



Environmental Planning Commission

Agenda Number: 02
Plan #: ZMA-2025-00021
Hearing Date: January 15, 2026

Staff Report

Agent	Strata Design, LLC
Applicant	Krishna Sharma
Request	Zoning Map Amendment – EPC (zone change)
Legal Description	All or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition
Location	737 Louisiana Blvd. SE between Southern Ave. and Kathryn Ave. SE
Size	Approx. 0.17 acres
Existing Zoning	R-1C
Proposed Zoning	R-ML

Staff Recommendation

APPROVAL of Case ZMA-2025-00021
based on the Findings 1-18 within this report.

Staff Planner:
Catherine Heyne, Planner

Summary of Analysis

The applicant requests a Zoning Map Amendment from R-1C to R-ML with the intention to develop townhomes at the subject site. The subject site is located within an Area of Change as well as in an Airport Protection Overlay Zone, Air Space Protection Sub-area and within 660 ft. of the Louisiana Boulevard Major Transit Corridor.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO § 14-16-6-7(G)(3). The proposed zoning is consistent with the health, safety, and general welfare of the City, furthers a preponderance of applicable Comprehensive Plan goals and policies, demonstrates that a different zone district is more advantageous to the community, and does not introduce harmful uses.

The applicant provided notice to all property owners within 100 feet. All Neighborhood Associations within 660 feet were notified. Staff is unaware of any public comment.

Map

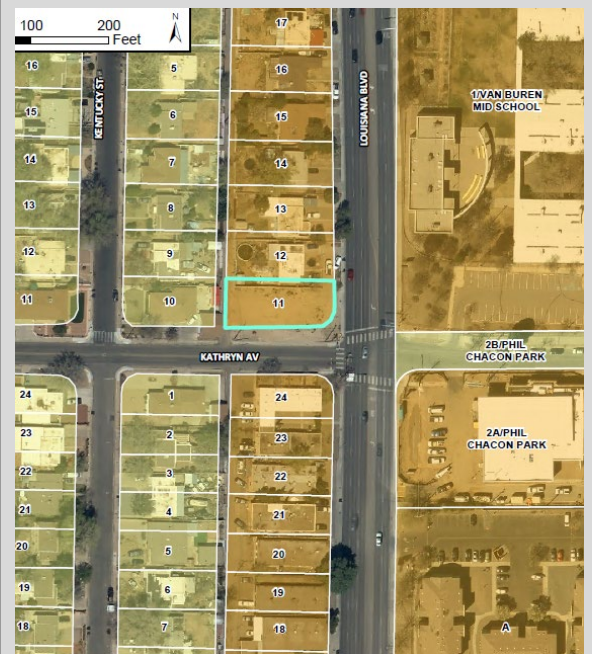


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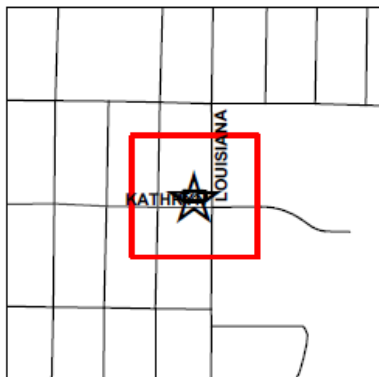
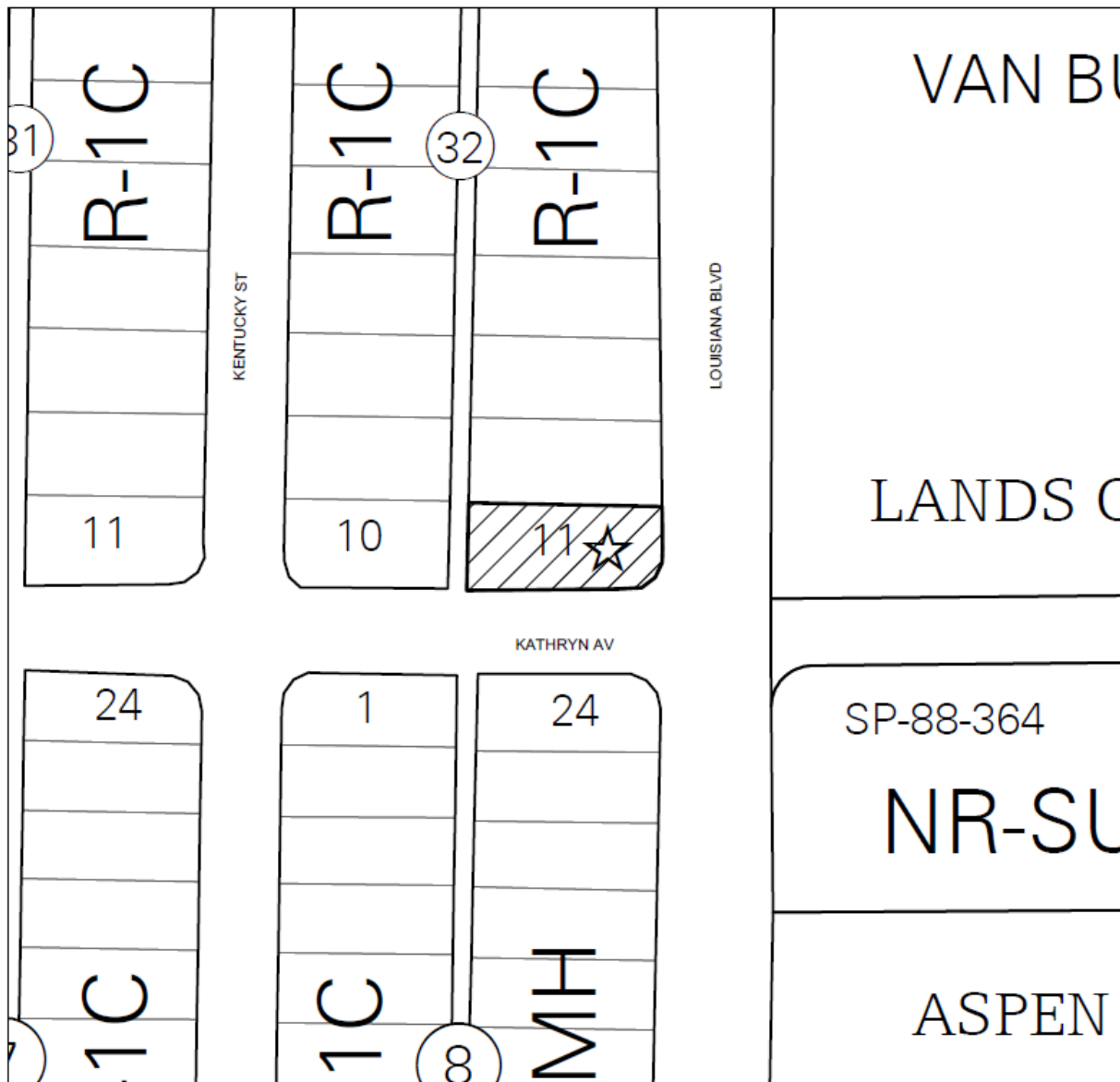
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I. Maps

Aerial/ Development Area Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
indicates County.



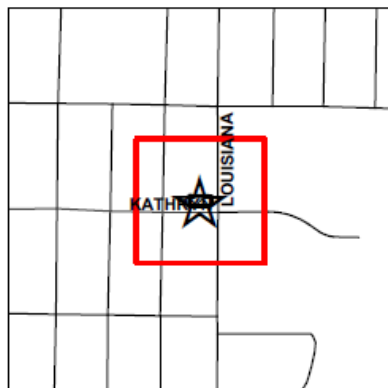
1 inch = 100 feet

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Land Use Map



LAND USE MAP

Note: Gray shading
indicates County.

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



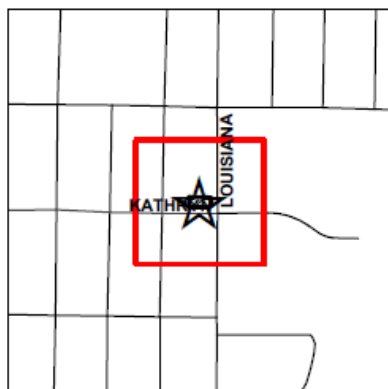
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History Map



HISTORY MAP

Note: Gray shading
indicates County.



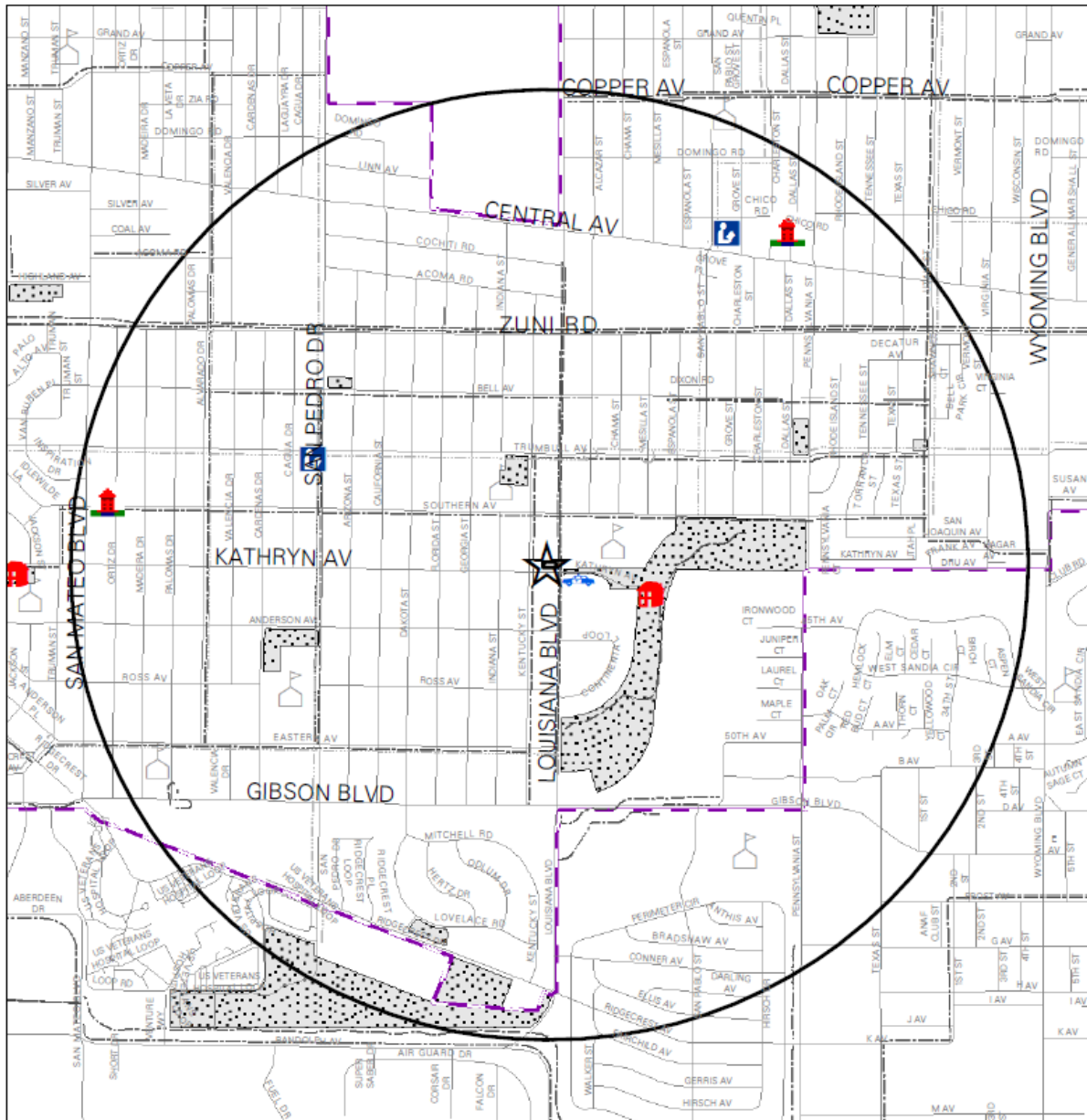
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Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

- | | | |
|------------------|--------------------------|-----------------------------------|
| Community Center | Public School | Landfill designated by EHD |
| Library | Proposed Bike Facilities | Landfill Buffer designated by EHD |
| Fire | Existing Bike Facilities | Developed City Park |
| Police | Albuquerque City Limits | |



II. Introduction

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	R-1C	Area of Change	- Undeveloped
<i>North</i>	R-1C	Area of Change Area of Consistency	- Residential: Single-family dwellings
<i>South</i>	R-MH	Area of Change	- Residential: Single-family dwellings
<i>East</i>	R-ML	Area of Change	- Educational: Middle School - Police Station
	NR-SU	Area of Consistency	- Park
<i>West</i>	R-1C	Area of Consistency	- Commercial – General Retail - Utilities

Request

The request is for a Zoning Map Amendment (i.e., zone change) from R-1C (Residential – Single-Family) to R-ML (Residential – Multi-family Low Density) for an approximate 0.17-acre site, comprising all or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana Blvd. SE (the “subject site”). The subject site is south of Southern Ave SE and north of Kathryn Ave. SE and is at the northwest corner of the intersection of Kathryn and Louisiana.

The intention of the zoning map amendment is to facilitate the development of townhomes on the subject site.

EPC Role

The EPC is the decision-making body for this request because the subject site and zone change is for a property that is less than 20 gross acres located entirely in an Area of Change [IDO §14-16-[6-7\(G\)\(1\)\(a\)2](#)]. The request is a quasi-judicial matter.

History/Background

The area including the subject site was annexed by the City on April 20, 1948, and zoned R-1. A single-family home was built prior to 1959. This area was part of a subdivision stretching east to Louisiana Blvd. Some larger scale institutional development began east of Louisiana Blvd. in the early 1960s. As recently as the 1990s the Cesar Chavez Community Center and Phil Chacon Park developed east of Louisiana.

On the subject site, the original single-family home was demolished in 2023 (Permit GP-2023-27897), and the lot remains undeveloped.

Context

The subject site is an undeveloped lot, currently zoned R-1C, located on the northwest corner of Louisiana Blvd. and Kathryn Ave SE. The subject site is part of a 1940s-1950s suburban development of R-1C single-family homes similar to properties to the north, west, and southwest.

Louisiana Blvd. is a Major Transit Corridor that acts as a boundary between lower-profile single-family homes and higher development intensities to the east. Although properties west of Louisiana and south of Kathryn allow higher intensity development with R-MH (Residential – Multi-family High Density) zoning, most development forms a strip of single-story, multi-unit residences that continues south along the Louisiana Blvd. to Gibson Blvd. SE, which is a Commuter Corridor.

Development intensifies moving north from Southern Ave. along Louisiana Blvd. with properties with R-ML, MX-T, then MX-L zoning at Central Ave., a Premium Transit and Main Street Corridor. Across Louisiana Blvd. to the east is Van Buren Middle School (zoned R-ML) with the Phil Chacon Memorial Substation (zoned NR-SU) on the southeast corner of Louisiana Blvd. and Kathryn Ave. Kathryn Ave. dead ends a few blocks east at the Cesar Chavez Community Center and Phil Chacon Park South (zoned NR-PO-A). Development south of the police substation includes various 2-story, multi-family complexes and the New Mexico Veterans Memorial north of unincorporated areas of Kirtland Air Force Base.

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 Louisiana Blvd. SE as a Community or Urban Principal Arterial, which feeds into three other Community Principal Arterials—Zuni Blvd. and Central Ave., about 0.5 mi and 0.7 mi to the north, respectively, and Gibson Blvd. about 0.5 mi to the south. Kathryn Ave. SE is a Major Collector.

According to the MRCOG's 2040 Limited Access Facilities Map, Gibson Blvd. to the south of the subject site is designated as a Limited Access Arterial.

Bikeways / Trails

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

The LRBS shows proposed Bicycle Lanes along Louisiana Blvd. and Kathryn Ave. SE. There is a nearby north-south Bicycle Route along Kentucky Ave. between Gibson and Southern, and an east-west route along Southern that extends between Truman St. west of San Mateo east to Utah St. SE.

However, the Louisiana Blvd Vision Zero Improvement Project, from Gibson north to Central, incorporated multimodal safety improvements, that included a buffered bike lane from just north of Kathryn to one block south of Central (at Cochiti Rd. SE) on Louisiana. From Kathryn south to just north of Gibson, the City installed its first separated bike lanes.

Transit

ABQ Ride Bus Route 157 ([Montaño/ Uptown /Kirtland](#)) runs along Louisiana Blvd. with stops on both sides just south of Kathryn, a walk of only couple of minutes to either stop.

Route 157 runs every 40 minutes weekdays and every 45 minutes weekends.

In 2021, the City installed Leading Pedestrian Intervals (LPIs) at Kathryn, Southern, and Trumbull intersections of Louisiana Blvd. LPIs are a proven safety countermeasure that give pedestrians a 5-7 second head start to cross the street before drivers are allowed to enter the intersection. The Louisiana Blvd Mid-Block Crossings Project will add three mid-block crossings with Pedestrian Hybrid Beacons (PHBs), also proven safety countermeasures, between Eastern & Ross, between Ross & Anderson, and between Bell & Zuni. This project will soon open to bidding.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located wholly in an Area of Change, as designated by the Albuquerque/ Bernalillo County Comprehensive Plan ("Comp 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, thereby 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.

The subject site is also located within the Near Heights Metropolitan Redevelopment Area as well as Near Heights Community Planning Area.

Center & Corridor Designations

The subject site is within 660 ft. of the Louisiana Blvd Major Transit Corridor, as designated by the Comp Plan. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., Rapid Ride, local, and commuter buses). These corridors prioritize transit above other modes to ensure a convenient and efficient

transit system. Centers and Corridors attract private investment and protect rural areas, while offering people housing and easy access to services, employment, and arts and entertainment. New development occurs mostly in existing Centers and Corridors, and neighborhood revitalization is focused in areas that have been neglected. Development along Major Transit Corridors, although auto-oriented for much of the corridor, should be transit- and pedestrian-oriented as well as good access for cyclists and transit users. Walkability along these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

Applicable Goals & Policies

Applicable goals and policies that were selected by the applicant are listed below. Staff analysis follows below the stated goal or policy. A Zoning Map Amendment must “further” goals and policies. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

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

The request expands R-ML zoning from the east to the west side of Louisiana at this location, which is also adjacent and to the north of the more intense R-MH zoning south of Kathryn Ave. The request would allow for the development of a vacant property in a manner that enhances and protects the character of the surrounding community by maintaining similar setbacks but allow for denser building with taller structures than single-family dwellings, yet shorter than adjacent R-MH building height allowances. The R-ML zone would continue to support primarily residential uses, which dominate the properties west of Louisiana Blvd., and restrict most other civic, institutional, commercial, and industrial uses. Any future development at the subject site would require a site plan directed by IDO and DPM requirements to ensure continued compatibility with the surrounding community. **The request generally furthers Goal 4.1 – Character.**

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

The request could facilitate quality development that would be consistent with the distinct character of the community by supporting permissive uses that would align with those of properties within the Louisiana Blvd. Major Transit Corridor. Future development under R-ML zoning would be required to meet applicable buffering, design, and dimensional standards to mitigate any potential impact to adjacent properties, which would result with a zone change. **The request generally furthers Policy 4.1.1 – Distinct Communities.**

POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Future development under R-ML zoning would be required to meet applicable buffering, design, and dimensional standards, such as setbacks that would be similar to existing R-1C zoning dimensional standards. Comparable dimensional standards at the subject site and surrounding properties help maintain identity and cohesiveness of the neighborhood. The biggest change would be a new permissive 38 ft building height allowance versus the current 26 ft height allowed in the R-1C zone district. However, the 38 ft height maximum is less than that of the adjacent R-MH zone district south of Kathryn, although currently only single-story residences, allows building heights of up to 48 ft in height. In general, the allowable increased density (e.g., townhomes, multi-family, group living) would be consistent with development standards along the major transit corridor. **The request generally furthers Policy 4.1.2 – Identity and Design.**

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 Louisiana Blvd Major Transit Corridor but is not within a Center. The zone change would allow denser housing options at the subject site (e.g., townhome, multi-family, group living) than the previous single-family residence at the subject site. Higher density could strengthen the Louisiana Blvd. corridor by increasing the concentration of people near community amenities, making non-automobile modes like public transit, walking, and biking more convenient and efficient. Any proposed development would be required to meet site design and compatibility standards to ensure appropriate integration with the surrounding area. **The request partially furthers Goal 5.1 – Centers & Corridors.**

POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would allow denser infill and growth along a major transit corridor for a property that has been vacant since 2023. The proposed R-ML zoning maintains expanded housing development options within a transit corridor while potentially supporting a sustainable development pattern of denser housing within walking distance of various amenities (e.g., shopping, library, parks, community center, police station, schools). However, the zone change does not guarantee regional growth/development, but hyper-local. Future development would be required to comply with applicable site design and buffering standards to ensure compatibility with the surrounding area. **The request partially furthers Policy 5.1.1 – Desired Growth.**

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

The request could contribute to promoting efficient development patterns by facilitating infill of an undeveloped property that has already been served by public infrastructure—water, sewer, electric, and the Louisiana Boulevard Transit Corridor. The R-ML zone district would allow for an increased variety of housing options while generally maintaining existing civic, institutional, commercial, and industrial uses that complement adjacent corridor, property, infrastructure, and public facility uses. Any future development of the property would be subject to IDO requirements to ensure the efficient use of resources and infrastructure. **The request furthers Goal 5.3 – Efficient Development Pattern.**

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

The subject site is readily connected to adjacent infrastructure and public facilities at the time of development including water, sewer, road, and electric infrastructure as well as a variety of transit options. Easy access to existing services reduces the need for major new infrastructure investments, and could support a wider range of housing options than the current vacant R-1C tract within an Area of Change. Allowing denser residential development at this site would be an efficient reuse of land that is within walking distance of many community amenities such as schools, parks, library, community center, and police substation. **The request furthers Policy 5.3.1 – Infill Development.**

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

The subject site is located wholly within an Area of Change. The request would direct growth to an area where development is encouraged and adjacent to parcels with corresponding zoning. An R-ML zone at the subject site could allow for a wide variety of residential infill including townhomes, multi-family, and group living options that align with the area's existing development pattern and reinforces the character and intensity of a transit corridor. **The request furthers Goal 5.6 – City Development Areas.**

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

The request could direct growth and more intense development to an Area of Change and the Near Heights Metropolitan Redevelopment Area where

development is encouraged. The request would also establish denser R-ML zoning between R-MH to the south and R-1C to the north of the subject site that borders the Louisiana Blvd. Major Transit Corridor. The proposed zoning allows for single-family to higher density residential uses while generally maintaining existing civic, institutional, commercial, and industrial uses. The zone change can help activate the currently undeveloped property and contribute to the surrounding corridor's vitality by allowing denser residential uses. Future development would be subject to applicable design and compatibility standards to ensure integration with the surrounding community. Additionally, this request promotes infill development thereby maximizing existing resources. **The request furthers Policy 5.6.2 – Areas of Change.**

POLICY 5.6.4 APPROPRIATE TRANSITIONS: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request could create a transition between the higher trafficked Louisiana Blvd and the single-family, R-1C development to the west, and higher density R-MH zoning to the south. The proposed R-ML zoning permits a variety of residential development while maintaining similar setbacks to R-1 residential zoning. A restricted lot size of the subject site reduces future development possibilities at the subject site, especially regarding building massing. At this time, the addition of an elementary or middle school, and/or large residential facility, both of which would become permissive at the location with the zone change would be excluded by property size. IDO and DPM regulations would further buffer the transition to adjacent zoning and uses. Existing permissive civic, institutional, commercial, and industrial uses are largely preserved. **The request generally furthers Policy 5.6.4 – Appropriate Transitions.**

CHAPTER 6: TRANSPORTATION

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

The request would facilitate denser infill development that aligns with transit-oriented development principles by increasing the number of residents near a variety of community amenities as well as public transportation options of Louisiana Blvd., a major transit corridor. Higher-density residential uses could potentially minimize vehicle trips taken and/or increase transit ridership. **The request furthers Policy 6.1.2 – Transit-Oriented Development.**

CHAPTER 9: HOUSING

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

The request supports developing housing by allowing a wider range of housing types and higher residential density at the subject site. More specifically, the proposed R-ML zoning would allow for townhome, multi-family, and group housing, which can help meet current and future housing needs. Although, it is the intention of the applicant to develop the site with multiple townhomes and potentially a casita, a zone change does not guarantee multi-family development nor a variety of price levels. **The request partially furthers Goal 9.1 – Supply.**

POLICY 9.1.1 HOUSING OPTIONS: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would facilitate the development of future housing and thereby the conservation of housing by allowing a range of housing types and densities at the subject site. Although, it is the intention of the applicant to develop the site with multiple townhomes and potentially a casita, a zone change does not guarantee the provision or conservation of housing for a variety of income levels and types of residents and households. **The request partially furthers Policy 9.1.1 – Housing Options.**

POLICY 9.2.1 COMPATIBILITY: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request facilitates housing development by allowing a variety of housing types and residential densities that maintains existing neighborhood land uses to the south, east, and further north along Louisiana Blvd. The proposed zoning allows for higher density residential uses that play into the existing suburban development context along a transit corridor, although the current character west of Louisiana Blvd. currently favors single-story development.

The request supports development that aligns with existing land uses and is generally consistent with the City's development objectives of directing growth to Areas of Change, where it is expected and desired. Future development would be subject to applicable City design and compatibility standards to ensure appropriate integration and densities, site design, and relationship to the street. **The request generally furthers Policy 9.2.1 Compatibility.**

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

The request would allow an increased housing density at the subject site and not just a single-family home. Adding more than a single-occupancy development at the subject site would be appropriate, as it is within 660 feet of the Louisiana Blvd. Major Transit Corridor and has readily available access to existing infrastructure and public facilities. The proposed R-ML zoning has the potential to increase housing availability within a well-developed area, aligning with policies that promote efficient land use and help alleviate pressure for new development on the urban periphery. **The request furthers Goal 9.3 – Density.**

POLICY 9.3.2 OTHER AREAS: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request could support increased housing density at the subject site which is an appropriate location to allow such development, as it is within 660 feet of the Louisiana Blvd. Major Transit Corridor and has considerably easy-access to existing infrastructure, public facilities, and local commercial services. Generally, the immediate surrounding area consists of single-story, single- and multi-family residential dwellings with multiple stories further south and east of Louisiana Blvd. However, R-MH zoning directly to the south of Kathryn Ave. on both sides of Louisiana Blvd. allows for building heights of up to 48 ft within 100 ft of the property lines. The maximum building height for R-ML is 38 ft, which generally maintains a consistent development scale along the transit corridor and to adjacent properties to the south. **The request generally furthers Policy 9.3.2 – Other Areas.**

Integrated Development Ordinance (IDO)

IDO Zoning

The existing zone district for the subject site is R-1C (Residential).

According to IDO §14-16-[2-3\(B\)](#), the purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. R-1C zoning is for Single-Family Homes on Large Lots, with a minimum lot size of 7,000 sq ft and minimum width of 50 ft.

IDO §14-16-[4-3\(B\)\(6\)\(c\)](#) limits each townhouse dwelling to no more than 3 dwelling units on properties with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 except in UC-MS-PT areas.

IDO §14-16-[4-3\(B\)\(6\)\(d\)](#) restricts townhome use in the R-1 zone district except in or within 1,320 feet (1/4 mile) of MS-PT areas.

Allowable uses are shown in IDO [Table 4-2-1](#).

Proposed Zoning

This request proposes to re-zone the lot to R-ML (Residential – Multi-family Low Density). The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in IDO [Table 4-2-1](#).

At least five new uses would become permissible. These include: Dwelling, live-work, assisted living facility/nursing home, community residential facility large, elementary school, and art gallery if the request is approved. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of IDO zone change criterion 14-16-[6-7\(G\)\(3\)\(d\)](#) in this report.

Overlay Zones

The subject site is in the (Airport) Air Space Protection Sub-area of the Airport Protection Overlay (APO) Zone (IDO §14-16-[3-3](#)). This sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area of the Albuquerque International Sunport, resulting in a Horizontal Surface at 5,504.9 feet in elevation. The subject area is at approximately 5,340 ft in elevation.

Definitions

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

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

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

Rank 3 Plan: Near Heights Redevelopment Area

The subject site is within the Near Heights Metropolitan Redevelopment Area (MRA). In 2000 the Albuquerque City Council approved the Near Heights MRA Plan ([R-00-90/ R-](#)

[2000-84](#)). Since adoption, multiple community developments (e.g., Talin Market World Food Fare) and accompanying streetscape projects have been completed including City-initiated land acquisitions in the area of Central and Louisiana. The Near Heights MRA boundary was expanded in 2010 with the adoption of the Near Heights Metropolitan Redevelopment Area Expansion Plan ([R-10-49/ R-2010-0065](#)). The subject site is located within the original extent of the Near Heights MRA plan.

According to the Expansion Plan, the strengths and opportunities of the area encompassing the Near Heights MRA include the existing residential density and its proximity to larger employment centers (e.g., Kirtland AFB, Sandia Labs, the Veteran's Hospital, the now Gateway Center). Goals of the plan include developing local, neighborhood retail, adding more housing, and helping area businesses expand and draw on existing residents' special talents to help them create new businesses within the MRA.

If approved, the current rezoning request would allow for an expanded diversity of permissive residential uses that could enhance the character and function of a now undeveloped lot through infill. That is, the request could allow the building of medium to higher density residential housing on a property that previously supported single-family living along major transit corridor within 0.5 miles of a variety of community amenities.

IV. Zoning Map Amendment - EPC (Zone Change)

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

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

Applicant Response: The proposed zone change from R-1C to R-ML is consistent with the health, safety, morals, and welfare of the city. The zone change will allow for uses consistent with the vision of the Albuquerque's Comprehensive Plan and the following goals and policies that will be outlined later in this section:

- *4.1 Character: Enhance, protect, and preserve distinct communities,*
- *5.1 Centers & Corridors; Grow as a community of strong Centers connected by a multi-modal network of Corridors,*
- *5.3 Effective 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,*

- *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,*
- *6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses, Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options,*
- *9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments,*
- *9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.*

The proposed zone change from R-1C to R-ML addresses the housing needs identified in the 2024 ABQ Regional Housing Needs assessment and the 2022 Housing Equity Needs Assessment Report by expanding opportunities for increased housing units and a variety of housing typologies that meet a broader spectrum of occupant needs and income levels. The majority of the multi-family housing options in the vicinity of the subject site were constructed post-WW II to serve military service men and consist of one- and two-bedroom apartments. The proposed zone change to R-ML would allow for three-bedroom houses which would provide additional housing options for families within close proximity to neighborhood parks and schools.

The subject site is in a designated Metropolitan Redevelopment Area. The 2000 and 2010 Near Heights MRA plans goals include stabilizing low-income neighborhoods and increasing affordable housing. R-ML will allow for new and modern housing options including townhouses and serving as an appropriate transition between single-family and multi-family residential areas.

Albuquerque Bernalillo Comprehensive Plan (2025 Update)

The requested zone change from R-1C to R-ML supports the Albuquerque Bernalillo Comprehensive Plan (ABC Plan) vision of a shared place, and implements the six guiding principles of strong neighborhoods, mobility, economic vitality, equity, sustainability, and community health.

Strong Neighborhoods. Because the requested zone change allows for townhouse development, which is a residential typology in keeping with the mix of single family and multi-family development on adjacent and abutting properties, it encourages diverse housing and respects the neighborhood scale and history while supporting new desirable places to live.

Mobility. Because the location of the requested zone change in an established neighborhood, across from a school and park and on a Major Transit Corridor, it provides

potential residents with multi-modal transportation options, including walkability to nearby schools, recreation, services, and employment centers.

Economic Vitality. Because the requested zone change supports infill development on a vacant site in a designated Metropolitan Redevelopment Area increasing rooftops to support a mix of neighborhood market activities, it increases housing options, affordability and promotes financial security.

Equity. Because the requested zone change increases the number and type of housing options in the neighborhood, it increases the opportunity for residents to access a range of housing options and access to parks, schools, and employment centers. Although there is a variety of multi-family [sic] housing options in the neighborhood, townhouse options are limited. The site location, directly across from a middle school and park and a block from an elementary school, provides easy access and on a Major Transit Corridor and supports access to employment centers.

Sustainability. Because the requested zone change supports development on a vacant infill lot, it maximizes existing public infrastructure through increasing density in a neighborhood with established schools, parks, commercial districts, utility, and transportation systems.

Community Health. Because the subject site is within walking distance of three parks, the requested zone change supports convenient access to parks and open space. Because the comprehensive plan has identified two activity centers within walking distance of the subject site and site is located on a Major Transit Corridor, the requested zone change facilitates access to amenities and services throughout the city. Because the site is located adjacent to a police sub-station which serves to protect community residents, the zone change supports access to safe communities.

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

Applicable citations: Goal 4.1-Character, Policy 4.1.1-Distinct Communities, Policy 4.1.2-Identity and Design; 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, Policy 5.6.4-Appropriate Transitions; Policy 6.1.2 Transit-Oriented Development; Policy 9.2.1-Compatibility; Goal 9.3-Density, Policy 9.3.2-Other Areas.

Partially applicable citations: Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth; Goal 9.1-Supply, Policy 9.1.1-Housing Options.

Inapplicable citations: Goal 6.1-Land Use; Policy 9.1.2-Affordability; Goal 9.2-Sustainable Design. **The response to Criterion A is sufficient.**

(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 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 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 proposed Zone Map Amendment is located in an Area of Change (as shown in the ABC Comp Plan, as amended).*

Staff Response: The subject site is wholly located within an Area of Change and not wholly or partially in an Area of Consistency, as designated by the Comp Plan. This criterion is not applicable. **The response to Criterion B is sufficient.**

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

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

Applicant Response: *The subject site is in an Area of Change. The existing zoning is inappropriate because it meets criteria 2 and 3 above.*

Criteria 2: There has been a significant change in the neighborhood or community conditions affecting the site.

Because the neighborhood surrounding the subject site developed in response to the development of the Veterans Hospital on Gibson Boulevard and the need for housing for Kirtland AFB Servicemen and because the neighborhood development consists of a mix of single-family and multi-family housing with 1-2 bedroom units and significant changes in the growth and development of Albuquerque have influenced the need for affordable housing, specifically in the International District where the subject site is located,

And because Louisiana Boulevard, when constructed, served as a small street at the edge of the city limits and served to connect a residential neighborhood to Gibson Boulevard and Central Avenue and with the introduction of the interstate system now serves as a Major Transit Corridor with increased traffic between Kirtland AFB and I-40,

And because the main entrance to Kirtland AFB has been relocated to the intersection at Gibson Boulevard and Louisiana Boulevard additionally increasing through traffic along Louisiana,

And because the area developed prior to the adoption of zoning within the City of Albuquerque which resulted in the subject site being located on the only block along Louisiana Boulevard with R-1 zoning (stripe zone),

And because the subject site is a vacant lot, and due to various factors, the neighborhood has experienced economic decline as indicated in the 2000 and 2010 Metropolitan Redevelopment Plans, and the location of the site along a Major Transit Corridor and at the intersection of a Neighborhood Connector, the existing R-1 Zoning at this location is inappropriate due to its limited viability and potentially negative impact the affordability of housing in the area.

Criteria 3: A different zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan, as amended, and other applicable adopted City plan(s).

Because the subject site is located in a Metropolitan Redevelopment Area, is located across from a middle school, park and is on a Major Transportation Corridor,

And because the ABC Comprehensive Plan Goal 5.3 Effective 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,

And because the site is an infill location where new development should maximize existing public infrastructure,

*And because the state, city and local community have identified a housing need, and a zone change to R-ML would allow for a higher density, support more housing choices and affordability, and allow access to a variety of transportation option, a different zone district, RML, **is more advantageous to the community.***

Staff Response: This request meets Criterion 3. The subject site is located wholly within an Area of Change where growth and development are encouraged. The subject site is situated along a major transit corridor, making it an appropriate location for concentrated development. An R-ML zone district at this location would be consistent with adjacent properties to the east and south in terms of land use, development density, intensity, and connectivity, and could readily integrate with the existing character of the single-family homes to the north and west as future building at this site would be restricted by lot size which remains consistent with those properties. Any future development shall follow all applicable IDO and DPM regulations to protect neighboring lots.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and could be more advantageous to the community than the current R-1C zoning. **The response to Criterion C is sufficient.**

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

Applicant Response: *Because the proposed zone R-ML is a transition zone between the adjacent properties RM-H directly south, it does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. See summary table below.*

Summary Table of differences of Allowable Uses between RM-L and R-1		
Residential Uses	RM-L	R-1
Dwelling, Townhouse	P	Not Permitted
Dwelling, Two-Family Detached	P	Not Permitted
Dwelling, Multi-Family	P	Not Permitted
Dwelling, Livework	C	Not Permitted
Group Living	RM-L	R-1
Assisted Living or Nursing Home	P	Not Permitted
Community Residential Facility Large	P	Not Permitted
Group home, small	C	Not Permitted
Group home, medium	C	Not Permitted
Civic & Institutional	RM-L	R-1
Adult or child day care facility	P	Not Permitted
Elementary, Middle or High School	P	Conditional
Museum	CV	Not Permitted
Food, Beverage & Entertainment	RM-L	R-1
Gym	A	Not Permitted
Lodging	RM-L	R-1
Bed & Breakfast	A	CA
Motor Vehicle Related	RM-L	R-1
Paid Parking Lot	A	Not Permitted
Parking Structure	A	Not Permitted
Retail Sales	RM-L	R-1
Art Gallery	P	CV
Farmers Market	T	Not Permitted
Telecommunications, Towers, and Utilities	RM-L	R-1
Roof Mounted	A	Not Permitted
Accessory and Temporary Uses	RM-L	R-1
Automated Teller Machine	A	Not Permitted
Family Home Daycare	A	CA
Hobby Breeder	Not Permitted	A
Independent Living Facility	A	Not Permitted
P=Permissive Use ; C=Conditional Use*, CV=Conditional Vacant, A=Accessory Use ; T=Temporary Use *Conditional Use requires public hearing.		

Staff Response: The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The applicant compared allowable uses in the existing R-1C zone district to the proposed R-ML in a table format. Although the provided table shows Residential Uses largely remain consistent between the existing and proposed zoning, R-1 zoning precludes townhome development due to location [IDO § 14-16-4-3(B)(6)(c, d)]. Additional, permissive uses allowed under the proposed R-ML zoning but not the current R-1C zoning include: Assisted living facility or nursing home, Community residential facility, large, Elementary or middle school, and Art gallery. Live-work dwellings would become conditionally permissive with the two additional Group Living scenarios—Group home, small and Group home, medium. These uses are generally not considered harmful, and some of these uses would be restricted by lot size [e.g., IDO § 14-16-4-3(C)(8)(b, c)]. **The response to Criterion D is generally sufficient.**

(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).

Applicant Response: *Because the site is located in a developed area of Albuquerque, it meets the requirements of the above number 1 “Have adequate capacity to serve the development made possible by the change of zone.” The City’s existing infrastructure has adequate capacity to serve the development made possible by the change of zone. Any on site infrastructure costs will be borne by the developer.*

Staff Response: This request will meet Criterion 1. The subject site will have adequate capacity to serve the development made possible by the zone change. The existing infrastructure should adequately serve the subject site and future land uses granted in the proposed R-ML zone district. The site is served by the Louisiana Blvd. Major Transit Corridor, has sufficient sidewalk access, a bus stop within a few-minute walk, and a designated bike lane providing the subject site with multiple transportation options. **The response to Criterion E is sufficient.**

(f) The applicant’s justification for the Zoning Map Amendment is not completely based on the property’s location on a major street.

Applicant Response: *Because the proposed zone request is based on the desire to develop an infill site by with expanded residential opportunities in support of the Near Heights MRA plan and the ABC Comprehensive Plan, and to reduce a “strip zone” to*

support a more consistent development pattern along Louisiana Boulevard, and provide a transition from R-MH to R-1 zoned lots, the zone map amendment is not completely based on its location on a major street. A zone change from R-1C to R-ML would allow for the development of three town homes which would allow for an increase in available dwelling units in an identified area of change and supports the policies of ABC Comprehensive Plan Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options by providing for high-quality, affordable, and mixed income housing options in support of mixed-income neighborhoods.

Staff Response: Although the subject site is located along the Louisiana Blvd. Major Transit Corridor, the applicant's justification is not completely based on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. The two major differences between the existing and proposed zoning are that R-ML allows townhome development and has a greater height allowance. **The response to Criterion F is sufficient.**

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

Applicant Response: *Because the proposed zone request is based on the desire for a zone to support development with higher density development consistent with adjacent land use and to address the current demand for housing options and serve as a transition zone between R-1 and R-MH, it is not based on the cost of land or economic considerations.*

Staff 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 furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them. Also, the proposed R-ML zone change would allow for a greater variety of residential development density, which is encourage in Areas of Change and major transit corridors.

The zone change would allow townhomes to be built and would allow 38 ft building heights. Even with the increased height, 38 ft is less than the allowable 48 ft heights of the adjacent neighboring R-MH properties to the south. Furthermore, density may be further restrained through required Landscaping, Buffering, and Screening standards and Open Space requirements. Nevertheless, denser development could be more advantageous to the community and the location lends itself to support alternative forms of transit. **The response to Criterion G is sufficient.**

- (h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of

land along a street (i.e., create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:

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

Applicant Response: Because the zone change request is for a zone that is a transition between adjacent R-1 and R-MH zones, and because there are adjacent R-ML zones directly across Louisiana Blvd, the proposed zone change does not create a “spot zone” or “strip zone.” The subject property is currently located in a strip zone, a block zoned R-1C between blocks consistently zoned for multi-family. The zone change clearly facilitates the ABC Comp Plan, as amended as indicated in the response to “A” furthering its goals and policies.

And because the subject property is different from the surrounding land due to its location at the corner of Kathryn Avenue and Louisiana Boulevard and between parcels zoned R-MH and R-1C, it can function as a transition between adjacent zone districts.

*Staff Response: A zone change from R-1C to R-ML at the subject site does not create a “spot” or “strip” zone. The proposed R-ML Zone District is consistent with the adjacent, approximately 16-acre parcel to the east of Louisiana Blvd., also zoned R-ML. Regardless, the subject site could also function as a transition between the higher impact R-MH zoning to the south and adjacent R-1C zone districts to the west and north. The request is consistent with the intent of the Comprehensive Plan by facilitating zoning that aligns with neighboring properties. **The response to Criterion H is sufficient.***

V. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other public agencies reviewed this application. Although no objections were provided, City Hydrology indicated that any future development would require a Grading & Drainage Plan that shows onsite management of Stormwater Quality Volume (SWQV) in accordance with the drainage ordinance. DMD stated that zoning that supports land use for increased multimodal and transit-oriented development is a critical component for advancing the City’s Vision Zero goals, as it helps expand transportation options beyond private automobile travel. City Urban Forestry indicated that any future development would require street trees along Louisiana Blvd and Kathryn Ave SE.

Agency comments received can be found at the end of the staff report beginning on p. 38.

Indian Nations, Pueblos, and Tribes

The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos because the subject site is not within 660 ft. of Major Public Open Space [IDO §14-16-6-4(B)].

Neighborhood/Public

Four Neighborhood Associations (NAs) are within 660 ft of the subject site. District 6 Coalition of NAs, Elder Homestead NA, South San Pedro NA, and Trumbull Village NA were notified as required [IDO §14-16-6-4(J)]. All property owners within 100 feet of the subject site were notified as required. No facilitated meeting was requested and staff has not received any public comment at the time of the writing of this staff report.

VI. Conclusion

The request is for a Zoning Map Amendment (i.e., zone change) from an R-1C (Residential – Single-Family) zone district to R-ML (Residential – Multi-family Low Density) for an approximate 0.17-acre site, comprising all or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana Blvd SE (the “subject site”). The subject site is south of Southern Ave SE and north of Kathryn Ave SE at the northwest corner of the intersection of Kathryn Ave. and Louisiana Blvd. The intention of the zoning map amendment is to facilitate the development of townhomes on the subject site.

The subject site is located within an Area of Change, as designated by the Comprehensive Plan. The subject site is within the Louisiana Blvd Major Transit Corridor and in the (Airport) Air Space Protection Sub-area of the Airport Protection Overlay (APO) Zone (IDO §14-16-3-3). The subject site is also located within the boundaries of the Near Heights Metropolitan Development Area Plan.

District 6 Coalition of NAs, Elder Homestead NA, South San Pedro NA, and Trumbull Village NA and property owners within 100 ft were notified as required [IDO §14-16-6-4(J)]. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos. No Facilitated Meeting was requested and no public comment was submitted by the time of this writing. The sign posting was verified with photos submitted by the applicant and in the field by the staff planner.

The applicant has adequately justified the request by demonstrating that the proposed zoning furthers a preponderance of applicable Comprehensive Plan goals and policies, would reinforce the established character of the surrounding area, and could be more advantageous to the community than the current zoning.

Staff recommends approval.

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

Plan #: ZMA-2025-00021

1. This is a request for a Zoning Map Amendment from R-1C (Residential – Single-Family) zone district to R-ML (Residential – Multi-family Low Density) for an approximate 0.17-acre site, comprising all or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana Blvd SE (the “subject site”), and consisting of approximately 0.17 acres.
2. The intention of the zoning map amendment is to facilitate the development of townhomes on the subject site with the proposed R-ML zoning. IDO §14-16-4-3(B)(6)(d) restricts townhome use in the R-1 zone district except in or within 1,320 feet (1/4 mile) of MS-PT areas, which precludes the subject site.
3. The area including 737 Louisiana Blvd SE was annexed by the City April 20, 1948, and zoned R-1. A single-family home was built prior to 1959. The single-family home was demolished in 2023 (Permit GP-2023-27897); the lot remains undeveloped.
4. 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.
5. The subject site is within an Area of Change and within 660 ft. of the Louisiana Blvd Major Transit Corridor, as designated by the Comp Plan.
6. The subject site is within the (Airport) Air Space Protection Sub-area of the Airport Protection Overlay (APO) Zone (IDO §14-16-[3-3](#)).
7. The subject site is within the Near Heights Metropolitan Redevelopment Area.
8. The request generally furthers the following applicable goals and policies from the Comprehensive Plan Chapter 4 – Community Identity:
 - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request expands R-ML zoning from the east to the west side of Louisiana at this location, which is also adjacent and to the north of the more intense R-MH zoning south of Kathryn Ave. The request would allow for the development of a vacant property in a manner that enhances and protects the character of the surrounding community by maintaining similar setbacks but allow for denser building with taller structures than single-family dwellings, yet shorter than adjacent R-MH building height allowances. The R-ML zone would continue to support primarily residential uses, which dominate the properties west of Louisiana Blvd., and restrict most other civic, institutional, commercial, and industrial uses. Any future development at the subject site would require a site plan directed by IDO and DPM requirements to ensure continued compatibility with the surrounding community.

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

The request could facilitate quality development that would be consistent with the distinct character of the community by supporting permissive uses that would align with those of properties within the Louisiana Blvd. Major Transit Corridor. Future development under R-ML zoning would be required to meet applicable buffering, design, and dimensional standards to mitigate any potential impact to adjacent properties, which would result with a zone change.

- C. **POLICY 4.1.2 Identity and Design:** Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Future development under R-ML zoning would be required to meet applicable buffering, design, and dimensional standards, such as setbacks that would be similar to existing R-1C zoning dimensional standards. Comparable dimensional standards at the subject site and surrounding properties help maintain identity and cohesiveness of the neighborhood. The biggest change would be a new permissive 38 ft building height allowance versus the current 26 ft height allowed in the R-1C zone district. However, the 38 ft height maximum is less than that of the adjacent R-MH zone district south of Kathryn, although currently only single-story residences, allows building heights of up to 48 ft in height. In general, the allowable increased density (e.g., townhomes, multi-family, group living) would be consistent with development standards along the major transit corridor.

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

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

The request could contribute to promoting efficient development patterns by facilitating infill of an undeveloped property that has already been served by public infrastructure—water, sewer, electric, and the Louisiana Boulevard Transit Corridor. The R-ML zone district would allow for an increased variety of housing options while generally maintaining existing civic, institutional, commercial, and industrial uses that complement adjacent corridor, property, infrastructure, and public facility uses. Any future development of the property would be subject to IDO requirements to ensure the efficient use of resources and infrastructure.

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

The subject site is readily connected to adjacent infrastructure and public facilities at the time of development including water, sewer, road, and electric infrastructure as well as a variety of transit options. Easy access to existing services reduces the need for major new infrastructure investments, and could support a wider range of housing options than the current vacant R-1C tract within an Area of Change. Allowing denser residential development at this site would be an efficient reuse of land that is within walking distance of many community amenities such as schools, parks, library, community center, and police substation.

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

The subject site is located wholly within an Area of Change. The request would direct growth to an area where development is encouraged and adjacent to parcels with corresponding zoning. An R-ML zone at the subject site could allow for a wide variety of residential infill including townhomes, multi-family, and group living options that align with the area's existing development pattern and reinforces the character and intensity of a transit corridor.

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

The request could direct growth and more intense development to an Area of Change and the Near Heights Metropolitan Redevelopment Area where development is encouraged. The request would also establish denser R-ML zoning between R-MH to the south and R-1C to the north of the subject site that borders the Louisiana Blvd. Major Transit Corridor. The proposed zoning allows for single-family to higher density residential uses while generally maintaining existing civic, institutional, commercial, and industrial uses. The zone change can help activate the currently undeveloped property and contribute to the surrounding corridor's vitality by allowing denser residential uses. Future development would be subject to applicable design and compatibility standards to ensure integration with the surrounding community. Additionally, this request promotes infill development thereby maximizing existing resource.

- E. POLICY 5.6.4 APPROPRIATE TRANSITIONS: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request could create a transition between the higher trafficked Louisiana Blvd and the single-family, R-1C development to the west, and higher density R-MH zoning to the south. The proposed R-ML zoning permits a variety of residential development while maintaining similar setbacks to R-1 residential zoning. A restricted lot size of the

subject site reduces future development possibilities at the subject site, especially regarding building massing. At this time, the addition of an elementary or middle school, and/or large residential facility, both of which would become permissive at the location with the zone change would be excluded by property size. IDO and DPM regulations would further buffer the transition to adjacent zoning and uses. Existing permissive civic, institutional, commercial, and industrial uses are largely preserved.

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

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

The site is within 660-feet of the Louisiana Blvd Major Transit Corridor but is not within a Center. The zone change would allow denser housing options at the subject site (e.g., townhome, multi-family, group living) than the previous single-family residence at the subject site. Higher density could strengthen the Louisiana Blvd. corridor by increasing the concentration of people near community amenities, making non-automobile modes like public transit, walking, and biking more convenient and efficient. Any proposed development would be required to meet site design and compatibility standards to ensure appropriate integration with the surrounding area.

- B. POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would allow denser infill and growth along a major transit corridor for a property that has been vacant since 2023. The proposed R-ML zoning maintains expanded housing development options within a transit corridor while potentially supporting a sustainable development pattern of denser housing within walking distance of various amenities (e.g., shopping, library, parks, community center, police station, schools). However, the zone change does not guarantee regional growth/development, but hyper-local. Future development would be required to comply with applicable site design and buffering standards to ensure compatibility with the surrounding area.

11. The request furthers POLICY 6.1.2 – TRANSIT-ORIENTED DEVELOPMENT: Prioritize transit-supportive density, uses, and building design along Transit Corridors from the Comprehensive Plan Chapter 6 – Transportation.

The request would facilitate denser infill development that aligns with transit-oriented development principles by increasing the number of residents near a variety of community amenities as well as public transportation options of Louisiana Blvd., a major transit corridor. Higher-density residential uses could potentially minimize vehicle trips taken and/or increase transit ridership.

12. The request generally furthers or furthers the following applicable Goals and Policies from the Comprehensive Plan Chapter 9 – Housing.

- A. **POLICY 9.2.1 COMPATIBILITY:** Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e., urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

The request facilitates housing development by allowing a variety of housing types and residential densities that maintains existing neighborhood land uses to the south, east, and further north along Louisiana Blvd. The proposed zoning allows for higher density residential uses that play into the existing suburban development context along a transit corridor, although the current character west of Louisiana Blvd. currently favors single-story development.

The request supports development that aligns with existing land uses and is generally consistent with the City’s development objectives of directing growth to Areas of Change, where it is expected and desired. Future development would be subject to applicable City design and compatibility standards to ensure appropriate integration and densities, site design, and relationship to the street.

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

The request would allow an increased housing density at the subject site and not just a single-family home. Adding more than a single-occupancy development at the subject site would be appropriate, as it is within 660 feet of the Louisiana Blvd. Major Transit Corridor and has readily available access to existing infrastructure and public facilities. The proposed R-ML zoning has the potential to increase housing availability within a well-developed area, aligning with policies that promote efficient land use and help alleviate pressure for new development on the urban periphery.

- C. **POLICY 9.3.2 OTHER AREAS:** Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request could support increased housing density at the subject site which is an appropriate location to allow such development, as it is within 660 feet of the Louisiana Blvd. Major Transit Corridor and has considerably easy-access to existing infrastructure, public facilities, and local commercial services. Generally, the immediate surrounding area consists of single-story, single- and multi-family residential dwellings with multiple stories further south and east of Louisiana Blvd. However, R-MH zoning directly to the south of Kathryn Ave. on both sides of Louisiana Blvd. allows for building heights of up to 48 ft within 100 ft of the property lines. The

maximum building height for R-ML is 38 ft, which generally maintains a consistent development scale along the transit corridor and to adjacent properties to the south.

13. The request partially furthers the following applicable Goals and Policies from the Comprehensive Plan Chapter 9 – Housing:

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

The request supports developing housing by allowing a wider range of housing types and higher residential density at the subject site. More specifically, the proposed R-ML zoning would allow for townhome, multi-family, and group housing, which can help meet current and future housing needs. Although, it is the intention of the applicant to develop the site with multiple townhomes and potentially a casita, a zone change does not guarantee multi-family development nor a variety of price levels.

- B. POLICY 9.1.1 HOUSING OPTIONS: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would facilitate the development of future housing and thereby the conservation of housing by allowing a range of housing types and densities at the subject site. Although, it is the intention of the applicant to develop the site with multiple townhomes and potentially a casita, a zone change does not guarantee the provision or conservation of housing for a variety of income levels and types of residents and households.

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

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

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

Applicable citations: Goal 4.1-Character, Policy 4.1.1-Distinct Communities, Policy 4.1.2-Identity and Design; 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, Policy 5.6.4-Appropriate Transitions; Policy 6.1.2 Transit-Oriented Development; Policy 9.2.1-Compatibility; Goal 9.3-Density, Policy 9.3.2-Other Areas.

Partially applicable citations: Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth; Goal 9.1-Supply, Policy 9.1.1-Housing Options.

Inapplicable citations: Goal 6.1-Land Use; Policy 9.1.2-Affordability; Goal 9.2-Sustainable Design.

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 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 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).

The subject site is wholly located within an Area of Change and not wholly or partially in an Area of Consistency, as designated by the Comp Plan. This criterion is not applicable.

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 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).

This request meets Criterion 3. The subject site is located wholly within an Area of Change where growth and development are encouraged. The subject site is situated along a major transit corridor, making it an appropriate location for concentrated development. An R-ML zone district at this location would be consistent with adjacent properties to the east and south in terms of land use, development density, intensity, and connectivity, and could readily integrate with the existing character of the single-family homes to the north and west as future building at this site would be restricted by lot size which remains consistent with those properties. Any future development shall follow all applicable IDO and DPM regulations to protect neighboring lots.

