



Environmental Planning Commission

Agenda Number: 05
Plan #: ZMA-2025-00016
Hearing Date: December 15, 2025

Staff Report

Agent	Consensus Planning
Applicant	Tirol Housing LLC
Request	Zoning Map Amendment – EPC
Legal Description	A Portion of Lot 27, Block 9, Original Townsite of the Westland Atrisco Grant, located at 9525 Central Ave. NW
Location	9525 Central Ave. NW
Size	6.2 Acres
Existing Zoning	NR-BP
Proposed Zoning	MX-M

Summary of Analysis

This request is for a Zoning Map Amendment from NR-BP to MX-M for approximately 6.2 acres of a larger 9.5-acre parcel for the purpose of developing multi-family residential in the future.

The request generally meets review and decision criteria for a zone change in IDO 14-16-6-7(G)(3) and is policy-supportive in terms of land-use efficiency and directing growth to an Area of Change, but several policy justifications remain underdeveloped. If approved, the request would create a floating zone line and a spot zone. The applicant intends to replat the property after the zoning request is approved to reconcile the property line with the zone boundaries. A zoning certificate will not be issued until the plat has been finalized.

Property owners within 100-feet of the subject site and Neighborhood Associations within 660-feet have been notified as required. Support or opposition is unknown at this time.

Staff Recommendation

APPROVAL of
Plan # ZMA-2025-00016
based on the Findings 1-14

Staff Planner
Rachel Gross

Map

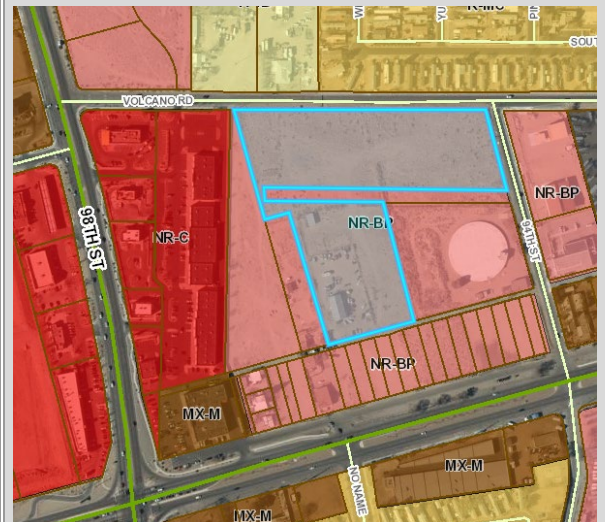


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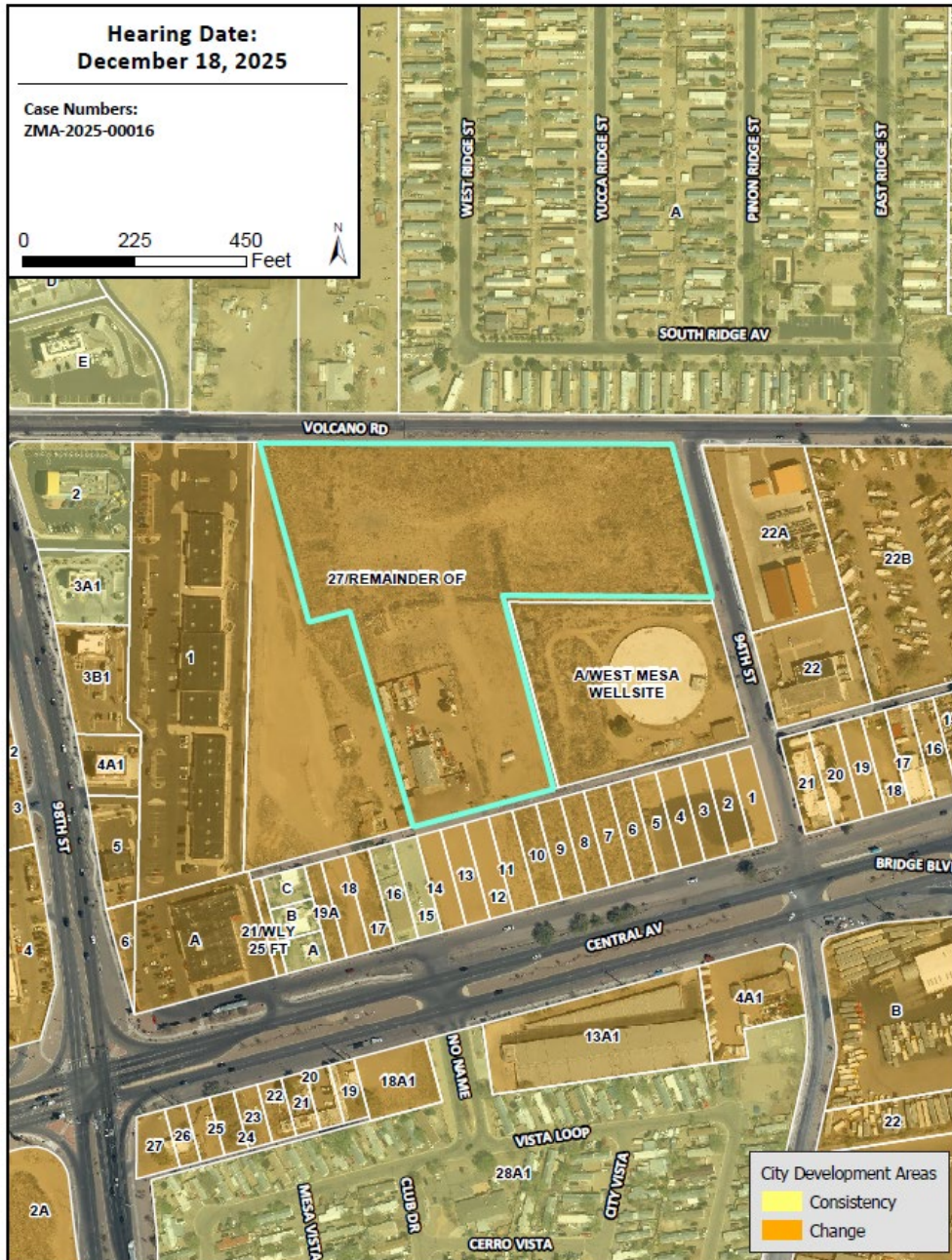
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ATTACHMENTS

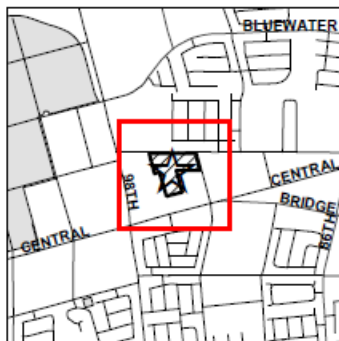
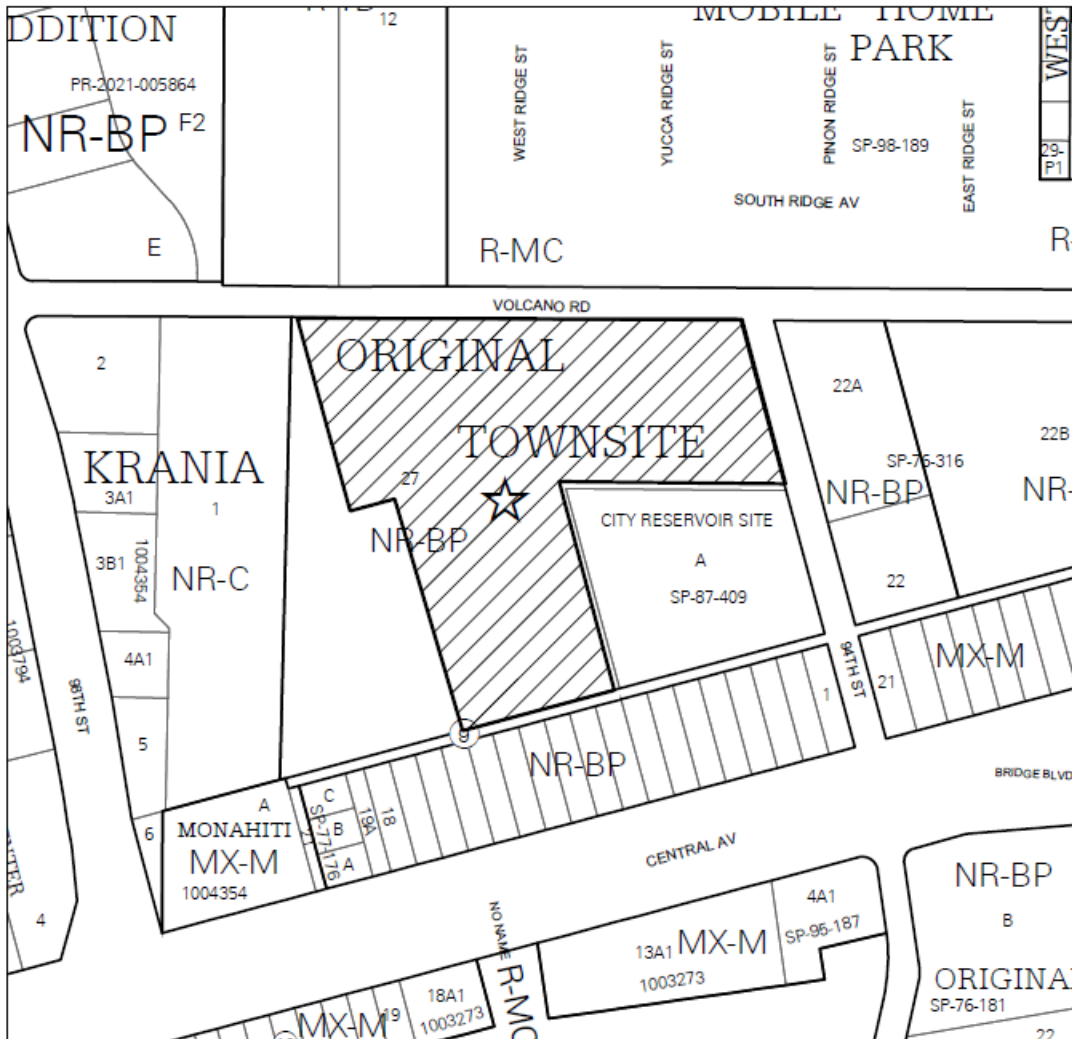
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I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
Indicates County.



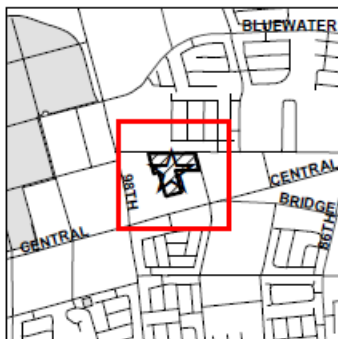
1 inch = 250 feet

Hearing Date:
12/18/2025

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Zone Atlas Page:
K-9

Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County

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



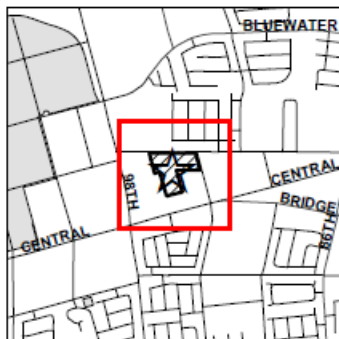
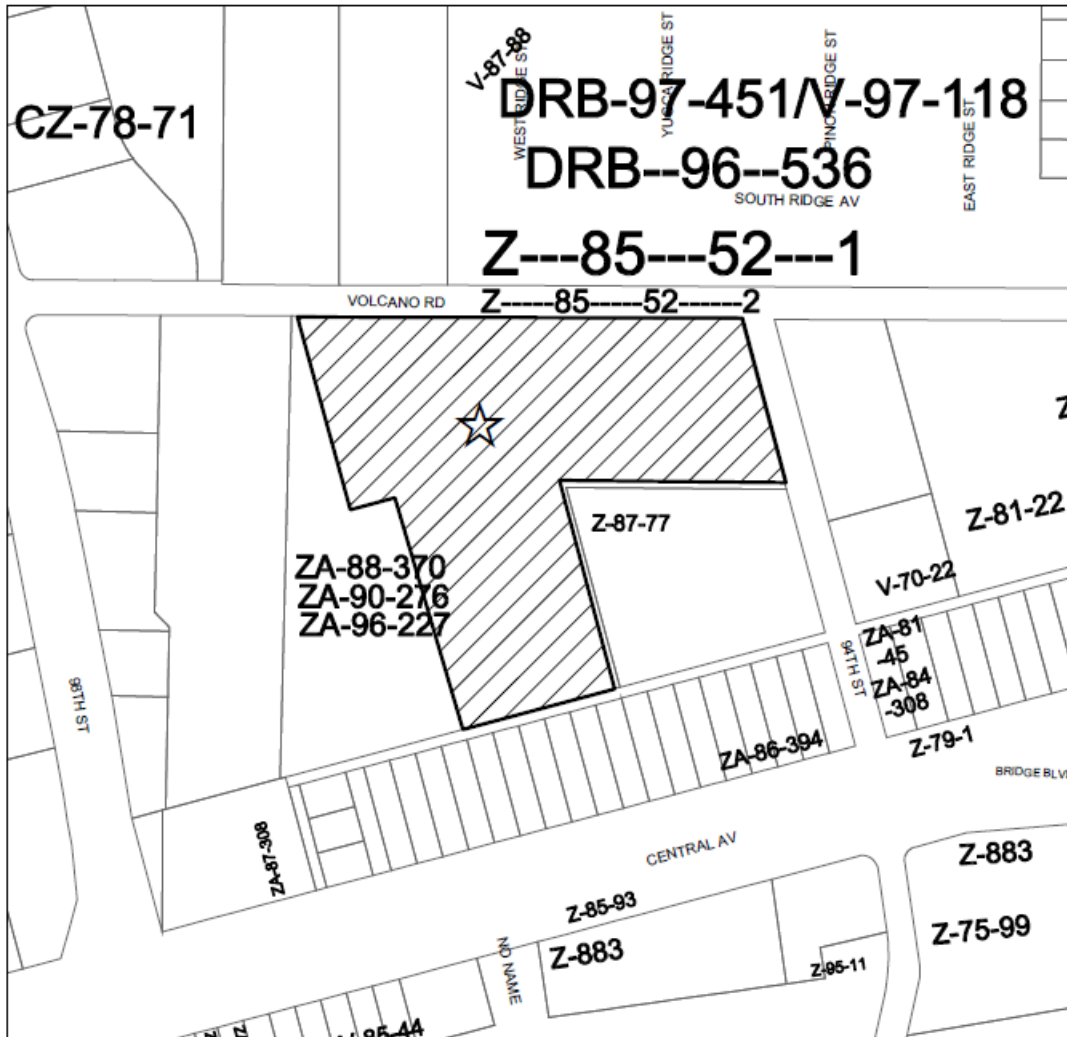
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History Map



HISTORY MAP

Note: Gray shading
Indicates County.



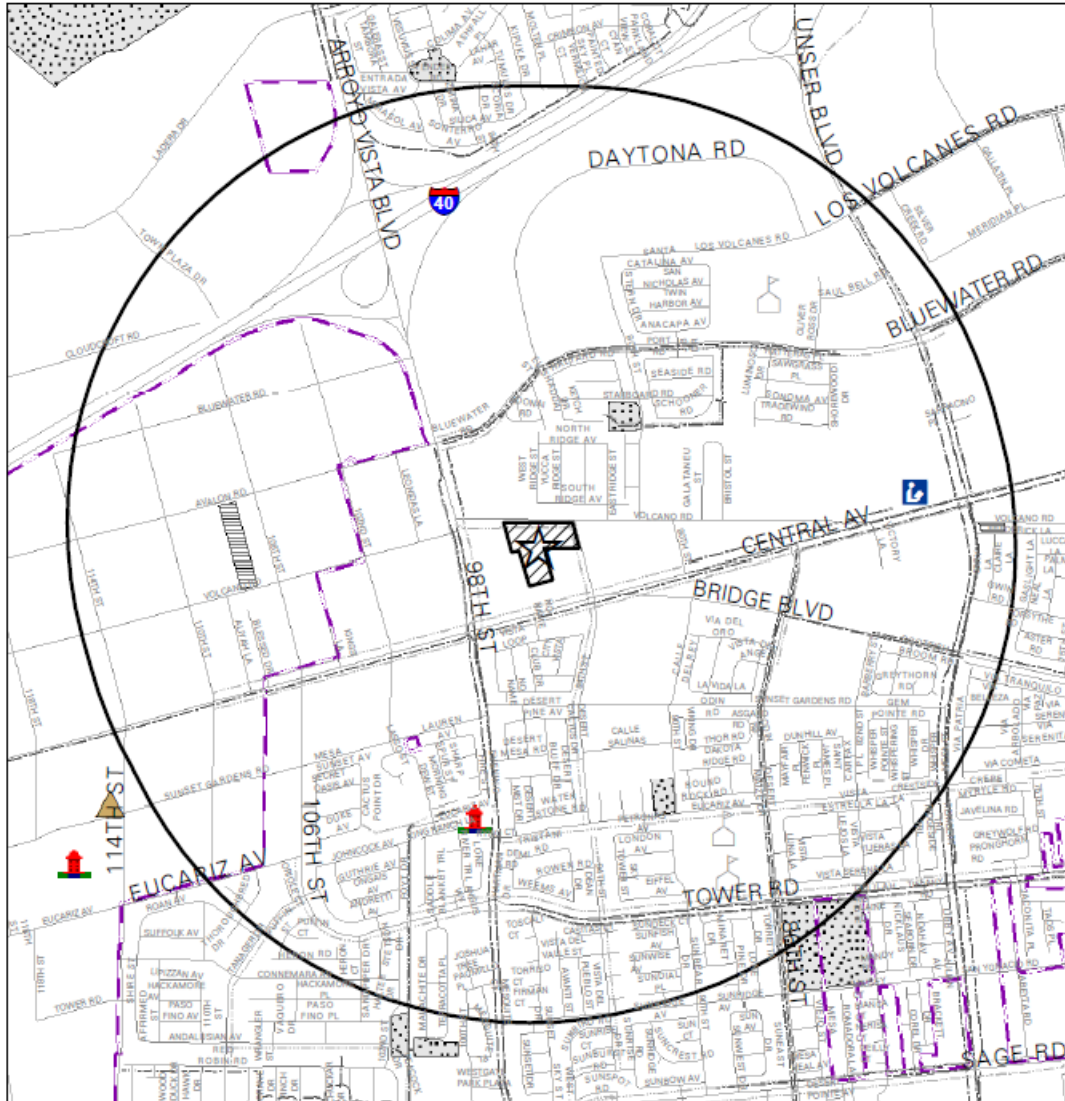
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Public Facilities / Community Services

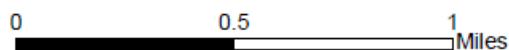


Public Facilities Map with One-Mile Buffer

- | | | |
|-------------------------|--------------------------|-----------------------------|
| Library | Public School | Landfill designated by EHD |
| Fire | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Solid Waste | Existing Bike Facilities | Developed City Park |
| Albuquerque City Limits | Undeveloped City Park | |



Plan Number: ZMA-2025-00016



II. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	NR-BP	Change	Commercial, Light Vehicle Repair
<i>North</i>	R-MC	Change	Manufactured Home Community
<i>South</i>	NR-BP	Change	Industrial
<i>East</i>	NR-BP	Change	Business Park
<i>West</i>	NR-C	Change	Commercial, retail

Request

The applicant is requesting a Zoning Map Amendment from NR-BP to MX-M for approximately 6.2 acres (“project site”) of a larger parcel (“subject site”) located east of 98th Street and south of Volcano Road. The purpose of the request is to introduce mixed-use and multi-family residential development on a project site in an Area of Change, creating a transition between residential areas to the north and the established commercial and business park uses to the west, east, and south.

The zone change would create a spot zone and a floating zone line on the property, which is required to coincide with the future replat. A zoning certificate will not be issued until the plat is finalized that reconciles the property line with the zone boundaries. The applicant has generally met criteria for a spot zone in response 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 in 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

The southern portion of this property is used for an auto repair shop. The parcel is proposed to be divided into a 6.2-acre project site and a 2.9-acre parcel for the existing auto repair business.

The northern portion of the subject site has not been developed since its annexation in 3/27/1950.

A sketch plat (PR-2025-020117) was reviewed for this site in October 2025.

Context

The existing land use is commercial, and surrounding land uses include low-density residential, office, public utilities, and industrial. The northern portion of the property

along Volcano Rd. remains undeveloped. The Albuquerque Bernalillo County Water Utility Authority operates a well on the adjacent property to the southeast.

The site is located within an Area of Change and the Southwest Mesa Community Planning area. The site is also within the Major Transit Corridor for Central Ave.

Roadway System

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

The LRRS designates Central Ave. NW as a Regional Principal Arterial.

Bikeways / Trails

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

There are no existing bikeways and trails on or adjacent to the project site. There is a proposed bike lane on Central Ave. NW.

Transit

The subject site is approximately ¼ mile from a transit stop at Central/98th Street, approximately a 5-minute walk on average.

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 the Central Ave. Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit. These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

The subject site is not within any designated centers.

Community Planning Area (CPA)

The subject site is located within the boundary of the Southwest Mesa Community Planning Area which stretches between I-40 to the north and Dennis Chavez Boulevard to the south and between the city limit to the west and Coors Boulevard to the east. The Southwest Mesa Community Planning Area assessment began in 2021 and City Council accepted the Southwest Mesa Community Planning Area (CPA) Assessment Report on December 4, 2023 via [EC-390](#).

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

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

Policy 4.1.1 is about “quality development” and “distinct character,” but the request for ZMA-2025-00016 doesn’t really document either: the applicant’s justification letter doesn’t define what “quality” means in terms of site design, building form, or amenities, and it doesn’t describe the specific character of the surrounding Southwest Mesa community beyond general terms or show how the proposed intensity, scale, and uses will reinforce that character rather than just introduce multi-family as a permissive use. The request will create a spot zone and a floating zone line until replatted, which can cut against a clear, pattern-based community form. Without a stronger link to Southwest Mesa’s existing or desired character (e.g., built form, transitions, community input, Southwest Mesa-specific policies), it is more accurate to say the request **may** facilitate Policy 4.1.1 but does **not yet clearly** do so. **The request partially facilitates Policy 4.1.1. Distinct Communities.**

POLICY 4.3.12 SOUTHWEST MESA CPA: Encourage safety in parks through park activation, events, and activities

- a) Encourage safety in parks by expanding needle pick-up, adding bathrooms, and/or sanitation stations.*
- b) Support programming, community events, and other desired activities*

This request does **not clearly** facilitate Policy 4.3.12 for the Southwest Mesa CPA; but rather, it has an indirect and speculative relationship to that policy. The justification letter asserts that multi-family housing on the site “could activate or add more ‘eyes’ to the nearby Avalon Park” and that additional residents could support community events and nearby food trucks. However, nothing in the zone

change itself commits the applicant to park-facing design, partnerships for programming, coordination with Parks & Recreation, or specific improvements like bathrooms, sanitation stations, or needle pick-up that are explicitly called out in parts (a) and (b) of the policy. The request is simply a change from NR-BP to MX-M on private land; any benefit to park safety, activation, or programming depends on future, undefined development and separate City actions. **The request does not clearly facilitate Policy 4.3.12.**

*POLICY 4.3.12.4 SUPPORT AND INCREASE DENSE AND MIXED-USE HOUSING OPTIONS IN THE SOUTHWEST MESA. [A]

d) Support higher-density housing projects along major thoroughfares.

Rezoning from NR-BP to MX-M enables the development of higher-density housing near a major thoroughfare. MX-M permits multi-family residential as a permissive use, which is a meaningful shift from the NR-BP zone that prohibits such housing entirely. Since the subject site sits just north of Central Avenue, a Major Transit Corridor and major thoroughfare, the rezoning removes a regulatory barrier to building higher-density housing in a location where the policy explicitly encourages it. While at this stage, the applicant has not committed to a specific density, building form, or project concept, the request creates the *opportunity* for higher-density housing in the Southwest Mesa. **The request clearly facilitates Policy 4.3.12.4.**

CHAPTER 5: LAND USE

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

The site is within 660-feet of the Central Avenue Major Transit Corridor, and is nearby but not within Westland and West Route 66 Activity Centers. The zone change would facilitate future multi-family development on the subject site, which would be reviewed as a future Site Plan request. MX-M is a zone district that can support transit-oriented development, but it can also yield auto-oriented layouts and low-intensity commercial uses that do little to reinforce Centers or Corridors. Because the justification does not demonstrate how the request will clearly and directly contribute to corridor vitality—through form, intensity, connectivity, or multimodal design—**the request, as written, partially facilitates Goal 5.1.**

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

The request from NR-BP to MX-M broadens the range of uses that could *potentially* be developed, including multi-family housing, limited commercial services, and neighborhood-oriented retail—uses that are more compatible with the concept of a community where people can live, work, learn, shop, and play in closer proximity. By enabling residential development on a currently vacant, underutilized parcel

near transit and existing commercial uses along Central Avenue, the request incrementally supports a more mixed land-use pattern than the NR-BP zone could accommodate. **The request generally facilitates Goal 5.2.**

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.

This request allows redevelopment of an undeveloped parcel that is already served by public infrastructure: water, sewer, electric, and the Central Avenue transit corridor. Infill housing or mixed-use development on a site with existing capacity can contribute to more efficient use of infrastructure compared to leaving the land unused or restricting it to low-intensity industrial or commercial uses. The applicant's justification highlights these points, noting the proximity to public facilities such as Central & Unser Public Library and existing transportation networks. The zone change from NR-BP to MX-M would facilitate future multi-family development that utilizes existing infrastructure and public facilities. **The request clearly facilitates Goal 5.3 Efficient Development Pattern.**

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

The subject site is already fully served by existing infrastructure and the request would enable development on a vacant, underutilized tract within an Area of Change. The policy's emphasis is straightforward: support growth in places where infrastructure and public facilities already exist, and the applicant directly ties the rezoning to that purpose by identifying the site as a well-established area with available utilities, transit service, and proximity to public amenities such as the Central & Unser Public Library. Allowing MX-M expands feasible development options on a site that is already service-ready. **The request clearly facilitates 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 entirely within an Area of Change, where the Comprehensive Plan explicitly encourages new growth, redevelopment, and more flexible land-use patterns. Rezoning from NR-BP to MX-M would direct development to a location where change is both expected and desired, while also aligning the site with surrounding mixed-use and commercial zoning along Central Avenue. Since the property is *not* in or near an Area of Consistency, there is no risk of disrupting an established, stable neighborhood character. Instead, MX-M expands the range of feasible uses, including housing and moderate-intensity commercial, consistent with the City's goal of channeling growth into Areas of

Change to support reinvestment and corridor vitality. **This request clearly facilitates Goal 5.6.**

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 subject site is located within an Area of Change adjacent to the Central Avenue Major Transit Corridor and near existing commercial and industrial zoning where the Comprehensive Plan explicitly encourages more intense development. Allowing MX-M zoning would expand development opportunities, which include multi-family residential, moderate-intensity commercial, and limited industrial uses, on an underutilized parcel that is nearby similar and higher-intensity zones. By enabling redevelopment in a location already identified for growth and change, and by aligning the site's zoning with the established mixed-use pattern along the Central Major Transit Corridor, the request supports the policy's direction to channel growth toward corridors than into stable neighborhoods. **The request clearly facilitates Policy 5.6.2.**

CHAPTER 6: TRANSPORTATION

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

Adding MX-M zoning and residential density near Central Avenue could potentially reduce auto demand, however, these outcomes are speculative and not guaranteed by the rezoning itself. MX-M is a flexible zone that can still accommodate auto-oriented site layouts, low-intensity commercial uses, and development patterns that do little to shift travel behavior. The request includes no commitments to mixed-use development, pedestrian connectivity, improved transit access, or Travel Demand Management (TDM) measures, elements that Policy 6.1.3 specifically relies on to meaningfully reduce automobile trips. Although the site's location near a transit corridor means the request could *potentially* support the policy, the application does not demonstrate clear linkages to reduced auto dependence. **This request does not clearly facilitate Policy 6.1.3.**

CHAPTER 8: ECONOMIC DEVELOPMENT

POLICY 8.1.1 PLACEMAKING: Create places where business and talent will stay and thrive.

While MX-M zoning could create opportunities for diverse housing and support nearby businesses, the request does not demonstrate how the rezoning will actually create a place, that is, a distinct, high-quality, people-oriented environment where businesses and talent actively want to stay and thrive. Placemaking requires intentional design elements, public realm improvements, mixed-use clustering, and

meaningful pedestrian connections, none of which are ensured or described through this rezoning. MX-M is a broad, flexible zone that can still result in auto-oriented development, surface parking, and minimal placemaking value. The applicant's justification relies on speculative outcomes (e.g., future residents supporting nearby businesses) without showing how the zoning action itself advances placemaking principles. **The request indirectly relates to Policy 8.1.1 and does not clearly facilitate it.**

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

Rezoning from NR-BP to MX-M introduces the possibility of a greater mix of uses, building types, and development intensities than the current zoning allows. MX-M supports uses that can increase variation in building scale and introduce more activity and diversity into an area that is currently dominated by business-park and commercial zoning. This shift has the potential to create a more varied and economically dynamic context along the Central Avenue corridor. The applicant states their intention to develop the subject site into multi-family housing, and does not mention a mix of uses. Because the MX-M zone does not guarantee mixed-use development, pedestrian-oriented design, or distinct placemaking outcomes, the facilitation remains partial rather than clear, dependent on how the site is ultimately designed and developed. **The request partially facilitates Policy 8.1.1 Diverse Places.**

Integrated Development Ordinance (IDO)

IDO Zoning

The existing zoning is NR-BP. Pursuant to IDO §14-16-2, the purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses.

Proposed Zoning

The proposed zoning is MX-M. Pursuant to IDO §14-16-2 The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

The proposed use of multi-family housing is not permissive under the current zoning NR-BP, but is permissive under the proposed zoning MX-M.

Overlay Zones

The subject site does not fall within any overlay zones.

Definitions

MAJOR TRANSIT (MT) CORRIDOR: A Corridor designation from the ABC Comp Plan. See also Measurement Definitions for Corridor Area.

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 the 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. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO. See also Other Uses Accessory to Residential Primary Uses.

NON-RESIDENTIAL ZONE DISTRICT: Any zone district categorized as Non-residential in Part 14-16-2 of the IDO.

IV. Zoning Map Amendment (Zone Change)

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

- (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 subject site's proposed zone change is consistent with the health, safety, and general welfare of the City and clearly facilitates the implementation of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.*

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 shown in the

sections above. However, since the request would create a spot zone the applicant needs to “clearly facilitate” applicable Goals and Policies in the ABC Comp Plan. To this end, the applicant has demonstrated the request furthers and clearly facilitates some referenced policies, but does not clearly facilitate others as shown in the sections above.

Overall, the request shows consistency with policies that direct growth to appropriate locations, particularly Policy 5.3.1 (Infill Development), Goal 5.6 (City Development Areas), and Policy 5.6.2 (Areas of Change), because the site is vacant, already served by infrastructure, and located within an Area of Change near a major corridor. It shows moderate consistency with broader goals such as Goal 5.2 (Complete Communities) and Policy 8.1.1 (Diverse Places) by enabling a wider range of housing and commercial options than NR-BP allows, though the outcomes are dependent on how the site is ultimately developed. However, the request does not clearly facilitate policies related to community character, transit orientation, park activation, placemaking, or reduced auto demand, including Policy 4.1.1 (Distinct Communities), Policy 4.3.12 (Park Safety & Activation), Goal 5.1 (Centers & Corridors), Policy 6.1.3 (Auto Demand), and Policy 8.1.1 (Placemaking), because the justification relies on speculative benefits and does not adequately demonstrate how MX-M zoning would directly implement these policy directives. **The response to criterion a is partially met.**

(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 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.*

Staff Response: 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.

(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 applicant stated that the request to downzone the subject sites from NR-BP to MX-M is more advantageous to the community in response to criterion 6-7(G)(3)(c)2 and 3: A different zone district would be more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity. Allowing for more development options could have a catalytic impact on the area and encourage redevelopment and infill in adjacent properties. Additionally, the MX-M zone would allow multi-family residential use, which is not allowed in either the NR-BP zoning districts. Also, the applicant's policy-based analysis demonstrates that the request would clearly facilitate applicable Comprehensive Plan goals and policies and would be more advantageous to the community than the current zoning. There has been a significant change in neighborhood with the development of the 98th and Central Shopping Center, affecting the site that justifies this request. By allowing a wider variety of moderate-intensity retail, commercial, institutional and a diversity of moderate-density residential uses, the zone change could spur growth and economic vitality.*

Staff Response: The Subject Site is located wholly within an Area of Change, which satisfies the threshold requirement. The applicant's justification for item (2) ("significant change in neighborhood or community conditions") relies largely on the existence of the 98th & Central Shopping Center, a development that has been present for several years. The argument under item (3) ("a different zone is more advantageous to the community") is stronger: MX-M does enable residential uses and broader redevelopment options consistent with some Comp Plan goals, particularly for infill and Areas of Change. Still, the applicant overstates these advantages without showing how MX-M will *actually* implement desired land-use patterns, intensities, or connectivity improvements rather than merely allowing them. **The applicant's response meets Criterion (c) on the basis of item (3);** however, the justification could be more vigorous, particularly in clarifying why NR-

BP is no longer appropriate and how MX-M substantively advances Comp Plan outcomes rather than offering speculative benefits.

- (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: *The requested zoning generally does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. All future development within the MX-M zone district would be subject to applicable IDO and DPM standards that protect and preserve the neighborhood's identity by mitigating the impacts of potentially incompatible uses (see IDO Table 4-2-1: Allowable Uses). Differences in use between the existing and proposed zones are highlighted.*

Staff Response: The request generally meets Criterion (d). MX-M removes several heavy industrial and auto-oriented uses currently allowed under NR-BP, and introduces a broader set of residential, commercial, and group living uses that could create impacts on adjacent properties, particularly the single-family and mobile home areas to the north, if not carefully designed. Uses such as large group living facilities, medium-to-large retail, or auto-oriented commercial development could increase traffic, noise, and activity levels beyond what currently exists. The IDO's use-specific standards, height transitions, and buffering requirements can mitigate many of these impacts.

The auto repair shop on the southern portion of the property includes light vehicle fueling as a use-specific standard that prohibits "Any building that contains painting or vehicle repair ... within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district." [4-3(D)(19)(d)]. Therefore, if this property is replatted with the proposed zone designation, the new boundary will need to keep the auto repair far enough away to avoid making the auto repair nonconforming. **The applicant's response meets Criterion (d).**

- (e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Applicant Response: *Given the current uses and existing infrastructure, this zone map amendment request meets Criteria 1. The City's existing infrastructure and public improvements have adequate capacity to serve any proposed development enabled by the zone change. The subject property has access to public utilities, including water, sewer, and electric services. Central Avenue has transit services and a well-connected road network. Any new or upgraded infrastructure needed to serve the development will be done at the developer's expense.*

Staff Response: There is no indication from reviewing agencies that these systems lack capacity to accommodate the type or scale of development allowed under MX-M. Any future development on the subject site, which is currently vacant, would be required to adhere to all obligations and standards under the IDO, DPM, and/or an Infrastructure Improvements Agreement. There is no reliance on unbudgeted City infrastructure, nor does the request require a Development Agreement to ensure adequate capacity. While detailed infrastructure comments are still pending, nothing in the record suggests capacity constraints that would prevent redevelopment, and the site's infill context makes adequate service highly likely.

The applicant's response meets Criterion (e).

- (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: *The Zoning Map Amendment is not completely based on the property's location on a major street. However, the zone change could help bolster the economic development by adding more permissive land uses near Unser Boulevard and locally on Central Avenue and 98th Street.*

Staff Response: The subject site is the northern portion of the parcel, which is located along Volcano Road, which is not a major street. The applicant acknowledges the subject site as being on Central Avenue.

The request technically meets Criterion (f) because the justification is *not entirely* based on the site's location near Central Avenue; the applicant also cites the desire to enable multi-family housing, the site's designation as an Area of Change, and the need to align zoning with surrounding development patterns. However, the narrative repeatedly leans on the site's proximity to the Central Avenue Major Transit Corridor, references to transit access, and corridor-related redevelopment potential. These points appear multiple times and form a substantial part of the argument for why MX-M is "more advantageous." While the justification does include additional reasons beyond corridor location, it relies heavily on the major-street context to strengthen claims about economic vitality, reduced auto demand, and corridor activation—suggesting a dependence on this factor even if not the *only* one. **The applicant's response meets Criterion (f),** but the applicant should more

clearly demonstrate that the rationale stands on its own without relying so heavily on the corridor setting.

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

Applicant Response: *While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is an attempt to reinvigorate the area by allowing a wider range of land uses than is currently permitted under the NR-BP.*

Staff Response: The applicant's justification is not based completely on land cost or economic factors. The applicant does not explicitly reference land cost, profit, or financial feasibility as reasons for the rezoning, and it frames the request primarily around land use, infill development, and compatibility with surrounding zoning. However, the justification leans noticeably on economic arguments, such as stimulating redevelopment, supporting nearby businesses, and creating "economic vitality" along the Central corridor. While these points are framed as community benefits rather than private economic motivations, the applicant does not clearly separate public-interest economic outcomes from private development feasibility, which leaves ambiguity about whether economic considerations are playing a larger role than stated. Despite this weakness, the justification still provides enough policy-based reasoning to conclude that **the request is not predominantly based on land cost or economic gain, and therefore Criterion (g) is satisfied.**

- (h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

Applicant Response: *The analysis of spot zones in the city is based on several factors identified in the review and decision criteria, including assessments of surrounding zone districts, land uses, and applicable IDO definitions. A zone change of approximately 6.2 acres to MX-M will create a "spot zone"; however, MX-M would be consistent with existing MX-M-zoned properties along Central Avenue, between Unser Boulevard and 98th.*

The request meets item (1, the subject property is different from the surrounding land clearly facilitates it can function as a transition between adjacent zone districts). The zone change to the MX-M zone district allows both residential and commercial, which can act like a buffer or transition area between the surrounding residential Mobile Home Districts and the commercial uses along Central Avenue and 98th Street.

The request clearly facilitates implementation of the Comprehensive Plan's goals and policies and is consistent with its intent, as shown in the response to Criterion A.

Staff Response: The proposed MX-M zoning will create a spot zone, as the applicant acknowledges, because it applies a different zone district to a single 6.2-acre portion of a larger property surrounded primarily by NR-BP and NR-C. However, the request can still meet Criterion (h) because it satisfies **item (1)**: the site can reasonably function as a **transition** between residential zoning to the north (R-1B and R-MC) and more intense commercial/industrial zoning along Central Avenue and to the west. MX-M permits moderate-intensity residential and commercial uses that can buffer lower-density neighborhoods from heavier NR-BP and NR-C uses, and this transitional role is supported by the surrounding zoning pattern.

Because the applicant has illustrated that the zone change will partially facilitate certain key Comp Plan goals and policies (e.g., infill development and directing growth to an Area of Change) and that MX-M can serve as a functional transitional zone, **the request generally meets Criterion (h)**. The argument would be much stronger if the justification more clearly explained *how* MX-M will implement Comp Plan goals beyond general statements.

V. Agency & Neighborhood Concerns

Reviewing Agencies

Agency comments indicate generally **no objections** to the proposed zone change. Parks & Recreation/Urban Forestry had no comments, while Parks & Recreation/Trails noted that a future paved side-path is planned along Volcano Rd NW and that IDO requirements will obligate the developer to construct this trail segment at the time of development, helping support multimodal transportation in the area. APS identified that future multi-family residential development could impact Painted Sky ES, Jimmy Carter MS, and West Mesa HS, all of which may require short- or long-term strategies to address potential overcrowding, including portable classrooms, schedule adjustments, boundary changes, or new facility construction pending voter approval. AMAFCA had no adverse comments but emphasized that any development must comply with the Amole–Hubbell Drainage Management Plan.

Neighborhood/Public

The applicant notified property owners within 100-feet of the subject site and the Route 66 West Neighborhood Association and South West Alliance of Neighborhoods (SWAN Coalition) within 660-feet of the subject site as required. A facilitated meeting was not held nor requested and No public comments have been received at this time.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a tribal meeting and the City was not required to refer the case for tribal comment.

VI. Conclusion

Plan # ZMA-2025-00016 is a request for a Zone Map Amendment from NR-BP (Non-Residential Business Park) to MX-M (Mixed-Use Moderate Intensity) for the northern 6.2-acre portion of a 9.1-acre lot located at 9525 Central Avenue NW, near the intersection of 94th Street and Volcano Road. The rezone is intended to enable multi-family residential development, which is not permitted in the existing NR-BP zone. The proposed MX-M zoning would relate with non-adjacent MX-M zoning to the south along Central Avenue and potentially provide a transition between residential areas to the north and commercial/industrial uses to the south and west. The request will require subsequent replatting to eliminate a floating zone line.

Overall, the request generally meets Review and Decision Criterion for a zone change pursuant to IDO §14-16-6-7(G)(3) and staff's policy-based analysis demonstrated that the request ABC Comp Plan generally facilitates applicable goals and polices of the Comp Plan although the applicant does not demonstrate how the request clearly facilitates all goals and polices provided, but generally furthers and facilities some.

The applicant notified property owners within 100-feet of the subject site and Neighborhood Associations within 660-feet as required. A facilitated meeting was not held nor requested and opposition is unknown.

Staff recommends Approval of the zone change because review and decision criteria are generally met and the zone change facilitates the Comp Plan.

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

Plan #: ZMA-2025-00016

1. This is a request for a zone map amendment for all or a portion of Lot 27, Block 9, Original Townsite of the Westland Atrisco Grant, located at 9525 Central Ave. NW and containing approximately 9.1 acres.
2. The Zone Map Amendment is from NR-BP (Non-Residential Business Park) to MX-M (Mixed-Use Moderate Intensity) for the northern 6.2-acre portion of a 9.1-acre lot located at 9525 Central Avenue NW, near the intersection of 94th Street and Volcano Road. The rezone is intended to facilitate future multi-family residential development, which is not permitted in the existing NR-BP zone.
3. The zone change would create a floating zone line on the property. The parcel is proposed to be subdivided into a 6.2-acre project site and a 2.9-acre parcel for the existing auto repair business which is required to coincide with the future subdivision action. A zoning certificate will not be issued until the plat is finalized that reconciles the property line with the zone boundaries.
4. The EPC is the final decision-making body for this request because the subject site is in 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.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Central Ave. Major Transit Corridor and the Southwest Mesa Community Planning Area (CPA) as designated by the Comp Plan.
7. The subject site is within an Area of Change as designated by the Comprehensive Plan and the following policies apply:
8. The request partially facilitates POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities from Comp Plan Chapter 4 Community Identity.

Policy 4.1.1 is about “quality development” and “distinct character,” but the request for ZMA-2025-00016 doesn’t really document either: the applicant’s justification letter doesn’t define what “quality” means in terms of site design, building form, or amenities, and it doesn’t describe the specific character of the surrounding Southwest Mesa community beyond general terms or show how the proposed intensity, scale, and uses will reinforce that character rather than just introduce multi-family as a permissive use. The request will create a spot zone and a floating zone line until replatted, which can cut against a clear, pattern-based community form. Without a stronger link to Southwest Mesa’s existing or desired character (e.g., built form, transitions, community input,

Southwest Mesa-specific policies), it is more accurate to say the request **may** facilitate Policy 4.1.1 but does **not yet clearly** do so. **The request partially facilitates Policy 4.1.1. Distinct Communities.**

9. The request clearly facilitates POLICY 4.3.12.4 SUPPORT AND INCREASE DENSE AND MIXED-USE HOUSING OPTIONS IN THE SOUTHWEST MESA. [A]

d) Support higher-density housing projects along major thoroughfares.

Rezoning from NR-BP to MX-M enables the development of higher-density housing near a major thoroughfare. MX-M permits multi-family residential as a permissive use, which is a meaningful shift from the NR-BP zone that prohibits such housing entirely. Since the subject site sits just north of Central Avenue, a Major Transit Corridor and major thoroughfare, the rezoning removes a regulatory barrier to building higher-density housing in a location where the policy explicitly encourages it. While at this stage, the applicant has not committed to a specific density, building form, or project concept, the request creates the *opportunity* for higher-density housing in the Southwest Mesa. **The request clearly facilitates Policy 4.3.12.4.**

10. The Request generally or clearly facilitates the following Goals and Policies from Comp Plan Chapter 5: Land use.

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

The site is within 660-feet of the Central Avenue Major Transit Corridor, and is nearby but not within Westland and West Route 66 Activity Centers. The zone change would facilitate future multi-family development on the subject site, which would be reviewed as a future Site Plan request. MX-M is a zone district that can support transit-oriented development, but it can also yield auto-oriented layouts and low-intensity commercial uses that do little to reinforce Centers or Corridors. Because the justification does not demonstrate how the request will clearly and directly contribute to corridor vitality—through form, intensity, connectivity, or multimodal design—**the request, as written, partially facilitates Goal 5.1.**

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

The request from NR-BP to MX-M broadens the range of uses that could *potentially* be developed, including multi-family housing, limited commercial services, and neighborhood-oriented retail—uses that are more compatible with the concept of a community where people can live, work, learn, shop, and play in closer proximity. By enabling residential development on a currently vacant, underutilized parcel near transit and existing commercial uses along Central Avenue, the request incrementally supports a more mixed land-use pattern than the NR-BP zone could accommodate. **The request generally facilitates Goal 5.2.**

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

This request allows redevelopment of an undeveloped parcel that is already served by public infrastructure: water, sewer, electric, and the Central Avenue transit corridor. Infill housing or mixed-use development on a site with existing capacity can contribute to more efficient use of infrastructure compared to leaving the land unused or restricting it to low-intensity industrial or commercial uses. The applicant's justification highlights these points, noting the proximity to public facilities such as Central & Unser Public Library and existing transportation networks. The zone change from NR-BP to MX-M would facilitate future multi-family development that utilizes existing infrastructure and public facilities. **The request clearly facilitates Goal 5.3 Efficient Development Pattern.**

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

The subject site is already fully served by existing infrastructure and the request would enable development on a vacant, underutilized tract within an Area of Change. The policy's emphasis is straightforward: support growth in places where infrastructure and public facilities already exist, and the applicant directly ties the rezoning to that purpose by identifying the site as a well-established area with available utilities, transit service, and proximity to public amenities such as the Central & Unser Public Library. Allowing MX-M expands feasible development options on a site that is already service-ready. **The request clearly facilitates Policy 5.3.1 Infill Development.**

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

The subject site is located entirely within an Area of Change, where the Comprehensive Plan explicitly encourages new growth, redevelopment, and more flexible land-use patterns. Rezoning from NR-BP to MX-M would direct development to a location where change is both expected and desired, while also aligning the site with surrounding mixed-use and commercial zoning along Central Avenue. Since the property is *not* in or near an Area of Consistency, there is no risk of disrupting an established, stable neighborhood character. Instead, MX-M expands the range of feasible uses, including housing and moderate-intensity commercial, consistent with the City's goal of channeling growth into Areas of Change to support reinvestment and corridor vitality. **This request clearly facilitates Goal 5.6.**

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

The subject site is located within an Area of Change adjacent to the Central Avenue Major Transit Corridor and near existing commercial and industrial zoning where the Comprehensive Plan explicitly encourages more intense development. Allowing MX-M zoning would expand development opportunities, which include multi-family residential, moderate-intensity commercial, and limited industrial uses, on an underutilized parcel that is nearby similar and higher-intensity zones. By enabling redevelopment in a location already identified for growth and change, and by aligning the site's zoning with the established mixed-use pattern along the Central Major Transit Corridor, the request supports the policy's direction to channel growth toward corridors than into stable neighborhoods. **The request clearly facilitates Policy 5.6.2.**

11. The request partially facilitates POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities from Comp Plan Chapter 8: Economic Development.

Rezoning from NR-BP to MX-M introduces the possibility of a greater mix of uses, building types, and development intensities than the current zoning allows. MX-M supports uses that can increase variation in building scale and introduce more activity and diversity into an area that is currently dominated by business-park and commercial zoning. This shift has the potential to create a more varied and economically dynamic context along the Central Avenue corridor. The applicant states their intention to develop the subject site into multi-family housing, and does not mention a mix of uses. Because the MX-M zone does not guarantee mixed-use development, pedestrian-oriented design, or distinct placemaking outcomes, the facilitation remains partial rather than clear, dependent on how the site is ultimately designed and developed. **The request partially facilitates Policy 8.1.1 Diverse Places.**

12. 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. 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 (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan as shown in the sections above.

However, since the request would create a spot zone the applicant needs to “clearly facilitate” applicable Goals and Policies in the ABC Comp Plan. To this end, the applicant has demonstrated the request furthers and clearly facilitates some referenced policies, but does not clearly facilitate others as shown in the sections above.

- B. *Overall, the request shows consistency with policies that direct growth to appropriate locations, particularly Policy 5.3.1 (Infill Development), Goal 5.6 (City Development Areas), and Policy 5.6.2 (Areas of Change), because the site is vacant, already served by infrastructure, and located within an Area of Change near a major corridor. It shows moderate consistency with broader goals such as Goal 5.2 (Complete Communities) and Policy 8.1.1 (Diverse Places) by enabling a wider range of housing and commercial options than NR-BP allows, though the outcomes are dependent on how the site is ultimately developed. However, the request does not clearly facilitate policies related to community character, transit orientation, park activation, placemaking, or reduced auto demand, including Policy 4.1.1 (Distinct Communities), Policy 4.3.12 (Park Safety & Activation), Goal 5.1 (Centers & Corridors), Policy 6.1.3 (Auto Demand), and Policy 8.1.1 (Placemaking), because the justification relies on speculative benefits and does not demonstrate how MX-M zoning would directly implement these policy directives.* 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.

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.

- C. 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.

The Subject Site is located wholly within an Area of Change, which satisfies the threshold requirement. The applicant's justification for item (2) ("significant change in neighborhood or community conditions") relies largely on the existence of the 98th & Central Shopping Center, a development that has been present for several years.

The argument under item (3) ("a different zone is more advantageous to the community") is stronger: MX-M does enable residential uses and broader redevelopment options consistent with some Comp Plan goals, particularly for infill and Areas of Change. Still, the applicant overstates these advantages without showing how MX-M will *actually* implement desired land-use patterns, intensities, or connectivity improvements rather than merely allowing them. Overall, **the applicant's response meets Criterion (c) on the basis of item (3)**, but the justification could be more robust, particularly in clarifying why NR-BP is no longer appropriate and how MX-M substantively advances Comp Plan outcomes rather than offering speculative benefits

- D. 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 request **generally meets** Criterion (d). MX-M removes several heavy industrial and auto-oriented uses currently allowed under NR-BP, and introduces a broader set of residential, commercial, and group living uses that could create impacts on adjacent properties, particularly the single-family and mobile home areas to the north, if not carefully designed. Uses such as large group living facilities, medium-to-large retail, or auto-oriented commercial development could increase traffic, noise, and activity levels beyond what currently exists. The IDO's use-specific standards, height transitions, and buffering requirements can mitigate many of these impacts.

The auto repair shop on the southern portion of the property includes light vehicle fueling as a use-specific standard that prohibits "Any building that contains painting or vehicle repair ... within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district." [4-3(D)(19)(d)]. Therefore, if this property is replatted with the proposed zone designation, the new boundary will need to keep the auto repair far enough away to avoid making the auto repair nonconforming.

- E. 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.

There is no indication from reviewing agencies that these systems lack capacity to accommodate the type or scale of development allowed under MX-M. Any future development on the subject site, which is currently vacant, would be required to adhere to all obligations and standards under the IDO, DPM, and/or an Infrastructure Improvements Agreement. There is no reliance on unbudgeted City infrastructure, nor does the request require a Development Agreement to ensure adequate capacity. While detailed infrastructure comments are still pending, nothing in the record suggests capacity constraints that would prevent redevelopment, and the site's infill context makes adequate service highly likely.

Therefore, the applicant's response meets Criterion (e).

- F. 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 the northern portion of the parcel, which is located along Volcano Road, which is not a major street. The applicant acknowledges the subject site as being on Central Avenue.

The request technically meets Criterion (f) because the justification is *not entirely* based on the site's location near Central Avenue; the applicant also cites the desire to enable multi-family housing, the site's designation as an Area of Change, and the need to align zoning with surrounding development patterns. However, the narrative repeatedly leans on the site's proximity to the Central Avenue Major Transit Corridor, references to transit access, and corridor-related redevelopment potential. These points appear multiple times and form a substantial part of the argument for why MX-M is "more advantageous." While the justification does include additional reasons beyond corridor location, it relies heavily on the major-street context to strengthen claims about economic vitality, reduced auto demand, and corridor activation—suggesting a dependence on this factor even if not the *only* one. Thus, the applicant's response **meets the criterion**, but the applicant should

more clearly demonstrate that the rationale stands on its own without relying so heavily on the corridor setting.

- G. 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** based completely on land cost or economic factors. The applicant does not explicitly reference land cost, profit, or financial feasibility as reasons for the rezoning, and it frames the request primarily around land use, infill development, and compatibility with surrounding zoning. However, the justification leans noticeably on economic arguments, such as stimulating redevelopment, supporting nearby businesses, and creating "economic vitality" along the Central corridor. While these points are framed as community benefits rather than private economic motivations, the applicant does not clearly separate public-interest economic outcomes from private development feasibility, which leaves ambiguity about whether economic considerations are playing a larger role than stated. Despite this weakness, the justification still provides enough policy-based reasoning to conclude that the request is **not predominantly based** on land cost or economic gain, and **therefore Criterion (g) is satisfied.**

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

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

The proposed MX-M zoning will create a **spot zone**, as the applicant acknowledges, because it applies a different zone district to a single 6.2-acre portion of a larger property surrounded primarily by NR-BP and NR-C. However, the request can still meet Criterion (h) because it satisfies **item (1)**: the site can reasonably function as a **transition** between residential zoning to the north (R-1B and R-MC) and more intense commercial/industrial zoning along Central Avenue and to the west. MX-M permits moderate-intensity residential and commercial uses that can buffer lower-density neighborhoods from heavier NR-BP and NR-C uses, and this transitional role is supported by the surrounding zoning pattern. The request partially meets Criterion (h) because it shows that the zone change will **partially facilitate certain key Comp Plan**

goals and policies (e.g., infill development and directing growth to an Area of Change) and that MX-M can serve as a functional transitional zone. Still, the argument would be stronger if the justification more clearly explained *how* MX-M will implement Comp Plan goals beyond general statements.¹³ Recognized Neighborhood Associations within 660 feet, the Route 66 West Neighborhood Association and South West Alliance of Neighborhoods (SWAN Coalition), and property owners within 100 feet of the subject site were notified as required.

14. As of this writing, Staff has not received any correspondence in favor or opposition of the proposed Zoning Map Amendment.

Recommendation

APPROVAL of zone map amendment #: ZMA-2025-00016, a request for a rezone from NR-BP to MX-M, for a Portion of Lot 27, Block 9, Original Townsite of the Westland Atrisco Grant, located at 9525 Central Ave. NW, based on the preceding Findings and subject to the following Conditions of Approval.

Rachel Gross

Rachel Gross
Planner

Notice of Decision cc list:

Consensus Planning, CP@consensusplanning.com
Route 66 West NA, Cherise Quezada, cherguezada@yahoo.com
Route 66 West NA, Paul Fava, paulfava@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos, jgallegoswccdg@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Lorenzo Otero, housealbchrome@gmail.com
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

(No comment)

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Parks And Recreation / Urban forestry

Forestry has no comments at this time.

Parks and Recreation / Trails

The Rank 2 Bikeways and Trails Facility Plan proposed map shows future paved side-path along the south side of Volcano Rd NW along the northern edge of the subject site. IDO 14-16-5-6(D) will require development of the trail when the property is developed in the future. The requested zoning map amendment request supports a mix of development that will activate multi-modal transportation along Volcano Rd NW.

OTHER AGENCIES

Albuquerque Public Schools (APS)

APS Comments: Application states that “the applicant’s intention is to allow development of new multi-family residential use.” Future development at this location which would allow multi-family residential use (MX-M) would have impacts on the following schools: Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School.

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.

School Capacity

School	2025-2026 (40th Day) Enrollment	Facility Capacity	Space Available
Painted Sky Elementary School	489	637	148
Jimmy Carter Middle School	434	1,044	610
West Mesa High School	1,447	1,968	521

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

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

- Combination of above strategies

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

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments on the Zone Map Amendment ZMA-2025-00016. This site is within the Amole-Hubbell DMP area and any development on the site must comply with the provisions/restrictions of the DMP

Bernalillo County/Transportation

No adverse comment. No nearby Bernalillo County roads or intersections.

A) PHOTOGRAPHS



View of site from Volcano Road NW looking south



View of site from Volcano Road NW looking east



View of site from 94th St NW looking southwest



View of site from 94th Street NW looking west



Posted Sign - North side



Posted sign - East side

B) HISTORY

85 58116

WARRANTY DEED

76

URANIUM KING CORPORATION, a New Mexico corporation, for consideration paid, grant
to FRANK H. MEGGERS, unmarried,

the following described real estate in Bernalillo County, New Mexico:

A tract of land in the City of Albuquerque, New Mexico, comprising Lot 12 together with an unsubdivided portion of Block 9 of the ORIGINAL TOWNSITE OF WESTLAND, Bernalillo County, New Mexico, as the same are shown and designated on the Plat of said Townsite filed in the office of the County Clerk of Bernalillo County, New Mexico, March 23, 1935, said unsubdivided portion being more particularly described from survey of Douglas E. Whiteman and from Re-survey by ELDER COMPANY in July, 1972, as follows:

Beginning at the Northeast corner marked by a masonry nail set in the concrete base of a chain link fence post, marking the Northeast corner of said Block 9, the point of intersection of the Southerly line of Volcano Road NW with the Westerly line of 94th Street NW;

Running from said beginning-point S. 15° 21' 40" E., along said street line, 331.65 feet to the Southeast corner, which is the Northeast corner of a City of Albuquerque well and reservoir site marked by a 1½ inch iron pipe stake set firmly in the ground;

Thence N. 89° 46' 10" W., along said well site, 421.22 feet to its Northwest corner marked by a ½ inch iron pipe stake found in place;

Thence S. 15° 14' 55" E., along the Westerly line of said well site and its Southward projection 389.68 feet to the North line of a public alley in said Block 9 as established by an original stake found in place at the Southwest corner of this tract;

Thence from said point marked by a 1½ inch iron pipe stake set firmly in the ground, S. 74° 42' W., along said alley line, 295.25 feet to the Southwest corner marked by a ½ inch iron reinforcing rod stake set for a rotted original wood stake found in place;

Thence N. 15° 18' 30" W., 433.41 feet to a point marked by a masonry nail set in the concrete base of a chain link fence post;

Thence S. 74° 42' W., 100.00 feet to a point similarly marked;

Thence N. 15° 18' W., 394.31 feet to the Northwest corner marked by a ½ inch iron reinforcing rod stake found in place for the intersection of said line with the Southerly line of said Volcano Road NW;

Thence East, along said Road line, 830.59 feet to the point of beginning;

Containing 9.1093 Acres, more or less, and subject to easements of record.

with warranty covenants.

WITNESS hand and seal this 25th day of July, 1972.

URANIUM KING CORPORATION

(Seal) Karl F. Meyers, President (Seal)

ATTEST:

Norman Callahan, Secretary (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF ss.

The foregoing instrument was acknowledged before me this day of 19 by (Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal)

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO ss.

The foregoing instrument was acknowledged before me this 25th day of July, 1972,

by Karl F. Meyers, President (Name of Officer)

President of Uranium King Corporation (Title of Officer) (Name of Corporation Acknowledging)

a New Mexico corporation, on behalf of said corporation. (State of Incorporation)

My commission expires: 9-6-73 (Seal)

Notary Public

FOR RECORDER'S USE ONLY





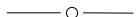
















STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 JUL 13 AM 10:43

76
C. WALLER
& RECORDER

4000986

Legend

	FOUND REBAR WITH CAP "LS 11463"
	UNLESS OTHERWISE INDICATED
	COVERED AREA
	CONCRETE
	CHAINLINK FENCE
	BOLLARD
	UTILITY PEDESTAL
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	LIGHT POLE
	ELECTRIC METER
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	MANHOLE
	MANHOLE
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
	

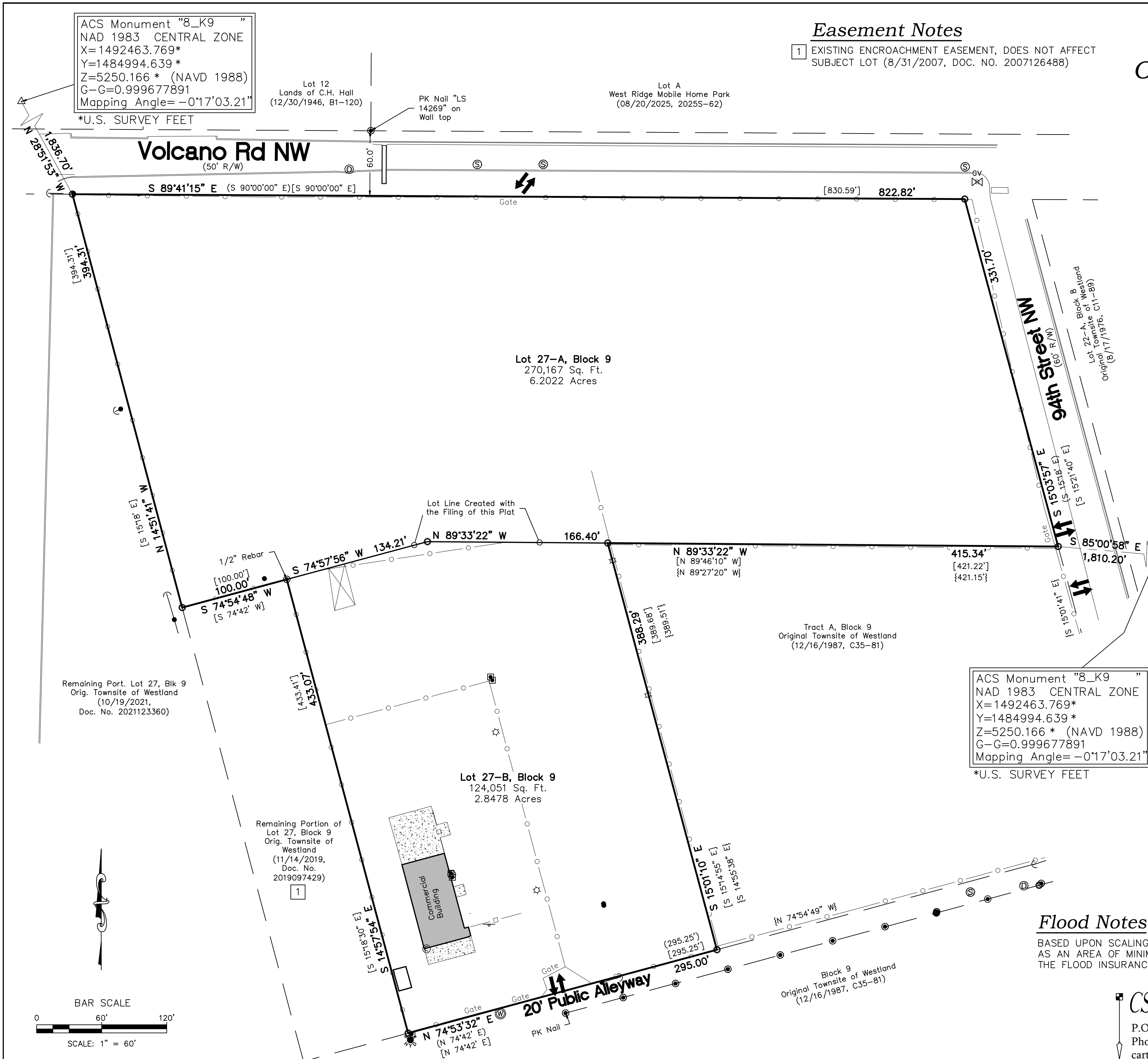
1. SUBDIVIDE AS SHOWN HEREON.

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 1 of 1
250857

1 EXISTING ENCROACHMENT EASEMENT, DOES NOT AFFECT
SUBJECT LOT (8/31/2007, DOC. NO. 2007126488)



ACS Monument "8_K9"
NAD 1983 CENTRAL ZONE
X=1492463.769*
Y=1484994.639 *
Z=5250.166 * (NAVD 1988)
G-G=0.999677891
Mapping Angle=-0°17'03.21"
*U.S. SURVEY FEET

ACS Monument "8_K9"
NAD 1983 CENTRAL ZONE
X=1492463.769*
Y=1484994.639 *
Z=5250.166 * (NAVD 1988)
G-G=0.999677891
Mapping Angle=-0°17'03.21
*U.S. SURVEY FEET

C) APPLICATION INFORMATION



December 1, 2025

Mr. Daniel Aragon, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Request for a Zone Map Amendment

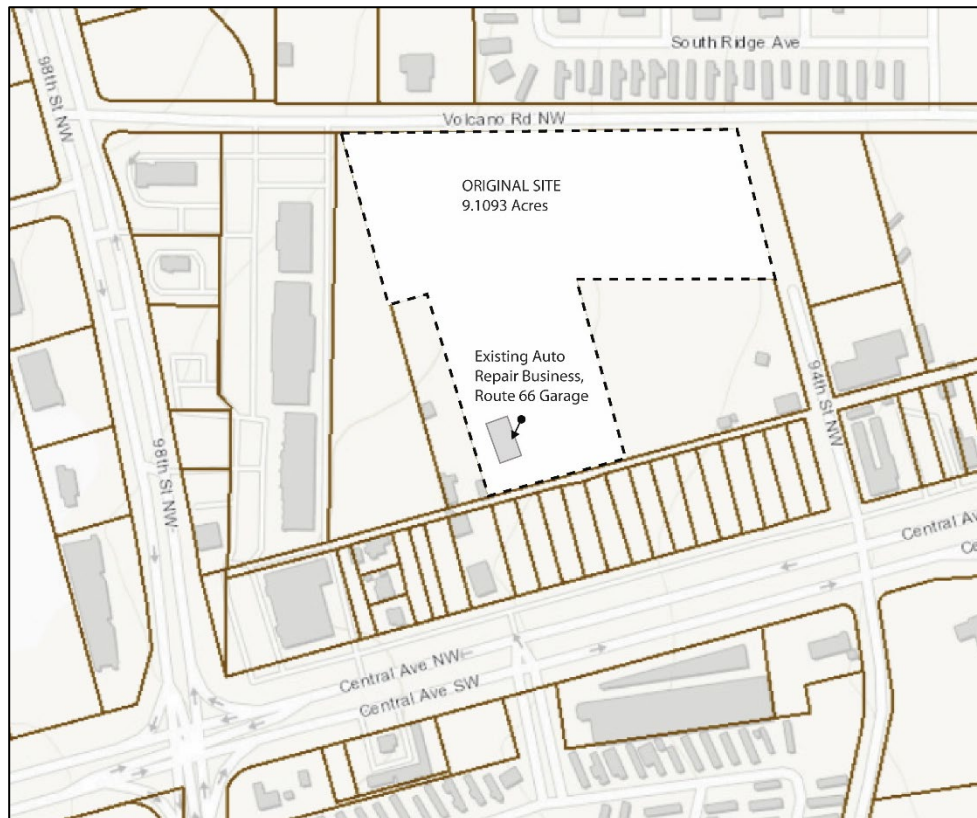
Dear Mr. Chairman,

On behalf of the owner, 2521-9525 Central Property, LLC, and the Applicant, Tirol Housing, the purpose of this letter is to request a Zone Map Amendment for the property located at the intersection of 94th Street and Volcano Road. The subject property is legally described as 6.2 acres, *a Portion of Lot 27, Block 9, Original Townsite of Westland Atrisco Grant, containing 9.1093 acres*. The Applicant is requesting a zone change from Non-Residential Business Park (NR-BP) to Mixed-Use Moderate (MX-M) to align with the nearby properties to the south along Central Avenue, while creating a transition between the northern residential areas and the non-residential area to the south and west to provide compatibility with the surrounding zoning.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com



PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

Figure 1 – Context Map (Subject Site in dashed Black)

BACKGROUND & HISTORY

The site, located east of 98th Street and south of Volcano Road, is currently vacant and underutilized. The subject site, Lot 27, Block 9, is a 6.2-acre portion of a 9.1093-acre tract with an existing auto repair business (see Figure 1). Additionally, the subject property on the City of Albuquerque GIS Advanced Map Viewer is displayed incorrectly. The Map Viewer shows an erroneous east-west gap across the property, which the surveyor has verified, per the warranty deed, does not exist.

The parcel is proposed to be divided into two lots. The northern lot, containing 6.2 acres, will be sold to the Applicant, Tirol Housing and is the subject of this request. The 2.9-acre parcel will remain under existing ownership and be retained for the Route 66 Garage auto repair business. The existing business will utilize Central Avenue and the alley along 94th Street for access. The Project Site underwent a Sketch Plat review, PR-2025-020117, which was completed on October 1, 2025, to determine the new boundary (see Figure 2). The project will require a Zone Map Amendment prior to Final Plat.

The property is in an Area of Change, as designated by the ABC Comprehensive Plan. The site is near Central Avenue, designated as an Urban Principal Arterial and classified as a major Transit Corridor Area.

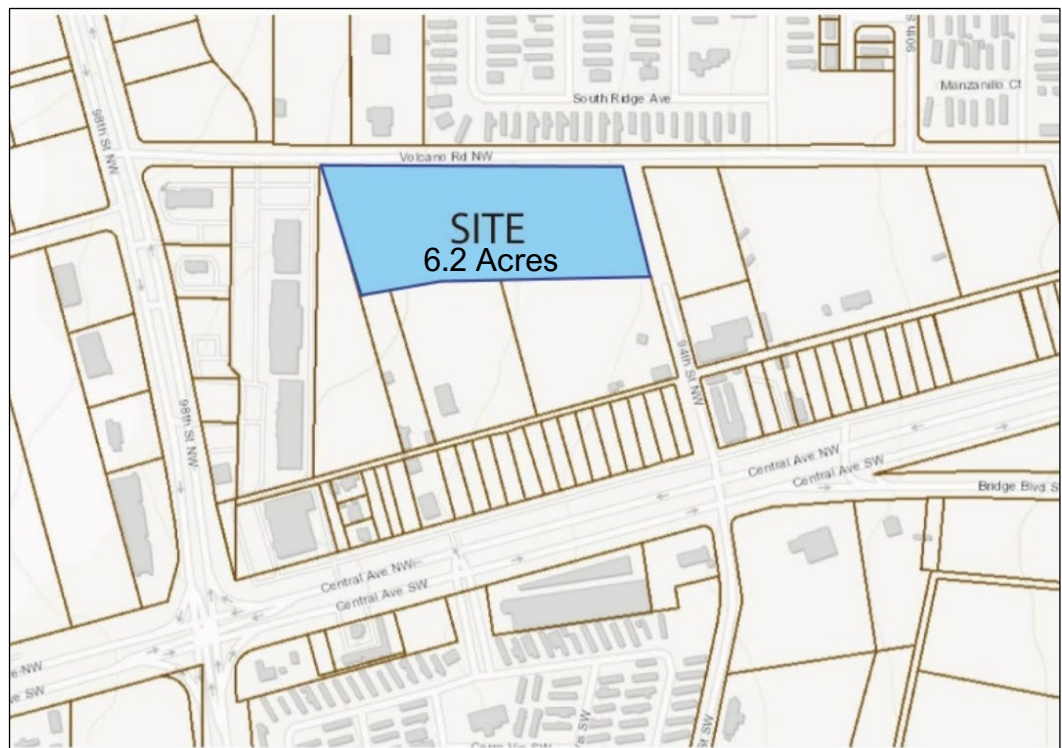


Figure 2 – Proposed subdivision of Property (Subject Site in blue)

THE REQUEST

The Applicant is requesting a zone change from Non-Residential Business Park (NR-BP) to Mixed-Use Moderate (MX-M) for the northern 6.2-acre portion to align with the nearby properties to the south, while creating a transition between the northern residential areas and the non-residential area to the west to provide compatibility with the surrounding zoning.

The Zone Map Amendment from NR-BP to MX-M will create a smooth transition zone from the residential uses to the north and south (south of Central Avenue) to the more intense commercial uses allowed in the NR-BP and NR-C zones. The MX-M allows for a variety of uses ranging from multi-family residential to limited commercial and office uses. The Zone Map Amendment request provides a combination of consistent zoning districts to the surrounding area and will allow the development of needed workforce housing and limited, pedestrian-oriented commercial uses.

SURROUNDING ZONING AND LAND USE

The property is zoned Non-Residential Business Park (NR-BP). Again, there is an error with the City of Albuquerque GIS Advanced Map Viewer. The zoning of the parcel to the north is incorrectly displayed. The adjacent property, to the north, was recently changed from R1-B to Non-Residential Commercial (NR-C). To the west is zoned Non-Residential Commercial (NR-C) and Non-Residential Business Park (NR-BP), and to the South is zoned Mixed-Use Moderate (MX-M).

TABLE 1: ADJACENT ZONING and LAND USE

Direction	Zoning	Land Use
North	R-MC, R-1B	Single-Family, Mobile Home
South	MX-M, NR-BP	Auto Repair, Utility, Vacant
East	MX-M, NR-BP	Industrial, Motel
West	NR-C	Business Park

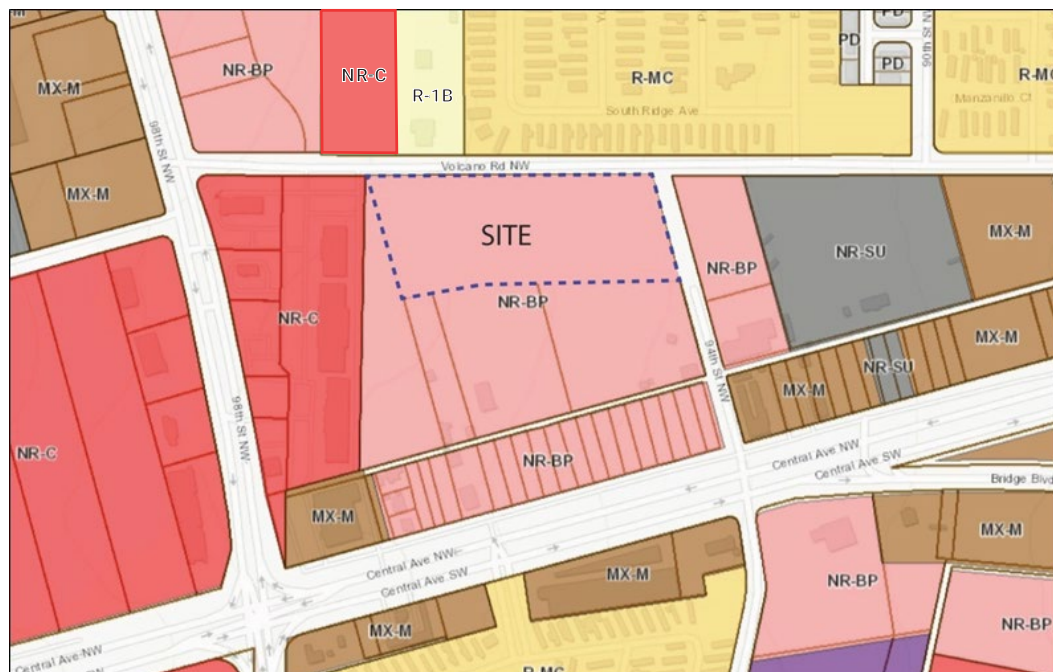


Figure 3 – IDO Zoning (Subject Site in dashed Blue)

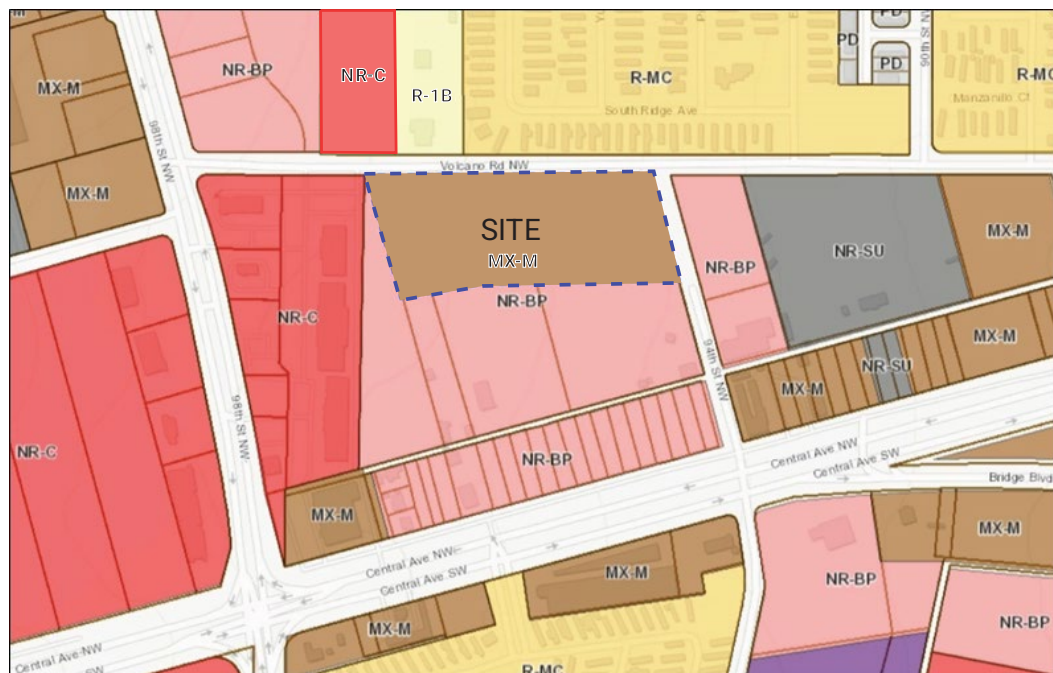


Figure 4 – Proposed Zoning (Subject Site in dashed Blue)

ZONE MAP AMENDMENT – JUSTIFICATION AND POLICY ANALYSIS

6-7(G)(3) An application for a Zone 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.

Applicant Response: *The subject site's proposed zone change is consistent with the health, safety, and general welfare of the City and clearly facilitates the implementation 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 or generally consistent with the health, safety, and general welfare of the City as shown by the applicant's policy-based response that demonstrates the request furthers (and not in conflict with) a preponderance of applicable Goals and Policies and does not present any significant conflicts with the Comprehensive Plan, as amended.*

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

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

Applicant Response: *The proposed zone change is intended to allow residential housing on vacant land. The applicants proven examples of developing high-quality housing is generally consistent with the community's distinct character. The distinct character of this neighborhood is made up of affordable housing units, workforce housing, and small businesses. The proposed zone change will broaden the range of permitted uses in the area; the applicant's intention is to allow development of a new multi-family residential use. New housing options will allow people to live near the existing jobs in the area.*

Policy 4.3.12 Southwest Mesa CPA: Encourage safety in parks through park activation, events, and activities

- a) *Encourage safety in parks by expanding needle pick-up, adding bathrooms, and/or sanitation stations.*
- b) *Support programming, community events, and other desired activities*



Applicant Response: *The proposed zone change is intended to allow multi-family residential that could activate or add more ‘eyes’ to the nearby Avalon Park, ultimately increasing safety. The additional population from the zone change could support community events, assist with sales of nearby Nuevo Atrisco food trucks, and support other desired activities.*

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

Applicant Response: *The request will contribute to the long-term vitality of the Central Avenue Major Transit Corridor, which prioritizes transit above other modes to ensure a convenient and efficient transit system. Additionally, the project site is just beyond ¼ mile of the Premium Transit Station Area. Expanded development opportunities that include medium- to high-density residential uses will boost ridership and better support high-frequency, local transit (e.g., Rapid Ride, local, and commuter buses), thereby better connecting the community to nearby amenities and Centers.*

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

Applicant Response: *If approved, the request fosters a community where residents can live, work, learn, shop, and play because the zone change would allow for an expanded diversity of allowable uses including multi-family residential development. Additionally, the subject sites are within easy reach of a variety of public amenities including the City’s bikeway and multi-use trail system along 98th Street, Central & Unser Public Library, and Legacy Church.*

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.

Applicant Response: *The request will promote an efficient development pattern by facilitating infill and reuse of undeveloped or underdeveloped properties near existing infrastructure and public facilities. The possibility for denser housing and new job opportunities through infill development will further promote the use of adjacent public facilities and the efficient use of land to support the public good, such as Central & Unser Public Library and Legacy Church.*

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

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

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 subject sites are located wholly within an Area of Change. The request would direct growth to this area, where redevelopment is encouraged and adjacent to parcels with similar zoning and uses. Allowing the MX-M zone will allow for a diversification in redevelopment that would include medium to high-density residential uses and expanded commercial and industrial services that are not allowed under the NR-BP zoning, which align with the area's existing mixed-use development pattern.*

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.

Applicant Response: *The request directs growth and more intense development to 98th and Central, an Area of Change, by expanding development possibilities. The proposed zoning allows for additional residential, commercial, and industrial uses, that can help activate undeveloped property and contribute to the vitality of the Central Avenue Major Transit Corridor. This, in turn, aligns with the City's goal to direct growth to areas where it is expected and desired.*

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

Applicant Response: *The MX-M zone district allows a wider variety of permissive uses than NR-BP. The increased population in close proximity to the Central Avenue Major Transit Corridor and the proposed expanded Premium Transit Station Area at 98th Street will aid the Infill development with transit amenities which could reduce the need for personal vehicle travel, creating a more vibrant, and active community.*

Policy 8.1.1 Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: *The request could contribute to placemaking by enabling the redevelopment and diversification of a changing area. Allowing MX-M zoning in a traditionally NR-BP zoned area would create opportunities for a range of housing types that could attract residents with diverse backgrounds and economic needs. This request could help create a more diverse and livable community that supports long-term growth and investment by permitting high density housing that will provide customers for nearby businesses and talent will stay and thrive. The*

continuation and growth of Employers and jobs at the intersection of 98th and Central Avenue will stay and thrive will more opportunities for workforce housing.

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

Applicant Response: *The request could foster a wider range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities along established major transit corridors. The proposed MX-M zoning within a predominantly non-residential area would allow for a greater mix of uses, including medium and higher density residential uses, that could create a more diverse neighborhood and add variety of mass and scale. The possibility of diversification of the area's use could further encourage economic development by attracting new investment. Future development would require adherence to design standards to ensure appropriate transitions and compatibility with the surrounding building scale and context.*

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

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
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 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 subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate clearly facilitates it meets any of the following criteria:

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

Applicant's Response: *The applicant stated that the request to downzone the subject sites from NR-BP to MX-M is more advantageous to the community in response to criterion 6-7(G)(3)(c)2 and 3: A different zone district would be more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity. Allowing for more development options could have a catalytic impact on the area and encourage redevelopment and infill in adjacent properties. Additionally, the MX-M zone would allow multi-family residential use, which is not allowed in either the NR-BP zoning districts. Also, the applicant's policy-based analysis demonstrates that the request would clearly facilitate applicable Comprehensive Plan goals and policies and would be more advantageous to the community than the current zoning. There has been a significant change in neighborhood with the development of the 98th and Central Shopping Center, affecting the site that justifies this request. By allowing a wider variety of moderate-intensity retail, commercial, institutional and a diversity of moderate-density residential uses, the zone change could spur growth and economic vitality.*

6-7(G)(3)(d) The requested zoning does not include permissive uses that will be harmful to adjacent property, the neighborhood, or the community unless the Use-specific Standards in Section 16-16-0 are associated with that use will adequately mitigate those harmful impacts.

Applicant Response: *The requested zoning generally does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. All future development within the MX-M zone district would be subject to applicable IDO and DPM standards that protect and preserve the neighborhood's identity by mitigating the impacts of potentially incompatible uses (see IDO Table 4-2-1: Allowable Uses). Differences in use between the existing and proposed zones are highlighted.*

Table 2: Permissive Use Comparison: NR-BP vs. MX-M		
Land Use	NR-BP	MX-M
RESIDENTIAL USES – Household Living		
Dwelling, townhouse		P
Dwelling, live-work	CA	P
Dwelling, multi-family	CV	P
RESIDENTIAL USES – Group Living		
Assisted living facility or nursing home		P

Table 2: Permissive Use Comparison: NR-BP vs. MX-M		
Community residential facility, small		P
Community residential facility, large		P
Dormitory		P
Group home, small		P
Group home, medium		P
Group home, large		C
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	C	C
Elementary or middle school	P	P
High school	P	P
Hospital	P	P
Parks and open space	P	P
Religious institution	P	P
University or college	P	P
COMMERCIAL USES		
Community garden	P	P
General agriculture	C	
Kennel	P	C
Nursery	P	A
Adult entertainment	P	
Residential community amenities, indoor		P
Campground or RV park	P	C
Heavy vehicle and equipment sales, rental, fueling, and repair	C	
Outdoor vehicle storage	C	
Blood services facility	C	C
Construction contractor facility & yard	P	
Mortuary	P	P
Self-storage	P	C
Amphitheater	C	
Residential community amenity, outdoor		P
Other outdoor entertainment	P	A
Adult retail	P	
Building and home improvement materials store	P	C
Cannabis retail	P	P
General retail, medium	C	P
General retail, large	P	C
Freight terminal or dispatch center	C	
Helipad	P	CA
Park and ride lot	P	P
Railroad yard	C	
INDUSTRIAL USES		
Light manufacturing	P	
Geothermal energy generation	P	A
Salvage yard	C	
Above-ground storage of fuels or feed		
Outdoor storage	A	C
Warehousing	P	C
Wholesaling and distribution center	P	C

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

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

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant's Response: *Given the current uses and existing infrastructure, this zone map amendment request meets Criteria 1. The City's existing infrastructure and public improvements have adequate capacity to serve any proposed development enabled by the zone change. The subject property has access to public utilities, including water, sewer, and electric services. Central Avenue has transit services and a well-connected road network. Any new or upgraded infrastructure needed to serve the development will be done at the developer's expense.*

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

Applicant's Response: *The Zoning Map Amendment is not completely based on the property's location on a major street. However, the zone change could help bolster the economic development by adding more permissive land uses near Unser Boulevard and locally on Central Avenue and 98th Street.*

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

Applicant's Response: *While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request is an attempt to reinvigorate the area by allowing a wider range of land uses than is currently permitted under the NR-BP.*

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

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

Applicant's Response: *The analysis of spot zones in the city is based on several factors identified in the review and decision criteria, including assessments of*



PLANNING

CONSENSUS

surrounding zone districts, land uses, and applicable IDO definitions. A zone change of approximately 6.2 acres to MX-M will create a "spot zone"; however, MX-M would be consistent with existing MX-M-zoned properties along Central Avenue, between Unser Boulevard and 98th.

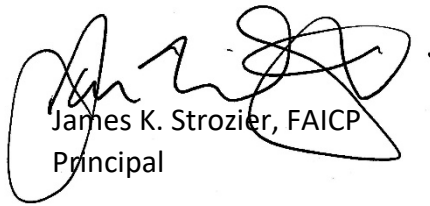
The request meets item (1, the subject property is different from the surrounding land clearly facilitates it can function as a transition between adjacent zone districts). The zone change to the MX-M zone district allows both residential and commercial, which can act like a buffer or transition area between the surrounding residential Mobile Home Districts and the commercial uses along Central Avenue and 98th Street.

The request clearly facilitates implementation of the Comprehensive Plan's goals and policies and is consistent with its intent, as shown in the response to Criterion A.

CONCLUSION

Based on the information provided in this letter, we request the approval for a Zone Map Amendment from NR-BP to MX-M, legally described as *Portion of Lot 27, Block 9, of Original Townsite of Westland Atrisco Grant, containing 6.2 acres*. The MX-M zoning will ensure that zoning and land uses are consistent with the surrounding areas.

Sincerely,



James K. Strozier, FAICP
Principal



October 14, 2025

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

Re: Property Owner Letter of Authorization

To Whom It May Concern,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to authorize Consensus Planning, Inc. to act as (agent) for Tirol Housing, LLC (applicant) representing 9521-9525 Central Property LLC (owner) for all meetings, applications, public hearings, and other formal representation associated with the review and approval of the applications related to development entitlements for Lot 27, Block 9 located at the northeast corner of 98th Street and Volcano Road. This authorization includes subdivision plats, site plan administrative – EPC, archeological certificate of no effect, and any required permits, variances, and/or waivers in support of the proposed project,

Sincerely,

Signature – 9521-9525 Central Property LLC

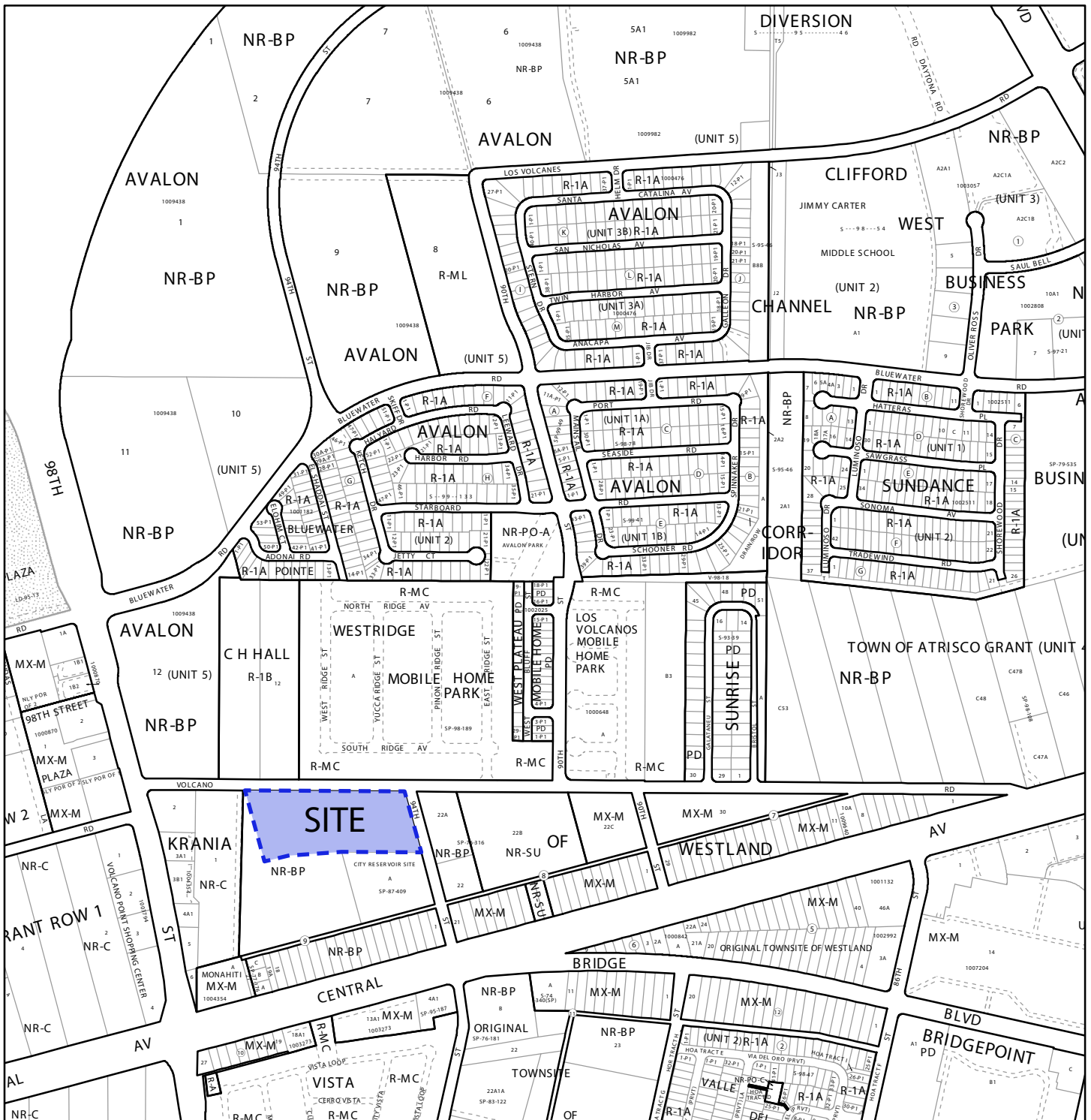
AL-KARIM KASSAM Agent/mgt
Printed Name/Title

PRINCIPALS

James K. Strozier, FAICP

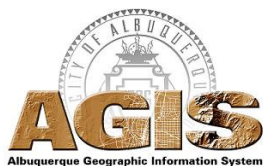
ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

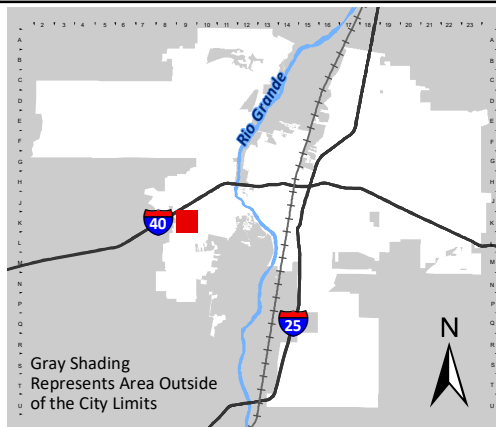


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
K-09-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

D) STAFF INFORMATION

November 14, 2025

TO: Michael Wright, Consensus Planning
Jim Strozier, Consensus Planning

FROM: Rachel Gross, Staff Planner
City of Albuquerque Planning Department

TEL: (505) 924-3879

RE: Project # ZMA-2025-00016— 9525 Central Avenue NW

I have completed a preliminary review of the proposed Zone Map Amendment (Zone Change). I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements moving forward. Please provide the following:

⇒ Revised Justification letter (electronic) by:

10 AM on Monday, December 1, 2025

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

1) Introduction:

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what we have for the legal description/what will be posted for the legal ad:
 - A Portion of lot 27, Block 9, Original Townsite of the Westland Atrisco Grant, located at 9525 Central Ave. NW, at the SE Corner of 94th St. and Volcano Rd. Containing approximately 9.5 acres.
 - Please confirm the legal description is correct.
- C. It is my understanding that this is a request for: a Zoning Map Amendment - EPC (ZMA; zone change) from NR-BP to MX-M for northern 6.2-acre portion of the lot legally described in section B to allow for dwelling, multi-family as a permissive use in the Integrative Development Ordinance (IDO).
 - i. Pursuant to IDO §14-16-6-7(G)(2)(f) If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary **before a zoning certificate will be issued**.
 - ii. The northern MX-M/NR-BP zone boundary line that is created with this request will be required to coincide with the legal lot line that is created separating the lot into two parcels. A finding will be included in the staff report that reflects this requirement.
- D. Pursuant to IDO §14-16-6-7(G)(1)(b) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 1 year after the date of final action

by the City denying or approving a prior application to amend the Official Zoning Map with the same requested change.

- E. Message from Robert Webb: Discuss specifics with Shahab Biazar to confirm for certain, exactly what works and/or what will be needed. You can probably do this by email, zoom, or in-person. Note that both Jay and Shahab are out of the office for the week of Thanksgiving.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is on **December 18, 2025**. Final staff reports will be available one week prior, on **December 11, 2025**.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed **after December 3, 2025**. I will email you a copy of the comments and forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a Zone Change are explained in Section 14-16-6-4(J), Public Notice (IDO, p. 422). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

- A. It appears that the applicant has provided notice of the application to all adjacent property owners via certified mail and email to neighborhood representatives as required by the IDO. Have you received any comments or requests?
- B. The notification to property owners appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- C. **The sign will need to be posted from December 3, 2025 to January 5, 2025 due to the Holiday.**
- D. The sign posting agreement that was submitted with the application is outdated, please sign and return this sign posting agreement: [SIGN POSTING AGREEMENT](#)
- E. Please submit photos of the posted signs on or before **December 3rd**
- F. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.

4) Justification Letter:

I have some revisions to the responses in the review and decision criteria portion.

- A. Include the rezone request in the first introductory paragraph for clarity.

- B. The letter does not address the justification for a “spot zone”
- C. Mischaracterizes the sketch plat, PR-2025-020117. Since the lot has not been re-platted, the rezone would create a floating zone line.
- D. Unclear about property lines. Will need vested deed and proof of mistake from surveyor.
- E. “Applicable Citations” lists numerous goals and policies, not all listed are addressed in the letter. Either address each goal and policy listed or remove the list for clarity.

5. Criterion A Goals and Policies:

- The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how your request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.
 - Be as detailed as possible in these responses. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - Answering the questions in the customary way
 - Using conclusory statements such as “because ____”
 - Re-phrasing the requirement in the response
 - Choosing an option when needed to respond to a specific requirement
 - Please make sure the goals and policies used in your justification letter are centered around this request (a Zoning Map Amendment). Zoning Map Amendment deals with land use and all permissive land uses permitted in that particular zone.
- A. Policy 4.1.1 Distinct Communities; unclear response, explain ‘quality’ and ‘character’
 - B. Goal 5.6 City Development Areas: What are the expanded commercial and industrial services?
 - C. Policy 5.6.2 Area of Change: Good.
 - D. Goal 6.1 is not relevant.
 - E. Policy 6.1.2 Transit-oriented Development: will there be a walkway that connects the site to the transit stop? This cannot be answered in a zone change application.
 - F. Policy 6.1.3 Auto Demand: not a strong argument, and increase in residents will increase cars on the road, even if less significantly because of the close transit stop.
 - G. Policy 9.1.1 Placemaking and Diverse Places: not a strong argument.
 - H. Review Policy 4.3.12 Southwest Mesa CPA, would be good to include.
 - I. A lot of talk about transit, and there is a transit stop nearby, but this application does not clearly facilitate strengthening of transit networks. Additionally, some mention of multi-modal transit, but not discussion of how that fits into the request.

Zone Change – 6-7(G)(3) Review and Decision Criteria

1. In your responses to some criteria, you included Goals and Policies that may be relevant to the criteria you are responding to. In this section, you will only provide a response to the criteria,

move all relevant Goals and Policies to the Goal & Policy section, please do not include them under the criteria responses.

6-7(G)(3)(a): Because this is a spot zone, the project needs to “clearly facilitate implementation of the ABC Comp Plan” (See 6-7(G)(3)(h)) not just be shown “furthering a preponderance”

6-7(G)(3)(b): No notes.

6-7(G)(3)(c): Your wording of this regulation is incorrect. Additionally, the applicant’s policy-based analysis needs to demonstrate that the request would “clearly facilitate”.

6-7(G)(3)(d): No Notes.

6-7(G)(3)(e): *Waiting for agency comments.*

6-7(G)(3)(f): How is the area economically struggling?

6-7(G)(3)(g): Previously stated that this request is to allow multi-family housing development. Expand or explain your answer more.

6-7(G)(3)(h): The response doesn’t address the question in criteria H, although you mention that the request does create a spot zone, please make sure to respond directly to the requirements. The justification for a spot zone is a three-part test:

1. Include a statement that shows that this request will create a spot zone (which you have done),
2. and explain which item 1-3 the request meets,
3. explain how the request clearly facilitates the Comp Plan.

E) PUBLIC NOTICE

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

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

Date of Notice*: 11/6/25

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

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

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

1. Subject Property Address* 9525 CENTRAL AVENUE
Location Description VOLCANO ROAD & 94TH STREET
2. Property Owner* 9521-9525 CENTRAL PROPERTY LLC
3. Agent/Applicant [if applicable] CONSENSUS PLANNING
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
☒ Zoning Map Amendment EPC (EPC or Council)
☐ Other: _____

Summary of project/request²*:

Requesting a zone map amendment from NR-BP to MX-M

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

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: December 18, 2025

Location*³: <https://cabq.zoom.us/j/5464729575>

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

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

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Tirol Housing

Email: cp@consensusplanning.com and wright@consensusplanning.com

Phone: 5057649801

Online website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ K-09-Z
2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

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

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.2
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] CENTRAL AVENUE MAJOR TRANSIT CORRIDOR
5. 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 up to 15 calendar days before the public hearing date. Contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

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

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

Language Access Notice:

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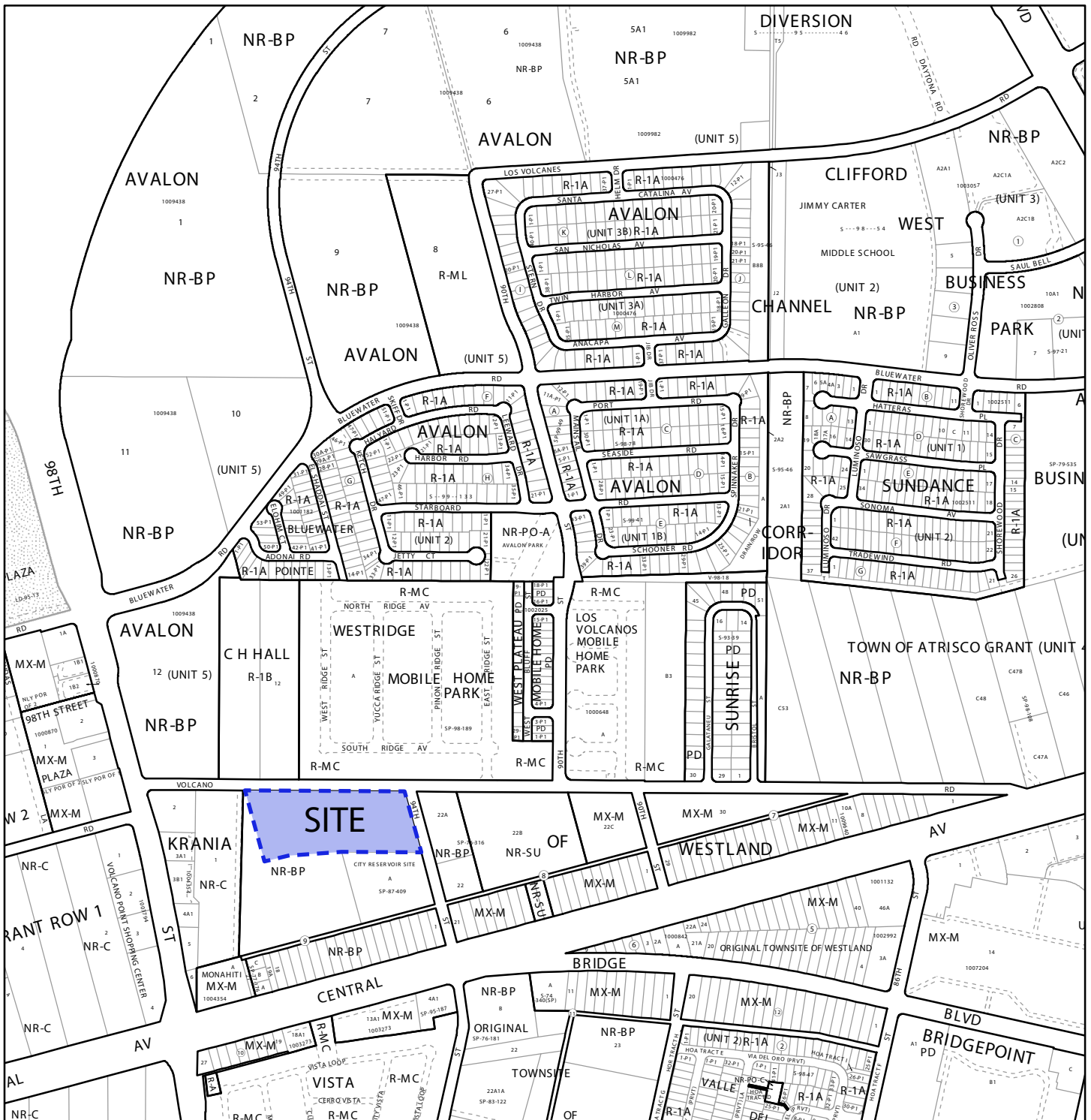
Notificación de Acceso Lingüístico.

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。

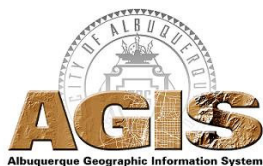
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

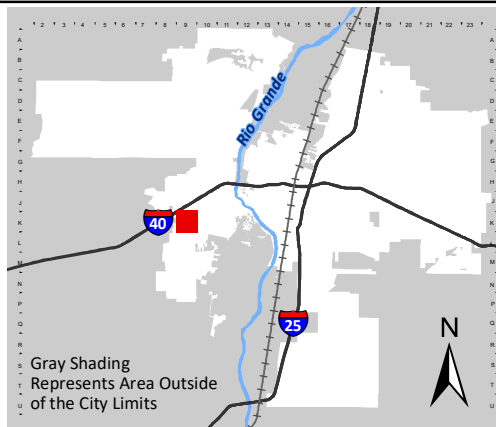


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IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
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K-09-Z

- Easement
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 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



Flores, Suzanna A. <Suzannaflores@cabq.gov>

To Michael Wright



Reply



Reply All



Forward



Tue 11/4/2025 12:11 PM

You replied to this message on 11/4/2025 12:13 PM.

**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	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5053853202	
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	6301 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251

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

Please note the following:

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

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie

Relayed: 9525 CENTRAL AVE NW

○ Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Sent Thu 11/6/2025 8:42 AM

To ● Michael Wright

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

cherezada@yahoo.com (cherezada@yahoo.com)

Subject: 9525 CENTRAL AVE NW

Relayed: 9525 CENTRAL AVE NW

○ Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Sent Thu 11/6/2025 8:42 AM

To  Michael Wright

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

paulfava@gmail.com (paulfava@gmail.com)

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

housealbchrome@gmail.com (housealbchrome@gmail.com)

Subject: 9525 CENTRAL AVE NW

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

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

Date of Notice*: 11/6/25

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Summary of project/request²*:

Requesting a zone map amendment from NR-BP to MX-M

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This application will be first reviewed and recommended by:

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☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: December 18, 2025

Location*³: <https://cabq.zoom.us/j/5464729575>

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

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

³ Physical address or Zoom link

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

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

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Preferred project contact name: Tirol Housing

Email: cp@consensusplanning.com and wright@consensusplanning.com

Phone: 5057649801

Online website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ K-09-Z
2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

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

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1. Area of Property [typically in acres] 6.2
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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.

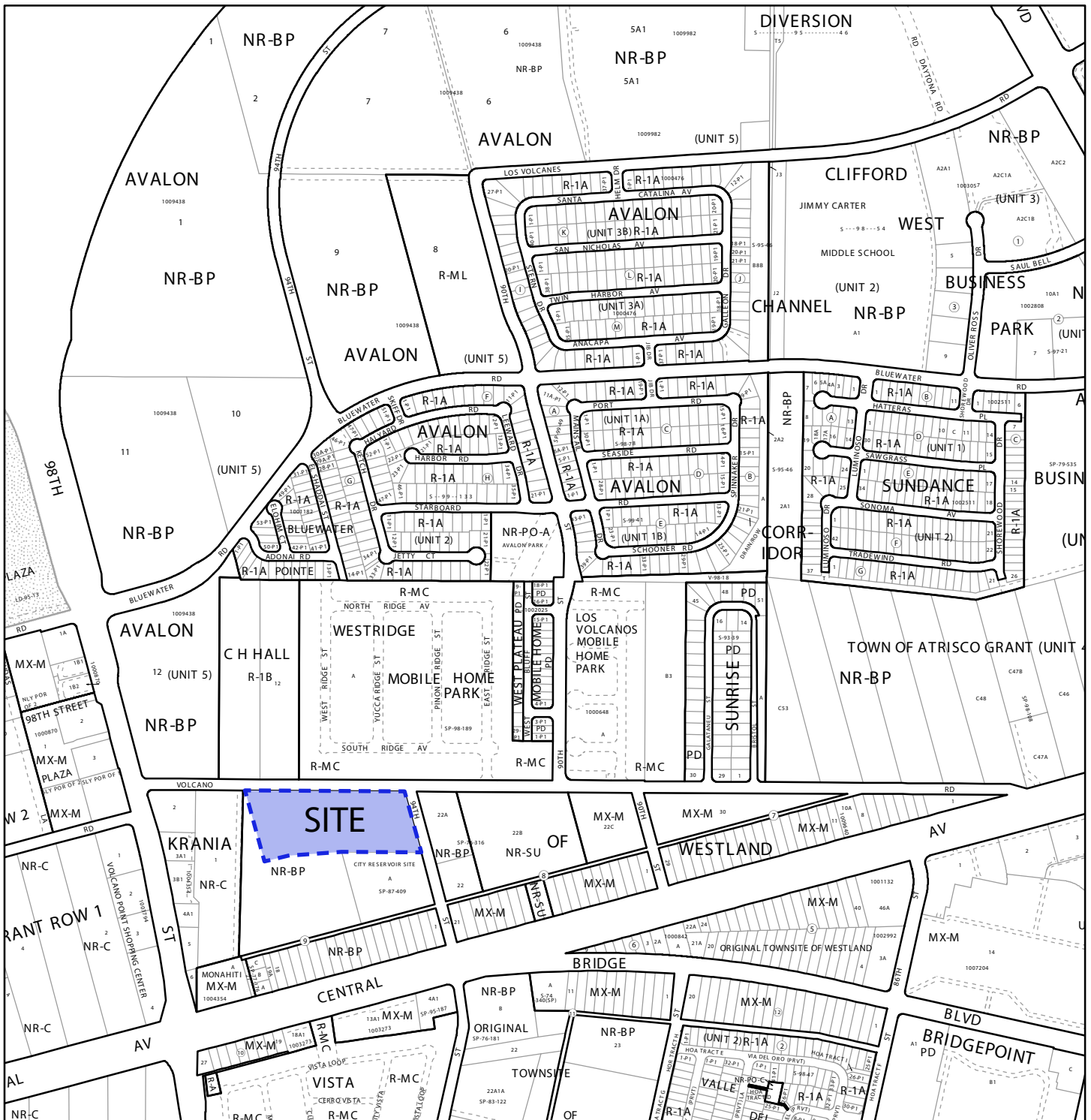
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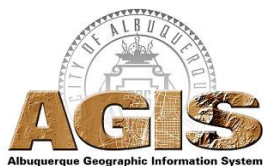
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

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

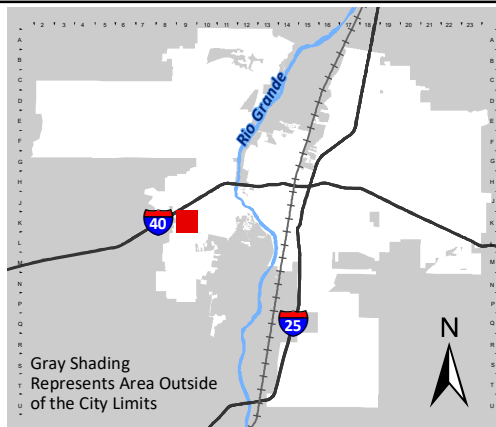


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 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



11/6/2025

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

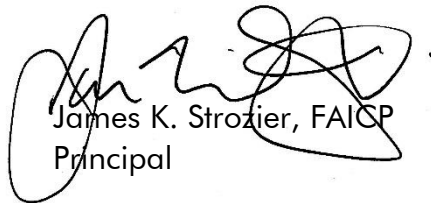
Dear Property Owner,

The purpose of this email is to inform you about our request for a Zone Map Amendment on behalf of Tirol Housing. The request is to change the zoning at Volcano Road and 94th Street from Non-Residential Business Park (NR-BP) to Mixed-Use Moderate intensity (MX-M). The application will be heard on December 18, 2025, starting at 8:40 a.m. **via Zoom.**

You can access the zoom link and agendas on the EPC website:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The required notice forms and information regarding the public hearing are included in this mail. If you have any questions regarding this item, please do not hesitate to contact Jim Strozier at cp@consensusplanning.com or phone at (505) 764-9801.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

9712

9707

9703

9401

9201

Volcano Rd NW

Volca

94th St NW

9401

Central Ave NW

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9521-9525 CENTRAL PROPERTY LLC
11750 HOLLY AVE NE
ALBUQUERQUE NM 87122-1582
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LLC
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SANTA FE NM 87504-1524
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US WEST COMMUNICATIONS INC
6300 S SYRACUSE WAY
ENGLEWOOD CO 80111-6720
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KRANIA LLC
5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3113
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BENAVIDEZ BENJAMIN JR & BENAVIDEZ
BENJAMIN CHARLES III & BENAVIDEZ GINA D
9701 VOLCANO RD NW
ALBUQUERQUE NM 87121-7618
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FILE VOLCANO DEVELOPMENT LLC
109 INDUSTRIAL AVE NE
ALBUQUERQUE NM 87107-2228
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JAMESON PAULINE K & CONTY FRANK A
12228 KEY WEST DR NE
ALBUQUERQUE NM 87111-2735
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JAJUEZ TRINIDAD LORENA
927 SUNWEST DR SW
ALBUQUERQUE NM 87121-9428
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98 & CENTRAL PARTNERS LLC
131 MADISON ST NE SUITE 200
ALBUQUERQUE NM 87106-1238
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ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293
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ESCAMILLA PAULA & LOPEZ HECTOR M
1419 EL FEGO BACA DR SW
ALBUQUERQUE NM 87121-8236
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WEST RIDGE NM LLC
51 W CENTER ST SUITE 600
OREM UT 84057-4605
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9521-9525 CENTRAL PROPERTY LLC
11750 HOLLY AVE NE
ALBUQUERQUE NM 87122-1580
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME
- Signs must be posted from 12/3/2025 To 1/1/2026
5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

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

Consensus Planning11/6/2025

(Applicant or Agent)(Date)

I issued signs for this application,

(Date)(Staff Member)

PROJECT NUMBER: