

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTICE OF DECISION

December 18, 2025

Coreslab Structures, Inc
c/o Dekker
7601 Jefferson St NE Ste 100
Albuquerque, NM 87109

Project #: PR-2024-010187

Plan # [VA-2025-00167](#) - Variance – EPC

Plan # [SP-2025-00092](#) - Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Dekker, Ltd., agent for Coreslab Structures (Albuquerque) Inc., requests a Variance – EPC and associated Site Plan-EPC Major Amendment for all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2nd St SW, between Avenida Cesar Chavez and Woodward Rd SW, approximately 23 acres.

(M-14)

Staff Planner: Catherine Heyne

On December 18, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010187, Plan #s VA-2025-00167, Variance – EPC and SP-2025-00092, Site Plan – EPC, Major Amendment, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – VA-2025-00167, Variance – EPC

1. This is part one of a two-part request for an approximately 23-acre site located at 2800 2nd Street SW (the “subject site”) between Avenida Cesar Chavez and Woodward Rd. SW.
2. The subject site includes all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86 and is zoned NR-GM (Non-Residential – General Manufacturing).
3. The subject site is located in an Area of Change as designated by the Comprehensive Plan and within 1) 330 ft of Major Public Open Space, 2) a Railroad and Spur Small Area, 3) a Valley Drainage Area, and 4) the Albuquerque International Sunport Airport Protection Overlay Zone. The subject site is not adjacent to any corridor or center.
4. The subject site is located in the Central ABQ Community Planning Area (CPA), an area between I-25, the Rio Grande, I-40 and the city’s southern boundary with Bernalillo County.

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Project # PR-2024-010187

Plan #: VA-2025-00167 and SP-2025-00092

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5. This request is for a Variance-EPC to remove the color requirement of IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) for sites within 330 feet of Major Public Open Space, which limits exterior surface color to colors blending “with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens”. The request is to leave the proposed galvanized steel mechanical equipment and associated steel platforms as an unpainted “matte gray” color resulting from the natural weathering of a zinc coated galvanized steel surface in the case of the concrete mixers and platform. The control room is to remain the manufacturer’s gray with darker gray trim.
6. The Variance-EPC request is followed a second request, which is for a Major Amendment to the controlling Site Plan - EPC. The Major Amendment will incorporate the Variance language into the controlling Site Plan for the subject site.
7. History
 - A. The subject site is on the plat that was recorded on June 7, 1989 (SP-89156). Prior to the effective date of the Integrated Development Ordinance (IDO) in 2018, zoning at the subject site was M-2 Heavy Manufacturing Zone, which provided “suitable sites for nearly all industrial uses.”
 - B. The existing facility produces concrete building products. This heavy manufacturing use is considered nonconforming, because it was allowed when the use began, even though the IDO no longer allows heavy manufacturing within 330 feet of Major Public Open Space [IDO §14-16-[4-3\(E\)\(5\)\(e\)](#)]. The use is allowed to remain subject to limits on expansion [IDO §14-16-[6-8\(C\)](#)].
 - C. In 2024, the EPC approved a Site Plan (PR-2024-010187, SI-2024-00467) for the subject site to document existing site conditions and upgrade essential mechanical equipment. As part of this decision, EPC approved the proposed equipment to be painted a ‘pale roundel blue’ (RGB 152, 182, 210) in lieu of the recommended IDO colors yellow ochres, browns, dull reds, and grey greens (see NOD Finding 11.B.and Condition 6). However, due to manufacturing restrictions, this Condition cannot be met.
 - D. In 2025, the replacement mixer equipment was built, inspected, and permitted under BP-2024-34974. During inspection, color was found to be out of compliance, prompting this request.
8. 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.
9. Pursuant to IDO §14-16-[6-6\(F\)\(2\)\(d\)](#), the EPC may approve a Variance to IDO standards if it meets all of the Review and Decision criteria in IDO §14-16-[6-6\(N\)\(3\)\(a\)](#). The request meets the Variance-EPC Review & Decision Criteria as follows:
 - A. 6-6(N)(3)(a)1. In 2024, essential mechanical equipment had reached the end of its functional lifespan and necessitated replacement to maintain ongoing operation which was approved by the EPC ([PR-2024-010187](#), [SI-2024-00467](#)). The request is to leave specialized manufacturing equipment as a prefabricated gray or a naturally weathered color of unpainted, oxidized galvanized steel. The now-weathered galvanized steel (“matte gray”), meets LRV standards, but does not meet the IDO recommendations per IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) (colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens). The attached control room is a gray color with darker gray trim that coordinates with the weathered galvanized steel. There are several circumstances relevant and unique to the proposed project that are not self-imposed.

First, it is an established fact that a concrete product manufacturing operation, particularly one that has been operating at the subject site since at least 1984, cannot be readily relocated. Additionally, the upgraded equipment is essential to the continued operation of the business and needs to be incorporated into the subject site. Furthermore, the specific mixing equipment is manufactured to certified specifications that restrict the range of available colors, such as galvanized steel. The applicant originally agreed to paint the upgraded equipment a 'pale roundel blue' (RGB 152, 182, 210) which was approved by the EPC in lieu of the recommended IDO color palette. The manufacturer has also strongly advised against painting the galvanized zinc surface as such treatment may compromise paint adhesion, lead to color deterioration, increase maintenance requirements, compromise the protective coating, and raise contamination concerns.

This criterion of extraordinary hardship is met as moving the business, removing the equipment, or painting the equipment would create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property and practical difficulties resulting from strict compliance with the minimum standards.

- B. 6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

The request for a Variance to the IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) color requirement is negligibly materially contrary to public safety, health or welfare. The request facilitates the upgrade of essential mechanical equipment (mixers and platforms) from similar equipment that reached the end of its operational lifespan, but allows the new galvanized steel equipment to remain unpainted and left to oxidize naturally to a matte gray and the associated control room to be a gray with darker gray trim.

The subject site has been utilized as a concrete batch plant with a heavy manufacturing use since at least the 1980's, a time which notably predates current IDO regulation. By replacing the obsolete concrete mixer with new, steel structures and a comparable layout, scale, location, and use, there should be minimal change in visual appearance and views from the MPOS to the subject site. However, because the subject site is within 330 ft of Major Public Open Space (MPOS), current regulation indicates that chosen colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. Neither the gray with darker gray trimmed control room nor the steel control room meets this IDO standard, but both coordinate and are a comparable color to the machinery they replace. Additionally, the added equipment remains centrally positioned on the property, as far from the property boundaries as possible, which minimizes the visual and physical impacts to the greatest extent practicable. Overall, the character and intensity of land use should remain consistent from historical use even with the color exception per the requested Variance.

- C. 6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The variance request for an exemption from IDO-required color standards [[§14-16-5-2\(J\)\(1\)\(e\)2](#)] should not result in significant material adverse impacts on surrounding properties or nearby infrastructure. Any impacts associated with a color exception should be minimized by applying the exception solely to essential zinc-coated galvanized steel machinery and associated control room. The new concrete mixer should be the same materials as the unit it replaces.

There should be no or negligible negative impacts on vicinity infrastructure improvements. The site layout, structural scale, machinery location, and intended use should be comparable to the

previous installation, with minimal changes to visual appearance and views from the MPOS to the subject site.

Due to the site's proximity within 330 feet of Major Public Open Space (MPOS), current regulations specify that selected colors shall blend with the surrounding natural environment and typically include shades such as yellow ochres, browns, dull reds, and grey greens. Neither the gray with darker gray trimmed control room nor the galvanized steel mixers and platforms align with the recommended color palette, but all coordinate with each other and are a comparable color to the machinery they replace.

- D. 6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The Variance requests to remove the color requirements of IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) only for the new and critical specialized, galvanized steel cement production equipment (mechanical mixers and platforms) and gray with darker gray trimmed control room that should not be painted or otherwise colored per manufacturer specifications.

As the request pertains solely to the color of specifically identified pieces of steel equipment that cannot be otherwise painted, but are essential for the successful operation of the business, the Variance would not materially undermine the intent and purpose of the IDO, applicable zone district, or Overlay Zone. Otherwise, all IDO regulations for properties within 330 feet of Major Public Open Space [e.g., IDO §14-16-[4-1\(E\)](#), §14-16-[5-2](#)], NR-GM, and heavy manufacturing use [e.g., IDO §14-16-[4-3\(E\)\(5\)](#)] shall be followed including any regulation pursuant to pre-IDO Approvals (e.g., IDO §14-16-[1-10](#), §14-16-[6-8](#)).

- E. 6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance request to remove the color requirements of IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) for only the new and specialized, galvanized steel cement production equipment (mechanical mixers and platform) and gray with darker gray trimmed control room that should not be painted, re-colored or otherwise resurfaced per manufacturer specifications, is the minimum necessary to avoid extraordinary hardship or practical difficulties. Without the Variance, the surface of the equipment essential for business operation may be compromised, the elimination of the equipment would essentially halt all business activities, and moving the production would be impractical if not seriously damaging for the business.

10. Barelás Neighborhood Association (NA) and South San Jose NA are located within 660-feet of the subject site and were notified as required. All property owners within 100 feet of the subject sites were also notified as required.
11. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos [IDO §14-16-[6-4\(B\)](#)].
12. No facilitated meeting has been requested, and staff is not aware of any support or opposition to this proposal as of this writing.
13. City departments and other public agencies reviewed this application. In a response for comment, the City of Albuquerque Open Space Division (OSD) does not object to the request at this time, provided that no additional visual impacts to MPOS are created.

FINDINGS –SP-2025-00092, Site Plan – EPC, Major Amendment

1. This is the second part of a two-part request for an approximately 23-acre site located at 2800 2nd Street SW (the “subject site”) between Avenida Cesar Chavez and Woodward Rd. SW.
2. The subject site includes all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86 and is zoned NR-GM (Non-Residential – General Manufacturing).
3. The subject site is located in an Area of Change as designated by the Comprehensive Plan and within 1) 330 ft of Major Public Open Space, 2) a Railroad and Spur Small Area, 3) a Valley Drainage Area, and 4) the Albuquerque International Sunport Airport Protection Overlay Zone. The subject site is not adjacent to any corridor or center.
4. The subject site is located in the Central ABQ Community Planning Area (CPA), an area between I-25, the Rio Grande, I-40 and the city’s southern boundary with Bernalillo County.
5. Variance, VA-2025-00167, was approved in the first part of the request, thus the controlling site plan will incorporate the Variance language into the controlling Site Plan for the subject site.
 - A. The first part of this request included a Variance to remove the color requirement of IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) for sites within 330 feet of Major Public Open Space, which limits exterior surface color to colors blending “with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens”. The variance allows the proposed galvanized steel mechanical equipment and associated platforms remain as an unpainted “matte gray” color resulting from the natural weathering of a zinc coated galvanized steel surface. The variance also allows the control room to remain the manufacturer’s prefabricated gray color with darker gray trim.
 - B. The Site Plan-EPC Major Amendment creates clarity and consistency to help ensure that any future amendment to the subject site is pursuant to applicable IDO development standards for the NR-GM zone district and any standards recorded on the controlling Site Plan. Upon approval of this second part of the request, the subject site would then be controlled by the Site Plan as approved by the EPC.
6. History
 - A. The existing facility produces concrete building products. This heavy manufacturing use is considered nonconforming, because it was allowed when the use began, even though the IDO no longer allows heavy manufacturing within 330 feet of Major Public Open Space [IDO §14-16-[4-3\(E\)\(5\)\(e\)](#)]. The use is allowed to remain subject to limits on expansion [IDO §14-16-[6-8\(C\)](#)].
 - B. In 2024, the EPC approved a Site Plan (PR-2024-010187, SI-2024-00467) for the subject site to document existing site conditions and upgrade essential mechanical equipment. As part of this decision, EPC approved for the proposed equipment to be painted a ‘pale roundel blue’ (RGB 152, 182, 210) in lieu of the recommended IDO colors yellow ochres, browns, dull reds, and grey greens (see NOD Finding 11.B.and Condition 6).

- C. In 2025, the replacement mixer equipment was built, inspected, and permitted under BP-2024-34974. During the inspection, the color of the new equipment was found to be out of compliance, prompting this request.
7. 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.
8. The subject site was developed pre-IDO, and pre-IDO development pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E) is accepted until a future update to the Site Plan or Site Plan features occurs, at which time current IDO development standards shall be followed. Current land uses, buildings, lots, signs, and site features may become nonconforming due to the adoption of the IDO (see IDO §14-16-6-8 Nonconformities). An as-built Site Plan for the existing development establishes the prevailing use, design standards, and other development regulations at the subject site.
9. IDO §14-16-6-6(I)(3)(c) states, “The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.”

The attached revised site plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. Text on pages 2 and 11 of the controlling Site Plan shall be updated per Condition of Approval points 5 and 6 to clarify the current request.

10. The request is generally consistent with the following policies from Comprehensive Chapter 4: Community Identity:

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

The purpose of the Major Amendment request is to add text to the controlling site plan to provide clear guidance for future planning actions that would restrict the color allowance exception to designated specialized equipment at the subject site. Limiting the color exception to specific equipment could help protect and preserve the distinct character of the MPOS while allowing the pre-IDO industrial development to continue at the subject site. Nevertheless, the proposed exception contradicts the purpose of the IDO regulation put in place to enhance, protect, and preserve the region’s river and bosque as part of the adjacent MPOS.

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

The proposed Variance establishes an exception to the color requirement of IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) for specialized mechanical equipment (galvanized steel mixers and platforms) that is centrally located within the subject site. Adding this variance language to the controlling site plan through a Major Amendment ensures that future development is consistent with the existing equipment to maintain quality development through time. Limiting the color exclusion to a single piece of equipment should also help maintain the distinct character of the adjacent bosque and river comprising the MPOS to the west.

C. POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

This request is made to safeguard and enhance the adjacent Major Public Open Space (MPOS) from the surrounding built environment by implementing and recording an exception to the color regulation IDO §14-16-5-2(J)(1)(e)2 to the recently updated and essential galvanized steel equipment. The update to the controlling site plan with the Variance is to provide clear guidance

for future planning actions. Adding this variance to allow for a natural oxidized matte gray finish to the controlling site plan would help protect MPOS by restricting the variance to a specialized piece of equipment, while also protecting the business interests and area's distinctive industrial character at the subject site.

11. The request is consistent or generally consistent with the following Comprehensive Plan goals from Chapter 5- Land Use:

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

The incorporation of the proposed Variance into the controlling site plan would further clarify regulatory development standards, enabling the subject site to remain largely unchanged. Consequently, this request would preserve exiting development patterns that maximize the utility of existing infrastructure and public facilities, and maintain a more efficient use of land to support the public good.

- B. 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.

Although the subject site is already developed with a heavy manufacturing use (concrete batch plant), the request to allow an upgrade to essential, galvanized steel equipment at the subject site without requiring a color change to that specified machinery supports growth in an Area of Change where it is expected and desired. The new development permitted by the proposed Variance as Part 1 of this request, would not alter the character or intensity of land use of the surrounding area but maintain the prevailing character and use intensity of the surrounding area.

12. The request is partially consistent with GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes from Chapter 7- Urban Design:

The recorded Variance is to allow for an exception to a design regulation put in place to protect the sense of place and character of the adjacent MPOS consisting of river and bosque. The Variance and subsequent Major Amendment to the Site Plan supports the industrial history and context of the subject site and immediate streetscape, but not necessarily that of the landscape of neighboring river and bosque.

13. The request is generally consistent with GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources from Chapter 7- Urban Design:

Although the proposed request to add the approved Variance for an exception to IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) color to the controlling site plan does not add infrastructure, it would allow the established infrastructure design and development densities and patterns to remain consistent. Although the color option diverges from IDO recommendations, the matte gray finish of the oxidized galvanized steel can be regarded as a neutral color that is unlikely to contrast significantly with the natural environment.

Additionally, the proposed equipment to be exempt from the color requirement IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) is centrally positioned on the property, as far from the property boundaries as possible, and by maintaining a comparable layout, scale, citing, and use, lending to minimal change in the visual and physical impacts to the greatest extent practicable. Resources can be conserved by generally maintaining the current footprint and levels of impact, and eliminate any need to relocate

facilities which would have a huge impact on life cycle costs and potentially shift impacts to natural resources through relocation. Documentation of the Variance creates consistency and record accuracy that helps preserve context-appropriate industrial use and prevents misinterpretations of development standards.

14. The request is generally consistent with GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive from Comprehensive Plan Chapter 8- Economic Development:

The Major Amendment documents an exception to IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) for color requirements for sites within 330-feet of MPOS at a cement production facility that has been in operation since at least the late 1990s. The update will facilitate upgrades to essential equipment, supporting the ongoing operation of existing businesses and providing opportunities for talent to remain and thrive.

15. The request is generally consistent with the following Comprehensive Plan goal and policy from Chapter 13- Resilience & Sustainability:

- A. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The purpose of the IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) color requirement for properties adjacent to MPOS is to ensure safe and healthy environments where people can thrive. However, the manufacturer's strong advisement against painting the galvanized zinc surface of the newly added galvanized steel equipment could cause greater harm if the painted surface does not adhere and leads to color deterioration, increased maintenance requirements, a compromise the protective coating, and the possibility of introducing more air, water, and soil contaminants.

- B. POLICY 13.5.1 LAND USE IMPACTS: Prevent environmental hazards related to land uses.

Documenting the proposed variance to the IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#) color requirement, can help prevent environmental hazards related to painting a galvanized zinc surface which could result in a compromise the protective coating and contradicts the manufacturer's advice. A painted, galvanized steel surface could increase the environmental hazards related to land uses by potentially introducing avoidable air, water, and soil contaminants.

16. Per IDO §14-16-[6-6\(I\)\(3\)](#) Review and Decision Criteria, an application for a Major Amendment shall be approved if it meets all of the following criteria:

- A. 6-6(I)(3)(a): The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site Plan, the request is consistent with applicable Comp Plan goals and policies as shown in the previous sections. Goals and/or policies added by Staff are denoted with an asterisk (*).

Applicable citations: Goal 4.1 Character, Policy 4.1.1 Distinct Communities, Policy 4.1.3 Placemaking; *Goal 5.3 Efficient Development Pattern, *Goal 5.6 City Development Areas; Goal 7.3 Sense of Place, Goal 7.6 Context sensitive Infrastructure; Goal 8.1 Placemaking; Goal 13.5 Community Health, Policy 13.5.1 Land Use Impacts.

Non-applicable citations: Policy 4.1.2 Identity and Design, Policy 4.1.4 Neighborhoods; Policy 7.3.2 Community Character; Policy 7.3.4 Infill, Policy 7.3.5 Development Quality, Policy 7.6.3 Utility Infrastructure; Policy 8.1.3 Economic Base.

- B. 6-6(I)(3)(b): The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site has never been zoned NR-SU or PD, but was M-1 (Industrial/ Wholesale/ Manufacturing) prior to being zoned NR-GM. There are no related development agreements and/or regulations in place for the project site. This criterion does not apply.

- C. 6-6(I)(3)(c): The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site lies adjacent to Major Public Open Space (MPOS) of the Rio Grande Valley State Park. Under current IDO regulations, this location requires compliance to IDO §14-16-5-2(J)(1)(e)2 Color. The proposed naturally weathering galvanize steel does not conform to the IDO recommended color palette of yellow ochres, browns, dull reds, and grey greens, however due to equipment required specifications, it should not be painted per manufacturer instruction. With the addition of applicable language referencing the proposed Variance to color [IDO §14-16-5-2(J)(1)(e)2], the Site Plan updates would comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The existing development and heavy manufacturing use on the subject site were established prior to the adoption of the 2018 IDO, therefore, current, as-built development will be held to Pre-IDO Approvals pursuant to IDO §14-16-1-10 Transitions from Previous Regulations, §14-16-4-1(E) Previously Allowed Uses, and §14-16-6-8 Nonconformities.

Any future proposed development will be required to comply with all applicable provisions and Design Standards for the NR-GM zone district pursuant to IDO §14-16-2-5(D) as well with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site.

- D. 6-6(I)(3)(d): The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements should have adequate capacity to continue to serve the existing development and the proposed mechanical equipment upgrades. The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use.

- E. 6-6(I)(3)(e): The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable. The request pertains solely to the update to the color requirement for specific, essential equipment that should not be otherwise re-surfaced to meet the Color criteria of IDO §14-16-5-2(J)(1)(e)2 per the manufacturer. Without the Variance, the surface of the equipment essential for business operation may be compromised, and the amendment adds this restriction to the proposed Site Plan.

The proposed new mixer equipment, platforms, and control room will be located in almost the same location as the equipment being replaced and near the center of the property to the east of 2nd St. SW. By replacing the obsolete concrete mixer with new structures with a comparable layout, scale, location, and use, there should be minimal change in visual appearance in views from the MPOS and surrounding area. Additionally, the central siting of the equipment on the property, as far from the property boundaries as possible, minimize the visual and physical impacts to the greatest extent practicable.

- F. 6-6(I)(3)(f): If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

This criterion does not apply as the subject site is not within a Master Development Plan.

- G. 6-6(I)(3)(g): If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-[5-2\(E\)](#) (Cumulative Impacts) and 14-16-[6-4\(H\)](#) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Although the subject property is located within the Railroad and Spur Small Area pursuant to the referenced IDO Sections, a cumulative impact analysis is not necessary to update the controlling Site Plan to include the Variance language.

The proposed project does not change the location, design, hours of operation, amount of traffic, parking congestion, or scope of activity at the subject site. The proposed new equipment should emit less noise and vibration compared to the existing, older unit.

- H. 6-6(I)(3)(h): If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

No outdoor or site lighting performance analysis is requested, as this request is to amend the text of the controlling Site Plan to allow a Variance to the color requirement for IDO §14-16-[5-2\(J\)\(1\)\(e\)2](#). This criterion does not apply.

17. City departments and other public agencies reviewed this application. In a response for comment, the City of Albuquerque Open Space Division (OSD) does not object to the request at this time, provided that no additional visual impacts to MPOS are created.
18. Barelás Neighborhood Association (NA) and South San Jose NA are located within 660-feet of the subject site and were notified as required. All property owners within 100 feet of the subject sites were also notified as required.
19. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos [IDO §14-16-[6-4\(B\)](#)].
20. No facilitated meeting has been requested, and staff is not aware of any support or opposition to this proposal as of this writing.

CONDITIONS OF APPROVAL

OFFICIAL NOTICE OF DECISION

Project # PR-2024-010187

Plan #: VA-2025-00167 and SP-2025-00092

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1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. Pursuant to IDO section 14-16-6-4(O)(4), any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Site Plan clean up:
 - A. A clearer description of the proposed revision shall be added, “Revised to reflect color variance to IDO 5-2(J)(E)(2) according to VA-2025-00167 and Major Amendment SP-2025-00092”.
 - B. A more detailed description shall be added to the new text on page 2 of 15 to clarify that the Variance is in relation to the color requirement for subject sites within 330 feet of MPOS. The text shall also indicate that the associated Major Amendment is to update the Variance language on the controlling Site Plan.
 - C. General Notes on page 11 of 15 shall be updated to reflect the Variance language from part one of this request to state:
 1. “The steel cement production equipment consisting of galvanized steel cement mixers and associated platforms may remain an unpainted “matte gray” color resulting from the natural weathering of a zinc coated galvanized steel surface per approved Variance (VA-2025-00092) to demonstrate compliance to the color requirements of IDO §14-16-5-2(J)(1)(e)2”.
 2. “The pre-fabricated control room may remain the manufacturer’s gray with darker gray trim per approved Variance (VA-2025-00092) to demonstrate compliance to the color requirements of IDO §14-16-5-2(J)(1)(e)2”.
 - D. Revised Site Plan page 16 shall be removed as it is a duplicate of Revised Site Plan page 2 of 15.
4. Otherwise, all IDO regulations for properties within 330 feet of Major Public Open Space [e.g., IDO §14-16-4-1(E), §14-16-5-2], NR-GM, and heavy manufacturing use [e.g., IDO §14-16-4-3(E)(5)] shall be followed including any regulation pursuant to pre-IDO Approvals (e.g., IDO §14-16-1-10, §14-16-6-8). The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
5. After approval by the Environmental Planning Commission (EPC), the applicant does not need to submit the site plan to the Development Facilitation Team (DFT) for final sign-off.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC’s decision or by **January 5, 2026**. The date of the EPC’s decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

OFFICIAL NOTICE OF DECISION

Project # PR-2024-010187

Plan #: VA-2025-00167 and SP-2025-00092

December 18, 2025

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You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

A handwritten signature in black ink that reads "Megan Jones". The script is cursive and fluid.

for Alan Varela
Planning Director

AV/MJ/CH

cc: Rebecca Shank, rebeccas@dekkerdesign.org
Jessica Lawlis, jessical@dekkerdesign.org
Daryl Wilcox, dwilcox@coreslab.com
Sean Potter, bn@seanpotter.com
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EPC file