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OFFICIAL NOTICE OF DECISION

October 16, 2025

UNM Regents
c/o Consensus Planning
302 8th St NW
Albuquerque, NM 87102

Project # [ZMA-2025-00014](#)
Zoning Map Amendment – Council (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for the University of New Mexico Regents requests a Zoning Map Amendment from R-MH or MX-L to NR-C, for all or a portion of Tract 8, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 9, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 10, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 6, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 7, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision), located between Gibson Blvd. and Avenida Cesar Chavez SE and Interstate 25 and University Blvd. SE, approximately 35 acres.

(L-15-Z)

Staff Planners: Catherine Heyne and Megan Jones

On October 16, 2025, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL to City Council for Plan # ZMA-2025-00014, a Zoning Map Amendment – Council (Zone Change) based on the following Findings.

RECOMMENDED FINDINGS – ZMA-2025-00014, a Zoning Map Amendment – Council (Zone Change)

1. This request is for a Zoning Map Amendment from R-MH or MX-L to NR-C for 5 parcels (“subject sites”) totaling approximately 35 acres in an Area of Change.

2. The subject sites are part of the University of New Mexico's South Campus and are located north of Gibson Blvd. between I-40 and University Blvd. in an area that UNM refers to as the UNM Gibson Commercial District ("subject area").
3. The subject sites include: Tract 8, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 9, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 10, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); Tract 6, Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision); and Tract 7 Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts & Tract A, 40/25 Associates Subdivision).
4. The intent of the zone change is to allow the proposed future development of a variety of retail, restaurant, and personal service uses on the property, which are consistent with the land uses outlined in the UNM Campus TIDD Development Plan. The TIDD was approved by the City of Albuquerque as a co-applicant to create the district, and the plan was also approved by Bernalillo County and the State of New Mexico.
5. Background/ History:
 - A. UNM's South Campus began to develop in the 1950s. South Campus was not included into a formal planning process until UNM adopted the South Campus Master Plan in 2007, identifying three distinct areas: UNM Science and Tech Park, the University's athletic facilities, and undeveloped land.
 - B. With the 2009 update to the 1996 Campus Development Plan, the South Campus was included into the ten-year vision. The intent was to provide a mix of uses that would complement the existing uses to create a "Live, Learn, Work, Play" environment and defining goals to design environmentally appropriate landscapes, reduce surface parking, and develop strategies to reduce the number of automobile trips to and from campus. The 2009 Plan proposed a road network and circulation improvements to support a mix of commercial and housing uses; the development of an open space and Pedestrian/Bike Circulation network (urban streetscapes, plazas, and trails); and facilities improvements for a diversified mix of uses to include student housing and retail.
 - C. The 2009 Campus development plan was repealed and replaced by the 2025 Integrated Campus Plan.
 - D. The 2025 Integrated Campus Plan includes the following recommendation for the South Campus: "Align with the approved land use programs of the TIDD District, future parcels allow for a variety of commercial and other community amenities."
 - E. The University agreed to take the necessary steps to develop the UNM Gibson Commercial District, which would be subject to permitting by the State of New Mexico, except for any subdivision, which would be subject to City processes. City oversight was to include platting actions, grading and drainage plan(s), Design Review Committee for improvements in the public

right-of-way, DPM infrastructure standards, traffic impact studies, a Subdivision Improvement Agreement, and hydrant placement. UNM was to cover required infrastructure costs.

- F. In July 2021, City Council approved a South Campus Tax Increment Development District (TIDD) for approximately 337 acres, which includes the 35-acre subject site (R-21-202, Enactment # R-2021-072). The TIDD addresses regional market demand and institutional requirements, with new development concentrated on approximately 99 acres of undeveloped and underdeveloped land. The TIDD also contributes a portion of the property tax and new gross receipts taxes for public infrastructure for the subject area.
 - G. The subject sites are within the Gibson Town Center, as designated by the South Campus Tax Increment Development District Plan. According to the Development District Plan, the subject area is planned for mixed-use, public gathering spaces and connectivity to the larger District and broader community. A central plaza/park near University Boulevard (a Premium Transit Corridor) establishes a focal point for mixed commercial and residential development that connects to Lobo Village student housing, the UNM/City athletic complex and the Science & Technology Park by a well-defined network of pedestrian walkways, bikeways, and a planned transit station.
 - H. The Gibson Town Center is proposed to be developed with approximately 427,000 sq. ft. of retail; 12,000 sq. ft. of restaurant; and 50,000 sq. ft. of residential land uses on undeveloped land. The zone change to NR-C would support retail or restaurant uses, but not residential uses. Once the employment center is at least 80 percent developed with non-residential uses, the Comprehensive Plan supports the addition of residential uses at that time, although residential land uses are not permissive in the NR-C zone district and a zone change would be required at that time.
6. Subject area context:
- A. The subject sites are presently undeveloped and located within the UNM Gibson Commercial District, part of the 312-acre UNM South Campus Development and designated as a Tax Increment Development District (TIDD). The Gibson Commercial District is proposed as a retail district intended to function as a gateway to the South Campus and UNM's athletic facilities. The primary goal of the TIDD is to generate funds to support infrastructure development in the area.
 - B. South Campus is located approximately 1.25 miles south of the main campus and less than 2 miles southeast of the Downtown. South Campus shares a boundary with Central New Mexico Community College (CNM). South Campus encompasses four primary areas of focus: athletics, office/research space, student housing, and commercial activity, each characterized by unique architectural design.
 - C. South Campus is designed as an auto-oriented district accessible via heavily-trafficked Gibson and University Boulevards and nearby Interstate 25. The area features sizeable blocks and large building footprints. The subject area currently lacks sufficient infrastructure and amenities to adequately serve students, faculty, staff, and surrounding neighborhoods. An unplanned pedestrian and bicycle pathway along the drainage channels provides informal connectivity through the area.

7. 2040 Long Range Roadway System (LRRS) designations:

- A. I-25 and I-40 are existing Urban Interstates with Urban Interstate Frontage Roads.
 - B. Gibson Boulevard is an Existing Regional Principal Arterial and a Limited Access Arterial west of University Blvd SE.
 - C. University Boulevard is an Existing Minor Arterial in the vicinity of the subject site.
 - D. From University Boulevard to the east, Gibson Boulevard is a Limited Access Arterial.
8. Interstate 25 is designated as a Primary Freight Corridor. This roadway runs north-south near the subject site's western boundary. The nearest roadway with Truck Restrictions is north-south Yale Blvd about 0.5 miles to the east of University Blvd. The MRCOG's 2040 Limited Access Facilities Map does not show adjacent roadways as having limited access.
 9. Long Range Bikeway System (LRBS) map designations:
 - A. An existing Gibson Bike Lane that continues east of Interstate 25 along the boulevard. There is also an existing University Bike Lane that connects with the Gibson Bike Lane at the intersection of those two streets. A bike lane is a portion of the street with a designated lane for bicycles.
 - B. A proposed Paved Trails along Gibson, mirroring the existing Bike Lane, and two others that follow drainages: the South Diversion Channel north-south and the Geneivas Arroyo to the northeast through the subject site. These facilities will be constructed with the development of the subject property and funded by the TIDD in accordance with that plan.
 - C. A proposed Protected Bike Lane – Facility Upgrades along Gibson Blvd. to the south of the subject site.
 10. Transit: The area is served by ABQ RIDE Route 16 (Broadway/ University/ Gibson) every 40 minutes during the week and every hour on the weekends. This route connects the San Jose neighborhood to Louisiana Blvd. at Gibson Blvd. There is one stop on the east side of University Blvd. within the subject area, and one stop within 330 ft. south of the subject area, a less than a 2-minute walk on average.
 11. 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.
 12. The subject sites are within an Area of Change. 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.
 13. The subject sites are within the Near Heights Community Planning Area (CPA). This CPA stretches east from Interstate 25 to Wyoming Boulevard and from Interstate 40 south to the

Sunport and Kirtland Air Force Base. 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 Airport. This community is also a gateway for Kirtland Air Force Base, which hosts both military and civilian facilities, including Sandia Laboratories. The Near Heights Community Planning Area Assessment Report was accepted by City Council on April 3rd 2023 (EC-23-237).

14. The subject area is within Airport Protection Overlay Zone Air Space Protection Sub-area (IDO §14-16-3-3), and the southwestern corner of the site area is within the Schwartzman landfill buffer zone.
15. The subject site is located within the existing CNM / UNM South Employment Center. Employment Centers are intended to remain predominately industrial, business, and retail centers. Employment Centers tend to be auto-oriented and need to provide excellent access for trucks and connections to freight networks.
16. The subject sites are within the South Campus Tax Increment Development District (TIDD).
17. The subject sites are zoned R-MH and MX-L.
 - A. 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 [IDO §14-16-2-3(F)].
 - 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. [IDO §14-16-2-4(B)].
18. The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses [IDO §14-16-2-5(A)]. The NR-C zone district supports the goals and policies for the designated CNM / UNM Employment Center in the Comp Plan. (See Findings 19-21.)
19. The request generally furthers Goal 4.1 Character: Enhance, protect, and preserve distinct communities from the Comprehensive Plan Chapter 4 – Community Identity.

NR-C zoning could allow medium-scale retail, office, commercial, and institutional jobs and shopping opportunities that could enhance and protect the dispersed distribution of medium scale structures, similar to the distinct athletic-facilities and the 3-story, Lobo Village student housing community to the north, as well as the mixed-use development along Gibson and University Boulevards. Added services could augment the regional availability of neighborhood and area-wide goods and services as envisioned within an auto-oriented Employment Center development.

20. The request furthers the following applicable Goals and Policies from the Comprehensive Plan Chapter 5 – Land Use.

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

This request realigns allowable development from high-density residential to a commercial focus within the CNM / UNM South Employment Center and the South Campus TIDD. Employment Centers are intended to remain predominately industrial, business, and retail centers that are auto-oriented with sufficient access for trucks and connections to freight networks. The subject area has easy access to Interstate 25, Gibson Boulevard, and University Boulevard. Additionally, I-25 and Gibson are designated Commuter Corridors that accommodate faster and longer trips for personal vehicles and commuter bus service. The zone change would facilitate growth of the subject site in an Employment Center, where commercial development is supported.

- B. POLICY 5.1.5 EMPLOYMENT CENTERS: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The request supports capturing regional growth and prioritizes employment opportunities in the CNM / UNM South Employment Center. NR-C zoning would allow for a greater diversity of commercial and retail development close to established neighborhoods, potentially fostering synergy among businesses and bringing needed amenities to the area.

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

NR-C zoning could create medium-scale retail, office, commercial, and institutional job and shopping opportunities that would be appropriate within an Employment Center. Added services could enhance regional availability of neighborhood and area-wide goods and services, solidifying the area as an auto-oriented development where residents could work, shop, and play together while living and learning nearby.

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

The request could facilitate the development of a distinct, auto-oriented community and new commercial district, where a wide spectrum of needed medium-scale retail, office, commercial, and institutional uses, including some light industrial uses that could serve both neighborhood and area-wide needs, consistent with the employment center designation. Additionally, the sites are conveniently accessible by vehicle from surrounding neighborhoods contributing to the distinct UNM South Campus and Gibson Town Center community.

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

At this time there is little existing infrastructure or public facilities that serve the subject sites. The zone change would facilitate future development of the subject sites with

commercial, retail, and restaurant uses that would promote a more efficient use of land to support the public good. While the property is currently vacant, the South Campus TIDD ensures that the necessary public infrastructure will be constructed to serve the development and the greater community.

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

The subject sites are located wholly within an Area of Change. The request would direct growth to this area where redevelopment is encouraged, expected, and desired. The NR-C zone district would reinforce the character and intensity of UNM athletic facilities to the north and could expand commercial services to another 35 acres within the Employment Center.

21. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 8 – Economic Development.

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

This request would facilitate deployment development of small and large retail and restaurant uses which align with goals and policies for the existing CNM / UNM South Employment Center. Future development could support a place where business and talent stay and thrives.

- B. POLICY 8.1.1 from the Comprehensive Plan Chapter 8 – Economic Development: : Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

This request could foster a range of places and contexts with different development intensities, densities, uses, and building scale to increase diversity within the CNM / UNM South Employment Center. For example, permitting commercial uses could facilitate the addition of medium- and larger-scale retail, office, commercial, and institutional facilities compatible with the existing CNM / UNM South Employment Center, thereby supporting economic development opportunities.

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

The intention of the zone change would facilitate development of about 35 acres of medium-scale retail, office, commercial, and institutional uses and associated parking. Allowing commercial and retail uses could strengthen and diversify the economic base by offering new employment opportunities and allow for a wider variety of uses. There is a TIDD in place to help generate funds for the construction of needed public infrastructure that would reduce reliance on government spending.

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

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

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

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response and added staff responses that demonstrates the request clearly facilitates applicable Goals and Policies. It also does not present any significant conflicts with the Comprehensive Plan, as amended, or other applicable plans adopted by the City as shown in the sections above.

Applicable citations: Goal 4.1 Character; *Goal 5.1 Centers & Corridors, *Policy 5.1.5 Employment Centers, Goal 5.2 Complete Communities, Policy 5.2.1 Land Uses, Goal 5.3 Efficient Development Pattern, Goal 5.6 City Development Areas; Goal 8.1, Policy 8.1.1 Diverse Places, Policy 8.1.3 Economic Base.

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

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

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

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. 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 area is wholly in an Area of Change. The request to rezone the 5 parcels of the subject site from R-MH or MX-L to NR-C would reflect Criterion 3 because a commercial zone district could be more advantageous to the community. Allowing for more redevelopment options than what is allowed in a high-density residential zone district could have a positive impact by encouraging development more appropriate in an Employment Center. By allowing an auto-oriented design and focus, the subject area may be more accessible to the wider region in general.

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

The requested zoning would generally include permissive uses that could be considered harmful to adjacent property, the neighborhood, or the community. Such uses that could be considered harmful include kennel, bar, nightclub, campground/recreational vehicle park, cannabis related uses, light vehicle sales, contractor facility/yard, self-storage, pawn shop, light manufacturing, recycle drop-off, etc. To address some of these neighborhood concerns, the applicant will include deed restrictions—an agreement between UNM and the commercial developer—that exclude specific uses on the subject sites. Suggested restricted uses include kennels, liquor stores, pawn shops, cannabis related uses, bars, and nightclubs. Because this would be a private agreement, the City has no jurisdiction to enforce such a contract pursuant to IDO §14-16-1-9.

Although future development under the NR-C zone district would be subject to applicable IDO use specific standards that serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, it cannot outright prohibit permissive uses within a zone district, in this case, NR-C [IDO Table 4-2-1: Allowable Uses]. Otherwise, uses at the subject sites would be subject to applicable IDO and DPM standards that serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses. Additionally, certain cannabis-related activities would be subject to additional regulations under New Mexico state law, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities.

- 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 area is currently undeveloped, with no existing infrastructure. Infrastructure and public improvements should have adequate capacity after meeting Criteria 3 and 4. The applicant will fulfill its obligations under the IDO, the DPM, and fulfill their respective obligations under a City-approved Development Agreement between the City and the applicant. (See Attachment B – Memorandum of Understanding.)

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

The subject sites are located within an undeveloped area of UNM South Campus and within an Area of Change where growth and development are encouraged. The applicant's justification is not completely based on the subject site's location on a major street; rather, the applicant has adequately demonstrated that the request generally furthers and does not conflict with a preponderance of applicable Comp Plan goals.

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

While economic considerations are typically a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is an attempt to add larger scale commercial and retail uses not currently allowed in the R-MH or MX-L zone districts within the Gibson Commercial District that aims to provide commercial, retail, and other services to the community and surrounding institutions.

- 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.

Criterion H is a two-part test. The analysis of spot zones in the city is determined based on several factors identified in the Review and Decision Criteria, including assessing surrounding zone districts, land uses, and applicable IDO definitions. Despite a zone change that includes approximately 35 acres, this area would create a zone district different from surrounding zone districts to one premise, creating a “spot zone.” Since much of the adjacent and nearby property is owned by UNM, the zoning is not a good indicator of the surrounding land uses, which include large University sports facilities and large parking lots. These uses are first permissive in the NR-C zone district.

The subject area is over 0.25 miles to the south of another NR-C zone designation and over 0.2 miles northwest of another along Gibson Boulevard. While the requested zoning generally aligns with the Comp Plan and the CNM / UNM South Employment Center, the applicant has adequately demonstrated that the request clearly facilitates the Goals and policies presented by the applicant.

The applicant provided a response that the request meets Criterion 1 of the Criteria listed in 6-7(G)(3)(h). The undeveloped subject area is not different from surrounding land uses and functions as a complementary transition between adjacent land uses, and NR zoning along the Gibson Boulevard corridor, both east and west of the subject property.

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

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

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

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

1. The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.

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

This request is not for the creation or amendment of a PC zone district.

23. Planning Staff's Analysis noted that although consistent with the CNM/UNM South Employment Center, the UNM Campus Plan, and the TIDD, a commercial use designation may not be more advantageous to the community as articulated by the Comp Plan, and a zone designation that allows residential as well as proposed future commercial (retail and restaurant) might better serve the local community and City in the long term. It would change the character of the area from a high-density residential to commercial district with different setback and building height Use and Development Standards.

The up-zone would result in a zone district permitting higher-intensity uses, which could necessitate the implementation of buffering measures rather than serving as a mitigating buffer. Rezoning this area to a less intense zone-district, such as Mixed-use would not create a spot zone and would provide for a wider array of retail, commercial, institutional, with moderate- to high-density residential uses permissible and also appropriate for Centers and Corridors [Large general retail would require a Conditional Use Approval in the MX-M and MX-H zone districts pursuant to IDO § 14-16-6-6(A)].

This zone change request would exclude about 35 acres from the future possibility of housing development. It is noted that the South Campus TIDD Tax Increment Development Plan intends to incorporate approximately 50,000 SF of new residential development in the area, which NR-C zoning would not allow. Nevertheless, a Non-residential – Commercial zone district would foster larger, auto-oriented facilities with expanded parking availability that could promote drivable access to a variety of goods and services, including large retail stores, restaurants, and entertainment in a strategic location.

The spot zoning introduces higher impact uses and additional traffic that could be inconsistent with the surrounding area and potential development of a diverse neighborhood but is consistent with an Employment Center and the UNM Campus Plan's vision for South Campus.

The resulting spot zone would introduce higher impact uses that could be inconsistent with the surrounding properties and potential development of a diverse neighborhood, and would promote a less resource-efficient growth and development than similar adjacent mixed-use that could better minimize the urban heat island effect, pollution and congestion, while potentially creating more walkable spaces.

24. Considerations:

- A. The subject site is within an Employment Center that is intended to prioritize opportunities for industrial, business, and retail centers supported by retail and residential uses.
 - B. An Employment Center is expected to facilitate auto-oriented development.
 - C. The subject area is within an Area of Change where growth and development are encouraged.
 - D. The subject area is within the South Campus Tax Increment Development District (TIDD), specifically the Gibson Town Center, which proposes approximately 427,000 sq. ft. of retail; 12,000 sq. ft. of restaurant; and 50,000 sq. ft. of residential land uses. The zone change to NR-C would support retail or restaurant uses, but not residential uses.
25. City departments and other public agencies reviewed this application. The Department of Municipal Development submitted a comment that reiterated the importance of allowing for increased multimodal and transit-oriented development per the Albuquerque Vision Zero goals and the need for context-sensitive zoning and roadway design. Considerations especially important since this request is in an area characterized by residents with greater vulnerability and increased exposure to traffic safety risks.
26. Neighborhood associations (Clayton Heights Lomas del Cielo NA, District 6 Coalition of NAs, Kirtland Community Association, South Broadway NA) located within 660 feet of the subject sites were notified as required. All property owners within 100 feet of the subject sites were notified as required.
27. No facilitated meeting was requested, but UNM and Lobo Development presented during the in-person, regularly scheduled Clayton Heights NA meeting, Wednesday, September 24, 2025 at the Loma Linda Community Center with Kirtland NA also in attendance. The meeting was facilitated by the president of Clayton Heights NA. A total of 12 individuals from the two neighborhood associations were in attendance. Overall, both neighborhoods support the request.
28. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos, as the subject sites are more than 660 feet from Major Public Open Space or tribal land [IDO §14-16-6-4(B)].
29. The public is concerned with a number of possible uses at the subject sites, which was addressed by the applicant with the assurance for a deed restriction. Although a deed restriction can limit how the land can be used, built upon, or maintained, the City cannot enforce private agreements pursuant to IDO §14-16-1-9.
30. Bernalillo County Planning & Development gave an informational comment that states: “The proposed zone change would allow large format retail and commercial uses that could serve County residents in the Mountain View neighborhood. This neighborhood is identified as being underserved by supercenters, supermarkets, and large grocery stores in the USDA data cited in the project justification letter.”
31. During the October 16, 2025 EPC hearing, the applicant agreed to coordinate with adjacent property owners to discuss the future development of the subject site.

OFFICIAL NOTICE OF DECISION

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APPEAL

It is not possible to appeal an EPC Recommendation to the City Council, since this is not a final decision. For more information regarding the appeal process, please refer to Section IDO §14-16-6-4(T) (FINALITY OF DECISIONS) of the Integrated Development Ordinance (IDO).

Sincerely,



for Alan Varela
Planning Director

AV/ /MJ/CH

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