The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan goals and policies and could be more advantageous to the community than the current R-1C zoning.

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

The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. The applicant compared allowable uses in the existing R-1C zone district to the proposed R-ML in a table format. Although the provided table shows Residential Uses largely remain consistent between the existing and proposed zoning, R-1 zoning precludes townhome development due to location [IDO § 14-16-[4-3\(B\)\(6\)\(c, d\)](#)]. Additional, permissive uses allowed under the proposed R-ML zoning but not the current R-1C zoning include: Assisted living facility or nursing home, Community residential facility, large, Elementary or middle school, and Art gallery. Live-work dwellings would become conditionally permissive with the two additional Group Living scenarios—Group home, small and Group home, medium. These uses are generally not considered harmful, and some of these uses would be restricted by lot size [e.g., IDO § 14-16-[4-3\(C\)\(8\)\(b, c\)](#)].

- 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).

This request will meet Criterion 1. The subject site will have adequate capacity to serve the development made possible by the zone change. The existing infrastructure should adequately serve the subject site and future land uses granted in the proposed R-ML zone district. The site is served by the Louisiana Blvd. Major Transit Corridor, has sufficient sidewalk access, a bus stop within a few-minute walk, and a designated bike lane providing the subject site with multiple transportation options.

- 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.

Although the subject site is located along the Louisiana Blvd. Major Transit Corridor, the applicant's justification is not completely based on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. The two major differences between the existing and proposed zoning are that R-ML allows townhome development and has a greater height allowance.

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

While economic considerations are a factor, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them. Also, the proposed R-ML zone change would allow for a greater variety of residential development density, which is encourage in Areas of Change and major transit corridors.

The zone change would allow townhomes to be built and would allow 38 ft building heights. Even with the increased height, 38 ft is less than the allowable 48 ft heights of the adjacent neighboring R-MH properties to the south. Furthermore, density may be further restrained through required Landscaping, Buffering, and Screening standards and Open Space

requirements. Nevertheless, denser development could be more advantageous to the community and the location lends itself to support alternative forms of transit.

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

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

A zone change from R-1C to R-ML at the subject site does not create a “spot” or “strip” zone. The proposed R-ML Zone District is consistent with the adjacent, approximately 16-acre parcel to the east of Louisiana Blvd., also zoned R-ML. Regardless, the subject site could also function as a transition between the higher impact R-MH zoning to the south and adjacent R-1C zone districts to the west and north. The request is consistent with the intent of the Comprehensive Plan by facilitating zoning that aligns with neighboring properties.

15. Four Neighborhood Associations (District 6 Coalition of NAs, Elder Homestead NA, South San Pedro NA, and Trumbull Village NA) are within 660 ft of the subject site, and were notified as required. Property owners within 100 feet were notified as required.
16. City departments and other public agencies reviewed this application. Although no objections were provided, City Hydrology indicated that any future development would require a Grading & Drainage Plan that shows onsite management of Stormwater Quality Volume (SWQV) in accordance with the drainage ordinance. DMD stated that zoning that supports land use for increased multimodal and transit-oriented development is a critical component for advancing the City’s Vision Zero goals, as it helps expand transportation options beyond private automobile travel. City Urban Forestry indicated that any future development would require street trees along Louisiana Blvd and Kathryn Ave SE.
17. Notification to Indian Nations, Tribes, and Pueblos was not required.
18. Staff received no public comment regarding the proposed zone change.

Recommendation

APPROVAL of Case #: ZMA-2025-00021, a request for Zoning Map Amendment from R-1C to R-ML for all or a portion of for an approximate 0.17-acre site, comprising all or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana Blvd SE (the "subject site"), based on the preceding Findings 1-18.

Catherine Heyne

Catherine Heyne, Planner

Notice of Decision cc list:

Michelle Negrette, mnegrett@icloud.com
District 6 Coalition of NAs, info@willsonstudio.com
District 6 Coalition of NAs, m.ryankious@gmail.com
Elder Homestead NA, elderhomesteadna@gmail.com
Elder Homestead NA, sp-wonderwoman@comcast.net
Elder Homestead NA, m.ryankious@gmail.com
South San Pedro NA, southsanpedroabqnaboard@gmail.com
South San Pedro NA, vargas8175@icloud.com
South San Pedro NA, tmienterprises1@gmail.com
Trumbull Village NA, landry54@msn.com
Trumbull Village NA, 504rise@yahoo.com
Trumbull Village NA, hardy_bernadette@yahoo.com
Legal, acon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Fire Department (AFR)

No comment.

Hydrology

Per the City's Drainage Ordinance § 14-5-2-6, a licensed New Mexico civil engineer must submit a Grading & Drainage Plan to Hydrology for review and approval for new construction or additions of 1000 square feet or more to existing structures. See Chapter 6 of the DPM. http://documents.cabq.gov/planning/development-process-manual/DPM-2020-06-02_signed.pdf

Please also provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the drainage ordinance, § 14-5-2-6(H) and DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites.

- 1) State how the storm water quality volume will be managed and supporting calculations.
- 2) State the area of Land Treatment D on the plan.

Please call the Hydrology Section Senior Engineers: Tiequan Chen tchen@cabq.gov 505-924-3695 or Anthony Montoya Senior Engineer, Hydrology 505.924.3314 for questions.

Transportation Development Services

No comments.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Department of Municipal Development, Engineering Division

Per the City of Albuquerque Vision Zero Year-in-Review/Action Plan Update (Action Plan), Louisiana from Gibson to Menaul is designated as part of the Prioritized High Fatal and Injury Network (HFIN). The segment from Gibson to Lomas is ranked as a top priority and classified as HFIN Priority Tier 1.

The Louisiana Blvd Vision Zero Improvement Project, from Gibson to Central, incorporated multimodal safety improvements. There is a buffered bike lane on Louisiana from just north of Kathryn to [Cochiti] one block south of Central. From just north of Gibson to Kathryn, the City installed its first separated bike lanes. In 2021, the City installed Leading Pedestrian Intervals (LPIs) at Louisiana's Kathryn, Southern, and Trumbull intersections. LPIs are a proven safety countermeasure that give people walking a 5-7 second [head start] to cross the street before drivers can enter the

intersection. The Louisiana Blvd Mid-Block Crossings Project will add three mid-block crossings with Pedestrian Hybrid Beacons (PHBs), also proven safety countermeasures, between Eastern & Ross, between Ross & Anderson, and between Bell & Zuni. This project is bidding soon for construction.

Zoning that supports land use for increased multimodal and transit-oriented development is a critical component for advancing the City's Vision Zero goals, as it helps expand transportation options beyond private automobile travel. Especially relevant to this case from the Action Plan:

1. Thematic Goal: Shift to Active Modes—Promotes opportunities for people to safely walk, ride a bicycle, use mobility devices, and take transit.
2. Supporting Action: SA 1—Construct/reconstruct corridors and intersections using proven safety counter measures to prioritize safety and vulnerable road users, and to provide more opportunities to better accommodate all roadway users.
3. Supporting Action: SA 4—Consider the HFIN, vulnerability index, safety, land use, and development context when designing new or retrofitting existing roadways and incorporating design principles to discourage drivers from speeding.

The subject property is located in Census Tract 9.04, which has a Social Vulnerability Index (SVI)* score of 86.67, indicating very high social vulnerability. In this tract, 19% of households do not have access to a vehicle. Immediately east of the site is Census Tract 9.08, which has an even higher SVI score of 99.83, with 18% of households without a vehicle. The SVI ranges from 0 to 100, with higher values representing greater social vulnerability and increased exposure to traffic safety risks.

These conditions further reinforce the need for context-sensitive zoning and roadway design interventions in this corridor.

*Social Vulnerability Index

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

Parks and Recreation, Urban Forestry

Forestry has no comments regarding zone map amendment but please note that for future development, street trees will be required along Louisiana Blvd SE and Kathryn Ave SE at 25' O.C. spacing no less than 20' from back of curb.

Solid Waste Department

- Approved with conditions.
- No CO required.
- Must not hinder current refuse service.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Future Development will require a Request for Availability.

Albuquerque Public Schools (APS)

The application indicates that the applicant intends to allow new multi-family residential development. Any future development at this location permitting multi-family residential use (R-MH) would impact the following schools: Emerson Elementary School, Van Buren Middle School, and Highland High School. The proposed development is estimated to generate the following student enrollment:

- Residential Units (townhomes): 6
- Est. Elementary School Students: 2
- Est. Middle School Students: 1
- Est. High School Students: 1
- Est. Total # of Students from the Project: 4

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

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
Emerson Elementary School	358	554	196
Van Buren Middle School	323	693	370
Highland High School	997	1,536	539

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short-term solution)

- Schedule Changes
 - Double sessions
 - Multi-track year-round
- Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

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

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the subject EPC Zoning Map Amendment (ZMA-2025-00021).

Bernalillo County, Planning & Zoning

No adverse comment.

A) PHOTOGRAPHS

Subject Site Photos

Figure 1: Panoramic overview of subject site - looking N to NE.



Figure 2: Overview of subject site - looking W.



Figure 3: Overview of subject area - looking SSW.



Figure 4: Overview of subject area - looking NNW.



B) HISTORY

**CITY of ALBUQUERQUE
NINETEENTH COUNCIL**

COUNCIL BILL NO. R-10-49

ENACTMENT NO. 2010-005

SPONSORED BY: Rey Garduño

RESOLUTION

**APPROVING THE NEAR HEIGHTS EXPANSION METROPOLITAN
REDEVELOPMENT PLAN.**

**WHEREAS, the New Mexico Legislature has passed the Metropolitan
Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 inclusive
NMSA, 1978, as amended, which authorizes the City of Albuquerque, New
Mexico (the "City") to prepare metropolitan redevelopment plans and to
undertake and carry out metropolitan redevelopment projects; and**

**WHEREAS, The City Council, the governing body of the City, (the "City
Council") after notice and public hearing as required by Code, has duly
passed and adopted Council Resolution No. R-08-29 Enactment R-2008-051,
including the recently formed Eastern/Alvarado Metropolitan Redevelopment
Area (R-07-283), making certain findings, among other things, that one or more
blighted areas exist within the corporate limits of the municipality and that the
rehabilitation, conservation, development and redevelopment of and in the
Area designated as the Near Heights Expansion Metropolitan Redevelopment
Area is necessary in the interest of public health, safety, morals and welfare of
the residents of the City; and**

**WHEREAS, the City Council, by Resolution No. R-08-29 Enactment R-2008-
051, has made certain findings which declare the Near Heights Expansion
Metropolitan Redevelopment Area to be blighted, has designated the Area as
appropriate for Metropolitan Redevelopment Projects and has called for the
preparation of a metropolitan redevelopment plan identifying the activities to
be carried out to eliminate the present conditions; and**

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1 WHEREAS, the Albuquerque Development Commission, which acts as the
2 Metropolitan Redevelopment Commission under the provisions of the City
3 Council Ordinance 14-8-4-1994, (the "Commission") recommends approval of
4 the Near Heights Expansion Metropolitan Redevelopment Plan (the "Plan") for
5 the redevelopment of the Area, as required by the Code; and

6 WHEREAS, the City Council has conducted a public hearing, after proper
7 notice as required by the Code, on the Plan; and

8 WHEREAS, the expanded Plan proposes redevelopment of certain sites
9 within the project area; and

10 WHEREAS, the expanded Near Heights Metropolitan Redevelopment Area
11 Plan boundaries incorporate and replace the Eastern/Alvarado Metropolitan
12 Redevelopment Plan (R-07-283); and

13 WHEREAS, the expanded Plan identified three catalyst projects; 1) The
14 development of the vacant Eastern/Alvarado site; 2) An International themed
15 streetscape project along San Mateo Boulevard and Gibson Boulevard and; 3)
16 Development of nine vacant parcels south of Southern Boulevard on the east
17 side of San Mateo Boulevard for a future mixed use retail and housing
18 development; and

19 WHEREAS, the expanded Plan proposes a coordinated redevelopment of
20 certain public and private projects in the area which will meet the objectives of
21 the code and will benefit the City's efforts to revitalize the Near Heights
22 Expansion Metropolitan Redevelopment Area; and

23 WHEREAS, this expanded Plan for projects will promote the local health,
24 general welfare, safety, convenience and prosperity of the inhabitants of the
25 City and will benefit the City's effort to revitalize the area.

26 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
27 ALBUQUERQUE:

28 SECTION 1. The City Council, after having conducted a public hearing
29 pursuant to the code, finds that:

30 A. The expanded Plan and the proposed redevelopment of the Near
31 Heights Expansion Metropolitan Redevelopment Area will aid in the
32 elimination and prevention of blight or conditions which lead to development
33 of blight.

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

4 C. The expanded Plan complements the Albuquerque/Bernalillo
5 County Comprehensive Plan and affords maximum opportunity consistent
6 with the needs of the community for the rehabilitation and redevelopment of
7 the Near Heights Expansion Metropolitan Redevelopment Area by the public
8 activities and the private enterprise; and the objectives of the Plan justify the
9 proposed activities as public purposes and needs.

10 D. The expanded Plan, attached as Exhibit A, and made a part hereof,
11 is approved in all respects.

12 SECTION 2. The entire Near Heights Expansion Metropolitan
13 Redevelopment Area is specifically included for purposes of tax increment
14 financing, and the creation of a tax increment district.

15 SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
16 clause, word or phrase of this resolution is for any reason held to be invalid or
17 unenforceable by any court of competent jurisdiction, such decision shall not
18 affect the validity of the remaining provisions of this resolution. The Council
19 hereby declares that it would have passed this resolution and each section,
20 paragraph, sentence, clause, word or phrase thereof irrespective of any
21 provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 7th DAY OF June, 2010
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 Excused: Jones

5
6 
7 Ken Sanchez, President
8 City Council
9

10
11 APPROVED THIS 18 DAY OF June, 2010
12

13
14 Bill No. R-10-49

15
16 
17
18 Richard J. Berry, Mayor
19 City of Albuquerque
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22 ATTEST:

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25 City Clerk
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Designation Resolution Approval

EXHIBIT A

CITY OF ALBUQUERQUE CITY COUNCIL

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INTEROFFICE MEMORANDUM

4/14/08

R-2008-051

TO: Martin Chávez, Mayor

FROM: Laura Mason, Director of Council Services

LM

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-08-29 Designating The Near Heights Boundary Expansion a Metropolitan Redevelopment Area, Including The Recently Formed Eastern/Alvarado Metropolitan Redevelopment Area (R-07-283); Making Certain Findings and Determinations Pursuant To The Metropolitan Redevelopment Code, and Authorizing and Directing The Metropolitan Redevelopment Agency To Prepare a Metropolitan Plan For The Near Heights Expansion Metropolitan Redevelopment Area (Garduño), which was passed at the Council meeting of April 7, 2008, by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

LM:db
Attachment
4/8/08

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CITY of ALBUQUERQUE

EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-29

ENACTMENT NO. B-2008-051

SPONSORED BY: Rey Garduño

RESOLUTION

DESIGNATING THE NEAR HEIGHTS BOUNDARY EXPANSION A METROPOLITAN REDEVELOPMENT AREA, INCLUDING THE RECENTLY FORMED EASTERN/ALVARADO METROPOLITAN REDEVELOPMENT AREA (R-07-283). MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING AND DIRECTING THE METROPOLITAN REDEVELOPMENT AGENCY TO PREPARE A METROPOLITAN PLAN FOR THE NEAR HEIGHTS EXPANSION METROPOLITAN REDEVELOPMENT AREA.

WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determined the area to be a slum area or a blighted area, or a combination thereof, and designated the area as appropriate for a metropolitan redevelopment project"; and

WHEREAS, the City of Albuquerque ("City") and the Metropolitan Redevelopment Agency of the City and their employees and agents, have for some time engaged in a study of blighted areas within the City, and have submitted their findings and recommendations concerning the area detailed in the Near Heights Metropolitan Redevelopment Area Expansion Designation Report which is attached as Exhibit A to this Resolution and incorporated herein by reference; and

WHEREAS, pursuant to Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, the Council caused to be published in the Albuquerque Journal a newspaper of general circulation, a notice containing a general description of the proposed metropolitan redevelopment area and the date,

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1 time and place where the Council will hold a public hearing to consider the
2 adoption of this resolution and announcing that any interested party may
3 appear and speak to the issue of the adoption of this resolution; and

4 WHEREAS, the Albuquerque Development Commission held an advertised
5 public meeting on October 17, 2007, took testimony from the public, and
6 recommended to the Council the designation of the Near Heights Metropolitan
7 Redevelopment Expansion Area, as set forth in the Staff Report attached to
8 this resolution as Exhibit B; and

9 WHEREAS, the Land Use Planning and Zoning Committee of the Council
10 and the City Council, at a time and place designated in a public notice, to hear
11 and consider all comments of all interested parties on the issue of the
12 adoption of this resolution; and

13 WHEREAS, the Near Heights Expansion Metropolitan Redevelopment Area
14 expands the Near Heights MRA Plan that was adopted in the year 2000. Due to
15 economic investment along the San Mateo Blvd and Gibson Blvd corridors,
16 along with the relocation of the Lovelace Medical Center facility on Gibson to
17 their new downtown location, a destabilizing impact is noticeable in the area;
18 and

19 WHEREAS, the Near Heights Expansion boundaries include the
20 Eastern/Alvarado MRA site recently approved by City Council on November 5,
21 2007 (R-07-283). The area boundaries begin at the northeast corner of the
22 intersection of Eastern and Palomas, easterly along Eastern to Alvarado;
23 northerly along Alvarado to Ross; westerly along Ross to Palomas; southerly
24 along Palomas to the northeast corner of Eastern and Palomas, being the
25 points of beginning; and

26 WHEREAS, the Council has considered the findings and determinations set
27 forth in Exhibit A attached hereto; the Staff Report attached as Exhibit B; and
28 all comments made at the public hearing concerning the conditions which
29 exist in the proposed Near Heights Metropolitan Redevelopment Expansion
30 Area.

31 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
32 ALBUQUERQUE:

1 Section 1. The Council finds and determines that the area from the
2 commercial corridor along San Mateo Blvd. from Bell Street to Gibson Blvd.
3 and the commercial corridor along Gibson Blvd. from San Mateo Blvd. to
4 Kentucky Street, near Louisiana Blvd. is hereby included into the Near
5 Heights Metropolitan Redevelopment Area. The boundary excludes recently
6 redeveloped properties on the south side of Gibson Blvd. from Dakota Street
7 to Kentucky Street. It includes the shopping center along the west side of San
8 Pedro Blvd, which is bounded on the north by Kathryn Ave. and the south by
9 Anderson Ave., and is adjacent to the existing Near Heights Metropolitan
10 Redevelopment Area. The Near Heights Expansion area further described in
11 Exhibit A to this Resolution, is, by reason of the presence of a substantial
12 number of deteriorated structures, unsafe conditions, deterioration of site and
13 other improvements, obsolete and impractical planning and platting and low
14 levels of commercial activity and redevelopment which substantially impair
15 and arrest the sound growth and economic well being of the City and the Near
16 Heights Metropolitan Redevelopment Area, constitute an economic and social
17 burden and a menace to the public health, safety, and welfare in its present
18 condition and use, the blighted areas that are appropriate for a metropolitan
19 redevelopment project or projects and are hereby designated the Near
20 Heights Metropolitan Redevelopment Expansion area.

21 Section 2. The Council finds that the rehabilitation, conservation,
22 development and redevelopment of and in the Near Heights Expansion
23 Redevelopment Area are necessary in the interests of the public health, safety,
24 morals and welfare of the residents of the City.

25 Section 3. The Metropolitan Redevelopment Agency is hereby authorized
26 and directed to prepare a Metropolitan Redevelopment Plan or Plans for the
27 Near Heights Expansion Area which, without limitation, shall seek to eliminate
28 the problems created by the blighted conditions in the area, shall conform to
29 any general plan for the City as a whole, and shall be sufficient to indicate the
30 proposed activities to be carried out or encouraged in the area and the Plan's
31 relationship to defined local objectives respecting land uses, improved traffic
32 patterns and controls, public transportation, public utilities, recreational and

1 community facilities, housing facilities, commercial activities or enterprises,
2 and other public improvements.

3 Section 4. SEVERABILITY CLAUSE. If any section paragraph, sentence,
4 clause, word, or phrase of this resolution is for any reason held to be invalid or
5 unenforceable by any court of competent jurisdiction, such decision shall not
6 affect the validity of the remaining provisions of this resolution. The Council
7 hereby declares that it would have passed this resolution and each section,
8 paragraph, sentence, clause, word or phrase thereof irrespective of any
9 provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 7th DAY OF April, 2008
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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8 Brad Winter, President
9 City Council

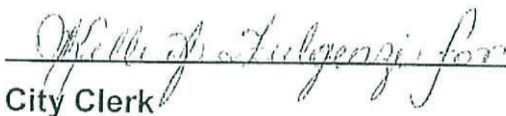
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12 APPROVED THIS 17th DAY OF April, 2008

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15 Bill No. R-08-29

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19 Martin J. Chávez, Mayor
20 City of Albuquerque

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24 ATTEST:

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27 City Clerk

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CITY of ALBUQUERQUE

SEVENTEENTH COUNCIL

COUNCIL BILL NO. R-07-283 ENACTMENT NO. _____

SPONSORED BY: Martin Heinrich

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RESOLUTION

DESIGNATING THE EASTERN-ALVARADO METROPOLITAN
REDEVELOPMENT AREA, MAKING CERTAIN FINDINGS AND
DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT
CODE, AND DESIGNATED THE AREA AS APPROPRIATE FOR A
METROPOLITAN REDEVELOPMENT PROJECT IDENTIFYING THE ACTIVITIES
TO BE CARRIED OUT TO ELIMINATE THE PRESENT CONDITIONS.

WHEREAS, Section 3-60A-1 through 3-60A-48 NMSA 1978 states: “A
municipality shall not prepare a metropolitan redevelopment plan for an area
unless the governing body by resolution determined the area to be slum or
blighted area, or a combination thereof, and designated the area as
appropriate for a metropolitan project”; and

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

WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan
Redevelopment Code, the Council caused to be published in the Albuquerque
Journal, a newspaper of general circulation, a notice containing a general
description of the proposed metropolitan redevelopment area and project plan
and the date, time and place where the Council will hold a public hearing to
consider the adoption of this Resolution and announcing that any interested

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1 party may appear and speak to the issue of the adoption of this Resolution;
2 and

3 WHEREAS, the Albuquerque Development Commission held an advertised
4 public meeting on May 16, 2007, took testimony from the public, and
5 recommended to the Council the designation of the Eastern-Alvarado
6 Metropolitan Redevelopment Area and the approval of the Eastern-Alvarado
7 Redevelopment Project Plan ("Plan"), as set forth in the Staff Report attached
8 to this resolution as Exhibit B, as required by the Code; and

9 WHEREAS, the Land Use, Planning, and Zoning Committee of the Council
10 and the City Council, at a time and place designated in a public notice, to hear
11 and consider all comments of all interested parties on the issue of the
12 adoption of this Resolution; and

13 WHEREAS, the project plan will promote the general welfare, safety, and
14 convenience and prosperity of the inhabitants of the Area and of the City and
15 will benefit the City's effort to revitalize the Area.

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

18 The Council finds and determines that the area bounded by Alvarado on the
19 East, Ross on the North, Palomas on the West, and Eastern on the South is, by
20 reason of the presence of an overabundance of rental housing and low levels
21 of for sale housing and redevelopment which substantially impair and arrest
22 the sound growth and economic well being of the City and Eastern-Alvarado
23 Area, the blighted area that is appropriate for a redevelopment project and is
24 hereby designated the Eastern-Alvarado Metropolitan Area.

25 The Project Plan will aid in the elimination and prevention of blight or
26 conditions that lead to the development of blight.

27 The plan does not require the relocation of any families or individuals from
28 their dwellings; therefore, a method for providing relocation assistance is not
29 required for the project.

30 The plan, attached as Exhibit C, and made a part hereof, is approved in all
31 respects.

32 The application of the procedures set forth in the Tax Increment Law for
33 financing Metropolitan Redevelopment Projects is hereby approved as the

1 area bounded by Alvarado on the East, Ross on the North, Palomas on the
2 West and Eastern on the South; with the 2007 tax year being the base year.

3 Pursuant to Section 3-60A-23 NMSA 1978, the City request the approval of all
4 governmental units participating in the property tax revenues derived from the
5 property within the Plan area.

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Mayor Martin J. Chávez

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

INTER-OFFICE MEMORANDUM

June 13, 2007

TO: Debbie O'Malley, President, Albuquerque City Council

FROM: Martin J. Chávez, Mayor

SUBJECT: Designation of Eastern-Alvarado Metropolitan Redevelopment Area, and Eastern-Alvarado Metropolitan Redevelopment Project Plan.

Attached for your review are the Eastern-Alvarado Metropolitan Redevelopment Designation Report, and Project Plan. Lovelace has authorized the City of Albuquerque's Metropolitan Redevelopment Agency to act as the agent for a 3.7 acre site, which will eventually be donated to the City. The designation and Project Plan are prerequisite to a Request for Proposal for development of the site. The process of neighborhood involvement included a meeting with the South San Pedro Neighborhood Association. The designation of a Metropolitan Redevelopment Area is based on findings of blighted conditions defined in the Metropolitan Code (3-60A-8). The Project Plan is meant to address the blighted condition and create redevelopment. Attached are the Resolution, Cover Analysis and Fiscal Impact Analysis. The Albuquerque Development Commission recommended approval of the report at a public hearing held on May 16, 2007. It is being forwarded to City Council for approval.

Recommended:

Bruce J. Perlman, Ph.D
Chief Administrative Officer

Reviewed as to form:

Robert M. White
City Attorney

Recommended:

Richard Dineen, AIA
Director, Planning Department

Recommended:

Ed Adams
Chief Operating Officer

CITY of ALBUQUERQUE

FOURTEENTH COUNCIL

COUNCIL BILL NO. R-90 ENACTMENT NO. 84-2000

SPONSORED BY: Hess Yntema by request

RESOLUTION

APPROVING THE NEAR HEIGHTS METROPOLITAN REDEVELOPMENT PLAN.

WHEREAS, the New Mexico Legislature has passed the Metropolitan Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 Inclusive, NMSA, 1978, as amended, which authorizes the City of Albuquerque, New Mexico (the "City") to prepare metropolitan redevelopment plans and to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, The City Council, the governing body of the City, (the "City Council") after notice and public hearing as required by Code, has duly passed and adopted Council Resolution No. R-111 Enactment 110-1998, finding, among other things, that one or more blighted areas exist within the corporate limits of the municipality and that the rehabilitation, conservation, development and redevelopment of and in the Area designated as the Near Heights Metropolitan Redevelopment Area is necessary in the interest of public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council, by Resolution No. R-111 Enactment 110-1998 has made certain findings which declare the Near Heights Metropolitan Redevelopment Area to be blighted, has designated the Area as appropriate for a Metropolitan Redevelopment Project and has called for the preparation of a metropolitan redevelopment plan identifying the activities to be carried out to eliminate the present conditions; and

WHEREAS, the Albuquerque Development Commission, which acts as the Metropolitan Redevelopment Commission under the provisions of City Council

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1 Ordinance 14-8-4-1994, (the "Commission") recommends approval of the
2 Near Heights Metropolitan Redevelopment Plan (the "Plan") for the
3 redevelopment of the Area, as required by the Code; and

4 WHEREAS, the City Council has conducted a public hearing, after proper
5 notice as required by the Code, on the Plan; and

6 WHEREAS, the Plan proposes acquisition and redevelopment of certain sites
7 within the project area; and

8 WHEREAS, the Plan proposes a coordinated redevelopment of several public
9 and private projects in the area which will meet the objectives of the code and
10 will benefit the City's efforts to revitalize the Near Heights Metropolitan
11 Redevelopment Area; and

12 WHEREAS, this Plan for the projects will promote the local health, general
13 welfare, safety, convenience and prosperity of the inhabitants of the City and
14 will benefit the City's effort to revitalize the area.

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

17 SECTION 1. The City Council, after having conducted a public hearing
18 pursuant to the code, finds that:

19 A. The Plan and the proposed redevelopment of the Near Heights
20 Metropolitan Redevelopment Area will aid in the elimination and prevention of
21 blight or conditions which lead to the development of blight.

22 B. The Plan does not require the relocation of any families or individuals
23 from their dwellings; therefore, a method for providing relocation assistance is
24 not required for the project.

25 C. The Plan complements the Albuquerque/Bernalillo County
26 Comprehensive Plan and affords maximum opportunity consistent with the
27 needs of the community for the rehabilitation and redevelopment of the Near
28 Heights Metropolitan Redevelopment Area by public activities and private
29 enterprise; and the objectives of the Plan justify the proposed activities as public
30 purposes and needs.

31 D. The Plan, attached as Exhibit A, and made a part hereof, is approved

1 in all respects.

2 SECTION 2. If any section, paragraph, clause or provision of the Resolution
3 shall for any reason be held to be invalid or unenforceable, the invalidity or
4 unenforceability of such section, paragraph, clause or provision shall not effect
5 any of the remaining provisions of this Resolution.

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1 PASSED AND ADOPTED THIS 18th DAY OF SEPTEMBER, 2000
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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10 Michael Brasher, President
11 City Council

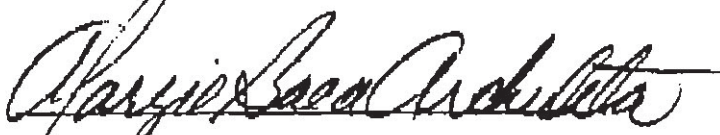
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14 APPROVED THIS 6th DAY OF October, 2000

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17 Bill No. R-90

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20 Jim Baca, Mayor
21 City of Albuquerque

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23 ATTEST:

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26 City Clerk

CITY OF ALBUQUERQUE


Albuquerque, New Mexico

Office of the Mayor

INTER-OFFICE MEMORANDUM

May 25, 2000

TO: Michael Brasher, President, City Council

FROM: Jim Baca, Mayor 


SUBJECT: Transmittal of Recommendation Approving the Near Heights Metropolitan Redevelopment Area Plan

On May 16, 2000, the Albuquerque Development Commission recommended approval of the Near Heights Metropolitan Redevelopment Plan (see attached).

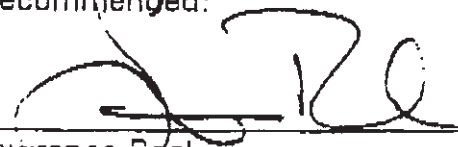
Albuquerque Development Services and Planning Technologies Inc. coordinated the plan in consultation with area residents and businesses. The process included the use of a Citizens Action Team, which guided the development of the plan. Numerous meetings were conducted with neighborhood leaders, community based organizations and other interested parties to keep them apprised of the plan's progress. The plan includes projects, which will serve as a catalyst for revitalization of the area, including an International Market Place; Motel Re-use; and Housing component. Included in the Plan is a recommendation that \$2.5 million dollars in capital funds, be made available to ensure the success of the Plan. The Plan illustrates strong community involvement and determination to revitalize the East Central corridor.

This transmittal is forwarded to the Council for consideration and action.

Recommended:


Gerald Ortiz y Pino, Director
Dept. of Family & Community Services

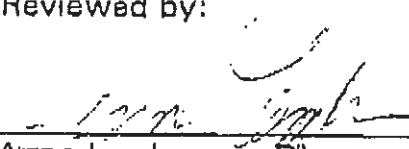
Recommended:


Lawrence Rael
Chief Administrative Officer

Reviewed as to form:


Robert M. White
City Attorney *not atty atty*

Reviewed by:


Anna Lamberson, Director
Dept. Finance & Administrative Svcs.

C) APPLICATION INFORMATION

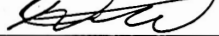


Letter of Authorization

Date: December 3, 2025

I, Krishna Sharma hereby authorize Strata Design, LLC to
act on my behalf in all matters relating to this application for Special Exception filed for my property
located at 737 Louisiana NE Albuquerque, NM 87108.

Property Owner(s)* (Applicant) Printed Name Krishna Sharma

Property Owner(s)* (Applicant) Signature 

Mailing Address 5400 Vierra Ave SW Alb, NM 87105

* Where a property has more than one owner, all owners must consent in writing to the filing of the application to the maximum extent practicable. In the case that not all of the property owners have consented in writing to the application, or when the ownership status of some parties is unclear (as shown on a title abstract or title insurance commitment), the owner shall attest in writing that all of the property owners shown on a title abstract or title insurance commitment have been notified of the application in writing at their last known address as shown on the property tax records of Bernalillo County.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
Tel: (505) 924-3320



PRE-APPLICATION REVIEW (GENERAL) NOTES

PA#: 2025-00217

Notes Provided (Date): 7/30/2025

Site Address and/or Location: 737 Louisiana Blvd. SE

Pre-application notes are informational only and non-binding. These notes do not constitute any type of approval and are not certificates of zoning. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: Rezone property from R-1C to R-MH

Basic Site Information

Current Use(s): Single-family detached house

Size (acreage): Approximately 0.192 Acres

Zoning:

R-1C

Overlay Zone(s): Airport Overlay IDO §14-16-3-3 & Air Space Protection Sub-Area IDO §14-16-3-3(B)(1)

Comprehensive Plan Designations

Development Area: Area of Change

Corridor(s): Major Transit Corridor

Center: Not in a Center

Near Major Public Open Space? No
(MPOS):

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/ido>

Proposed Use(s): None specified. ...

Use Specific Standards: IDO§ Use-specific Standards (USS) based on applicant's proposed Use(s) pending ZMA approval

Applicable Definition(s):

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

Overlay Zone: *Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots,*

PRE-APPLICATION REVIEW (GENERAL) NOTES (continued)

and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Residential – Multi-Family High Density Zone District (R-MH): The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in Table 4-2-1

Notice Requirements:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>

Tribal Meeting Offer Required? *Click to select.* (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/pre-submittal-tribal-meeting-request>

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment - EPC

Specific Procedure(s)*: IDO §6-7(G)(3); Zone Map Amendment Review and Decision Criteria

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Bod(y/ies): Environmental Planning Commission (EPC)

Attachments Provided:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Site Plan – EPC | <input type="checkbox"/> Site Plan – ZHE |
| <input type="checkbox"/> Site Plan – Administrative | <input type="checkbox"/> Variance – ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

Staff Response Notes:

- Please note that a request for a zone change must be justified in writing pursuant to IDO §6-7(G)(3) A zone change must be justified in writing, essay format, and respond to the zone change criteria in IDO 14-16-6-7(G)(3), a through h. Examples are available online. However, the assistance of a planning agent is highly recommended. They can do the whole application paperwork, or just the justification- whatever arrangements you make.
- In the justification, the letter will have to indicate that all uses allowed in Table 4-2-1 for R-MH will become allowed if the ZMA is approved, subject to Use-Specific Standards, regulations to comply with APO and APO sub-area
- The Request will not result in a spot zone because properties adjacent to subject site (south of Kathryn Ave.) are zoned R-MH.

PRE-APPLICATION REVIEW (GENERAL) NOTES (continued)

EPC HEARING SCHEDULE

The EPC cycle is approximately 6 weeks plus the prep time the applicant takes before and the 15-day appeal period after the EPC hearing. Here is the link to the [EPC 2025 Application and Hearing Schedule](#). Please see the application deadlines for each month using the hearing schedule. The next deadline is August 7th for the September 18th EPC hearing.

Once an application is deemed complete, a staff planner will be assigned your case and will get in contact with you regarding your request.

ADDITIONAL EPC APPLICATION INFORMATION

All planning related applications must be submitted through [ABQ-PLAN](#). The application you would like to submit on ABQ Plan named, **Zoning Map Amendment – EPC**.

The [EPC Application webpage](#) contains a “Checklist for EPC Applications” with all the application materials necessary to submit a ZMA application.

PUBLIC NOTICE

For ZMA, the Public Notice Requirement involves Emailed and Mailed Notices per [IDO Table 6-1-1](#). The applicant must send them to the required recipients BEFORE submitting an application to the City. The applicant will be required to provide proof of notification in their application.

To obtain the Names & Addresses for Required Recipients:

Submit the form on the [Office of Neighborhood Coordination](#) to obtain recognized neighborhood association and/or recognized neighborhood coalition contact information PRIOR to submitting your application.

Email notice: See [IDO §14-16-6-4\(J\)\(2\)](#)

Mailed notice: See [IDO §14-16-6-4\(J\)\(3\)](#)

Applicants must verify if they must offer [Pre-submittal Tribal Meeting](#) according to [IDO §14-16-6-4\(B\)](#).

In [Table 6-1-1](#), if there is an X in the "Tribal" column, then you must email the Planning Department to see if the subject property triggers the requirement to offer a pre-submittal Tribal Meeting.

Email devhelp@cabq.gov to request the contact list for tribal representatives.

Email AND certified mail is required to all tribal representatives on the contact list.

Please note:

Please see IDO 14-16-2-3(F) Residential – Multi-Family High Density Zone District (R-MH) and IDO 14-16-2-3(F)(2) for more information regarding R-MH Use and Development Standards.

Neighborhood Edge and Landscaping Buffer requirements (see IDO §5-9 and §5-6) may be required to buffer protected single-family residential uses north of the subject site from more intense uses that would be allowable in R-MH zoning.

If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

December 26, 2025

To Whom it May Concern,

This is a request for All or a portion of Lot 11 Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana SE to be considered for a Zoning Map Amendment from R-1C (Residential Zone District) to R-ML (Multi-Family Low Density Zone District). The property is located between Kathryn and Southern Avenues. The property is one (1) lot, consisting of approximately 0.17 acres. The client, Arman LLC, wishes to build a townhouse development on the site.



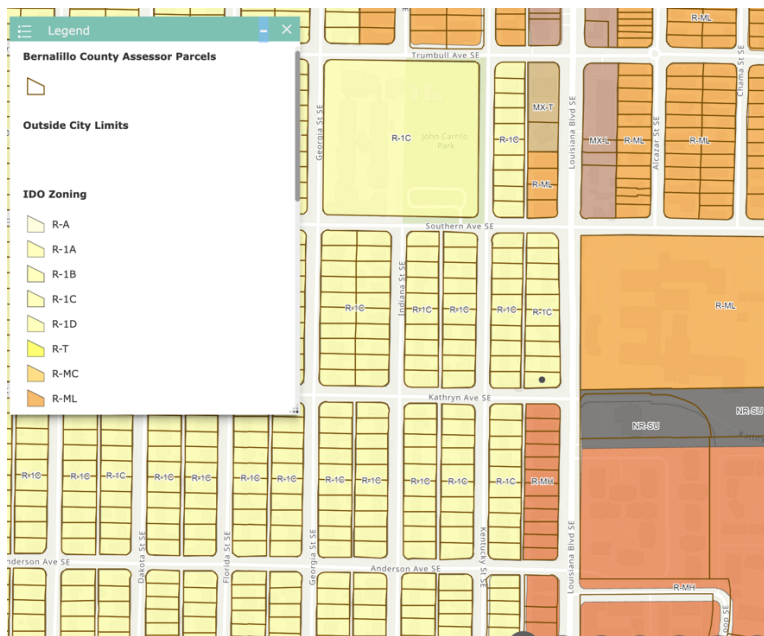
Photo of site frontage on Louisiana Boulevard



Photo of site frontage on Kathryn Avenue

Surrounding Context

The adjacent and abutting parcels to the north and west are zoned R-1C. The parcels across Louisiana Boulevard to the east and south across Kathryn Avenue are zoned R-ML. The property is located on a Major Transit Corridor (Louisiana Boulevard) and is located in an Area of Change. Land use to the south, along Louisiana Boulevard is developed as multi-family units. Properties one block to the north and directly east are developed as multi-family, a middle school, and a community center. Land directly across from the subject property is the site of Van Buren Middle School and the Phil Chacon Substation. Land across the alley to the south and abutting to the north is zoned R-1C.





Adjacent Two-Story Multi-Family on Louisiana Boulevard



Intersection of Kathryn Avenue and Louisiana Boulevard looking west; subject site is vacant parcel on right.



View from site looking east.



Multi-family development on block directly south.



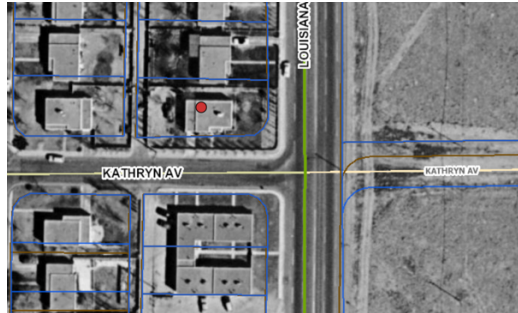
Multi-family development on block directly north.

Site History

The area developed as a response to post WWII demand for housing in Albuquerque. The subject site is currently a vacant lot. It is unknown when or why the residential structures were removed from the site. The current property owners purchased the site with no structure on the site. Historical aerial photographs show residential development on the site between 1959 and 2018. Originally (per-1959 aerial photo), the site appears to have had a single-family structure. The 2018 aerial photograph appears to show a single-family structure and an accessory dwelling unit.



Subject Site (2018)



Subject Site (1959)

Neighborhood Association Meetings

Prior to application, the applicant sent required mailings and emailings to the District 6 Neighborhood Coalition, Elder Homestead NA, South San Pedro NA and Trumbull Village NA.

ZONE MAP AMENDMENT REQUEST

Response to Section 6-7(G)(3) Review and Decision Criteria:

The following narratives provide evidence that the proposed rezoning 011 032MANKIN SUBD OF BLK 32 MESA PK ADD/737 Louisiana SE IS considered in accordance with the adopted City of Albuquerque Comprehensive Plan. This request complies with Section 6-7(F)(3) of the Integrated Development Ordinance as follows:

- 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.**

Applicant's Response:

The proposed zone change from R-1C to R-ML is consistent with the health, safety, morals, and welfare of the city. The zone change will allow for uses consistent with the vision of the Albuquerque's Comprehensive Plan and the following goals and policies that will be outlined later in this section:

- 4.1 Character: Enhance, protect, and preserve distinct communities.
- 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.
- 5.3 Effective 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.
- 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.
- 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses. Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.
- 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.
- 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed zone change from R-1C to R-ML addresses the housing needs identified in the 2024 ABQ Regional Housing Needs assessment and the 2022 Housing Equity Needs Assessment Report by expanding opportunities for increased housing units and a variety of housing typologies that meet a broader spectrum of occupant needs and income levels. The majority of the multi-family housing options in the vicinity of the subject site were constructed post-WW II to serve military service men and consist of one- and two-bedroom apartments. The proposed zone change to R-ML would allow for three-bedroom houses which would provide additional housing options for families within close proximity to neighborhood parks and schools.

The subject site is in a designated Metropolitan Redevelopment Area. The 2000 and 2010 Near Heights MRA plans goals include stabilizing low-income neighborhoods and increasing affordable housing. R-ML will allow for new and modern housing options including townhouses and serving as an appropriate transition between single-family and multi-family residential areas.

Albuquerque Bernalillo Comprehensive Plan (2025 Update)

The requested zone change from R-1C to R-ML supports the Albuquerque Bernalillo Comprehensive Plan (ABC Plan) vision of a shared place, and implements the six guiding principles of *strong neighborhoods, mobility, economic vitality, equity, sustainability, and community health*.

Strong Neighborhoods. Because the requested zone change allows for townhouse development, which is a residential typology in keeping with the mix of single family and multi-family development on adjacent and abutting properties, it **encourages diverse housing and respects the neighborhood scale and history while supporting new desirable places to live.**

Mobility. Because the location of the requested zone change in an established neighborhood, across from a school and park and on a Major Transit Corridor, it provides potential residents with **multi-modal transportation options, including walkability to nearby schools, recreation, services, and employment centers.**

Economic Vitality. Because the requested zone change supports infill development on a vacant site in a designated Metropolitan Redevelopment Area increasing rooftops to support a mix of neighborhood market activities, it **increases housing options, affordability and promotes financial security.**

Equity. Because the requested zone change increases the number and type of housing options in the neighborhood, **it increases the opportunity for residents to access a range of housing options and access to parks, schools, and employment centers.** Although there is a variety of multi-family housing options in the neighborhood, townhouse options are limited. The site location, directly across from a middle school and park and a block from an elementary school, provides easy access and on a Major Transit Corridor and supports access to employment centers.

Sustainability. Because the requested zone change supports development on a vacant infill lot, it **maximizes existing public infrastructure through increasing density in a neighborhood with established schools, parks, commercial districts, utility, and transportation systems.**

Community Health. Because the subject site is within walking distance of three parks, the requested zone change **supports convenient access to parks and open space.** Because the comprehensive plan has identified two activity centers within walking distance of the subject site and site is located on a Major Transit Corridor, the requested zone change **facilitates access to amenities and services throughout the city.** Because the site is located adjacent to a police sub-station which serves to protect community residents, the zone change **supports access to safe communities.**

Additionally, the requested zone change supports the following goals and policies of the ABC Comprehensive Plan:

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

Because the requested zone change supports a mix of land uses at a development scale and intensity appropriate and in context with the existing neighborhood, **it enhances, protects, and preserves the character of the neighborhood.** Building size and massing are similar in both the R-1 and the R-ML Zones. Height is limited by the Solar Access requirements and setbacks ensure that building placement, site layout, and landscaping are congruent. Allowable uses in the R-ML zone are primarily residential at lower multi-family density and Use Specific Standards limit development density.

Because 737 Louisiana SE is in an Area of Change, the zone change request from R-1 to R-ML **supports higher density and intensity development in the City to Areas of Change.**

Because there are few townhouse options in a developed neighborhood of apartments and single-family homes, the requested zone change to enable townhouse development **demonstrates the feasibility of diverse housing types in various neighborhoods to communities and developers.**

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

Because a change from R-1C to R-ML is consistent with uses and setbacks in adjacent R-ML, R-MH and MX-T zones, the proposed zone map amendment contributes to the character of the neighborhood. The context south the subject property and one block to the north is primarily multi-family land use with R-MH zoning.



Zoning Map

The subject site is located on the only block with R-1 zoning along Louisiana Boulevard. A zone change from R-1C to R-ML removes a portion of the current “strip zone” where the subject property is located, supporting consistent land use along Louisiana Boulevard, and stabilizing the neighborhood.

The R-1C zoned property to the west would be buffered by an alley and IDO Use Specific Requirements include buffering requirements between multi-family and single-family properties such as landscape and buffering zones which will support quality development, enhance the character of the community while providing privacy and screening protecting existing residents.

As a result of these conditions and factors, the proposed Zone Map Amendment to R-ML is consistent and in keeping with both the adjacent land use, zoning and is more appropriate for a Community Principle Arterial/Major Transit Corridor than R-1C while continuing to maintain and reinforce the character of the neighborhood.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Because the R-1C zone and the R-ML zone have the same setback requirements and because the IDO has Solar Access protections and buffering requirements adjacent to residential properties and because the land use of both zones is residential, the proposed zone change protects the identity and cohesiveness of the neighborhood. Additionally, the proposed R-ML zone would act as a transition zone between the higher zoned R-HL block directly south.

Because the proposed zone is consistent and in keeping with adjacent and nearby multi-family residential land use, the proposed zone change will protect and enhance the character of the surrounding neighborhoods. The zone change allows for the expansion of housing options and opportunities development in the area at a transitional density and intensity as abutting and adjacent properties.



2018 Aerial Photograph showing multi-family development along Louisiana Boulevard.



2018 Aerial Photograph showing multi-family development due south.

As a result, the requested zone change supports Goal 4.1 Character of the ABC Plan and its policies.

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

Because the requested zone change increases residential density on a site located on a Major Transportation Corridor, it **supports directing growth to Corridors and expands**

multi-modal access to goods, services and jobs.

Because the requested zone allows for townhouses, a residential typology not commonly found in neighborhood which has a mix of single family and multifamily residential developments, and because the site is located in an Area of Change, the requested zone change **encourages high quality development and redevelopment in an Area of Change.**

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Because the subject site is located on a Major Transit Corridor which serves the International Market, Sandia/Kirtland AFB, Lovelace, and State Fair Centers and because the proposed zone change would reduce an existing “strip zone” supporting consistent multi-family development along a Major Transit Corridor, the zone change from R-1C to R-ML would support the growth of strong centers connected by a multi-modal network of corridors.

Because Louisiana Boulevard is designated by the Comprehensive Plan as a Major Transit Corridor in an Area of Change, a change in zoning from R-1C to R-ML would contribute to the sustainable development pattern of the area by enabling additional growth capture on an infill development site.

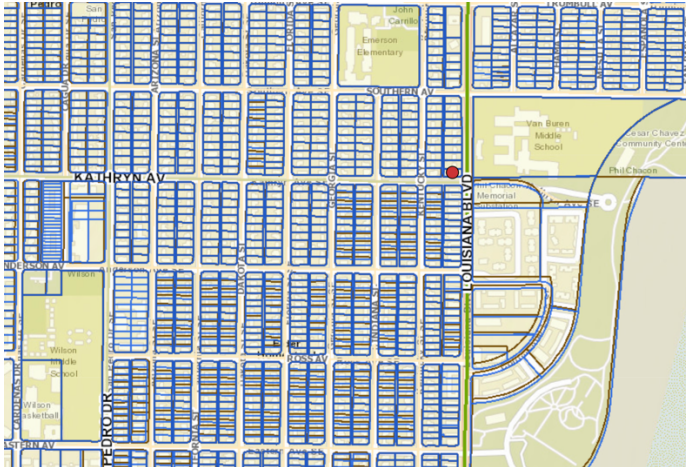
As a result, a zone change from R-1C to R-ML supports Goal 5.1 Centers & Corridors of the ABC Comprehensive Plan and its policies.

Goal 5.3 Effective 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.

Because the site is located on a Major Transit Corridor, and because the requested zone is for an infill lot, and because the requested zone change allows for an increase in density from single-family development, the requested zone change **supports effective development patterns that maximize the utility of existing infrastructure, public facilities and efficient use of land to support the public good.**

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

Because the site in question is in an area with existing infrastructure including roads, utilities and neighborhood retail and services and because the site is located across from an existing middle school, park and police substation and within walking distance of an elementary school, parks, community pool and library, increasing the zoning from R-1C to R-ML in this area supports additional growth through infill development and maximizes the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.



Map of nearby existing parks and schools within walking distance of subject site.

As a result, a zone change from R-1C to R-ML supports Goal 5.3 Effective Development Patterns of the ABC Comprehensive Plan and its policies.

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.

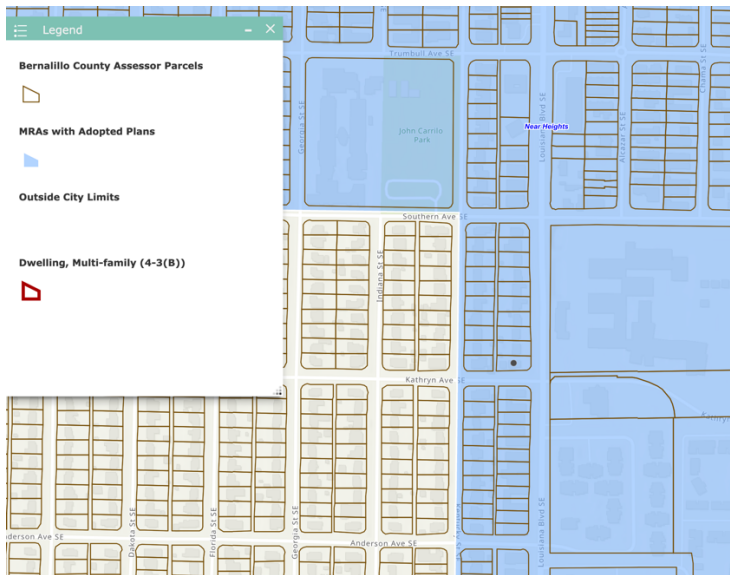
Because the subject site is located in an Area of Change and through an increase in density directs growth where it is expected and desired, the requested zone change **reinforces the character and intensity of the nearby Area of Consistency.**

Because the Comprehensive Plan Area of Change policies allow for a mix of uses and development of higher and density and intensity in areas where growth is desired and can be supported by multi-modal transit, the requested zone change for a higher intensity residential zone within an Areas of Change **benefits job creation and expands housing options.**

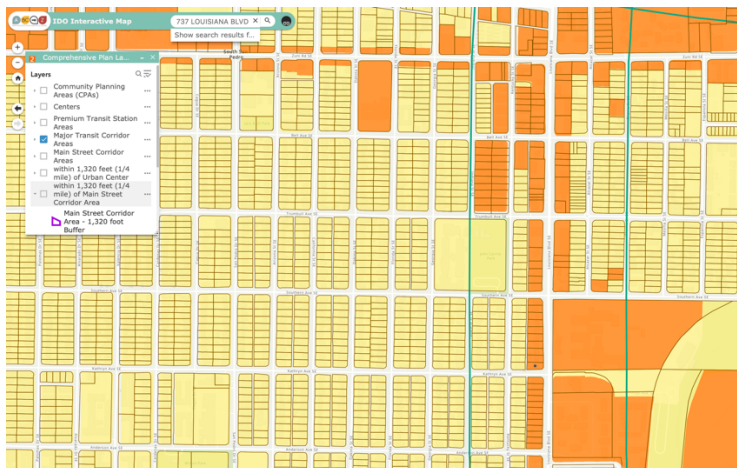
Because the parcel is located in a Metropolitan Redevelopment Area with an adopted plan which prioritizes and includes redevelopment strategies for corridors, the requested zone change **supports development in desired areas.**

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

Because the subject site is located in a designated Metropolitan Redevelopment Area (Near Heights MRA) within an Area of Change, along a designated Major Transit Corridor (Louisiana Boulevard) the proposed zone change from R-1C to R-ML allows for an increased density along an infill site which encourages and directs to growth where it is expected and desired.



Map of Subject Site Location within the Near Heights MRA



Map indicating Areas of Change with the Louisiana Boulevard Major Transit Area

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Because the subject site is located in an Area of Change abutting an Area of Consistency and because the IDO requires buffering and landscaping to transition from multi-family to R-1 and because the IDO requires similar front, side and rear setbacks for R-1C and R-ML and IDO Use Specific Standards and Solar Requirements restrict building height and massing, the zone change from R-1C to R-ML includes appropriate transitions.

As a result, a zone change from R-1C to R-ML supports Goal 5.6 City Development Areas of the ABC Comprehensive Plan and its policies.

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

Because the subject site is located on a Major Transit Corridor and the requested zone

change increased density and intensity in an Area of Change within a Metropolitan Redevelopment Area, it supports **the coordination of land use development and transportation investments to be mutually supportive and provides potential residents with safe, comfortable, and efficient transportation options.**

Because the requested zone change increases housing availability within proximity of the site to parks, schools and activity centers, **it supports and improves opportunities for active transportation.**

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

Because the ABC Comprehensive Plan identifies Louisiana Boulevard as a Major Transit Corridor, a change in zone from R-1C to R-ML **increases allowable density to support transit use along a transit corridor in an appropriate and context sensitive manner.**

As a result, a zone change from R-1C to R-ML supports Goal 6.1 Land Use of the ABC Comprehensive Plan and its policies.

