



## Environmental Planning Commission

**Agenda Number: 03**  
**Plan #: ZMA-2025-00017**  
**Hearing Date: January 15, 2026**

### Staff Report

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	Brianda Jaquez & Francisco Gutierrez
<b>Request</b>	Zoning Map Amendment – EPC
<b>Legal Description</b>	Lots 1 & 2, Block 6 of Ives Addition & East 124 feet of Lots 1 & 2
<b>Location</b>	1619 6 <sup>th</sup> St. NW
<b>Size</b>	Approximately 0.25 acres
<b>Existing Zoning</b>	R-1A
<b>Proposed Zoning</b>	MX-T

#### Staff Recommendation

APPROVAL of  
Plan # ZMA-2025-00017  
based on the findings # 1-22 found on pages 18-26.

Staff Planner  
Daniel Soriano

#### Summary of Analysis

This request is for a Zone Map Amendment from R-1A to MX-T. The MX-T zone would create a transition between the single-family residential uses on the south of Aspen Ave. and the more intense manufacturing and industrial land uses across from the subject property. The subject site has operated as nonconforming with non-residential uses. The land use of the subject site is no longer allowed to operate as nonconforming and the current medical clinic operates as a live-work use. This zone change would allow the medical clinic to operate as a standalone business, bringing important mental health services to the area.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO 14-16-6-7(G)(3). Although, M-XT would be a spot zone, it clearly facilitates the implementation of the ABC Comp Plan through a preponderance of applicable Goals and Policies and would not allow harmful uses to be introduced to the surrounded area.

The applicant has notified the required Neighborhood Associations (NA), the Wells Park NA and North Valley Coalition, as well as all property owners within 100-feet of the site.

#### Map



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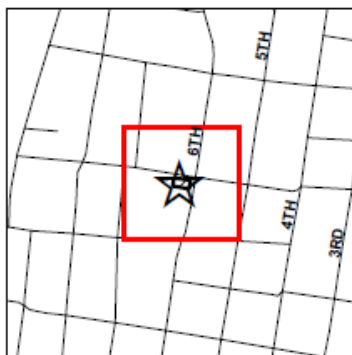
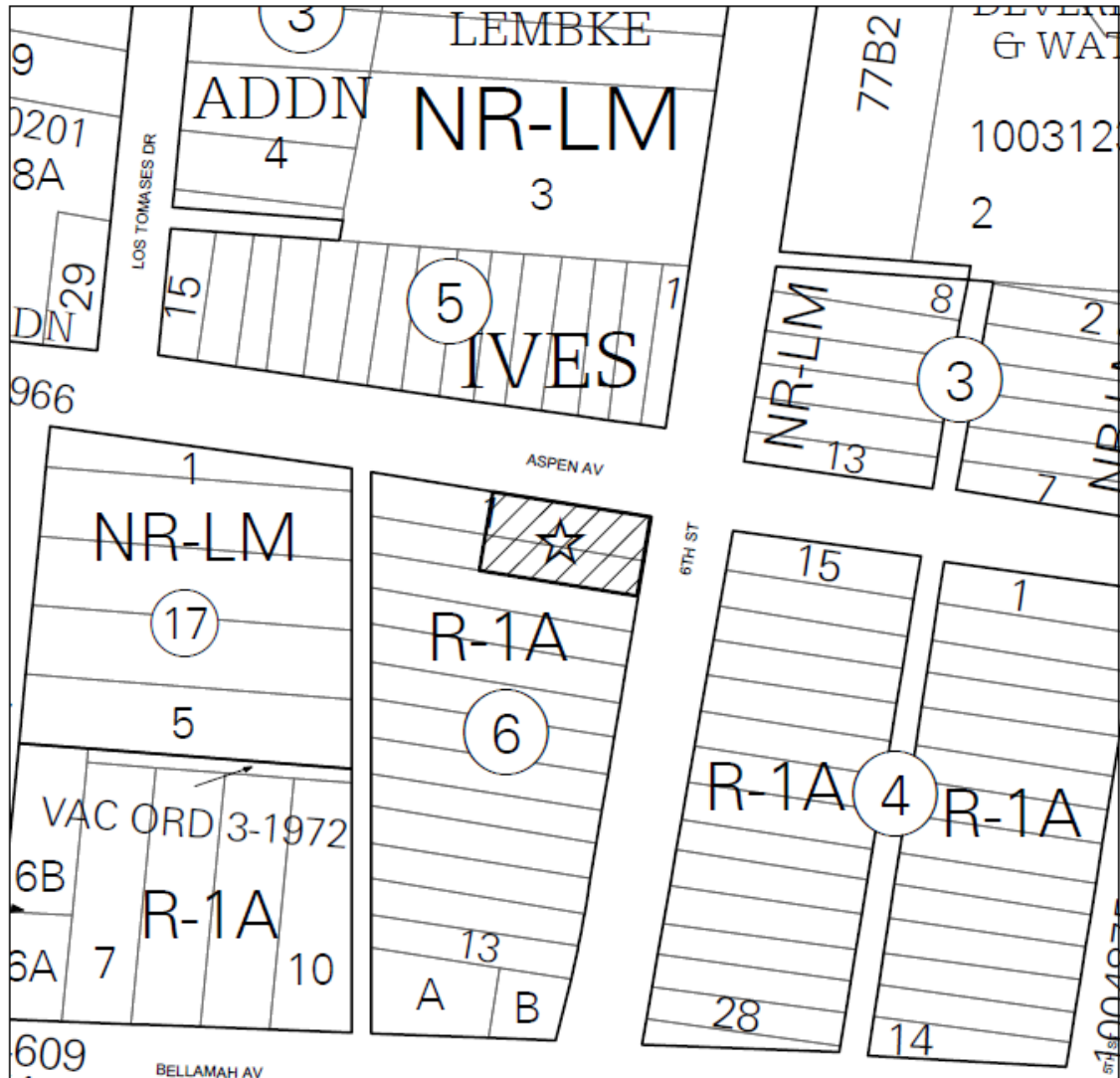
## I. Maps

### