vibrant, economically resilient corridor over time.*

*Overall, providing quality housing options in close proximity to transportation, services, and jobs is a foundational strategy in placemaking. While this project does not include commercial components, it contributes to the corridor’s vitality by bringing more residents within walking distance of businesses, thus supporting neighborhood-scale economic activity.*

**Goal 6.2 Multi-Modal System:** Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

**Applicant Response:** *The proposed rezoning enables residential development in a location with outstanding access to multimodal transportation. The site lies within walking distance of Central Avenue and San Mateo Boulevard—both high-frequency transit corridors—and is adjacent to an ABQ Ride stop serving several bus routes. Sidewalks and bike routes connect the site to the larger street grid, supporting mobility for residents of all ages and abilities, particularly those who rely on transit during peak travel times.*

**Goal 6.5 Equity:** Expand mobility by providing safe and connected networks for non-auto travel and public transit for low-income and vulnerable populations.

**Applicant Response:** *The proposed project supports Goal 6.5 by providing affordable housing for older adults within walking distance of transit, retail, and healthcare services. Many future residents may not drive, making the site’s connectivity to non-auto travel options—such as sidewalks, crosswalks, and nearby bus service—an essential feature. By placing housing in a walkable, transit-served corridor, the project expands equitable access for vulnerable populations and promotes mobility independence.*

**Goal 7.2 Pedestrian-Accessible Design:** Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

**Applicant Response:** *The zone change supports pedestrian-oriented design by enabling infill development in a highly walkable area served by sidewalks, transit stops, and nearby commercial destinations. The future development will reinforce a pedestrian-friendly street environment with features such as direct sidewalk connections and internal circulation that supports walkability. The project contributes to the ongoing transformation of the corridor into a place where pedestrian access and safety are prioritized in both design and function.*

**Goal 7.6 Context-Sensitive Infrastructure:** Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

**Applicant Response:** *The proposed zone change supports efficient land use and context-sensitive development by facilitating infill on vacant land already served by roads, utilities, sidewalks, and transit. No offsite infrastructure improvements are needed to support the project, and development will occur at an intensity appropriate for the site's urban context. The MX-L zone allows coordinated site planning that maximizes existing public investment while minimizing long-term maintenance costs and environmental impact.*

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

**Applicant Response:** *This request supports Goal 9.1 by enabling age-restricted, affordable multifamily housing in an area that currently lacks sufficient supply. The project diversifies the available housing stock and meets an identified need in the Near Heights Community Planning Area. By delivering a targeted housing type within an accessible, amenity-rich corridor, the project advances the City's goal of providing a broader mix of housing opportunities at multiple income levels.*

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

**Applicant Response:** *The site is located in an Area of Change, along high-capacity transit corridors, and within walking distance of retail, healthcare, and other services. These conditions make it an ideal location for higher-density residential development. The zone change enables this increase in density while preserving compatibility with surrounding land uses and ensuring that services and infrastructure can accommodate new residents without strain. The project exemplifies compact, service-supported growth in a strategically appropriate location.*

**Goal 9.5 Vulnerable Populations:** Expand capacity to provide quality housing and services to vulnerable populations.

**Applicant Response:** *This project advances Goal 9.5 by expanding affordable housing options for seniors—many of whom face financial and mobility-related challenges. The proposed development places age-restricted housing within walking distance of food, transit, medical care, and other essential services, helping to ensure that vulnerable residents can live independently in a safe, stable, and supportive environment. This aligns with the City's priority to meet the needs of populations that are often underserved in the conventional housing market.*

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



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

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

**6-7(G)(3)(c)** If the subject property is located partially or completely in an Area of Change (as shown in the ABC Comprehensive 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 typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

***Applicant Response:*** *The subject property is located entirely within an Area of Change, where growth and reinvestment are anticipated and encouraged by the ABC Comprehensive Plan. This request meets Criteria 2 and 3 as follows:*

*Criteria 2 – Significant change in neighborhood or community conditions:*

*The property was originally platted for single-family or townhouse-type development, but it has remained vacant for approximately 30 years, even as the surrounding neighborhood has fully developed. Adjacent parcels have been consolidated and developed as multifamily apartments, creating a context in which medium- and higher-density residential uses have become established and compatible with the neighborhood context. The interest of a multifamily developer in this site demonstrates that the community's needs and character have evolved since the original platting. The proposed MX-L zoning responds to this material change by allowing a development form—multifamily housing—that is compatible with surrounding land uses and reflects the current patterns of neighborhood growth, rather than the single-family vision that has not materialized over three decades. Without consolidation of the existing lots—which requires a replat to prevent a floating zone boundary—this site is not large enough to develop as a multifamily project and is likely to remain vacant.*

*Criteria 3 – A different zone district is more advantageous to the community:*

*Rezoning the site to MX-L better aligns with the Comprehensive Plan's vision for Areas of Change, including patterns of land use, development density and intensity, and connectivity. The replat that is currently in process consolidating nine lots—two currently zoned R-MH and seven MX-L—into a single parcel represents a material change in the site's functional potential. Without rezoning, the combined parcel would straddle two zoning districts, creating a floating zone line, which is a zoning nonconformity under IDO §6-6(K)(2)(c). MX-L zoning allows the lots to be consolidated to create a parcel large enough for multifamily development that matches surrounding land use patterns and intensity.*

*By allowing multifamily development on this long-vacant, underutilized site, the rezoning advances City goals for infill, affordability, and transit-oriented growth. It complements the surrounding area's evolution toward higher-density residential uses, supports a broader residential base along key mixed-use corridors, and provides a practical and policy-consistent pathway to realize the property's potential in alignment with the Comprehensive Plan.*

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

**Applicant Response:** *The requested MX-L zoning introduces a modest range of additional permissive uses beyond what is allowed in the R-MH zone. These include small-scale neighborhood-oriented uses such as group homes, museums, vocational schools, health clubs, farmers markets, and small retail. These uses are limited in intensity, are subject to use-specific standards in the IDO, and are intended to serve the immediate neighborhood rather than draw regional traffic or create adverse impacts.*

*In the context of the subject site, these additional uses are compatible with the surrounding mixed-use environment and would complement the area's established character along San Mateo Blvd and Central Avenue. For example, small-scale retail or a farmers market could provide walkable access to goods and services for nearby residents, while community-serving uses such as group homes or vocational schools would reinforce the City's goals of inclusivity and neighborhood vitality. Importantly, the applicant's intended use—age-restricted, affordable multifamily housing—is permitted in both the existing R-MH and proposed MX-L zones, and it is the driver of this request.*

*Overall, the additional permissive uses in MX-L are not harmful to adjacent properties or the community. Rather, they represent neighborhood-scale opportunities that align with the Comprehensive Plan's emphasis on complete communities, walkability, and access to services.*

*To further illustrate the relationship between the existing R-MH zoning and the requested MX-L zoning, Table 2 compares permissive uses in both zones. As shown, MX-L provides a somewhat broader set of neighborhood-serving uses, but these are modest in scale, subject to IDO use-specific standards, and generally supportive of complete community principles. In practice, the MX-L permissive uses expand opportunities for small-scale services and community resources without introducing uses that would be out of character with the surrounding neighborhood.*

*Table 2: Permissive use comparison: R-MH vs. MX-L*

Use	R-MH	MX-L
Group home, medium	C	P
Group home, large	-	P
Museum	C	P
Vocational school	CV	P
Health club or gym	A	P
Paid parking lot	A	P
Parking structure	A	P
Farmers market	T	P
General retail, small	A	P

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

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

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

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

**Applicant Response:** *The area is served by existing City infrastructure. Adequate capacity is available for the development made possible by this zone change, and therefore this request meets criteria #1. San Mateo Ave has transit services, Zuni Rd has bike facilities, and the area has excellent road network connectivity. The subject property also has access to public utilities, including water, sewer, storm sewer, and power.*

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

**Applicant Response:** *Although the site is adjacent to San Mateo Blvd SE, a major transit corridor, the justification for this zone change is not based on location along a major street. Rather, it is based on internal consistency and the need to rezone two lots to match the other adjacent seven in the same concurrent platting action for a unified development.*

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

**Applicant Response:** *The justification is not based on land value or economic convenience, but rather on zoning compliance, site functionality, and the need to enable consistent development standards across the proposed replatted parcel.*

**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 Response:** *This request does not create a spot or strip zone. The proposed zoning will match the existing MX-L zoning on to the north and west. The result is a consolidated zoning pattern that supports implementation of the ABC Comp Plan. Furthermore, the request avoids floating zone lines.*

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## Conclusion

This zone map amendment supports the City's long-term vision for equitable, efficient, and well-connected growth. By aligning zoning across a consolidated infill site within an Area of Change, the request enables the development of age-restricted, affordable multifamily housing in a location ideally suited for higher-density, transit-oriented residential use. The proposed MX-L zoning furthers numerous goals and policies of the ABC Comprehensive Plan, including those related to infill development, housing choice, transportation access, and the revitalization of mixed-use corridors.



The zone change will eliminate internal zoning inconsistencies, promote cohesive site design, and facilitate much-needed housing options for a growing senior population—without the need for new infrastructure or expansion of services. This request reflects a coordinated, context-sensitive response to both site-specific and citywide planning priorities.

Based on the analysis provided in this letter, we respectfully request your approval to rezone the subject property from R-MH to MX-L on behalf of Spire Development.

Sincerely,  
Community Design Solutions, LLC

  
John Stapleton P.E.  
CDS | Project Manager  
505-545-9607

## D) STAFF INFORMATION

## PROJECT MEMO

DATE: August 28, 2025

TO: John Stapleton P.E.,  
9384 Valley Drive NW,  
Suite 100  
Albuquerque, NM 87114

FROM: Dustin Kiska, Planner  
City of Albuquerque Planning Department  
[dkiska@cabq.gov](mailto:dkiska@cabq.gov)

TEL: (505) 924-3366

RE: ZMA-2025-00011, 612 San Mateo SE Zone Map Amendment EPC

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We have completed a preliminary review of the proposed zone change and would like to discuss the request and suggested revisions to move forward. We are available to answer questions regarding this process and requirements. In summary, please provide the following electronically:

- ⇒ A revised Project Letter.
- ⇒ Update application attachments (if applicable).

**by 9AM on September 3<sup>rd</sup>, 2025.**

Note: Please contact us if you have difficulty with this deadline.

### **Revision Requests & Notes**

#### **1) Introduction:**

- Though a review was conducted as thorough as possible, additional items may arise as the case progresses. If so, you will be informed immediately.
- Legal Description: Community Design Solutions, LLC, agent for Spire Development requests a Zoning Map Amendment, from R-MH to MX-L, for all or a portion of Lots 5 & 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr. SE (unaddressed), between Zuni Rd and Bell Ave SE, approximately 0.31 acres. (L-17-Z) (L-18-Z)
- We understand this request is for a zone change from R-MH (Multi-Family High Density) to MX-L (Mixed-Use Low Intensity) for an unaddressed property along Ortiz Dr SE>.

1. Is there any additional background you can share with me about the request?

- The reason for the zone change is to:

Prevent a zoning nonconformity (floating zone line) when consolidating the subject site with the 7 adjacent lots via, a minor subdivision action (replat) through the DHO.

- Is this correct?

## 2) Process:

- Information regarding the EPC process, calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- Timelines and EPC calendar: the EPC public hearing is on **September 18, 2025**.  
Final staff reports will be available about one week prior, on **September 11, 2025**.
- Note that, if a zone change request is denied, you cannot re-apply again for one year.
- Staff will have Agency Comments distributed after **August 30, 2025**. Any comments received by Staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.
- Let us know if you receive any additional comments or letters, in support of or against the request. These will be included in the staff report.

## 3) Public Notification & Neighborhood

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

The property is not within 660 feet of Major Public Open Space. Therefore, applicants are not required to offer a tribal meeting pursuant to IDO §14-16-[6-4\(B\)](#).

- The Sign will need to be posted on or before 9:00am on **September 3<sup>rd</sup>, 2025**. Provide a filled and signed, sign posting agreement via ABQ-Plan.
- Please submit photos of the posted sign on or before **September 3<sup>rd</sup>**. Signs should be left up until Friday, October 10, 2025 (15 days before & through the Appeal period after EPC hearing date).
- For further information regarding sign posting locations, please see:  
[https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted\\_Sign\\_Requirement-Instructions.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf)

## 4) Project Letter:

- The submitted project letter is off to a good start. We have suggested revisions to the responses provided for the review and decision criteria. Comments and action items are referenced to 6-7(G) ZONING MAP AMENDMENT – EPC.
- It is good to discuss the zone change from a generic land use perspective and to address any other permissive uses granted in the MX-L zone that may have an impact on the surrounding community.
  - although it is okay to mention the intention to develop the site with a future project (Age restricted multifamily residential complex) on `a piece of land that has been vacant for 30 years please focus on the request at hand. The EPC is reviewing a zone change and all uses that may become permissive on the site under MX-L, not a future proposed project.
- *Zone Map Amendment Request – General Recommendations*

#### **A. Zoning and Land Use**

Land Use descriptions are correct in Table 1 and in written descriptions. Is there any data and language from the Near Heights CPA or MRA that would strengthen this section? Otherwise, **the response is satisfactory.**

#### **B. Review and Decision Criteria - 6-7(G)(3)(a-h):**

**6-7(G)(3)(a):** You provided responses to 12 Goals, 3 Policies, and 1 Sub-Policy.

- Below you will find comments to the application submission and selected goals/policies/sub-policies.
  - Note sub-policy response are not reviewed as heavily, however look into responding to Policy 4.3.7.2 (a.)(b.- iv.), Recently added in the 2024 Comp Plan update as additional Policies through the Near Heights CPA report acceptance.
  - Goal 4.1 Character:
    - How will it reinforce the surrounding urban fabric and enhance the functionality and cohesiveness?
    - What are the internal zoning conflicts that would arise through platting? Explain
  - Policy 5.2.1 Land Use:
    - Expand on how the zone change request will further this Policy
  - Goal 8.1 Placemaking: Expand more on 'how project enhances the area's residential base while reinforcing the corridor's long-term viability' that will help make this justification clear.

**6-7(G)(3)(c): Response should be Strengthened.** Criteria #2 and #3 are applicable, but please expand on what it means to be an 'evolving development context and a material change', this may be explained in the paragraphs below it, but be sure to make that clear. Explain how the future replat will create a 'floating zone line' is adequate.

**6-7(G)(3)(d): Response should be Strengthened:** Provide a brief explanation of other permissive uses that are not harmful to adjacent property, the neighborhood or the community under MX-L.

- **6-7(G)(3)(f): Response should be Strengthened:** Include the language 'Major Transit Corridor' when describing San Mateo.
- **6-7(G)(3)(h): Response should be Strengthened.** Describe 'orderly' development.

E) PUBLIC NOTICE

## Renee Regal

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**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Tuesday, June 24, 2025 11:23 AM  
**To:** Renee Regal  
**Subject:** 616 SAN MATEO BLVD SE \_ Public Notice Inquiry Sheet Submission  
**Attachments:** IDOZoneAtlasPages.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
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willson
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious
Highland Business and NA Incorporated	abqhighland@gmail.com	Omar	Durant	omardurant
Highland Business and NA Incorporated	abqhighland@gmail.com	Hallie	Rossbach	hallierossbac
Parkland Hills NA	phnacommunications@gmail.com	Janet	Simon	phnacommun
Parkland Hills NA	phnacommunications@gmail.com	Leslie	Padilla	lesliempadill
South San Pedro NA		Sarah	Khanlian	sarah.khanlia
South San Pedro NA		Tawnya	Mullen	tmienterpris

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

Please note the following:

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

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido?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](mailto:suzannaflores@cabq.gov)

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

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

**Sent:** Monday, June 23, 2025 11:48 AM

**To:** Office of Neighborhood Coordination <renee.regal@cdsnm.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Renee Regal

Telephone Number

7174433717

Email Address

[renee.regal@cdsnm.com](mailto:renee.regal@cdsnm.com)

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

Albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

00210008MENDELSBERGS SUBD OF BLKS 7 & 8 BARON BURG HTS ADDEXC WLY POR TO R/W and 016, 017, 018, 019 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, and 004 008MENDELSBERGS SUB OF B B HTS, and 008LOTS 5 & 6 MENDELSBURG BARON BURG HTS (Eventually Combining 8 lots into 1 through future platting process)

Physical address of subject site:

616 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

Subject site cross streets:

Zuni Road SE and San Mateo Boulevard SE

Other subject site identifiers:

This site is located on the following zone atlas page:

L-17-Z, L-18-Z

Captcha

x

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations		Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	<a href="mailto:m.rvankious@gmail.com">m.rvankious@gmail.com</a>	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Highland Business and NA Incorporated	<a href="mailto:abqhighland@gmail.com">abqhighland@gmail.com</a>	Omar	Durant	<a href="mailto:omardurant@yahoo.com">omardurant@yahoo.com</a>	305 Quincy Street NE	Albuquerque	NM	87108		5052654949
Highland Business and NA Incorporated	<a href="mailto:abqhighland@gmail.com">abqhighland@gmail.com</a>	Hallie	Rosbach	<a href="mailto:hallierosbach@gmail.com">hallierosbach@gmail.com</a>	413 Adams ST NE	Albuquerque	NM	87108		5055735415
Parkland Hills NA	<a href="mailto:phnacommunications@gmail.com">phnacommunications@gmail.com</a>	Janet	Simon	<a href="mailto:phnacommunications@gmail.com">phnacommunications@gmail.com</a>	725 Van Buren Place SE	Albuquerque	NM	87108		5052390229
Parkland Hills NA	<a href="mailto:phnacommunications@gmail.com">phnacommunications@gmail.com</a>	Leslie	Padilla	<a href="mailto:lesliepadilla@gmail.com">lesliepadilla@gmail.com</a>	621 Valverde SE	Albuquerque	NM	87108		5053500514
South San Pedro NA		Sarah	Khanlian	<a href="mailto:sarah.khanlian@gmail.com">sarah.khanlian@gmail.com</a>	601 Cagua Drive SE	Albuquerque	NM	87108	5053637204	
South San Pedro NA		Tawnya	Mullen	<a href="mailto:tmienterprises1@gmail.com">tmienterprises1@gmail.com</a>	733 Cardenas Drive SE	Albuquerque	NM	87108		5052275963

## Renee Regal

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**From:** Renee Regal  
**Sent:** Thursday, July 31, 2025 10:06 AM  
**To:** info@willsonstudio.com; m.ryankious@gmail.com; omardurant@yahoo.com; hallierossbach@gmail.com; phnacommunications@gmail.com; lesliempadilla@gmail.com; sarah.khanlian@gmail.com; tmienterprises1@gmail.com; abqhighland@gmail.com; abqhighland@gmail.com; phnacommunications@gmail.com; phnacommunications@gmail.com  
**Cc:** John Stapleton  
**Subject:** Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department  
**Attachments:** Zoning Map Amendment Neighborhood Assoc Public Notification 25.07.31.pdf

To Whom it May concern:

This is to notify you of a Zoning Map Amendment request being submitted to the City of Albuquerque Environmental Planning Commission. We are requesting for the approval of zoning map changes affecting two properties located along Ortiz Drove SE. This will be heard at the September 18, 2025, EPC Public Hearing.

The attached information is for your records and to adhere to the notification requirements set by the City of Albuquerque in IDO Section 6-4(J)(2) and as stated in IDO Table 6-1-1.

Kind regards,

**Renee Regal**

*Project Coordinator/ Senior Administrative*

**Community Design Solutions, LLC**

9384 Valley View Drive NW, Suite 100

Albuquerque, NM 87114

[www.cdsnm.com](http://www.cdsnm.com)

[renee.regal@cdsnm.com](mailto:renee.regal@cdsnm.com)

717.443.3717

## Renee Regal

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>  
**To:** m.ryankious@gmail.com; hallierossbach@gmail.com; phnacommunications@gmail.com; lesliempadilla@gmail.com; sarah.khanlian@gmail.com; tmienterprises1@gmail.com; abqhighland@gmail.com  
**Sent:** Thursday, July 31, 2025 10:19 AM  
**Subject:** Relayed: Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department

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

[m.ryankious@gmail.com](mailto:m.ryankious@gmail.com) ([m.ryankious@gmail.com](mailto:m.ryankious@gmail.com))

[hallierossbach@gmail.com](mailto:hallierossbach@gmail.com) ([hallierossbach@gmail.com](mailto:hallierossbach@gmail.com))

[phnacommunications@gmail.com](mailto:phnacommunications@gmail.com) ([phnacommunications@gmail.com](mailto:phnacommunications@gmail.com))

[lesliempadilla@gmail.com](mailto:lesliempadilla@gmail.com) ([lesliempadilla@gmail.com](mailto:lesliempadilla@gmail.com))

[sarah.khanlian@gmail.com](mailto:sarah.khanlian@gmail.com) ([sarah.khanlian@gmail.com](mailto:sarah.khanlian@gmail.com))

[tmienterprises1@gmail.com](mailto:tmienterprises1@gmail.com) ([tmienterprises1@gmail.com](mailto:tmienterprises1@gmail.com))

[abqhighland@gmail.com](mailto:abqhighland@gmail.com) ([abqhighland@gmail.com](mailto:abqhighland@gmail.com))

Subject: Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department

## Renee Regal

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**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>  
**To:** abqhighland@gmail.com  
**Sent:** Thursday, July 31, 2025 10:19 AM  
**Subject:** Delivered: Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department

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

[abqhighland@gmail.com](mailto:abqhighland@gmail.com) ([John.Stapleton@cdsnm.com](mailto:John.Stapleton@cdsnm.com))

Subject: Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department

## Renee Regal

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**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cdsnm.com>  
**To:** omardurant@yahoo.com  
**Sent:** Thursday, July 31, 2025 10:19 AM  
**Subject:** Relayed: Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department

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

[omardurant@yahoo.com](mailto:omardurant@yahoo.com) ([omardurant@yahoo.com](mailto:omardurant@yahoo.com))

Subject: Public Notice of Zoning Map Amendment Request - City of Albuquerque Planning Department

# Community Design Solutions

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July 31, 2025

Dear Property Owner:

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on **Thursday, September 18, 2025, at 8:40 AM** for the request below. The EPC hearing will be held via Zoom. To access the hearing online use the following link below:

**External Link:** <https://cabq.zoom.us/j/5464729575>

*Call in: (719) 359-4580*

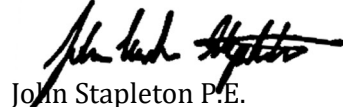
*Meeting ID: 546 472 9575*

## REQUEST

Community Design Solutions, LLC (CDS), Agents for Spire Development, is submitting an application for a Zoning Map Amendment request for the development of a multifamily facility. The property is located at the southeast corner of Zuni Road SE and San Mateo Boulevard SE, Albuquerque, NM (see enclosed Zone Atlas pages L-17-Z and L-18-Z). Included in this mailing is an exhibit showing the Plat and Site Plan.

If you have any questions or would like more information, contact John Stapleton at (505) 545-9607 or email at [john.stapleton@cdsnms.com](mailto:john.stapleton@cdsnms.com). You can also check the Environmental Planning Commission website for information [Environmental Planning Commission — City of Albuquerque](#).

Sincerely,



John Stapleton P.E.

CDS | Project Manager

Attached: Required Neighborhood Notification Packet.

**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: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

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: 612 San Mateo Boulevard SE

Name of property owner: George B Haney

Name of applicant: Spire Development / Tom Grywalski and Community Design Solutions / John Stapleton (Agent)

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

Thursday, September 18, 2025 @ 8:40 am / City of Albuquerque / EPC Public Hearing

Address, phone number, or website for additional information:

Please contact John Stapleton at (505) 545-9607 or [john.stapleton@cdsn.com](mailto:john.stapleton@cdsn.com)

**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)

7/31/25

(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**



**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.

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

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 7/31/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* 612 San Mateo Boulevard SE  
Location Description 008MENDELSBERGS SUB OF B B HTS
2. Property Owner\* George B Haney
3. Agent/Applicant\* [if applicable] Community Design Solutions LLC / John Stapleton (Agent)
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

- ☐ Site Plan – EPC
- ☐ Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)
- ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- ☐ Variance – EPC
- ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
- ☒ Other: Zoning Map Amendment - EPC

Summary of project/request<sup>3</sup>\*:

Rezone two (2) lots from R-MH zone designation to MX-L zone designation.

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

- ☐ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☒ Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: Thursday, September 18, 2025 @ 8:40 am

Location\*<sup>4</sup>: City of Albuquerque / EPC Public Hearing

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: John Stapleton

Email: john.stapleton@cdsnm.com

Phone: 505.545.9607



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*



Others: \_\_\_\_\_



Online website or project page: \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>5</sup> L-17-Z, L-18-Z

2. Project Illustrations, as relevant\*<sup>6</sup>



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

N/A

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ 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.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 1.081
- 2. IDO Zone District MX-H
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] Major Transit Corridor Area 660 ft
- Current Land Use(s) [vacant, if none] Vacant

**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. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

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

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

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

## **Notificación de Acceso Lingüístico.**

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

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

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

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

# Community *Design* Solutions

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July 31, 2025

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

**RE: Justification Letter – Zone Map Amendment EPC Application**

**Subject: 2 Lots along San Mateo Blvd SE and Ortiz Dr SE (Rezoning Request)**

Dear Environmental Planning Commission Members,

On behalf of our client, Spire Development, Community Design Solutions, LLC respectfully submits this justification letter in support of a request for a **Zoning Map Amendment** in accordance with the procedures and review criteria outlined in the Integrated Development Ordinance (IDO), specifically **IDO §6-7(G)(3)**.

The subject property is located southeast of the intersection of San Mateo Avenue SE and Zuni Road SE. The site does not have an address. The existing zoning is R-MH (Multi-Family High Density). The applicant is requesting a Zoning Map Amendment to MX-L (Mixed-Use Low Intensity).



The proposed zoning action seeks to rezone **two (2) lots currently zoned R-MH (Multi-Family – High Density)** to **MX-L (Mixed Use – Low Intensity)** to match the zoning of **seven (7) adjacent lots**



under contract by the applicant. **All 9 lots are being replatted** into a single parcel to develop the site as a multifamily development. The plat creates a **floating zone boundary**, which is a zoning nonconformity per IDO §6-6(K)(2)(c). The proposed zone map amendment brings the site into zoning conformity.

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## Project Overview

- **Total Lots Involved in the zone map amendment:** 2
  - **Current Zoning of the applicant's site:** 2 lots zoned R-MH
  - **Action Requested:** Rezone 2 R-MH lots to MX-L to eliminate internal zoning conflict and support a single-lot replat with 7 adjacent lots already zoned MX-L
  - **Intended Use:** Multifamily residential (allowed in both MX-L and R-MH)
- 

## Planning Context

## Zoning and Land Use

## The Request

## Zoning Map Amendment Justification

This request for a Zoning Map Amendment complies with the criteria outlined in the IDO §6-7(G)(3) as follows:

### 6-7(G)(3)(a) Consistency with the ABC Comp Plan

The proposed zone change supports the ABC Comprehensive Plan's goal of **efficient infill development** and alignment with **Areas of Change** policies. MX-L zoning is consistent with the surrounding context and encourages walkable, mixed-use residential density along transit corridors.

### Furtherance of Comp Plan Goals, Policies, and Strategies

The proposed rezoning supports multiple key goals and policies of the ABC Comp Plan, particularly given the site's location along a **Major Transit Corridor** and within an **Area of Change**:

### Goal 5.1 – Centers and Corridors

– **Policy 5.1.2 Development Areas:** The Comp Plan directs more intense growth to centers and corridors, establishing appropriate density and scale. Our project aligns with this policy by promoting multifamily development in a targeted, walkable corridor setting.

– **Policy 5.1.10 Major Transit Corridors:** This corridor designation prioritizes high-frequency transit and pedestrian-oriented development. Rezoning to MX-L reinforces transit goals by accommodating residential density within walking distance of frequent ABQ Ride service.

**Goal 5.3 – Efficient Development Patterns**

– **Policy 5.3.1 Infill Development:** By consolidating nine lots into one and enabling multifamily use with existing infrastructure, the project embodies infill development principles, maximizing existing public investments.

**Goal 5.6 – City Development Areas**

– **Policy 5.6.2 Areas of Change:** The site is located entirely within an Area of Change—where more intense and appropriate growth is encouraged. This rezoning supports the policy directive to channel more intense, transit-supportive development into these areas.

**6-7(G)(3)(b) Not applicable** – site is in an Area of Change not an Area of Consistency

**6-7(G)(3)(c) Significant Change in Neighborhood or Community Conditions**

This request meets **Criterion (c)(2)**:

"There has been a significant change in the neighborhood or community conditions affecting the site that justifies this request."

Specifically, the proposed replating of the 9 lots into a single parcel constitutes a **material change** in site configuration. Without a zone change, the resulting internal lot would straddle multiple zone districts, creating a **floating zone boundary**—a noncompliance per IDO §6-6(K)(2)(c). Rezoning the two R-MH lots to MX-L resolves this and brings the site into zoning conformity.

**6-7(G)(3)(d) Compatibility with Surrounding Area and No Harmful Permissive Uses**

The MX-L zoning designation is already applied to the majority of the site and to other nearby parcels. The rezoning will not introduce new uses incompatible with the existing context. Multifamily residential is a permissive use in both R-MH and MX-L zones, and no harmful or out-of-character uses will result from this request.

**6-7(G)(3)(e) Adequate Infrastructure Capacity**

The area is served by existing City infrastructure and adequate capacity is available for the development made possible by this zone change. San Mateo Ave has transit services, Zuni Rd has bike facilities, and the area has excellent road network connectivity. The subject property also has access to public utilities including water, sewer, storm sewer, and power.

**6-7(G)(3)(f) Justification Not Based Solely on Proximity to Major Street**

Although the site is adjacent to San Mateo Blvd SE, a major corridor, the justification for this zone change is **not based on location along a major street**. Rather, it is based on internal consistency and the need to rezone two lots to match the other adjacent seven in the same concurrent platting action for a unified development.

**6-7(G)(3)(g) Justification Not Based Predominantly on Economic Considerations**

The justification is not based on land value or economic convenience, but rather on **zoning compliance, site functionality**, and the need to enable consistent development standards across the proposed replatted parcel.

**6-7(G)(3)(h) Not a Spot Zone or Strip Zone**

This request **does not create a spot or strip zone**. The proposed zoning will **match the existing MX-L zoning on the majority of the site** and surrounding properties. The result is a **consolidated zoning**



**pattern** that supports implementation of the ABC Comp Plan. Furthermore, the request avoids floating zone lines and facilitates orderly urban development.

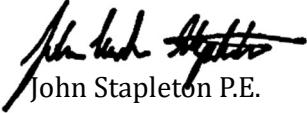
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## Conclusion

This zone map amendment is a technical correction that avoids regulatory conflicts in the platting process and facilitates a cohesive multifamily development, and . The request meets **all applicable criteria under IDO §6-7(G)(3)** and supports the long-term goals of the ABC Comp Plan.

Based on the information provided in this letter, we request your approval to change the subject site's zoning district from R-MH to MX-L on behalf of Spire Development.

Sincerely,  
Community Design Solutions, LLC



John Stapleton P.E.

CDS | Project Manager  
505-545-9607

# 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.

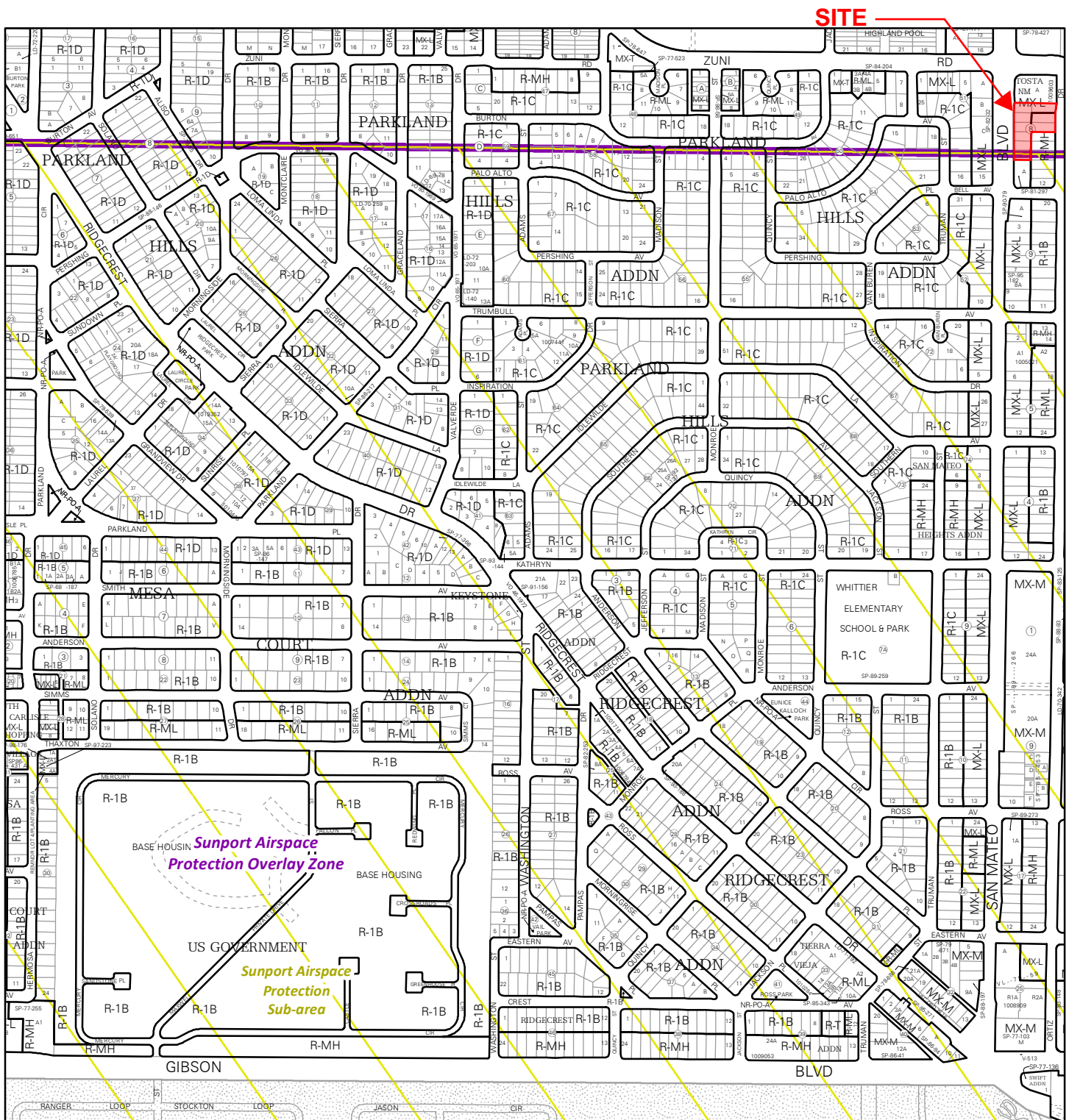
### 3. PHYSICAL POSTING

- 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.**

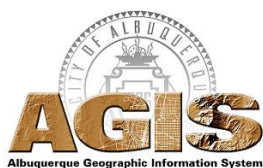
**Project Number & Address:** 9 adjoining lots starting with 612 San Mateo Blvd SE, Albuquerque, NM 87108

**Applicant/Agent Signature**  **Date:** 07/31/2025

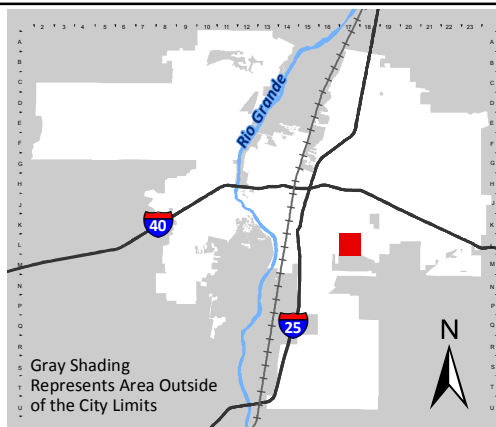


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

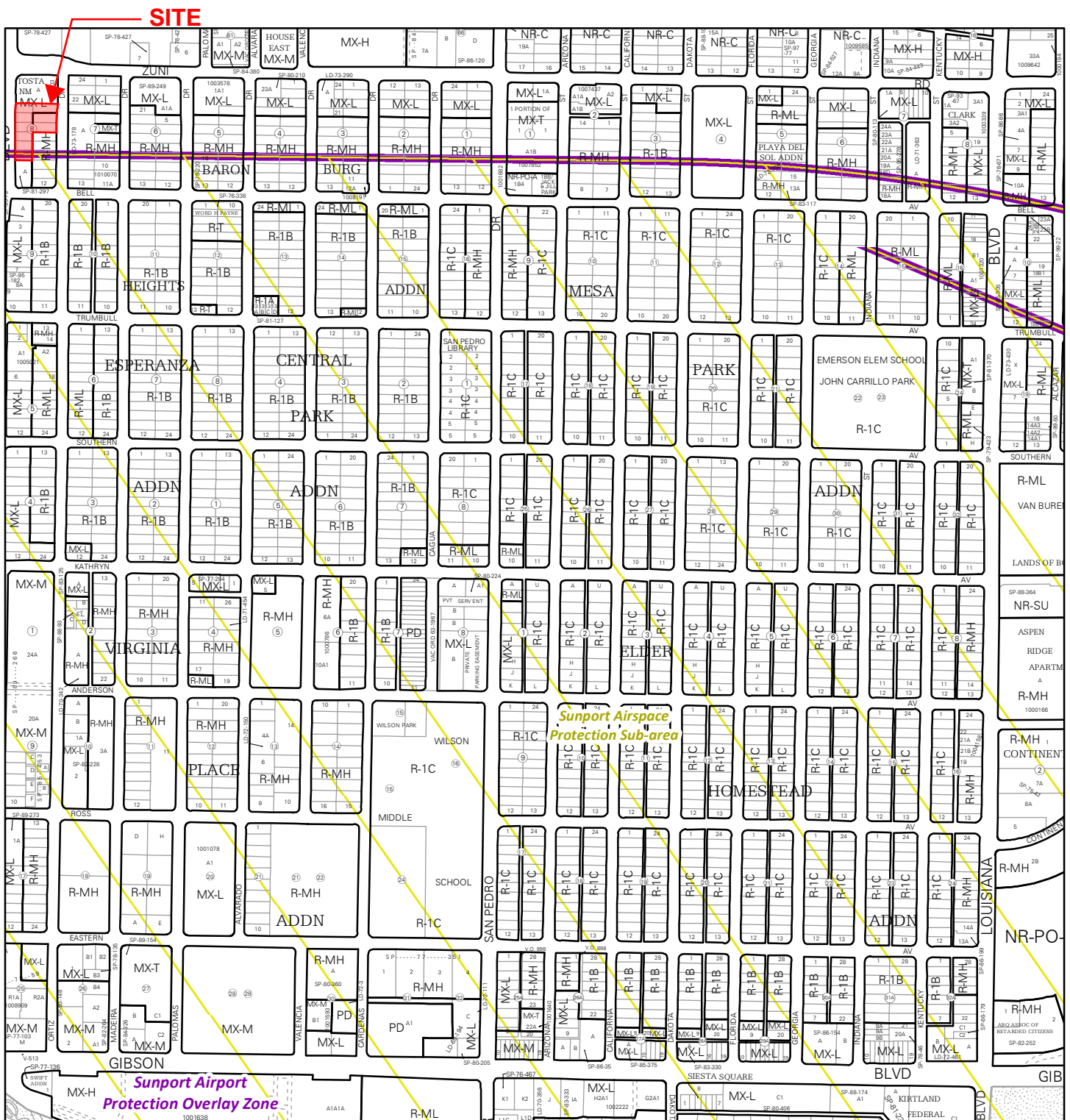


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



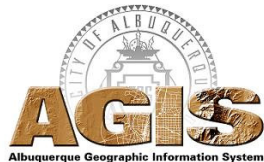
Zone Atlas Page:  
**L-17-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- Gray Shading  
Represents Area Outside  
of the City Limits
- 0 250 500 1,000 Feet

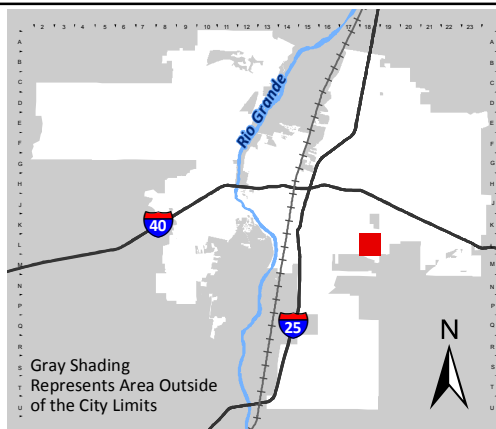


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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

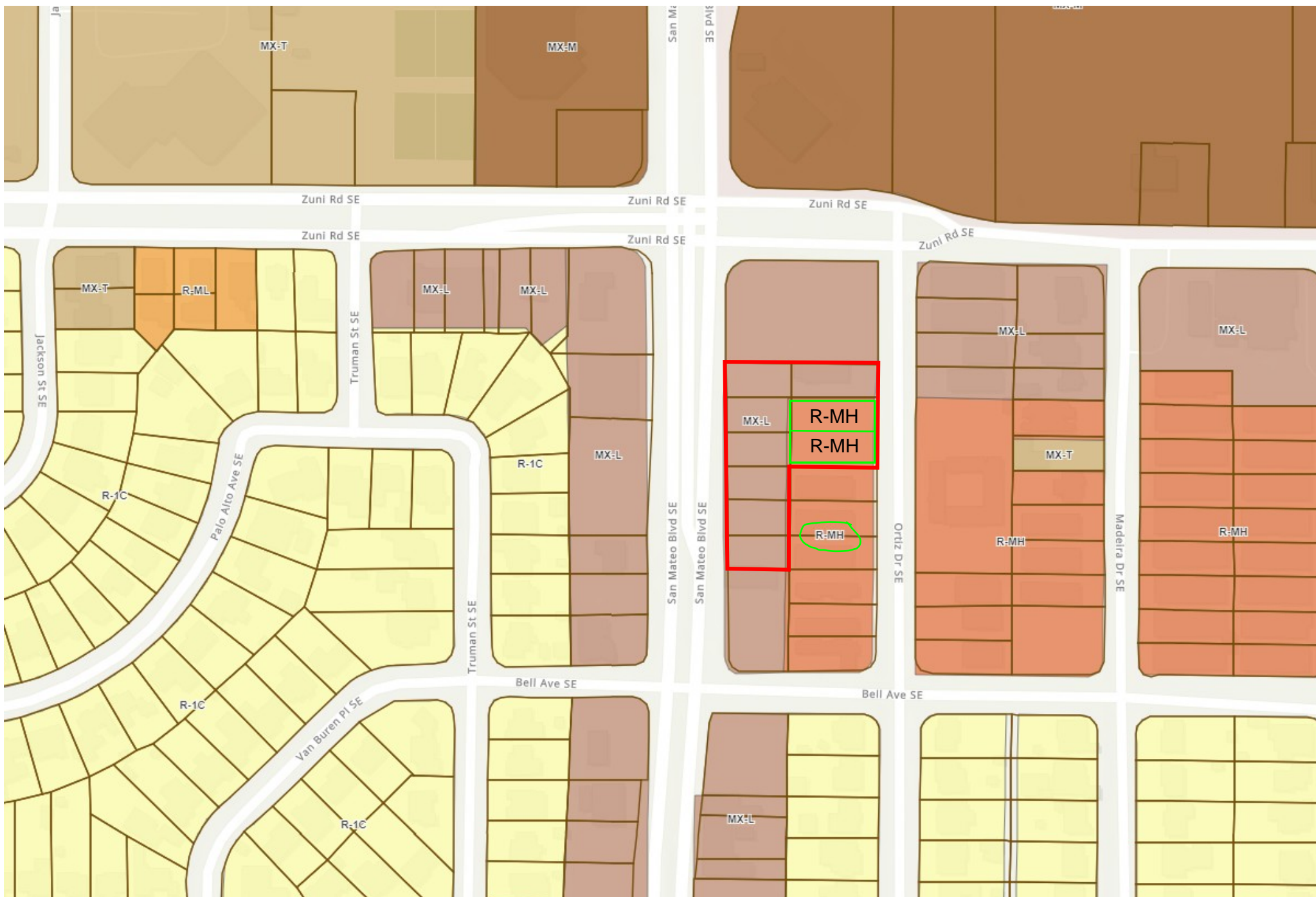


Zone Atlas Page:  
**L-18-Z**

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

0 250 500 1,000 Feet





## San Mateo Manor - Buffer Map Info

	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2
1	101805604251522614	2 ORTIZ PALOMAS 2 ALVARADO VALENCIA ALBQ LP	508 ORTIZ DR SE	ALBUQUERQUE NM 87108-3933	508 ORTIZ DR SE	ALBUQUERQUE NM 87108
2	101805604349722615	520 ORTIZ LLC	1701 MOON ST NE SUITE 400	ALBUQUERQUE NM 87112-3900	520 ORTIZ SE	ALBUQUERQUE NM 87108
3	101705653049612804	611 LAUNDRY LLC	PO BOX 40471	ALBUQUERQUE NM 87196-0471	611 SAN MATEO	ALBUQUERQUE NM 87108
4	101705653050712805	611 LAUNDRY LLC	PO BOX 40471	ALBUQUERQUE NM 87196-0471	611 SAN MATEO SE	ALBUQUERQUE NM 87108
5	101805604852622613	AMK PROPERTIES LLC	1701 MOON ST NE SUITE 400	ALBUQUERQUE NM 87112-3900	500 ORTIZ DR SE	ALBUQUERQUE NM 87108
6	101805604852122623	AMK PROPERTIES LLC	1701 MOON ST NE SUITE 400	ALBUQUERQUE NM 87112-3900	504 ORTIZ DR SE	ALBUQUERQUE NM 87108
7	101705653048412803	B3 DEVELOPMENT LLC	111 WYOMING BLVD NE	ALBUQUERQUE NM 87123-2531	629 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
8	101805601251022515	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	612 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
9	101805601250522516	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	616 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
10	101805601249922517	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	620 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
11	101805601248522520	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	632 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
12	101805602351022510	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	513 ORTIZ SE	ALBUQUERQUE NM 87108
13	101805602350222509	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	N/A	ALBUQUERQUE NM 87108
14	101805601249022519	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	628 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
15	101805601249522518	HANEY GEORGE B	1030 JEFFERSON ST SE	ALBUQUERQUE NM 87108	624 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
16	101805602346922502	MADEIRA MULTIFAMILY LLC	8100 WYOMING BLVD NE SUITE M4-411	ALBUQUERQUE NM 87113-1946	541 ORTIZ SE	ALBUQUERQUE NM 87108
17	101805602349522507	MADEIRA MULTIFAMILY LLC	8100 WYOMING BLVD NE SUITE M4-411	ALBUQUERQUE NM 87113-1946	525 ORTIZ SE	ALBUQUERQUE NM 87108
18	101805602349022506	MADEIRA MULTIFAMILY LLC	8100 WYOMING BLVD NE SUITE M4-411	ALBUQUERQUE NM 87113-1946	527 ORTIZ DR SE	ALBUQUERQUE NM 87108
19	101805602348522505	MADEIRA MULTIFAMILY LLC	8100 WYOMING BLVD NE SUITE M4-411	ALBUQUERQUE NM 87113-1946	531 ORTIZ SE	ALBUQUERQUE NM 87108
20	101805602348022504	MADEIRA MULTIFAMILY LLC	8100 WYOMING BLVD NE SUITE M4-411	ALBUQUERQUE NM 87113-1946	535 ORTIZ DR SE	ALBUQUERQUE NM 87108
21	101805602347522503	MADEIRA MULTIFAMILY LLC	8100 WYOMING BLVD NE SUITE M4-411	ALBUQUERQUE NM 87113-1946	539 ORTIZ DR SE	ALBUQUERQUE NM 87108
22	101705653047112801	MATTE JOHN J DDS TRUSTEE MATTE FAMILY BUILDING TRUST	637 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108-3648	637 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
23	101705653047712802	MATTE JOHN JERALD TRUSTEE MATTE FAMILY BUILDING TRUST	905 IDLEWILDE LN SE	ALBUQUERQUE NM 87108-3336	SAN MATEO BLVD SE	ALBUQUERQUE NM 87108
24	101705652952112806	NGUYEN THAI MINH	3209 CHELWOOD PARK BLVD NE	ALBUQUERQUE NM 87111-5408	601 SAN MATEO SE	ALBUQUERQUE NM 87108
25	101805601247622521	SHAIKH ISLAM K	1112 SAN PEDRO DR NE	ALBUQUERQUE NM 87110-6724	636 SAN MATEO SE	ALBUQUERQUE NM 87108
26	101805601952022513	TOSTA NEW MEXICO LLC	781 LA BUENA TIERRA	SANTA BARBARA CA 93111	600 SAN MATEO BLVD SE	ALBUQUERQUE NM 87108

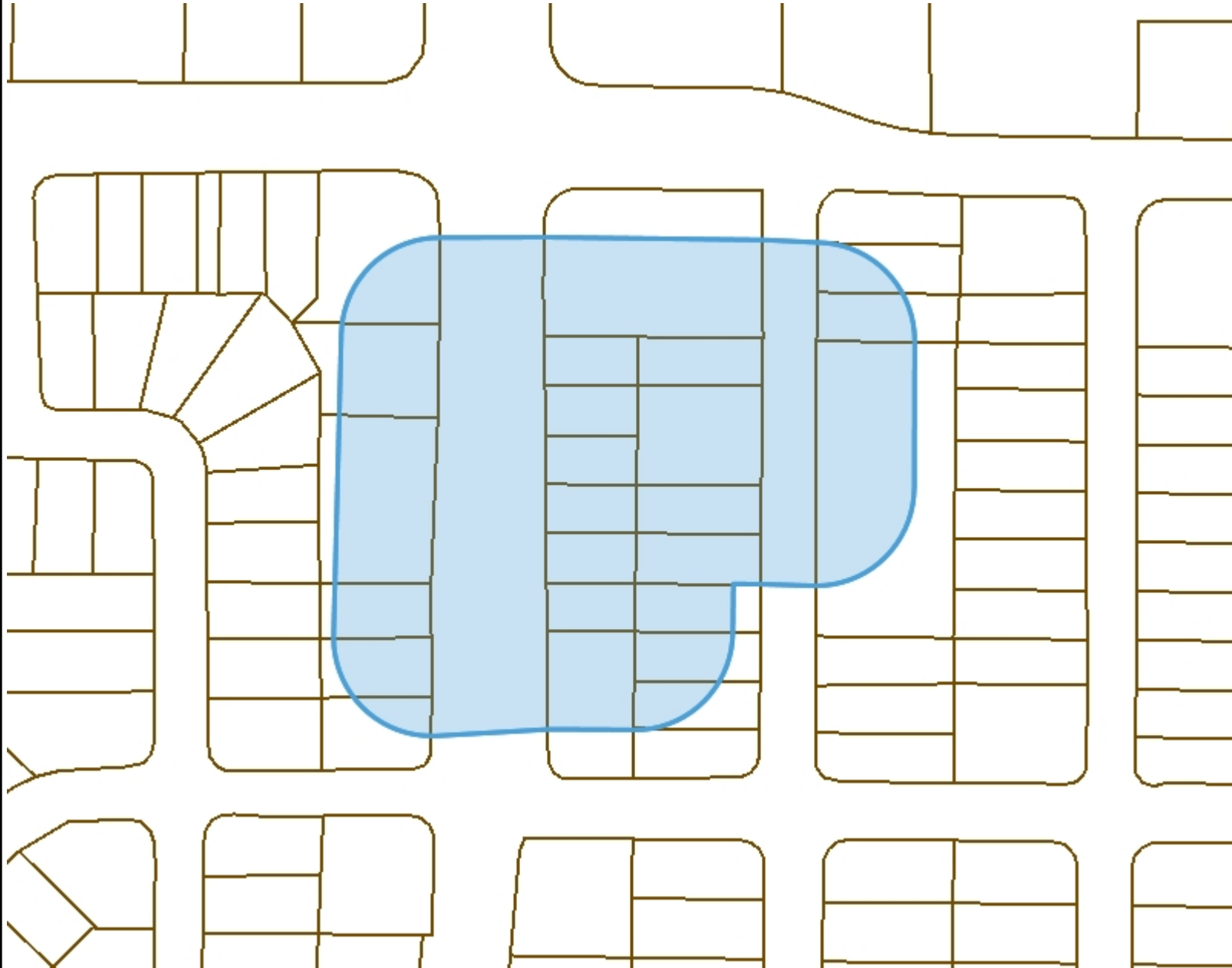


# San Mateo Blvd & Ortiz Dr SE



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 100 Ft  
ROW: San Mateo Blvd & Ortiz Dr SE

300 0 150 300 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
6/27/2025 © City of Albuquerque

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION







SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TESTA NEW MONICO LLC  
781 LA HUENA TIERRA  
SANTA BARBARA CA 93111

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 33

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 33

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MATTE JOHN I LUIS TRUSTEE MATTE  
FAMILY BUILDING TRUST  
657 SAN MATTO BLVD SE  
ALBUQUERQUE NM 87106-3648

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 33

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 33

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1. Article Addressed to:

33 DEVELOPMENT LLC  
311 WYOMING BLVD NE  
ALBUQUERQUE NM 87121-2531

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

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1. Article Addressed to:

2 ORTIZ PALMAS 2 ALVARO  
VALENCIA ALBUQU  
500 ORTIZ DE SS  
ALBUQUERQUE NM 87108-3933

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HANLEY JOURNAL B  
1000 JEFFERSON ST SE  
ALBUQUERQUE NM 87109-0971

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

611 LANDELL LLC  
PO BOX 42471  
ALBUQUERQUE NM 87150-0471

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0111 12

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SHABIR ISLAM K  
1112 SAN PEDRO DR NE  
ALBUQUERQUE NM 87110-0724

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 34

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 34

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AMK PROPERTIES L C  
1701 MOON ST NE SUITE 400  
ALBUQUERQUE NM 87112-3900

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 32

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0106 32

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

520 ORTIZ LLC  
1701 MOON ST NE SUITE 400  
ALBUQUERQUE NM 87112-3900

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0110 29

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0110 29

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MADRERA JILLI FAMILY LLC  
8100 WYOMING BLVD NE SUITE 411  
ALBUQUERQUE NM 87113-1944

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0109 70

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0109 70

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NGUYEN THAI MINH  
3309 CHELWOOD PARK BLVD NE  
ALBUQUERQUE NM 87111-5408

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0100 54

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0100 54

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

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1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MATTE JOHN JERALD TRUSTEE MATTE  
FAMILY BUILDING TRUST  
905 IDEW LDE LN SE  
ALBUQUERQUE NM 87108-3136

2. Article Number (Transfer from service label):

9590 9402 8998 4064 0100 29

3. Article Number (Transfer from service label):

9590 9402 8998 4064 0100 29

4. PS Form 3811, July 2020 PSN 7530-02-000-9003

Domestic Return Receipt

F) PRE-SUBMITTAL  
NEIGHBORHOOD MEETING REPORT

## **SAN MATEO MANOR - NEIGHBORHOOD OUTREACH / NOTIFICATION TO RESIDENTS & COMMUNITY MEETING**

The development team hosted a virtual community meeting on the evening of July 31, 2024, for one hour, to discuss this project with neighbors. Notifications were sent to the South San Pedro Neighborhood Association (the project's host neighborhood), the City's District 6 Councilor Nichole Rogers, the nearby San Pedro Public Library, the nearby Highland Senior Citizen Center, and the nearby New Mexico VA Hospital's Center for Development and Civic Engagement. The Public Library and Senior Citizen Center posted flyers on their bulletin boards.

In all, four community members attended the meeting:

- Natalie Vargas with the South San Pedro Neighborhood Association
- Janet Simon with the Parkland Hills Neighborhood Association
- Markela Clinton with the City, Mayor's Office
- Michelle Meaders, local resident (saw flyer at library)

All attendees strongly support the project and are eager for it to move forward to replace the currently vacant property. We are happy that these neighbors and Neighborhood Associations support the project, and we will continue to work with them to gather neighborhood consensus around the project and incorporate feedback into the project. We are also continuing to coordinate with the New Mexico VA to determine how to best advertise the units to veterans.



3 ▾ 4 ▾ 5 ▾ 6 ▾ 7 ▾ 8 ▾ 9 ▾ 10 ▾ 11 ▾ 12 ▾ 13 ▾ 14 ▾ 15 ▾ 16 ▾ 17 ▾ 18 ▾ 19 ▾ 20 ▾ 21 ▾ 22 ▾ 23 ▾

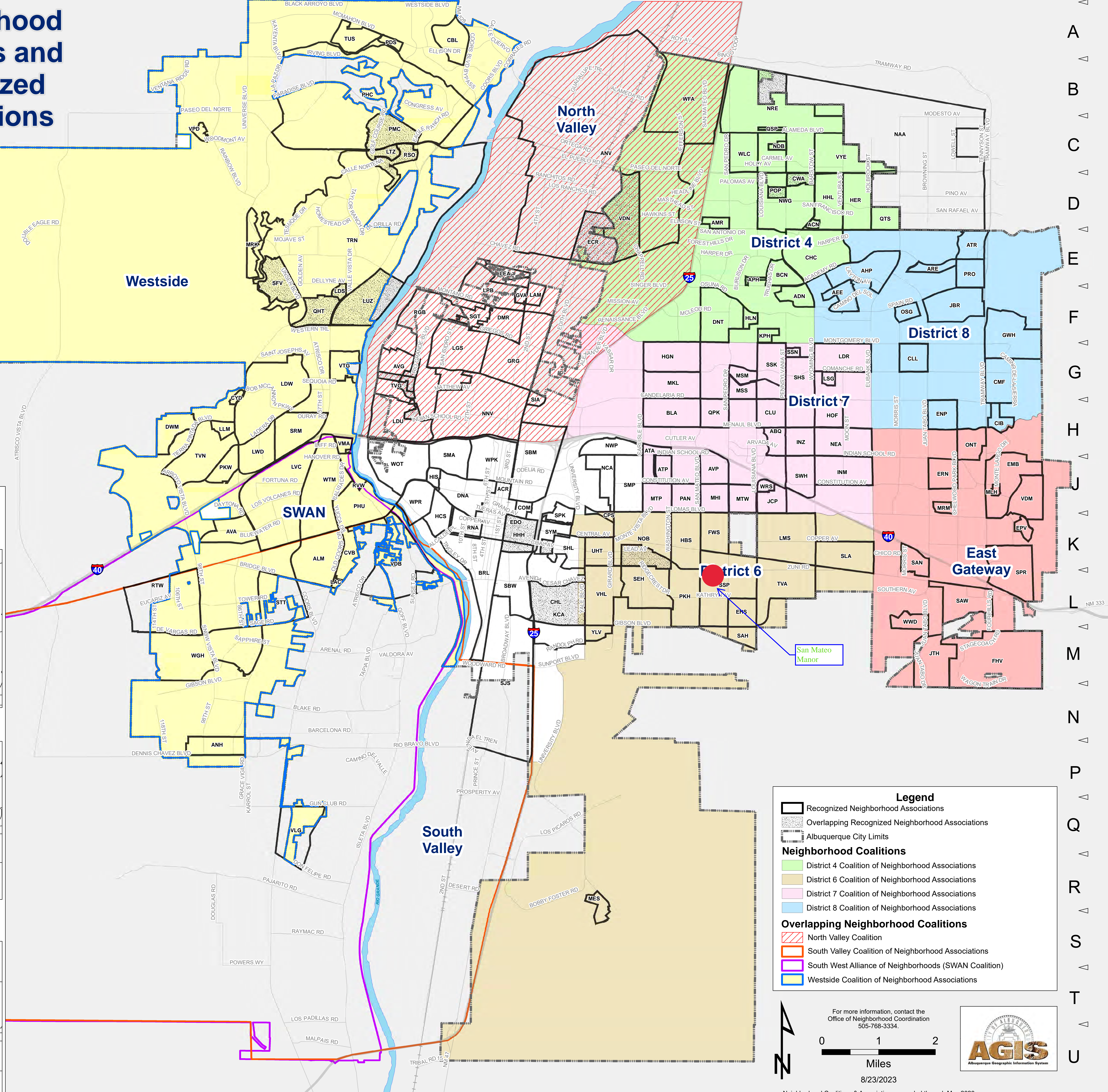
# Neighborhood Coalitions and Recognized Associations

**Details of Overlapping Coalitions**

**Westside Coalition of Neighborhoods**

**South Valley Coalition of Neighborhoods**

**South West Alliance of Neighborhoods (SWAN Coalition)**



**Legend**

- Recognized Neighborhood Associations
- Overlapping Recognized Neighborhood Associations
- Albuquerque City Limits

**Neighborhood Coalitions**

- District 4 Coalition of Neighborhood Associations
- District 6 Coalition of Neighborhood Associations
- District 7 Coalition of Neighborhood Associations
- District 8 Coalition of Neighborhood Associations

**Overlapping Neighborhood Coalitions**

- North Valley Coalition
- South Valley Coalition of Neighborhood Associations
- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations

For more information, contact the  
Office of Neighborhood Coordination  
505-768-3334.

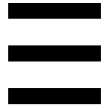
0 1 2  
Miles

8/23/2023

Neighborhood Coalitions & Associations amended through May 2023

Label	Zone	Association Name
ABQ	H-19	ABQ Park NA
ACN	D-19	Academy North NA
ACR	J-14	ABQCore Neighborhood Association
ADN	F-19	Arroyo Del Oro North NA
AEE	F-20	Academy Estates East NA
AHP	E-20	Academy Hills Park NA
ALM	K-11	Alamosa NA
AMR	D-18	Albuquerque Meadows Residents Association
ANV	N-09	Anderson Hills NA
ANV	C-16	Alameda North Valley Association
APH	E-18	Academy Park HOA
ARE	E-22	Academy Ridge East NA
ATA	J-17	Altura Addition NA
ATP	J-17	Altura Park NA
ATR	E-22	Antelope Run NA
AVA	K-09	Avalon NA
AVO	G-12	Alvarado Gardens NA
AVP	J-18	Alvarado Park NA
BCN	E-19	Bear Canyon NA
BLA	H-17	Bel-Air NA
BRL	J-14	Barclay NA
CBL	A-13	Cibola Loop NA
CHC	E-20	Cherry Hills Civic Association
CHL	L-15	Clayton Heights Lomas del Cielo NA
CIB	H-23	Cibola NA
CLL	G-21	Cielito Lindo NA
CLU	H-19	Classic Uptown NA
CMF	G-23	Comanche Pothills NA
COM	J-14	Citizens Information Committee of Martinestown
CPS	K-16	Campus NA
CVR	K-11	Crescent Bluff Neighbors Association
CWA	D-19	Countryside Area NA
CYD	G-09	The Courtyards NA
DELA	F-14	Delaware NA
DNA	J-13	Downtown Neighborhoods Association
DNT	F-18	Del Norte NA
EDO	H-19	Del Norte Neighborhood NA
EDO	E-16	El Camino Real NA
EDO	K-14	Edo Neighborhood Association Incorporated
ELS	L-18	Elder Homestead NA
ENB	J-23	Embudo Canyon NA
ENP	H-22	Enchanted Park NA
EPV	K-23	Escondido Piedad Viata NA
ERN	J-22	Escondido NA
FRV	M-22	Four Hills Village Association
FWS	K-18	Fair West NA
GRG	G-14	Greater Gardner & Monckbridge NA
GVA	F-14	Gavilan Addition NA
GWH	F-23	Glenwood Hills NA
HBS	K-17	Highland Business and NA Incorporated
HCS	J-13	Hunting Castle NA
HER	D-20	Heritage East Association of Residents
HGN	G-17	Hodgins NA
HHS	K-14	Hunting Highland Historic District Association
HHL	D-20	Heritage Hills NA
HIS	J-13	Historic Old Town Association
HIN	F-18	Highlands North NA
HOF	H-20	Hoffmattown NA
INM	J-20	Indian Moon NA
INZ	H-19	Inez NA
JBR	F-22	John B Robert NA
JCP	J-18	Jerry Cline Park NA
JTH	M-21	Juan Tabo Hills NA
KCA	L-15	Kirtland Community Association
KPH	F-19	Knappe Heights NA
LAC	L-11	Los Altos Civic Association
LAM	F-15	Los Alamos Addition NA
LDR	G-20	Loma Del Rey NA
LDS	F-11	La Luz Del Sol NA
LDO	H-12	Los Duranes NA
LDW	G-10	Ladera West NA
LEA	E-14	Lee Acres NA
LGS	LO-13-14	Los Grupos NA
LIM	H-09	Las Lomas NA
LMS	K-19	La Mesa Community Improvement Association
LPS	F-14	Los Poblanos NA
LSG	G-20	La Sala Grande NA Incorporated
LTC	C-12	Lab Terrace NA
LUZ	F-11	La Luz Landowners Association
LVC	J-10	Los Volcanes NA
LWD	H-10	Lauriewood NA
MES	R-16	Mesa del Sol NA
MHI	J-18	Mile Hi NA
MIL	G-17	Medley NA
MLH	J-23	Monte Largo Hills NA
MKN	E-10	Molten Rock NA
MMS	J-22	Monterrey Manor NA
MSM	G-18	Mossman NA
MSP	G-18	Mossman South NA
MTP	J-17	McDuffie-Twin Parks NA
MTW	J-18	Mark Twin NA
NCA	C-21	North Albuquerque Acres Community Association
NCA	J-16	North Campus NA
NDB	C-19	North Domingo Baca NA
NDA	H-20	North Eastern Association of Residents
NNV	H-14	Near North Valley NA
NOR	K-17	Nob Hill NA
NRE	C-19	Nor Gate NA
NWG	D-19	North Wyoming NA
NWV	H-16	Neighborhood Park NA
ONT	H-22	Onate NA
OSG	F-21	Oso Grande NA
PAN	J-17	Patricia Park NA
PDS	A-12	The Paloma Del Sol NA
PHC	B-11	Paradise Hills Civic Association
PHU	JO-11-12	Paradise Hills NA
PKH	L-17	Parkland Hills NA
PKM	J-09	Parkeyway NA
PNC	C-12	Piedras Marcadas NA
POP	D-19	Palomas Park NA
QRT	F-22	Pepper Tree Royal Oak Residents Association
QSK	F-11	Quaker Heights NA
QSK	H-18	Quisley Park NA
QSP	C-19	The Quail Springs NA
QTS	D-21	Quintessence NA
RGB	G-13	Rio Grande Boulevard NA
RNA	K-13	Riverview Heights NA
RSC	C-12	Rancho Sereno NA
RTW	L-08	Route 66 West NA
RWV	J-11	Riverway Heights NA
SAH	M-18	Siesta Hills NA
SAN	K-21	Sandia Vista NA
SAN	L-22	Singing Arrow NA
SBM	J-15	Santa Barbara Martinestown Association
SBW	L-14	South Broadway NA
SEH	L-17	Southeast Heights NA
SPV	K-10	Santa Fe Village NA
SST	F-14	South Guadalupe Trail NA
SIL	K-15	Silver Hill NA
SUS	G-19	Sandia High School Area NA
SJA	H-15	Stronghurst Improvement Association Incorporated
SJS	N-14	San Jose NA
SLA	K-20	South Los Altos NA
SMA	J-13	Sawmill Area NA
SMP	J-16	Summit Park NA
SPK	K-15	Spruce Park NA
SPR	K-23	Supper Rock NA
SKM	H-10	S.R. Marmon NA
SSK	G-19	Stardust Skies Park NA
SSN	G-19	Stardust Skies North NA
SSP	L-18	South San Pedro NA
STT	L-10	Strinson Tower NA
SWH	J-19	Snow Heights NA
SWM	K-15	Sycamore NA
TRN	E-12	Taylor Ranch NA
TUS	A-11	Tuscan NA
TVA	L-19	Trumbull Village Association
TVG	G-12	Thomas Village NA
TVN	H-09	Tres Volcanes NA
UHT	K-16	University Heights NA
VDB	K-12	Vecinos Del Bosque NA
VDM	J-23	Vista Del Mundo NA
VDA	D-16	Vista Del Norte Alliance
VEL	L-16	Victory Hills NA
VLG	Q-11	Valley Gardens NA
VNA	B-11	Vista Magnifica Association
VND	C-09	Valle Prado NA
VTO	G-11	Vista Grande NA
VVE	C-20	Vineyard Estates NA
WFA	B-17	Wildflower Area NA
WGR	M-09	Westgate Heights NA
WLC	C-18	West La Cueva NA
WOT	J-12	West Old Town NA
WPK	J-14	Wells Park NA
WFR	J-13	West Park NA
WRS	J-19	Winrock South NA
WTM	J-11	West Mesa NA
WWD	L-21	Willow Wood NA
YLV	M-16	Yale Village NA





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([HTTPS://WWW.CABQ.GOV/COUNCIL/FIND-YOUR-COUNCILOR](https://www.cabq.gov/council/find-your-councilor)) > NICHOLE ROGERS -  
DISTRICT 6

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# City Councilor Nichole Rogers

## Information about District 6 City Councilor Nichole Rogers.

City Councilor Nichole Rogers represents District 6, Albuquerque's Southeast Heights encompassing the University of New Mexico, Nob Hill and the International District. She was elected to the City Council in 2023.