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

Because the requested zone change increases allowable residential uses, including townhouses, on a Major Transportation Corridor, and because townhouses make up only 8% of Bernalillo County's housing mix, it **supports diverse housing options in areas well-served by transit and encourages a full range of housing types.**

Because the requested zone change increases density and intensity on a infill site located on a Major Transportation Corridor, **it directs future development to corridors to create stronger districts and reduce transportation costs.**

Because the requested zoning enables an increase in the number and the range of high-quality housing types, and because the Metropolitan Redevelopment Area plan indicates a need for housing affordability and because the majority of the housing stock in the neighborhood is 75 years old and subject to deferred maintained costs, **it supports more balanced housing options.**

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Because the area has a long tradition of providing a variety of housing options to support the nearby Air Force base, the R-ML zone would continue to support the neighborhood housing needs by increasing the supply and range of multi-family development consistent and in keeping with current development pattern and land use. Increasing housing density from one dwelling unit on the subject site to 3-4 dwelling units which offer 1-, 2- and 3-bedroom units supports a variety of income levels and types of residents and households.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed income housing options throughout the area.

Because the proposed zone change allows for increased densities and more housing typologies along Louisiana Boulevard with a variety in price levels and range of unit sizes, it supports high-quality, affordable, and mixed income housing options throughout the area.

As a result, a zone change from R-1C to R-ML supports Goal 9.1 Supply of the ABC Comprehensive Plan and its policies.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Because the existing housing typologies in the neighborhood include multi-family and single-family residential, and because the R-ML zone allows for both single-family and multi-family development, the requested zone change **promotes housing design that is compatible with the built environment.**

Because the requested zone allows for an increase in housing density while Use Specific Standards, Solar Access, Buffering and Landscaping Requirements ensure protections for existing residential developments, **it supports compatibility with the neighborhood context.**

Because the subject site is a vacant infill site in an area with access to transit, schools and parks, a higher density residential zone affords **more residents access and supports sustainable design.**

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design and relationship to the street.

Because the proposed zone change reinforced the surrounding block densities along Louisiana Boulevard, it supports development that is consistent with existing development to south and one block to the north and better responds to the more urban development and land use appropriate for a Major Transit Corridor/Community Principal Arterial while reducing the strip R-1C zone. RM-L setbacks are consistent with R-1C, maintaining congruency with abutting existing development context, existing land uses and maintaining the relationship to the street.

As a result, a zone change from R-1C to R-ML supports Goal 9.2 Sustainable Design of the ABC Comprehensive Plan and its policies.

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

Because the requested zone change allows for increased density on a site located on a Major Transit Corridor, **it supports increased housing density in an area with adequate services and amenities.**

Because zoning on Louisiana Boulevard on adjacent blocks is R-ML and R-MH and consists of institutional and multi-family lands uses, and because the residential area directly west of the site is zoned R-1, a zone change to R-ML on the subject site **supports a transition between single family development and more intense development.**

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

Because the subject property is located on a Major Transit Corridor and across the street from a community center and park, the proposed zone change **increases housing density and housing options near appropriate uses and services and maintains the scale of surrounding development.** Because the R-ML zone allows for an increase in housing density and options from the R-1C, the zone change **supports increased housing density in appropriate places with adequate services and amenities.**

As a result, a zone change from R-1C to R-ML supports Goal 9.3 Density of the ABC Comprehensive Plan and its policies.

B. 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 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's Response: The proposed Zone Map Amendment is located in an Area of Change (as shown in the ABC Comp Plan, as amended).

C. (6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in the 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's Response: The subject site is in an Area of Change. The existing zoning is inappropriate because it meets criteria 2 and 3 above.

Criteria 2: There has been a significant change in the neighborhood or community conditions affecting the site.

Because the neighborhood surrounding the subject site developed in response to the development of the Veterans Hospital on Gibson Boulevard and the need for housing for Kirtland AFB Servicemen and because the neighborhood development consists of a mix of single-family and multi-family housing with 1-2 bedroom units and significant changes in the growth and development of Albuquerque have influenced the need for affordable housing, specifically in the International District where the subject site is located,

And because Louisiana Boulevard, when constructed, served as a small street at the edge of the city limits and served to connect a residential neighborhood to Gibson Boulevard and Central Avenue and with the introduction of the interstate system now serves as a Major Transit Corridor with increased traffic between Kirtland AFB and I-40,

And because the main entrance to Kirtland AFB has been relocated to the intersection at Gibson Boulevard and Louisiana Boulevard additionally increasing through traffic along Louisiana,

And because the area developed prior to the adoption of zoning within the City of Albuquerque which resulted in the subject site being located on the only block along Louisiana Boulevard with R-1 zoning (stripe zone),

And because the subject site is a vacant lot, and due to various factors, the neighborhood has experienced economic decline as indicated in the 2000 and 2010 Metropolitan Redevelopment Plans, and the location of the site along a Major Transit Corridor and at the intersection of a Neighborhood Connector, the existing R-1 Zoning at this location is inappropriate due to its limited viability and potentially negative impact the affordability of housing in the area.

Criteria 3: A different zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan, as amended, and other applicable adopted City plan(s).

Because the subject site is located in a Metropolitan Redevelopment Area, is located across from a middle school, park and is on a Major Transportation Corridor,

And because the ABC Comprehensive Plan **Goal 5.3 Effective 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.** And because the site is an infill location where new development should maximize existing public infrastructure,

And because the state, city and local community have identified a housing need, and a zone change to R-ML would allow for a higher density, support more housing choices and affordability, and allow access to a variety of transportation option, a different zone district, R-ML, **is more advantageous to the community.**

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

Because the proposed zone R-ML is a transition zone between the adjacent properties RM-H directly south, it does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. See summary table below.

Summary Table of differences of Allowable Uses between RM-L and R-1		
Residential Uses	RM-L	R-1
Dwelling, Townhouse	P	Not Permitted
Dwelling, Two-Family Detached	P	Not Permitted
Dwelling, Multi-Family	P	Not Permitted
Dwelling, Livework	C	Not Permitted
Group Living	RM-L	R-1
Assisted Living or Nursing Home	p	Not Permitted
Community Residential Facility Large	P	Not Permitted
Group home, small	C	Not Permitted
Group home, medium	C	Not Permitted
Civic & Institutional	RM-L	R-1
Adult or child day care facility	P	Not Permitted
Elementary, Middle or High School	P	Conditional
Museum	CV	Not Permitted
Food, Beverage & Entertainment	RM-L	R-1
Gym	A	Not Permitted
Lodging	RM-L	R-1
Bed & Breakfast	A	CA
Motor Vehicle Related	RM-L	R-1
Paid Parking Lot	A	Not Permitted
Parking Structure	A	Not Permitted
Retail Sales	RM-L	R-1
Art Gallery	P	CV
Farmers Market	T	Not Permitted
Telecommunications, Towers, and Utilities	RM-L	R-1
Roof Mounted	A	Not Permitted
Accessory and Temporary Uses	RM-L	R-1
Automated Teller Machine	A	Not Permitted
Family Home Daycare	A	CA
Hobby Breeder	Not Permitted	A
Independent Living Facility	A	Not Permitted
P=Permissive Use ; C=Conditional Use*;;CV=Conditional Vacant, A=Accessory Use ; T=Temporary Use *Conditional Use requires public hearing.		

Uses permissive in R-ML are consistent with the existing R-1C, except that the existing zoning allows for the following additional uses; Assisted Living or Nursing Home, Community Residential Facility Large, Elementary or Middle School, Dwelling, Livework, Dwelling, Townhouse, Dwelling Duplex, Dwelling Multi-family, Community Center or Library, Bed and Breakfast, Art Gallery, Automated Teller Machine, Family Home Daycare, and Independent Living Facility. The proximity to R-1 zoning limits townhouse development to three units and the Solar Access requirements dictate height restricting development density. The size of the lot, 0.17 acre does not support the majority of non-residential uses. Others uses that would not be appropriate for the location, such as an Automated Teller Machine. An Art Gallery, Bed and Breakfast and a Family Home Daycare would be compatible with adjacent R-MH zone, are appropriate uses along a Major Transit Corridor and would have limited impact on R-1C properties across the alley.

As evident in this comparison, a change from R-1C to R-ML does not introduce additional uses that may be harmful to the adjacent property, the neighborhood or community, while allowing uses compatible with adjacent land uses and appropriate for a Major Transit Corridor and has sufficient protections through the conditional use approval process and use specific standards.

Additionally, Solar Access, landscaping, buffering, and screening requirements provide additional mitigation against harmful impacts.

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 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:

Because the site is located in a developed area of Albuquerque, it meets the requirements of the above number 1 **"Have adequate capacity to serve the development made possible by the change of zone."** The City's existing infrastructure has adequate capacity to serve the development made possible by the change of zone. Any on site infrastructure costs will be borne by the developer.

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

Applicant's Response:

Because the proposed zone request is based on the desire to develop an infill site by with expanded residential opportunities in support of the Near Heights MRA plan and the ABC Comprehensive Plan, and to reduce a "strip zone" to support a more consistent development pattern along Louisiana Boulevard, and provide a transition from R-MH to R-1 zoned lots, the zone map amendment is not completely based on its location on a major street. A zone change from R-1C to R-ML would allow for the development of three town homes which would allow for an increase in available dwelling units in an identified area of change and supports the policies of ABC Comprehensive Plan **Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options** by providing for high-quality, affordable, and mixed income housing options in support of mixed-income neighborhoods.

- G. 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:

Because the proposed zone request is based on the desire for a zone to support development with higher density development consistent with adjacent land use and to address the current demand for housing options and serve as a transition zone between R-1 and R-MH, it is not based on the cost of land or economic considerations.

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

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

Applicant's Response:

Because the zone change request is for a zone that is a transition between adjacent R-1 and R-MH zones, and because there are adjacent R-ML zones directly across Louisiana Blvd, the proposed zone change does not create a "spot zone" or "strip zone." The subject property is currently located in a strip zone, a block zoned R-1C between blocks consistently zoned for multi-family. The zone change clearly facilitates the ABC Comp Plan, as amended as indicated in the response to "A" furthering its goals and policies.

And because the subject property is different from the surrounding land due to its location at the corner of Kathryn Avenue and Louisiana Boulevard and between parcels zoned R-MH and R-1C, it can function as a transition between adjacent zone districts.

Summary Conclusion

This request for a zone map amendment from R-1C to R-ML is consistent with the health, safety, and general welfare of the City, furthers (and is 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 R-ML zone is in keeping with the goals and intentions of the Comprehensive Plan. A zone change from R-1C to R-ML is consistent adjacent land uses in the area, compatible with abutting R-1C zoning and acts as a transition zone between R-1C and R-MH. The proposed R-ML zone allows for development consistent and compatible in building placement, density, and land use consistent adjacent and abutting development. By allowing an increase in residential density, the R-ML zone supports affordability, housing choices, and increased opportunities for infill development along a major transit corridor in an Area of Change with existing infrastructure.

D) STAFF INFORMATION

Project Memo 1

DATE: December 22, 2025

TO: Michelle Negrette, Strata Design, LLC

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

RE: Zoning Map Amendment for 737 Louisiana Blvd SE (Case # ZMA-2025-00021)

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

⇒ A revised Justification letter and associated materials described in this memo posted to ABQ-Plan by:

Monday, December 29, 2025 at 12 pm, noon

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

1) Introduction

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description for the subject property:
 - 1. All or a portion of Lot 11, Block 32 of Mankin Subdivision, Mesa Park Addition located at 737 Louisiana Blvd SE.
 - 2. This property is between Southern Ave and Kathryn Ave SE.
 - 3. **NOTE:** The estimated subject site area that the Planning Department will use for this project is **0.17 acres** so that this site area isn't inadvertently under-advertised.
- C. It is my understanding that you submitted a zoning map amendment request to update the existing IDO zoning of R-1C to R-MH. However, the IDO does not allow R-MH at this location:
 - 1. IDO *Table 2-3-11: R-MH Zone District Dimensional Standards* indicates that the minimum lot size for this designation is 10,000 sq ft and requires a 150 ft minimum lot width. The lot at 737 Louisiana Blvd SE is less than 7,000 sq ft in size, and lot width is roughly 65 ft.
 - a. Staff provided a pre-application review that did not adequately address this information and we will be providing an addendum of that review to you.
 - b. Instead of R-MH, staff suggests requesting the R-ML zone district that also allows Townhouse [IDO §14-16-[4-3\(B\)\(6\)](#)] as a permissive use. However, since this property is not in an Urban Center, Mainstreet, or Premium Transit corridor and it is a property with a side lot line that abuts an R-1 zone district and a rear lot line that is across an

alley from an R-1 zone district, any townhouse dwelling is not allowed to contain more than 3 dwelling units [IDO §14-16-[4-3\(B\)\(6\)\(c\)](#)].

- D. If you wish to proceed with the existing zone change the following information in this memo applies. If you wish to change the zone district request, renotification will be required, which would need to be completed by December 31. The Justification Letter will also need a major update. If you feel as though this cannot be done in adequate time, you may request to defer this case.
- E. The Letter Authorization form needs to be signed and resubmitted in ABQ-Plan.
- F. Is there anything else you'd like to tell us about the request?

2) Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **January 15, 2025**. Final staff reports will be available one week prior on **January 8, 2025** at:
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>
- C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **December 31, 2025**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood

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

- A. According to CABQ, there is no Major Public Open Space within 660' of the subject site to prompt Tribal notification.
- B. Three separate files were submitted, but mostly seem to be the same document, except the Property Owner file has 1 less page than the other two. Is this correct?
 - Public Notice to Neighborhood Associations-2025-12-04-Letter To NA.Combined_V1 (15 pp)
 - Public Notice to Property Owners-2025-12-04-Letter to Neighborhood.Combined_V1 (14 pp)
 - Neighborhood Meeting Notice-2025-12-04-Letter to NA.Combined_V1 (15 pp)
- 1. All neighborhood associations within 660 ft seem to have been notified per the list provided by the Office of Neighborhood Coordination (ONC).
- 2. Records provided show 14 property owners listed within 100 feet of the subject site.

- a. Please include the missing notification letter and email communication with the City regarding property owners as part of a complete Public Notice to Property Owner file. The complete file should be uploaded to ABQ-Plan as an Other Misc file:
 - The documenting photo of the first-class mailing shows 13 envelopes. There should be proof showing a total of 14 envelopes being mailed first-class to 14 unique property owners. Notification must be made by December 31, 2026 to meet IDO public notification standards [IDO §[6-4\(J\)\(3\)\(a\)\(3\)](#)] if this letter was not part of the original mailing.
 - The email communication with the City regarding the property owners within 100 feet of the subject site should be included with the documentation.
 - b. For any future projects, it helps to have higher resolution documentation.
- C. The Sign Posting Agreement included seems complete.
- D. Signs must be posted on or before 9:00 am on **Wednesday December 31, 2025** and should be left up until Friday, January 31, 2026 (15 days before and 15 days after the EPC hearing date), dates that should correspond to the Sign Posting Agreement.
- We encourage applicants to take a photo at the time the signs are posted to demonstrate that this step has been fulfilled. Please submit these photos by the end of the day **Wednesday, December 31, 2025.**
 - For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

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

A. General Recommendations

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

The applicant needs to add the following:

1. Zoning is identified first by the type and separated with a hyphen from a descriptor, please update throughout document, e.g., R-MH, R-1A.
2. Site History:
 - Please elaborate on what type of development was at the site previously and why it is currently vacant.
3. It appears that you might have an old version of the IDO. The Review and Decision Criteria for this case is from IDO 016714-16-6-7(G)(3) *not* (F)(3). The effective version of the IDO can be found [here](#):

- <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- Please ensure that all Review and Decision Criteria language included in the Justification letter is current.

4. Replies to Criteria should be strengthened. See Section B below.

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

1. Criterion A: Please revise.

- a. As per §14-16-6-4(E)(4), the applicant bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits.
- b. Criterion A indicates that the changes should be consistent with “a preponderance of applicable *GOALS AND* policies”. Please include a response to overarching goals.
- c. Please strengthen responses and ensure that they address all parts of the goal or policy to clearly demonstrate how the request “...is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with)”. This is accomplished by being as detailed as possible. It is critical to “hit the nail on the head” both conceptually and in terms of form by:
 - Answering the justification questions directly by re-phrasing the requirement itself in the response. It is also important not to simply restate the Goal, Policy, or Sub-policy, but make supporting statements as to how allowing the permissible uses would be consistent with the presented Goals/Policies and why it is important.
 - Using conclusory statements such as “because_____”.
 - Choosing only the pertinent option when needed to respond to a requirement and describe how it ties it back to your request and reasoning.

2. Criteria B and C: Please revise.

- The subject site is in an Area of Change, not an Area of Consistency. Please update these responses accordingly.

3. Criterion D: Please revise. Thank you for providing a summary table showing the differences between allowable uses.

- a. Could you explain how and/or why you listed the uses in this order presented?
- b. Could you explain why you included permitted temporary uses (e.g., Farmers’ Market) and some uses Accessory in R-1 and uses that wouldn’t be permissible with the zone change? Please revisit the Criterion.
- c. Please check reported lot size.
- d. Why/how would some uses have limited impact on adjacent R-1 uses?
- e. Please review paragraph formatting.

4. Criterion F: Please revise.

- a. How does the zone change support affordability or diversity?
- b. The last sentences of the response seem to indicate that most of the decision to change the zoning is because of location on a major street (see response to Criterion G).



5. Criterion G: Please revise.

- See Criterion F above.
- If I understand correctly, this request is not primarily based on land costs or economic considerations.

6. Criterion H: Please update.

- Add quotes around “strip zone” or remove from spot zone.
- “Comp Plan” or “ABC Comp Plan”.
- Please add how at least one of the points 1, 2, and/or 3 applies to this request.

E) PUBLIC NOTICE

From: Flores, Suzanna A. Suzannaflores@cabq.gov  
Subject: 737 Louisiana SE : Public Notice Inquiry Sheet Submission
Date: November 6, 2025 at 3:35 PM
To: stratadesign.nm@gmail.com

SF

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM
Elder Homestead NA	elderhomesteadna@gmail.com	Sandra	Perea	sp-wonderwoman@comcast.net	800 California Street SE	Albuquerque	NM
Elder Homestead NA	elderhomesteadna@gmail.com	M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM
South San Pedro NA	southsanpedroabqnaboard@gmail.com	Tawnya	Mullen	tmnterprises1@gmail.com	733 Cardenas Drive SE	Albuquerque	NM
South San Pedro NA	southsanpedroabqnaboard@gmail.com	Natalie	Vargas	nvargas8175@icloud.com	628 California ST SE	Albuquerque	NM
Trumbull Village Association	landry54@msn.com	Jennifer	Jones	j504rise@yahoo.com	528 Torrance ST SE	Albuquerque	NM
Trumbull Village Association	landry54@msn.com	Bernadette	Hardy	hardy_bernadette@yahoo.com	7512 Dixon ST SE	Albuquerque	NM

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, but 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:

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-Administrativ>
- 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 Planni

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, November 6, 2025 1:14 PM
To: Office of Neighborhood Coordination <stratadesign.nm@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Applicant Information

Contact Name

Michelle Negrette

Telephone Number

505 710 4221

Email Address

stratadesign.nm@gmail.com

Company Name

strata design, llc

Company Address

711 Amherst SE

City

Albuquerque

State

NM

ZIP

87106

Subject Site Information

Legal description of the subject site for this project:

011 032MANKIN SUBD OF BLK 32 MESA PK ADD

Physical address of subject site:

737 Louisiana SE

Subject site cross streets:

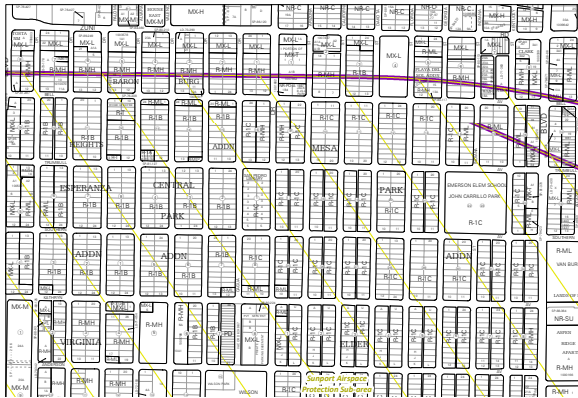
Kathryn and Louisiana

Other subject site identifiers:

This site is located on the following zone atlas page:

L-18

Link for map
Captcha



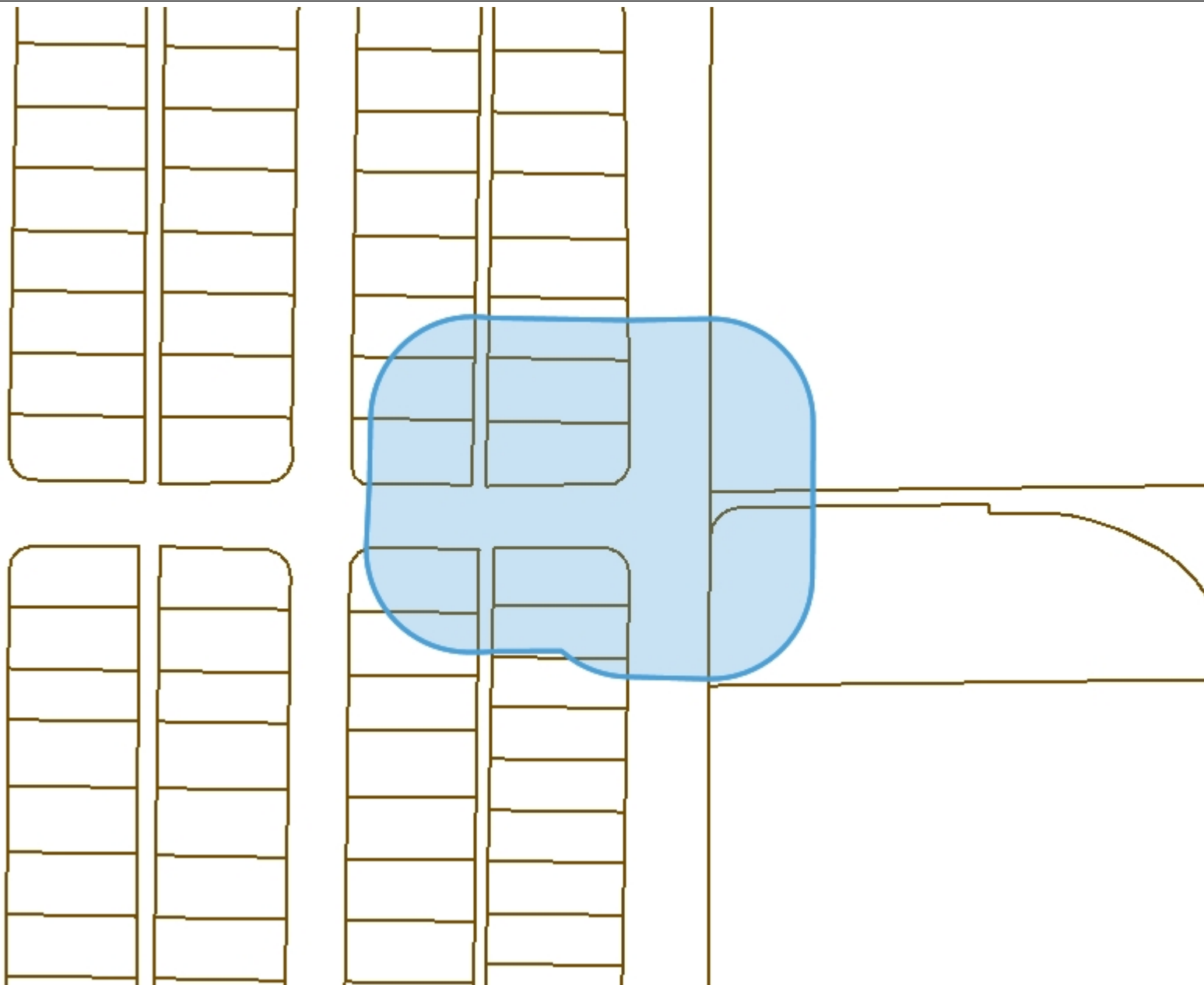


737 Louisiana Blvd SE



Legend

 Bernalillo County Parcels



Notes

Buffer: 100 Feet
Right-of-Way: Kathryn Ave SE; Louisiana Blvd SE

291 0 145 291 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/6/2025 © City of Albuquerque

1: 1,744

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ARMAN LLC
5400 VIERRA AVE SW
ALBUQUERQUE NM 87105-3309

BIEHL GARY L
804 KENTUCKY ST SE
ALBUQUERQUE NM 87108

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

BOARD OF EDUCATION C/O PROPERTY
MANAGER
PO BOX 25704
ALBUQUERQUE NM 87125-0704

BUFFINGTON FRANK CRAIG & LENOR
CONNIE CO-TRUSTEES BUFFINGTON
TRUST
800 KENTUCKY ST SE
ALBUQUERQUE NM 87108-4937

CASTILLO DAVID V JR
PO BOX 66764
ALBUQUERQUE NM 87193-6764

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

CLARK BRIAN A & DEBROAH L
DOMINGUEZ-CLARK
9213 SNOWRIDGE CT NE
ALBUQUERQUE NM 87111

ELLERD BRUCE
805 LOUISIANA BLVD SE
ALBUQUERQUE NM 87108-0000

HERRERA LUCIANO B
732 KENTUCKY ST SE
ALBUQUERQUE NM 87108

HPA III ACQUISITIONS 1 LLC ATTN
TRICON RESIDENTIAL C/O RYAN LLC
P O BOX 4900
SCOTTSDALE AZ 85261-4900

KLINGAMAN RUTH L
728 KENTUCKY ST SE
ALBUQUERQUE NM 87108-3839

NIZZI CAROL A
729 LOUISIANA BLVD SE
ALBUQUERQUE NM 87108

ZIMMERMAN JOHANN MICHAEL &
ANALISE JEANINE
733 LOUISIANA BLVD SE
ALBUQUERQUE NM 87108-3846



Michelle Negrette

Re: 737 Louisiana SE

To: info@willsonstudio.com, m.ryankious@gmail.com, tmienterprises1@gmail.com, j504rise@yahoo.com, nvargas8175@icloud.com, elderhomesteadna@gmail.com, southsanpedroabqnaaboard@gmail.com, landry54@msn.com, sp-wonderwoman@comcast.net, hardy_bernadette@yahoo.com

11:19 AM



[Hide](#)

To Whom It May Concern,

Please find the updated attachment regarding a Zone Map Amendment for 737 Louisiana SE.

Thank you,

Michelle

Michelle Negrette
Strata Design, LLC
505.710.4221



**Letter to NA.12.29.25
.pdf**



December 29, 2025

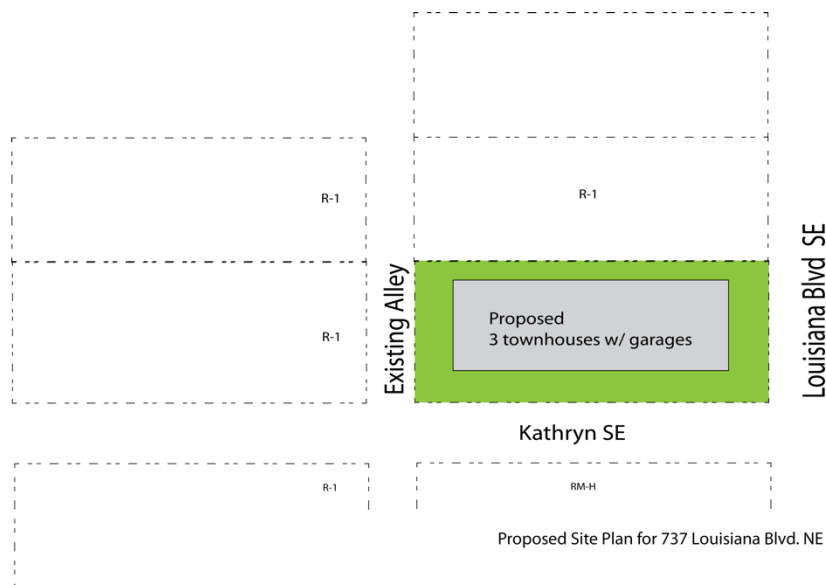
To Whom It May Concern:

Arman LLC is seeking a zone map amendment for 737 Louisiana NE from R-1C to RM-L in order to develop 3 townhouses with garages on the vacant site. The proposed zone is consistent with RM-L zoned properties along Louisiana Blvd. Louisiana Blvd is designated as a major transit corridor and is an appropriate location to increase density at a neighborhood appropriate scale to address the city's housing shortage, increase access to a variety of housing options and affordability.

Setback requirements for RM-L are consistent with setback requirements for R-1C. The Integrated Development Ordinance as adopted provides requirements for buffering and screening and solar protection. Allowable uses in the R-1 and RM-L zones are primarily residential. The majority of uses permissible in the RM-L zone that are not currently permissible in the R-1 zone would require more land than is available on a 0.17 acre lot. See table for comparison.

Please see the attachments for public hearing information.

Proposed site plan:



Sincerely,

Michelle Negrette
Strata Design, LLC
505.710.4221
stratadesign.nm@gmail.com

Summary Table of differences of Allowable Uses between RM-L and R-1		
Residential Uses	RM-L	R-1
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Lodging	RM-L	R-1
Bed & Breakfast	A	CA
Motor Vehicle Related	RM-L	R-1
Paid Parking Lot	A	Not Permitted
Parking Structure	A	Not Permitted
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Farmers Market	T	Not Permitted
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Roof Mounted	A	Not Permitted
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Automated Teller Machine	A	Not Permitted
Family Home Daycare	A	CA
Hobby Breeder	Not Permitted	A
Independent Living Facility	A	Not Permitted
P=Permissive Use ; C=Conditional Use*;;CV=Conditional Vacant, A=Accessory Use ; T=Temporary Use		
*Conditional Use requires public hearing.		

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:

Decision-making Body:

Pre-Application meeting required: ☐ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☐ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☐ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application:

Name of property owner:

Name of applicant:

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

Address, phone number, or website for additional information:

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☐ Zone Atlas page indicating subject property.

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

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

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

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

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

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

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

Date of Notice*: _____

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* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Zoning Map Amendment _____ (EPC or Council)
 - ☐ Other: _____

Summary of project/request²*: _____

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*: _____

Location*³: _____

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: _____

Email: _____

Phone: _____

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 _____
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] _____
2. IDO Zone District _____
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] _____

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:

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

Notificación de Acceso Lingüístico.

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

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

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

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

711 Ambrose
ALBQ, NM 87106



Board of Education
PO BOX 25704
ALBQ, NM 87125-0704

711 Ambrose
ALBQ, NM 87106



Michael & Analise Zimmerman
733 LOUISIANA BLVD SE
ALBQ, NM 87108-3816

ALBQ, NM 87106



BRUCE ELIARD
805 LOUISIANA BLVD SE
ALBQ, NM 87108-0000

711 Ambrose
ALBQ, NM 87106



HDA III ACQUISITIONS LLC
ATTN: TRICAN RESIDENTIAL
C/O RYAN LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

711 Ambrose
ALBQ, NM 87106



DAVID CHILLO JR
PO BOX 66764
ALBQ, NM 87193-6764

711 Ambrose
ALBQ, NM 87106



DEBORAH & BRIAN CHERK
9213 SHAWNEE CT NE
ALBQ, NM 87111

711 Ambrose
ALBQ, NM 87106



RUTH KUMAMAI
728 Kentucky Street SE
ALBQ, NM 87108-3839

711 Ambrose
ALBQ, NM 87106



LENOR & FRANK BUFFINGTON
C/O TRUSTEES BUFFINGTON TRUST
800 Kentucky ST SE
ALBQ, NM 87108-4937

711 Amherst SE
ALBQ, NM 87106



CITY OF ALBQ.
PO BOX 1293
ALBQ, NM 87103-1293

711 Amherst SE
ALBQ, NM 87106



LUCIANO HERBERA
732 Kentucky St SE
ALBQ, NM 87108

711 Amherst SE
ALBQ, NM 87106



BOARD OF EDUCATION c/o PROPERTY MNG.
PO BOX 25704
ALBQ, NM ~~87108~~ 87125-0704

711 Amherst SE
ALBQ, NM 87106



CAROL NIEZI
729 LOUISIANA BDU SE
ALBQ, NM 87108

711 Amherst SE
ALBQ, NM 87111





ARIMAN LLC
5400 VIERA AVE SW
ALBQ, NM 87105-3309

711 Amherst SE
ALBQ, NM 87106



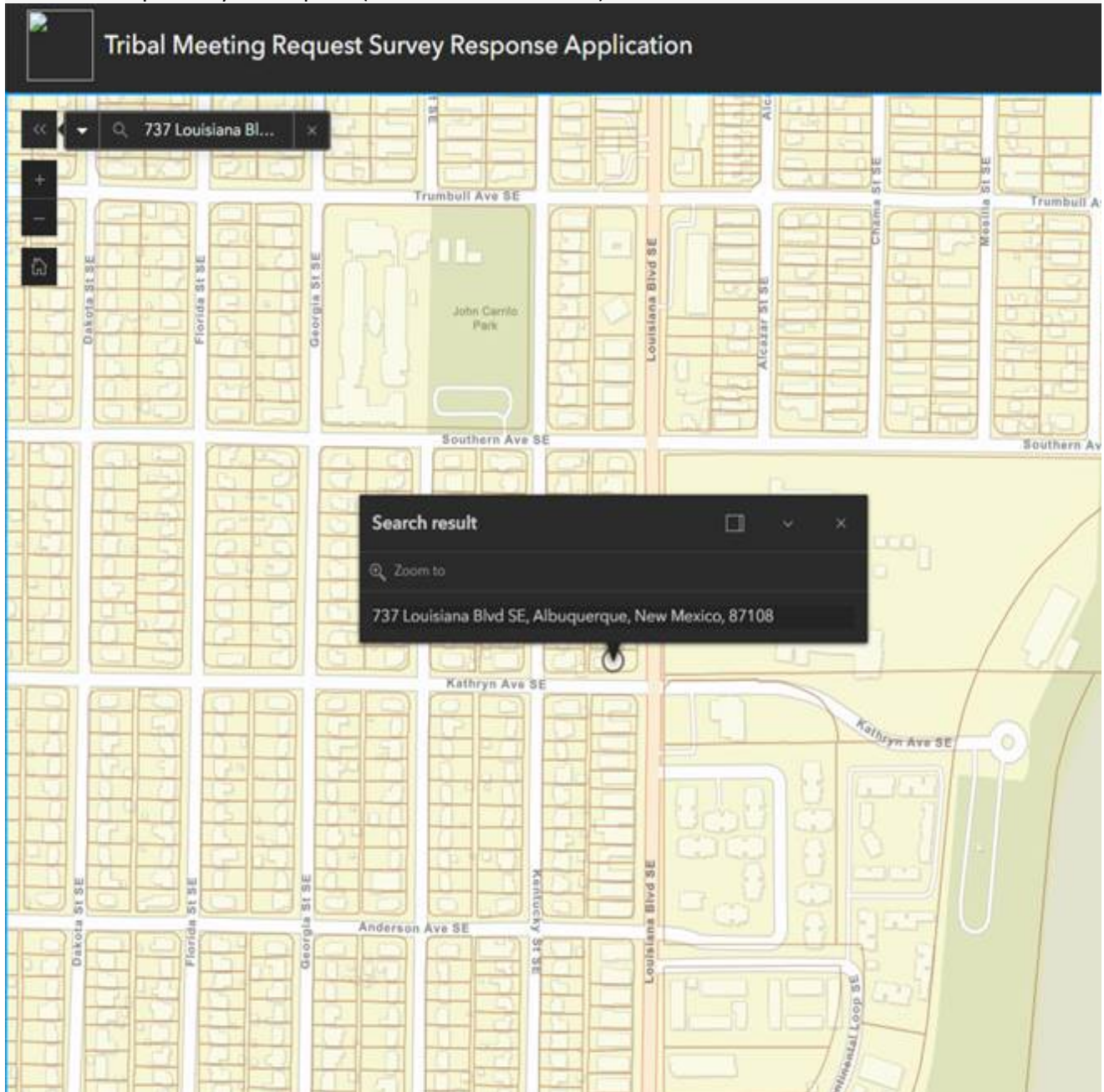
GARY BIEHL
804 Kentucky St SE
ALBQ, NM 87108

From: Ortiz, Annette annetteortiz@cabq.gov  
Subject: 737 Louisiana Blvd. SE, 87108 (Tribal Meeting email)
Date: November 6, 2025 at 1:58 PM
To: mnegrett@icloud.com
Cc: Rodenbeck, Jay B. jrodenbeck@cabq.gov, Webb, Robert L. rwebb@cabq.gov, Zamora, Renee C. rczamora@cabq.gov, Sloan, Terry terrysloan@cabq.gov

AO

Good afternoon Ms. Negrette,

We can confirm that the site in question at (737 Louisiana Blvd. SE, 87108) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

senior admin/navigator

o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

SIGN POSTING AGREEMENT

Environmental Planning Commission

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

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

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

Project Number & Address: 737 Louisiana SW PA-2025-00217

Applicant/Agent Signature  **Date:** Nov 7, 2025