Learn more about Nichole Rogers. (<https://www.cabq.gov/council/find-your-councilor/district-6/about-the-councilor>)

## What's Important in District 6

Nichole Rogers is committed to improving the lives of District 6 residents and the City as a whole.

## Get Help for Common Issues

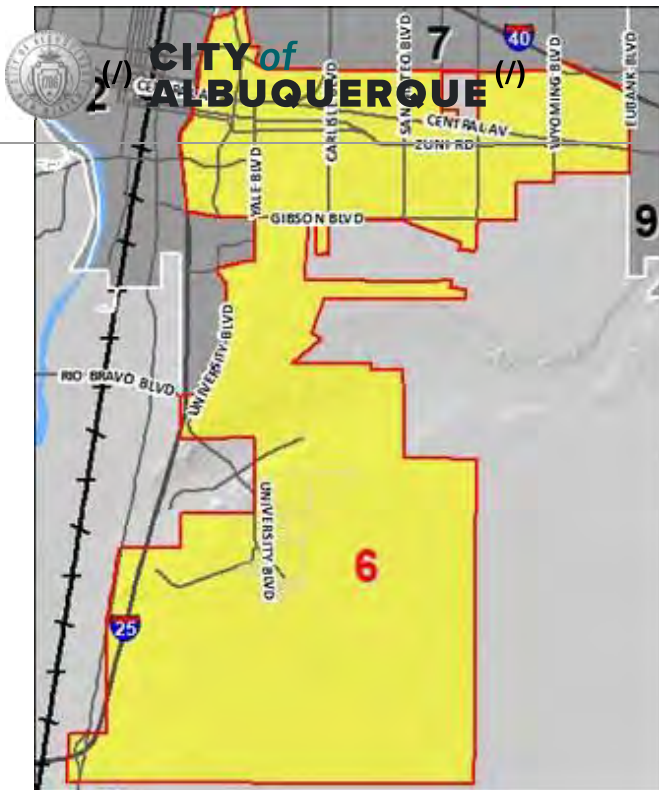
- Contact the Albuquerque Police Department's Southeast Area Command (<https://www.cabq.gov/police/area-commands/southeast-area-command>) and University Area Command (<https://www.cabq.gov/police/area-commands/university-area-command/university-area-command-1>)

Need more help? Didn't get a response? Contact us right away and we'll help.

Send us an online request (<https://www.cabq.gov/council/find-your-councilor/contact-all-councilors>) or call 505-768-3100.

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## District 6 Location



([https://www.cabq.gov/council/images/minicouncil6\\_400x500\\_2022.jpg](https://www.cabq.gov/council/images/minicouncil6_400x500_2022.jpg))

District 6 is located on Albuquerque's southeast side.

Find another City Council district. (<https://www.cabq.gov/council/find-your-councilor>)

## About District 6

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**CITY of**  
**ALBUQUERQUE**



Email Councilor Nichole Rogers: [district6@cabq.gov](mailto:district6@cabq.gov) (mailto:district6@cabq.gov)

Contact Policy Analyst Paloma Garcia:  
[district6@cabq.gov](mailto:district6@cabq.gov) (mailto:district6@cabq.gov)  
505-768-3152

**District 6 Events (<https://www.cabq.gov/council/find-your-councilor/district-6/events>)**





## Council District 6 Participatory Budgeting Onboarding Meeting

(/) **CITY of ALBUQUERQUE** (/)  
 (https://www.cabq.gov/council/find-your-councilor/district-6/events/council-district-6-participatory-budgeting-onboarding-meeting)

"Meet and Greet" with Councilor Nichole L Rogers



(https://www.cabq.gov/council/find-your-councilor/district-6/events/meet-and-greet-with-councilor-nichole-l-rogers-1)

More... (https://www.cabq.gov/council/find-your-councilor/district-6/events)

## District 6 News (https://www.cabq.gov/council/find-your-councilor/district-6/news)

AFR Equipment Donation Finds Caribbean Home



(https://www.cabq.gov/council/find-your-councilor/district-6/news/afr-equipment-donation-finds-caribbean-home)

More... (https://www.cabq.gov/council/find-your-councilor/district-6/news)

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- **Joaquin Baca - District 2** (https://www.cabq.gov/council/find-your-councilor/district-2)
- **Klarissa J. Peña - District 3** (https://www.cabq.gov/council/find-your-councilor/district-3)



[Brook Bassan - District 4](https://www.cabq.gov/council/find-your-councilor/district-4) (<https://www.cabq.gov/council/find-your-councilor/district-4>)  
**CITY OF ALBUQUERQUE**

[Dan Lewis - District 5](https://www.cabq.gov/council/find-your-councilor/district-5) (<https://www.cabq.gov/council/find-your-councilor/district-5>)

✓ **Nichole Rogers - District 6**

**About District 6 Councilor Nichole Rogers** (<https://www.cabq.gov/council/find-your-councilor/district-6/about-the-councilor>)

**Events**(<https://www.cabq.gov/council/find-your-councilor/district-6/events>)

[Tammy Fiebelkorn - District 7](https://www.cabq.gov/council/find-your-councilor/district-7) (<https://www.cabq.gov/council/find-your-councilor/district-7>)

[Dan Champine - District 8](https://www.cabq.gov/council/find-your-councilor/district-8) (<https://www.cabq.gov/council/find-your-councilor/district-8>)

[Renee Grout - District 9](https://www.cabq.gov/council/find-your-councilor/district-9) (<https://www.cabq.gov/council/find-your-councilor/district-9>)

**Frequently Asked Questions (FAQ)** (<https://www.cabq.gov/council/frequently-asked-questions-faq>)

**Agendas, Minutes & Legislation** (<https://www.cabq.gov/council/agendas-minutes-legislation>)

**Meeting Schedules**(<https://www.cabq.gov/council/council-meeting-schedules>)

**Albuquerque City Council Upcoming Meetings & Events** (<https://www.cabq.gov/council/events>)

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**Legislation**(<https://www.cabq.gov/council/legislation>)

**Office of Neighborhood Coordination**(</office-of-neighborhood-coordination>)

**Council History**(<https://www.cabq.gov/council/council-history>)

**Appeals of Land Use Decisions to the City Council** (<https://www.cabq.gov/council/appeals-of-land-use-decisions-to-the-city-council>)



**Liquor Hearings and Alcohol Permit  
Applications**  
**CITY OF ALBUQUERQUE**

(<https://www.cabq.gov/council/liquor-hearings>)

**Civilian Police Oversight Advisory Board Application**  
(<https://www.cabq.gov/council/albuquerque-police-oversight-board-application>)

**Vial of Life**(<https://www.cabq.gov/council/vial-of-life>)

**Albuquerque Bernalillo County Government Commission**  
(<https://www.cabq.gov/council/albuquerque-bernalillo-county-government-commission>)

**Old Town Virtual Task Force**  
(<https://www.cabq.gov/council/old-town-virtual-task-force>)

**Albuquerque NeighborWoods**  
(<https://www.cabq.gov/council/albuquerque-neighborwoods>)

**Public Improvement Districts**  
(<https://www.cabq.gov/council/public-improvement-districts>)

**City of Albuquerque's Goals and Budgetary Objectives**  
(<https://www.cabq.gov/council/city-of-albuquerques-goals-and-budgetary-objectives>)

**Albuquerque City Council Highlights**(<https://www.cabq.gov/council/council-old>)

**Ordinances and Resolutions**  
(<https://codelibrary.amlegal.com/codes/albuquerque/latest/overview>)

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## Contact Information (<https://www.cabq.gov/council/contact>)

City Council

505-768-3100

Full contact information (<https://www.cabq.gov/council/contact>)



## CONTACT

The 311 Community Contact Center is a centralized call center for the City of Albuquerque. The 311 service is a single telephone number for all non-emergency City of Albuquerque inquiries and services.

Call: 311 (tel:311) or 505-768-2000 (tel:505-768-2000)

Report Online (<https://www.cabq.gov/.../311/abq311/311-web-app>)

Email 311 (<mailto:ccc@cabq.gov>) ([ccc@cabq.gov](mailto:ccc@cabq.gov)) (<mailto:ccc@cabq.gov>)

Emergencies: 911 (tel:911)

Non-Emergency Police Calls: 505-242-COPS (tel:(505) 242-COPS)

## ACCESS

Jobs (<http://agency.governmentjobs.com/cabq/default.cfm>)

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## CONNECT

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(<https://www.instagram.com/oneabq/>)



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(<https://www.youtube.com/channel/UCdpRwD5FA0g3ynJWxGk7BVQ>)

## NEWSLETTER SIGNUP

**Stay in Touch! Sign up for updates.**



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Ryan Laber &lt;ryan@livespired.com&gt;

---

**Virtual Community Meeting for Proposed Senior Housing Development**

1 message

---

**Ryan Laber** <ryan@livespired.com>  
To: district6@cabq.gov

Wed, Jul 17, 2024 at 8:10 PM

Hi Councilor Rogers,

I hope this note finds you doing well. My name is Ryan Laber, and I'm reaching out from a real estate development company called Spire Development.

We are currently planning a 52-unit, new construction, multi-family housing development for seniors, to be located near the southeast corner of San Mateo Blvd. SE & Zuni Rd. SE, in District 6.

We will be hosting a virtual community meeting for this project on the evening of Wednesday 7/31. Information is pasted below, and we would be happy to have you join if you would like to learn more about the project and/or if you would like to provide feedback on the project.

Virtual Community Meeting for San Mateo Manor

Wednesday, July 31 · 5:00 – 6:00pm

Time zone: America/Albuquerque

Google Meet joining info

Video call link: <https://meet.google.com/rwi-sccn-hcw>

Or dial: (US) +1 650-735-3538 PIN: 203 731 899#

More phone numbers: <https://tel.meet/rwi-sccn-hcw?pin=3921361306426>

Thanks for your attention, and please feel free to reach out to me in any way.

My best,

Ryan

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

8/2/24, 5:20 PM

Spire Development Mail - Virtual Community Meeting for Proposed Senior Housing Development

direct: (614) 522-1567

cell: (859) 445-2257





Ryan Laber &lt;ryan@livespired.com&gt;

---

**Automatic reply: Virtual Community Meeting for Proposed Senior Housing Development**

1 message

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**District 6** <District6@cabq.gov>  
To: Ryan Laber <ryan@livespired.com>

Wed, Jul 17, 2024 at 8:10 PM

Hello,

Thank you very much for reaching out. My team and I are amazed at the amount of community reaching out on daily basis.

If this is a constituent concern, please report it to 311 and email the ticket number to [District6@cabq.gov](mailto:District6@cabq.gov).

I also have meet and greets scheduled in the community monthly and would love to see you for one of those. Click on the link below for more details.

<https://www.cabq.gov/council/find-your-councilor/district-6/events>

Thank you for your patience as we work towards responding to your email as soon as we can.

With gratitude,

Councilor Nichole Rogers

Albuquerque City Council District 6

1 Civic Plaza NW, 9th Floor, Suite 9087

Albuquerque, NM 87102

Office 505-768-3121

Email [nrogers@cabq.gov](mailto:nrogers@cabq.gov)

City Councilor Nichole Rogers — City of Albuquerque ([cabq.gov](https://cabq.gov))

**From:** [Ryan Laber](#)  
**To:** ["South San Pedro ABQ"](#); ["Sarah Khanlian"](#); ["Cc: Enrique Cardiel"](#); ["CCnDPachta@gmail.com"](#); ["Natalie Vargas"](#); ["Adam Brechtel"](#); ["eloisa"](#); ["Ilse Biel"](#); ["Ginny-Kay Massara"](#)  
**Subject:** RE: Virtual Community Meeting for Proposed Senior Housing Development  
**Date:** Thursday, July 18, 2024 1:45:00 PM

---

Excellent! Thank you very much, and hope you're able to join for the meeting.

Ryan Laber

[Spire Development](#)

ryan@livespired.com

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257

---

**From:** South San Pedro ABQ <southsanpedroabqnaboard@gmail.com>

**Sent:** Thursday, July 18, 2024 5:38 AM

**To:** Ryan Laber <ryan@livespired.com>; Sarah Khanlian <sarah.khanlian@gmail.com>; Cc: Enrique Cardiel <enrique4nm@gmail.com>; CCnDPachta@gmail.com; Natalie Vargas <nvargas8175@icloud.com>; Adam Brechtel <adam@sparksflow.com>; eloisa <eloisajuarez@comcast.net>; Ilse Biel <ilsebiel@icloud.com>; Ginny-Kay Massara <ginnykay711@gmail.com>

**Subject:** Re: Virtual Community Meeting for Proposed Senior Housing Development

Good Morning Mr Laber,

Thank you for reaching out. I've CC'd the other board members here.

We are certainly focused on the importance of housing in our neighborhood and are very interested in learning more about your proposal.

--

Respectfully,

South San Pedro Neighborhood Association Board

<https://southsanpedroabqna.wixsite.com/south-san-pedro-neig>

Text 505-227-5963 for urgent needs

Or contact 311/911 as appropriate

8/21/24 5:30 pm @Jack and Jill Park

Going forward board meetings will be held on the 3rd Wednesday at 6pm - locations to be announced in the SSPN email newsletter

**\*\* 2025 \*\*** Annual Neighborhood Association Meeting Wednesday June 18th 6pm

Please add your comments to our running solutions and concerns document and work

on drafting your motion to bring to the next meeting.

[SSPN Solutions and Concerns Running Document](#)

On Wed, Jul 17, 2024 at 6:13 PM Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)> wrote:

Hi South San Pedro NA Board,

I hope this note finds you doing well. My name is Ryan Laber, and I'm reaching out from a real estate development company called Spire Development.

We are currently planning a 52-unit, new construction, multi-family housing development for seniors, to be located near the southeast corner of San Mateo Blvd. SE & Zuni Rd. SE, in the South San Pedro neighborhood. Specifically, the site is the vacant lot located behind the Murphy Express gas station.

We will be hosting a virtual community meeting for this project on the evening of Wednesday 7/31. Information is pasted below, and we would be happy to have you join if you would like to learn more about the project and/or if you would like to provide feedback on the project.

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Or dial: (US) +1 650-735-3538 PIN: 203 731 899#

More phone numbers: <https://tel.meet/rwi-sccn-hcw?pin=3921361306426>

Thanks for your attention, and please feel free to reach out to me in any way.

My best,

Ryan

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257

--

Respectfully,

South San Pedro Neighborhood Association Board

<https://southsanpedroabqna.wixsite.com/south-san-pedro-neig>

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8/21/24 5:30 pm @Jack and Jill Park

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**\* \* 2025 \* \*** Annual Neighborhood Association Meeting Wednesday June 18th 6pm

Please add your comments to our running solutions and concerns document and work on drafting your motion to bring to the next meeting.

[SSPN Solutions and Concerns Running Document](#)





### San Pedro Public Library

4.4 ★★★★★ (84)  
Public library · [A-Z](#)

Overview

Reviews

About

Directions

Save

Nearby

Send to phone

Share

5600 Trumbull Ave SE, Albuquerque, NM 87108

Open · Closes 6 PM  
Confirmed by phone call 7 weeks ago

[abqlibrary.org](http://abqlibrary.org)

(505) 256-2067

3C9C+GV Albuquerque, New Mexico

Your Maps activity

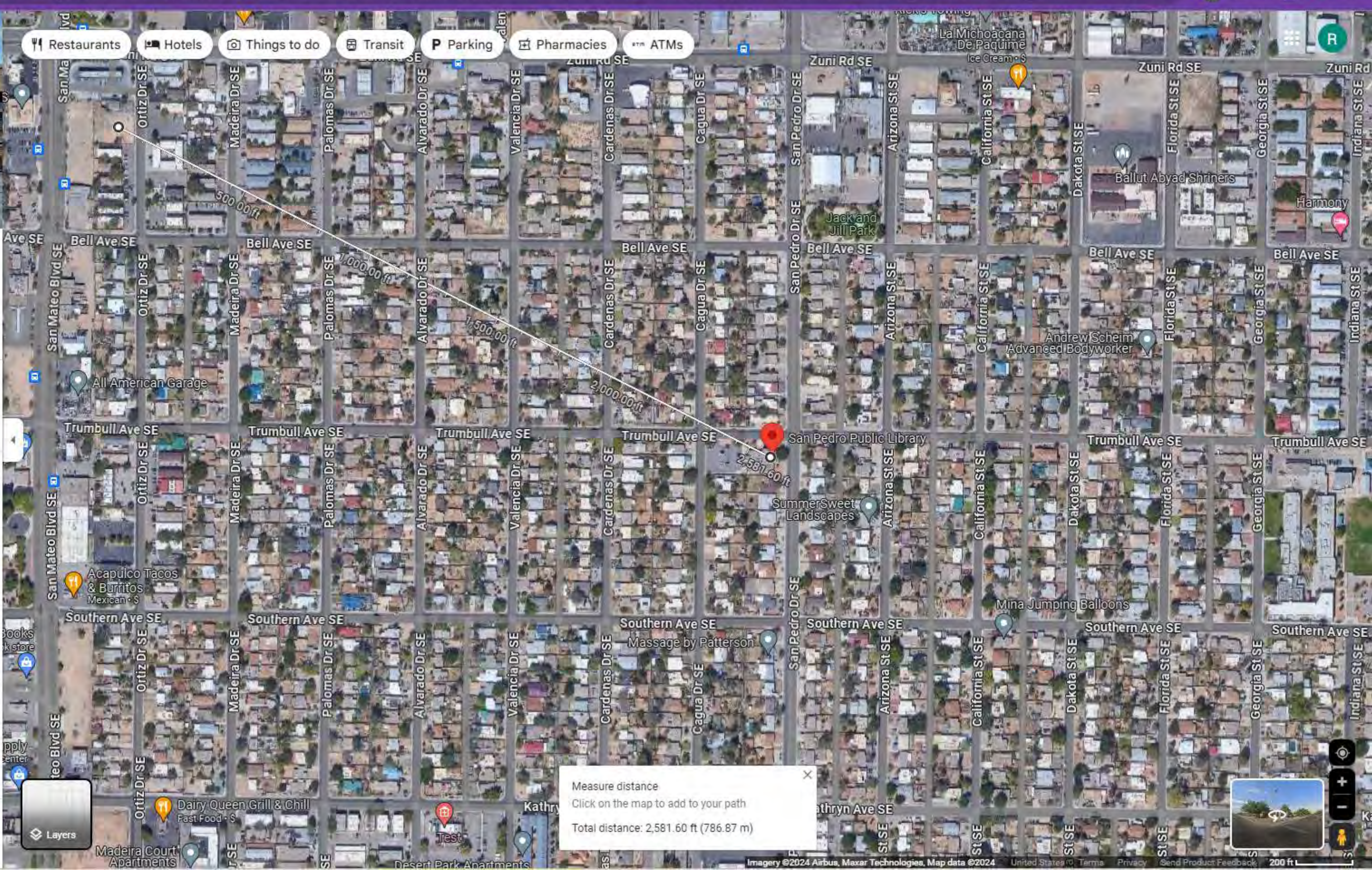
Add a label

Suggest an edit

Popular times Fridays

LIVE

As busy as it gets





**From:** [Ryan Laber](#)  
**To:** ["Library, SanPedro"](#)  
**Subject:** RE: Meeting Flyer for Bulletin Board  
**Date:** Wednesday, July 17, 2024 7:48:00 PM

---

Thank you, Indigo!

Ryan Laber

[Spire Development](#)  
ryan@livespired.com  
office: (614) 350-0391 ext. 5  
direct: (614) 522-1567  
cell: (859) 445-2257

---

**From:** Library, SanPedro <SanPedro@cabq.gov>  
**Sent:** Wednesday, July 17, 2024 5:32 PM  
**To:** Ryan Laber <ryan@livespired.com>  
**Subject:** Re: Meeting Flyer for Bulletin Board

Hi Ryan,

I've received your flyer and will post it today!

Thank you,

Indigo

**San Pedro Library**  
The Public Library  
5600 Trumbull SE,  
Albuquerque, NM 87108

[505-256-2067](tel:505-256-2067) | [abqlibrary.org](http://abqlibrary.org)

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>  
**Sent:** Wednesday, July 17, 2024 4:34 PM  
**To:** Library, SanPedro <[SanPedro@cabq.gov](mailto:SanPedro@cabq.gov)>  
**Subject:** Meeting Flyer for Bulletin Board

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hi Indigo,

Thanks for speaking a bit ago. Attached is the flyer that I mentioned to you over the phone, for our virtual meeting for a new housing development for seniors. Could you please confirm receipt and confirm that you can put this on the library bulletin board?

Thanks so much, and my best,  
Ryan

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)


office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257



Highland Senior Citizen Center



Highland Senior Citizen Center

4.4 (166)

Senior citizen center

Overview

Reviews

About

Directions

Save

Nearby

Send to phone

Share

131 Monroe St NE, Albuquerque, NM 87108

Open · Closes 5 PM

cabq.gov

(505) 767-5210

3CH5+W7 Albuquerque, New Mexico

Claim this business

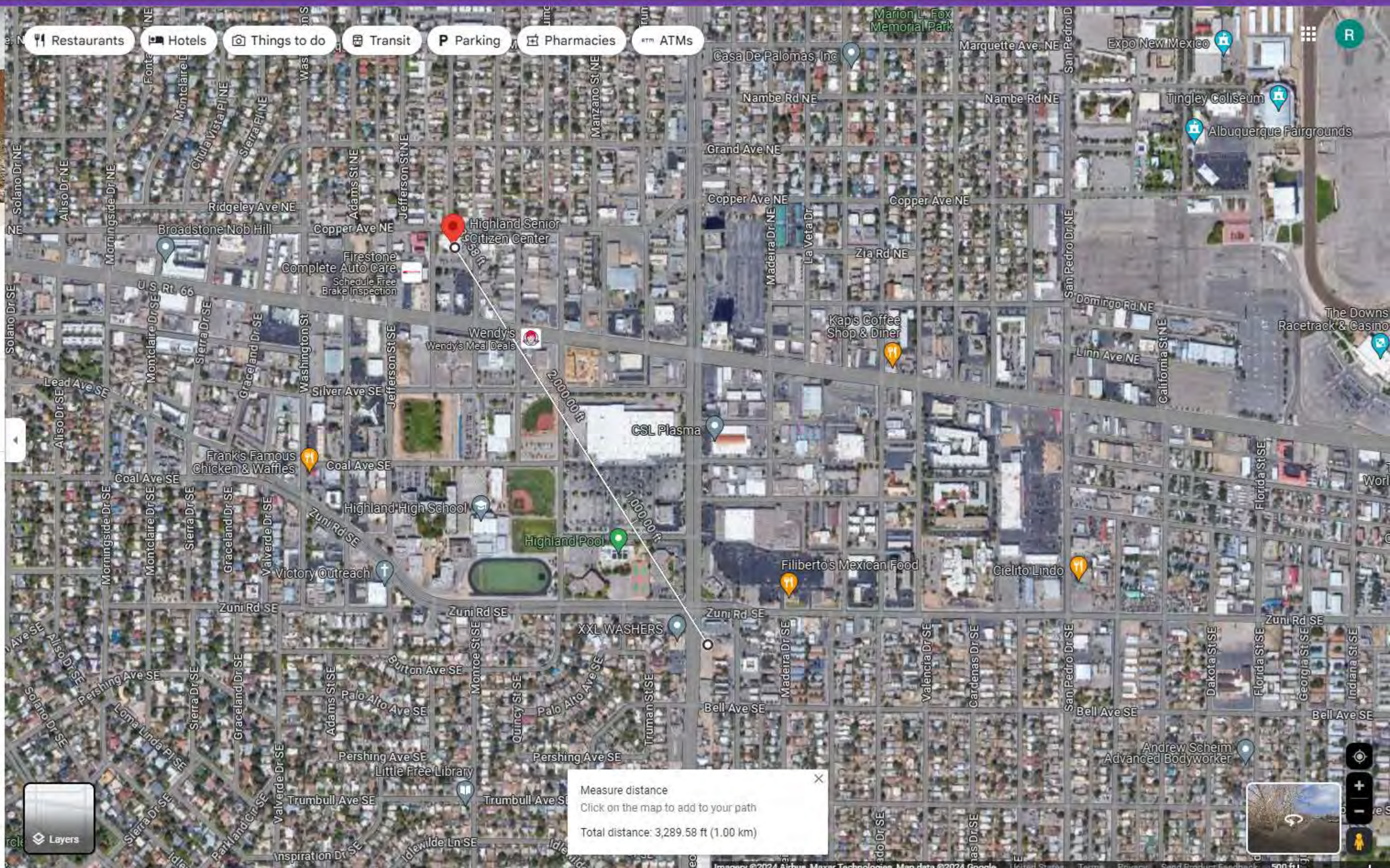
Your Maps activity

Add a label

Suggest an edit

Popular times

Fridays



The map shows a satellite view of the Highland Senior Citizen Center area in Albuquerque, New Mexico. A red pin marks the center at 131 Monroe St NE. A white line with a circular arrow icon indicates a measured distance of 3,289.58 ft (1.00 km) between two points on the map. The map includes various street names, landmarks like Highland High School and Highland Pool, and other nearby businesses. A search bar at the top left shows the current location and search filters. A bottom bar contains navigation controls and a scale bar.

Measure distance  
Click on the map to add to your path  
Total distance: 3,289.58 ft (1.00 km)



**From:** [Ryan Laber](#)  
**To:** ["Rogers, Christopher J."](#)  
**Subject:** RE: Virtual Community Meeting for Proposed Senior Housing Development  
**Date:** Tuesday, July 23, 2024 6:13:00 PM  
**Attachments:** [image001.png](#)

---

Sounds great. Thank you very much, Chris!

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257

---

**From:** Rogers, Christopher J. <[crogers@cabq.gov](mailto:crogers@cabq.gov)>  
**Sent:** Tuesday, July 23, 2024 3:41 PM  
**To:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>  
**Subject:** Re: Virtual Community Meeting for Proposed Senior Housing Development

Good afternoon Ryan,

I did get a chance to look at the flyer for the Senior Housing development. I will print it out post it on our community board. Sorry about our phone call yesterday I had to run and take care of a situation. Thanks for your patience and understanding.

Have a blessed day!

Chris



**CHRISTOPHER ROGERS**

Highland Senior Center Manager

o 505.767.5210

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

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>

**Sent:** Monday, July 22, 2024 11:04 AM

**To:** Rogers, Christopher J. <[crogers@cabq.gov](mailto:crogers@cabq.gov)>

**Subject:** RE: Virtual Community Meeting for Proposed Senior Housing Development

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hi Chris,

I hope you had a nice weekend. I'm writing to quickly follow-up on the note below. Is this flyer something you would be able to post at the Highland Senior Citizen Center?

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>

**Sent:** Wednesday, July 17, 2024 6:08 PM

**To:** '[crogers@cabq.gov](mailto:crogers@cabq.gov)' <[crogers@cabq.gov](mailto:crogers@cabq.gov)>

**Subject:** Virtual Community Meeting for Proposed Senior Housing Development

Hi Chris,

I hope this note finds you doing well. My name is Ryan Laber, and I'm reaching out from a real estate development company called Spire Development.

We are currently planning a 52-unit, new construction, multi-family housing development for seniors, to be located near the southeast corner of San Mateo Blvd. SE & Zuni Rd. SE, about a half mile away from the Highland Senior Citizen Center.

We will be hosting a virtual community meeting for this project on the evening of Wednesday 7/31. Information is pasted below, and we would be happy to have you join if you would like to learn more about the project and/or if you would like to provide feedback on the project.

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Or dial: (US) +1 650-735-3538 PIN: 203 731 899#

More phone numbers: <https://tel.meet/rwi-sccn-hcw?pin=3921361306426>

Also attached to this email is a flyer advertising this virtual community meeting. If there is a bulletin board at the senior center where it would be appropriate to hang this flyer, we would really appreciate it if you could do so. I'd also be happy to mail you a copy of the flyer if that would be helpful.

Thanks for your attention, and please feel free to reach out to me in any way.

My best,  
Ryan

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257



New Mexico VA Health Care Sy



### New Mexico VA Health Care System

3.7 ★★★★★ (356)  
Veterans hospital · [A-Z](#)

**Overview**   Reviews   About

[Directions](#)   [Save](#)   [Nearby](#)   [Send to phone](#)   [Share](#)

[1501 San Pedro Dr SE, Albuquerque, NM 87108](#)

[Open 24 hours](#)

[va.gov](#)

[\(505\) 265-1711](#)

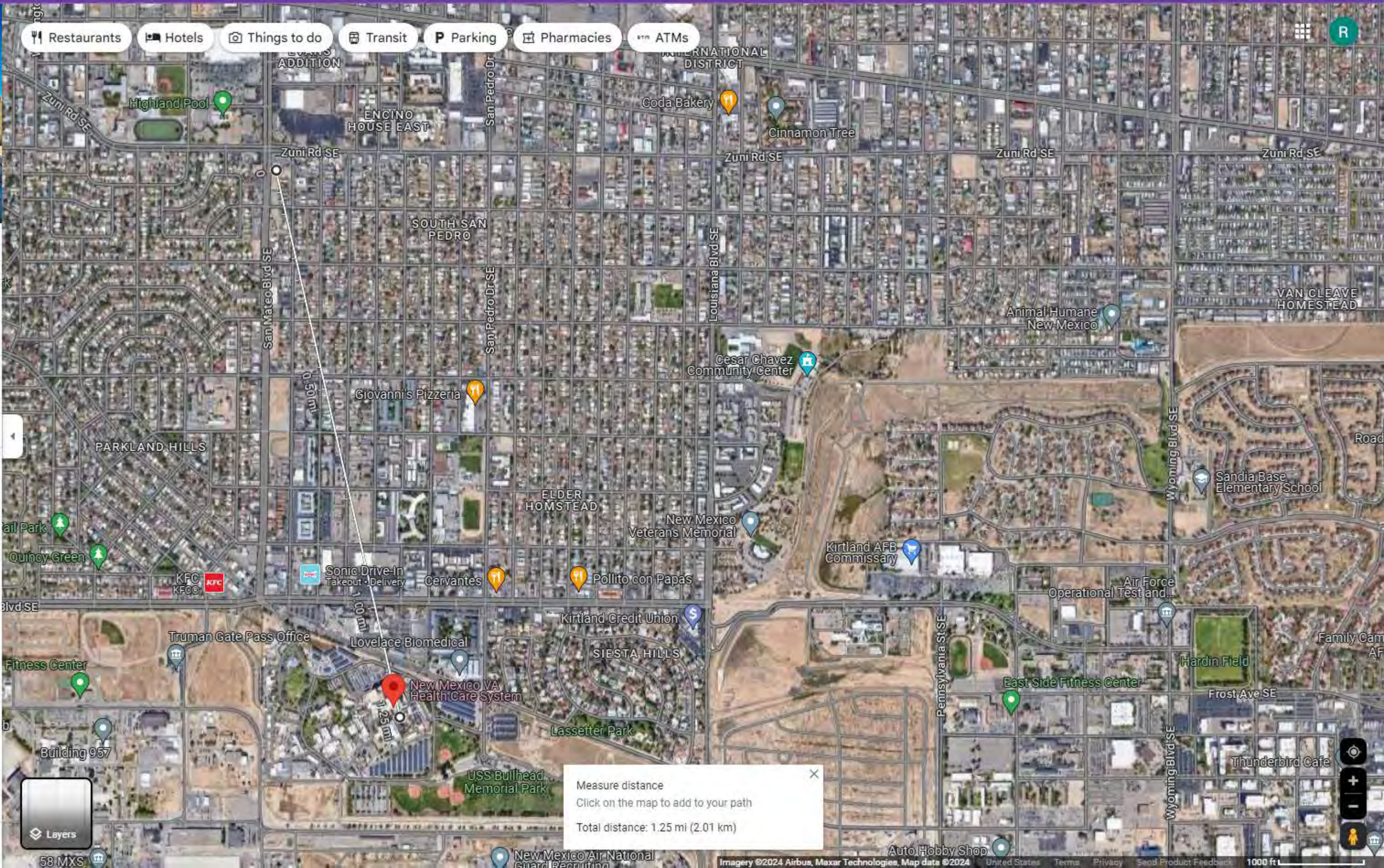
[3C39+XF Albuquerque, New Mexico](#)

[LGBTQ+ friendly](#)

[Your Maps activity](#)

[Add a label](#)

[Suggest an edit](#)





**From:** [Ryan Laber](#)  
**To:** ["Martinez, Sonia"](#); ["Strickland, Wayland B."](#); ["Eubank, Jason R."](#)  
**Subject:** RE: [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development  
**Date:** Wednesday, July 24, 2024 3:47:00 PM

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Hi Sonia,

Thanks very much for your note. I will certainly keep in touch.

Ryan Laber

[Spire Development](#)  
[ryan@livespired.com](mailto:ryan@livespired.com)  
office: (614) 350-0391 ext. 5  
direct: (614) 522-1567  
cell: (859) 445-2257

---

**From:** Martinez, Sonia <[Sonia.Martinez4@va.gov](mailto:Sonia.Martinez4@va.gov)>  
**Sent:** Wednesday, July 24, 2024 2:13 PM  
**To:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>; Strickland, Wayland B. <[Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)>; Eubank, Jason R. <[Jason.Eubank@va.gov](mailto:Jason.Eubank@va.gov)>  
**Subject:** RE: [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development

Hello Ryan, I am the supervisor for the HUDVASH Program here at the VA. I get very excited when I hear about new housing developments that are prioritizing Veterans. Thank you for sharing your flyer I will do my best to attend. The HUDVASH Program is always looking for new housing management companies to connect with. Please save my contact information. We look forward to working with you. Thank you Wayland for including me on this email!

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>  
**Sent:** Wednesday, July 24, 2024 1:35 PM  
**To:** Strickland, Wayland B. <[Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)>; Eubank, Jason R. <[Jason.Eubank@va.gov](mailto:Jason.Eubank@va.gov)>; Martinez, Sonia <[Sonia.Martinez4@va.gov](mailto:Sonia.Martinez4@va.gov)>  
**Subject:** Re: [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development

Hi Wayland,

I'm writing to just quickly follow-up on the thread below. Have you by chance heard back from the Public Affairs Officer on whether or not our flyer seeking community feedback on our City-funded project could be posted in an appropriate place at the VA by the Center for Development and Civic Engagement?

Very Respectfully,

Ryan Laber

[Spire Development](#)  
[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5  
direct: (614) 522-1567  
cell: (859) 445-2257

On Thu, Jul 18, 2024 at 2:40 PM Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)> wrote:

Thanks, Wayland. If you could please let me know the outcome, it would be greatly appreciated.

Also, we'd be happy to have you at the meeting too, if you're able.

My best,  
Ryan

Ryan Laber

[Spire Development](#)  
[ryan@livespired.com](mailto:ryan@livespired.com)  
office: (614) 350-0391 ext. 5  
direct: (614) 522-1567  
cell: (859) 445-2257

---

**From:** Strickland, Wayland B. <[Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)>

**Sent:** Thursday, July 18, 2024 2:39 PM

**To:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>; Eubank, Jason R. <[Jason.Eubank@va.gov](mailto:Jason.Eubank@va.gov)>

**Subject:** RE: [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development

Good Afternoon,

I appreciate you reaching out. I will forward your request to our Public Affairs Officer for review as we are not authorized to hang flyers or advertise for private organizations.

Thank you,  
*Wayland B. Strickland*  
CDCE Assistant Chief  
Center for Development and Civic Engagement (CDCE)  
NM VA Health Care System  
1501 San Pedro SE (135)  
Albuquerque, NM 87108  
Phone: [505-256-2771](tel:505-256-2771)  
E-Mail: [Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>

**Sent:** Thursday, July 18, 2024 1:56 PM

**To:** Strickland, Wayland B. <[Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)>; Eubank, Jason R. <[Jason.Eubank@va.gov](mailto:Jason.Eubank@va.gov)>

**Subject:** [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development

Hi Wayland and Jason,

Thanks for sending a read receipt in response to my note below. I wasn't positive the email addresses I wrote to would be monitored regularly. Happy to see that you got my note.

Could you let me know if you'd be able to hang the attached flyer in the VA in an appropriate location?

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>

**Sent:** Wednesday, July 17, 2024 6:04 PM

**To:** 'ABOVOLSER@VA.GOV' <[ABOVOLSER@VA.GOV](mailto:ABOVOLSER@VA.GOV)>; '[wayland.strickland@va.gov](mailto:wayland.strickland@va.gov)' <[wayland.strickland@va.gov](mailto:wayland.strickland@va.gov)>

**Subject:** Virtual Community Meeting for Proposed Senior Housing Development

Dear VA New Mexico Center for Development and Civic Engagement:

My name is Ryan Laber, and I'm reaching out from a real estate development company called Spire Development.

We are currently planning a 52-unit, new construction, multi-family housing development for seniors, to be located near the southeast corner of San Mateo Blvd. SE & Zuni Rd. SE, just north of the VA hospital in Albuquerque. Rents for this project will be capped at 60% of the area median income, and the project will have a resident selection criteria preference for honorably discharged or retired US military veterans.

We will be hosting a virtual community meeting for this project on the evening of Wednesday 7/31. Information is pasted below, and we would be happy to have you join if you would like to learn more about the project and/or if you would like to provide feedback on the project.

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More phone numbers: <https://tel.meet/rwi-sccn-hcw?pin=3921361306426>

Also attached to this email is a flyer advertising this virtual community meeting. If there is a bulletin board at the VA where it would be appropriate to hang this flyer, we would really appreciate it if you could do so. I'd also be happy to mail you a copy of the flyer if that would be helpful.

Thanks for your attention, and please feel free to reach out to me in any way.

My best,  
Ryan

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257





Ryan Laber &lt;ryan@livespired.com&gt;

---

**Re: [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development**

1 message

**Ryan Laber** <ryan@livespired.com>

Wed, Jul 24, 2024 at 3:34 PM

To: "Strickland, Wayland B." &lt;Wayland.Strickland@va.gov&gt;, "Eubank, Jason R." &lt;Jason.Eubank@va.gov&gt;, sonia.martinez4@va.gov

Hi Wayland,

I'm writing to just quickly follow-up on the thread below. Have you by chance heard back from the Public Affairs Officer on whether or not our flyer seeking community feedback on our City-funded project could be posted in an appropriate place at the VA by the Center for Development and Civic Engagement?

Very Respectfully,

Ryan Laber

Spire Development  
[ryan@livespired.com](mailto:ryan@livespired.com)  
office: (614) 350-0391 ext. 5  
direct: (614) 522-1567  
cell: (859) 445-2257

On Thu, Jul 18, 2024 at 2:40 PM Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)> wrote:

Thanks, Wayland. If you could please let me know the outcome, it would be greatly appreciated.

Also, we'd be happy to have you at the meeting too, if you're able.

My best,

Ryan

Ryan Laber

[Spire Development](#)  
[ryan@livespired.com](mailto:ryan@livespired.com)  
office: (614) 350-0391 ext. 5  
direct: (614) 522-1567  
cell: (859) 445-2257

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**From:** Strickland, Wayland B. <[Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)>**Sent:** Thursday, July 18, 2024 2:39 PM

**To:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>; Eubank, Jason R. <[Jason.Eubank@va.gov](mailto:Jason.Eubank@va.gov)>  
**Subject:** RE: [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development

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CDCE Assistant Chief

Center for Development and Civic Engagement (CDCE)

NM VA Health Care System

1501 San Pedro SE (135)

Albuquerque, NM 87108

Phone: 505-256-2771

E-Mail: [Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>  
**Sent:** Thursday, July 18, 2024 1:56 PM  
**To:** Strickland, Wayland B. <[Wayland.Strickland@va.gov](mailto:Wayland.Strickland@va.gov)>; Eubank, Jason R. <[Jason.Eubank@va.gov](mailto:Jason.Eubank@va.gov)>  
**Subject:** [EXTERNAL] RE: Virtual Community Meeting for Proposed Senior Housing Development

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Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257

---

**From:** Ryan Laber <[ryan@livespired.com](mailto:ryan@livespired.com)>

**Sent:** Wednesday, July 17, 2024 6:04 PM

**To:** 'ABQVOLSER@VA.GOV' <[ABQVOLSER@VA.GOV](mailto:ABQVOLSER@VA.GOV)>; 'wayland.strickland@va.gov' <[wayland.strickland@va.gov](mailto:wayland.strickland@va.gov)>

**Subject:** Virtual Community Meeting for Proposed Senior Housing Development

Dear VA New Mexico Center for Development and Civic Engagement:

My name is Ryan Laber, and I'm reaching out from a real estate development company called Spire Development.

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Google Meet joining info

Video call link: <https://meet.google.com/rwi-sccn-hcw>

Or dial: (US) +1 650-735-3538 PIN: 203 731 899#

More phone numbers: <https://tel.meet/rwi-sccn-hcw?pin=3921361306426>

Also attached to this email is a flyer advertising this virtual community meeting. If there is a bulletin board at the VA where it would be appropriate to hang this flyer, we would really appreciate it if you could do so. I'd also be happy to mail you a copy of the flyer if that would be helpful.

Thanks for your attention, and please feel free to reach out to me in any way.

My best,

Ryan

Ryan Laber

[Spire Development](#)

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

cell: (859) 445-2257



**San Mateo Manor Senior Housing - Meeting Flyer.pdf**  
626K





Ryan Laber &lt;ryan@livespired.com&gt;

**RE: Meeting about Albuquerque senior development "San Mateo Manor" tomorrow.**

1 message

**Ryan Laber** <ryan@livespired.com>  
To: Michelle Meaders <shellout@earthlink.net>

Wed, Jul 31, 2024 at 10:19 AM

Hi Michelle,

Thanks for your note. I'm glad you saw our flyer! I did reach out to all the board members of the South San Pedro NA about this meeting since the project site is within the South San Pedro NA's official jurisdiction. Still, attached is a copy of the flyer.

I'll be sharing this later tonight, but the project is in very early stages. Our ability to raise funding for the project (primarily through the New Mexico Mortgage Finance Authority) will determine whether or not we are able to move the project forward.

See you tonight!

Ryan Laber

Spire Development

[ryan@livespired.com](mailto:ryan@livespired.com)

office: (614) 350-0391 ext. 5

direct: (614) 522-1567

---

**From:** Michelle Meaders <[shellout@earthlink.net](mailto:shellout@earthlink.net)>  
**Sent:** Tuesday, July 30, 2024 7:05 PM  
**To:** [ryan@livespired.com](mailto:ryan@livespired.com)  
**Cc:** Michelle Meaders <[shellout@earthlink.net](mailto:shellout@earthlink.net)>  
**Subject:** Meeting about Albuquerque senior development "San Mateo Manor" tomorrow.

I saw a flyer today at my Senior Center about this meeting tomorrow. I often take flyers to libraries and senior center, but hadn't seen it before.

Nor did I hear about it from the City or my neighborhood association.

I can't click on a paper flyer, and I don't see this development listed on your website.

We desperately need affordable housing here, and you seem like a responsible developer.

I wish there was a way for more people to know about this meeting and the development.

Could I get copy of the file to attach and send out?

Could you add me to your list to get more information?

Thanks for your attention.

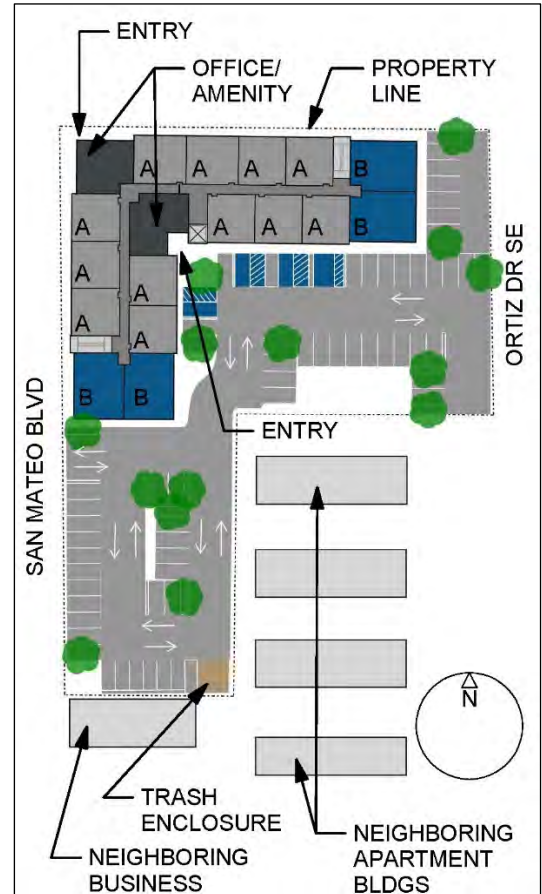
Michelle Meaders



**San Mateo Manor Senior Housing - Meeting Flyer.pdf**  
626K

# VIRTUAL COMMUNITY MEETING FOR: PROPOSED “SAN MATEO MANOR” HOUSING DEVELOPMENT FOR SENIORS

Project Location: 612 – 632 San Mateo Blvd. SE and 513 Ortiz Dr. SE, Albuquerque, NM 87108  
Near the SE Corner of San Mateo & Zuni, on the vacant lots just behind the Murphy Express gas station



The Virtual Community Meeting will be held on **Google Meet**, which you can join by video or phone.

To **Register** in advance, in order to receive an automatic calendar invite, go to:

<https://www.eventbrite.com/e/virtual-community-meeting-for-san-mateo-manor-housing-development-for-seniors-tickets-950229490987>



To simply **Join** the meeting:

**Wednesday, July 31**  
**5:00 – 6:00pm**

Video call link:

<https://meet.google.com/rw-i-sccn-hcw>

Or dial: (US) +1 650-735-3538  
PIN: 203 731 899#

More phone numbers:

<https://tel.meet/rwi-sccn-hcw?pin=3921361306426>

To ask **Questions**, please contact:

Ryan Laber

Spire Development

[www.LiveSpired.com](http://www.LiveSpired.com)

330 W. Spring St, Suite 430  
Columbus, Ohio 43215

(614) 350-0391 ext. 5

[Ryan@LiveSpired.com](mailto:Ryan@LiveSpired.com)



Wednesday, July 31, 2024 7:00 PM (EDT)

## Virtual Community Meeting for San Mateo Manor Housing Development for Seniors

[View event details](#) [🔗](#)



Ended 2 hours ago

Virtual Community Meeting for San Mateo Manor

Wednesday, July 31 · 5:00 – 6:00pm

Time zone: America/Albuquerque

Google Meet joining info

Video call link: <https://meet.google.com/rwi-sccn-hcw>

Or dial: (US) +1 650-735-3538 PIN: 203 731 899#

More phone numbers: <https://tel.meet/rwi-sccn-hcw?pin=3921361306426>



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United States ▼



Back to events

Virtual Community Meeting for San Mateo Manor Housing Development for Seniors

Wed, Jul 31, 2024, 5:00 PM

Sales ended

View

Steps

- Build event page
- Online event page
- Add tickets
- Publish

Dashboard

Order Options

Marketing

Manage Attendees

Reporting

New

Event Reports

Analytics

Event Reports

Sales Summary

Last updated 2 hours ago

Summary

Exports

Export

Gross Sales USD  
\$0.00

Net Sales USD  
\$0.00

Tickets + Add-Ons Sold  
6

Orders  
6

Group by  
Event > Sales Channel

Edit columns

Event Name

Event Start Date

Sales Channel

Quantity

Total Face Value

Gross Sales

Net Sales

Virtual Community Meeting for San Mateo Manor Housing Development for Seniors

7/31/24 6:00 PM










Online

6

\$0.00

\$0.00

\$0.00



eventbrite

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More

RL Ryan Laber

Home

Calendar

Event Details

Marketing

Analytics

Settings

Virtual Community Meeting for San Mateo Manor Housing Development for Seniors

Wed, Jul 31, 2024, 5:00 PM

Sales endedView

Steps

Build event page

Online event page

Add tickets

Publish

Dashboard

Order Options

Marketing

Manage Attendees

ReportingNew

Event Reports

Event Reports

Orders

To manage your orders, go to [Manage Orders](#).

PreviewExports

Export

Total orders5

Net sales0.00

Top purchaser locationAlbuquerque, NM, US

Last Updated 07/31/2024 09:32:48 pm

Displaying up to 25 rows. Export to view full report










Order ID	Order date	Buyer first name	Buyer last name	Buyer email
10045451059	07/19/2024 01:03:58 pm	Sonia	Martinez	sonia.martinez4@va.gov
10111114149	07/30/2024 05:07:49 pm	Michelle	Meaders	shellout@earthlink.net
10115072179	07/31/2024 10:10:40 am	Janet	Simon	phnacommunications@gmail.com
10115484279	07/31/2024 11:14:23 am	Nichole	Rogers	nrogers@cabq.gov
10116503259	07/31/2024 02:07:00 pm	Manuel	Bulker	gymbulker@gmail.com

https://www.eventbrite.com/myevent/950229490987/reports/orders?reportingTab=preview

1/2



Analytics

# SAN MATEO MANOR

Affordable Independent Living for Seniors, Rental Housing Development

Wednesday, July 31, 2024

Ryan Laber, [Ryan@LiveSpired.com](mailto:Ryan@LiveSpired.com)



NewLife  
Homes

# MEETING AGENDA

- Introductions
- Development Team
- Location
- Design
- Target Population, Pricing, and Programming
- Target Timeline and Next Steps
- Questions

# RESIDENCES AT COURTYARD CROSSING

INDEPENDENCE, KENTUCKY





# RESIDENCES AT COURTYARD CROSSING

INDEPENDENCE, KENTUCKY



# RESIDENCES AT COURTYARD CROSSING

INDEPENDENCE, KENTUCKY





# GLENNS CREEK MANOR

FRANKFORT, KENTUCKY



# NEWBERRY APARTMENTS

PARKERSBURG, WEST VIRGINIA





# NEWBERRY APARTMENTS

PARKERSBURG, WEST VIRGINIA



# OTHER COMPLETED PROJECTS





# OTHER COMPLETED PROJECTS



# OTHER COMPLETED PROJECTS





# OTHER COMPLETED PROJECTS





# NEWLIFE HOMES 4



# NEWLIFE HOMES 6





# JEEBS & ZUZU





# JEEBS & ZUZU



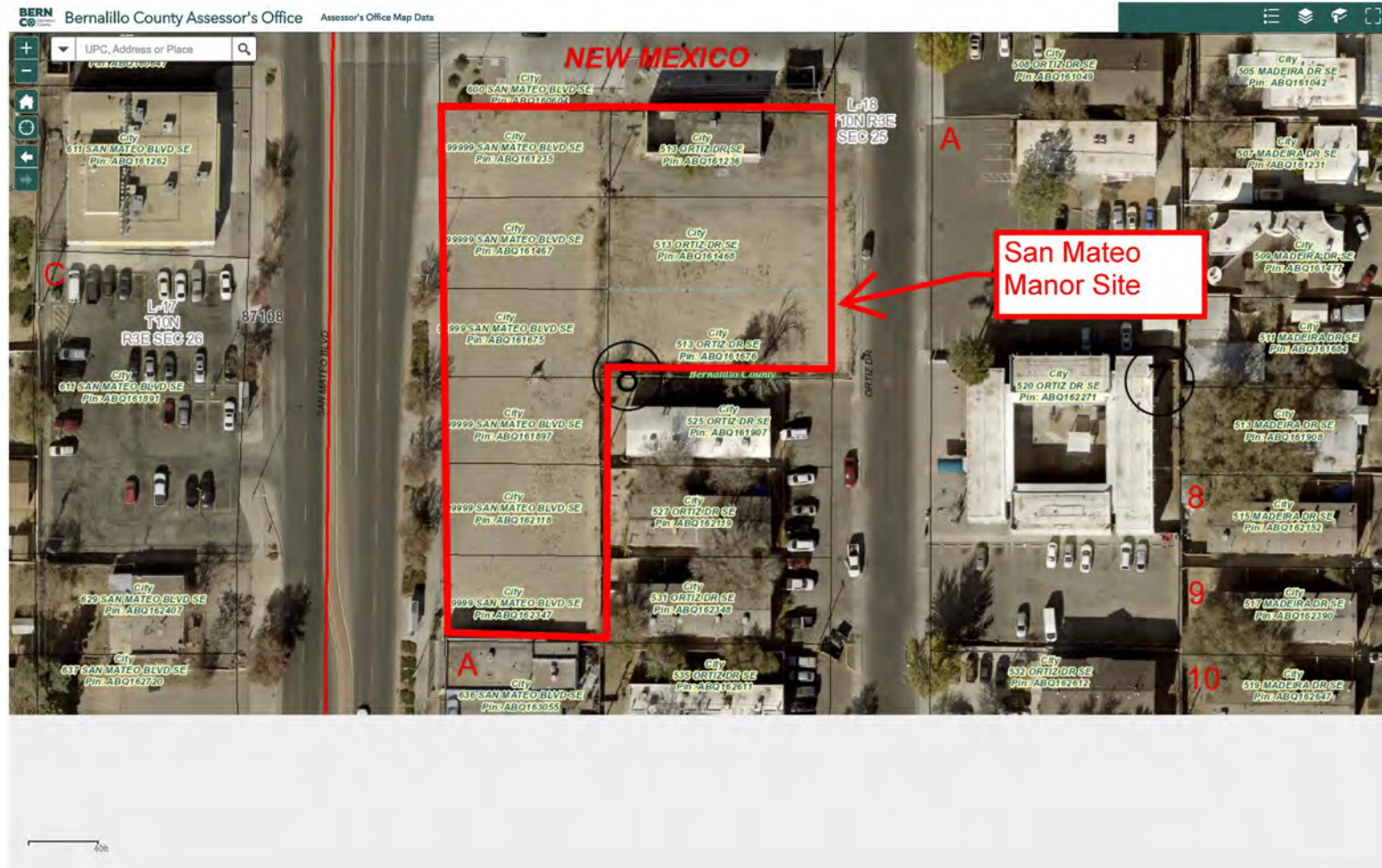


# SAN MATEO MANOR: LOCATION





# SAN MATEO MANOR: LOCATION

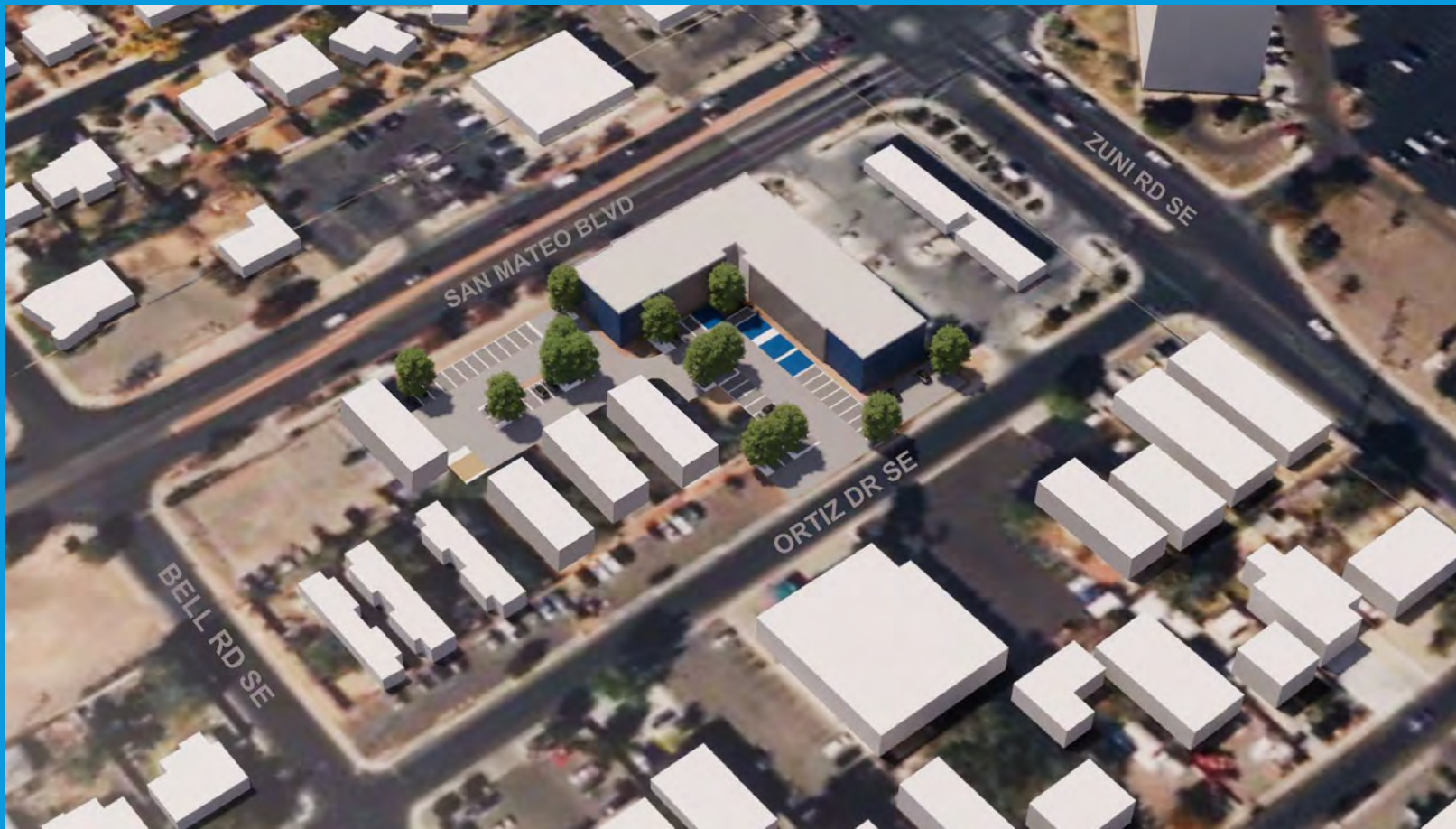


# SAN MATEO MANOR: DESIGN

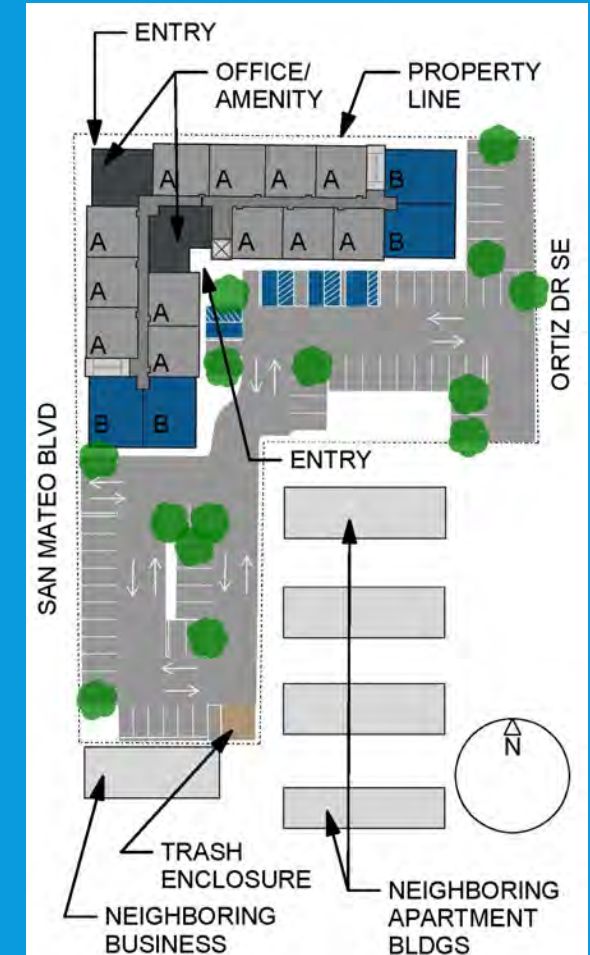




# SAN MATEO MANOR: DESIGN



# SAN MATEO MANOR: DESIGN



# SAN MATEO MANOR: DESIGN

- Designed to follow existing, in-place zoning (MX-L and R-MH)
- One, 3-story building with elevator-served central corridors
- (52) total units
  - (40) one-bedroom units
  - (12) two-bedroom units
  - 10% of units will be fully accessible
- Amenities:
  - Community room
  - Fitness center
  - On-site leasing office
  - Bike parking and EV-capable parking spaces
  - Controlled entry, security cameras, ample site lighting
- Sustainability approach:
  - National Green Building Standard (NGBS) certification
  - HERS 55 or less
  - Low-flow plumbing fixtures and Energy Star appliances
  - Xeriscaping with native, drought-tolerant plants and rainwater collection for irrigation
  - Non-smoking

# SAN MATEO MANOR: TARGET POPULATION, PRICING, AND PROGRAMMING

- Restricted to seniors 55+
- Average rent
  - One-bedroom = \$725 / month, not including utilities
  - Two-bedroom = \$850 / month, not including utilities
- 10 hours of programming per week. Examples include:
  - Social events
  - Cooking classes
  - Fitness classes
  - Blood pressure / health screening
  - Community gardening
- Preference for retired veterans and honorably-discharged veterans



# SAN MATEO MANOR: TARGET TIMELINE / NEXT STEPS

- Through April 2025
  - Financing
- May 2025 – November 2025
  - Full architectural design
  - Zoning approval
  - Building permits
- December 2025 – January 2027
  - Construction
- February 2027
  - Opening and lease-up
    - We are happy to add you to our list for leasing announcements!

# QUESTIONS

Ryan Laber

[Ryan@LiveSpired.com](mailto:Ryan@LiveSpired.com)

(614) 350-0391 ext. 5

Spire Development, Inc.

Spire Development - Calendar x Meet - nwi-scon-hcw x

https://meet.google.com/nwi-scon-hcw?authuser=0

Ryan Laber (Presenting)

## MEETING AGENDA

- Introductions
- Development Team
- Location
- Design
- Target Population, Pricing, and Programming
- Target Timeline and Next Steps
- Questions

7:06 PM | Virtual Community Meeting for San Mateo Manor

Participants: John Bloomfield, Markela Clinton, Natalie Vargas, +1 859-\*\*\*-\*\*57, Janet Simon, Ryan Laber, Justin Schlessler

86°F Mostly cloudy


Spire Development - Calendar x Meet - nwi-scon-hcw x

https://meet.google.com/nwi-scon-hcw?authuser=0

Ryan Laber (Presenting)

## RESIDENCES AT COURTYARD CROSSING

INDEPENDENCE, KENTUCKY



7:10 PM | Virtual Community Meeting for San Mateo Manor


Participants: +1 859-\*\*\*-\*\*57, John Bloomfield, Markela Clinton, Janet Simon, Natalie Vargas, Ryan Laber, Michelle Mancini, Justin Schlessler

86°F Mostly cloudy

Virtual Community Meeting for San Mateo Manor

7:12 PM | Virtual Community Meeting for San Mateo Manor

**SAN MATEO MANOR: LOCATION**



People

- Justin Schiessler (You)
- +1 859-\*\*\*-\*\*57
- Janet Simon
- john bloomfield
- Markela Clinton
- Michelle Meaders
- Natalie Vargas
- Ryan Laber Meeting host
- Ryan Laber Presentation

5 others

Justin Schiessler

Virtual Community Meeting for San Mateo Manor

7:16 PM | Virtual Community Meeting for San Mateo Manor

**SAN MATEO MANOR: TARGET POPULATION, PRICING, AND PROGRAMMING**

- Restricted to seniors 55+
- Average rent
  - One-bedroom = \$725 / month, not including utilities
  - Two-bedroom = \$850 / month, not including utilities
- 10 hours of programming per week. Examples include:
  - Social events
  - Cooking classes
  - Fitness classes
  - Blood pressure / health screening
  - Community gardening
- Preference for retired veterans and honorably-discharged veterans

People

- +1 859-\*\*\*-\*\*57
- john bloomfield
- Markela Clinton
- Janet Simon
- Natalie Vargas
- Michelle Meaders
- Ryan Laber
- Justin Schiessler



Spire Development - Calendar - x Meet - nwi-sccn-how

https://meet.google.com/nwi-sccn-how?authuser=0

Ryan LaBer (Presenting)

## SAN MATEO MANOR: TARGET TIMELINE / NEXT STEPS

- Through April 2025
  - Financing
- May 2025 – November 2025
  - Full architectural design
  - Zoning approval
  - Building permits
- December 2025 – January 2027
  - Construction
- February 2027
  - Opening and lease-up
  - We are happy to add you to our list for leasing announcements!

+1 859-\*\*\*-\*\*\*57

John Bloomfield

Markela Clinton

Janet Simon

Natalie Vargas

Michelle Meaders

Ryan LaBer

Justin Schlessier

7:18 PM | Virtual Community Meeting for San Mateo Manor

00:05:27.243,00:05:30.243

Ryan Laber: One moment. I need to log back in

00:11:06.204,00:11:09.204

Natalie Vargas: nvargas8175@icloud.com SSPNA VP

00:12:16.346,00:12:19.346

Janet Simon: Janet Simon. Email: Phnacommunications@gmail.com

00:13:07.031,00:13:10.031

Markela Clinton: Markela Clinton : mclinton@cabq.gov : 505-549-0520

00:38:08.708,00:38:11.708

Markela Clinton: 75\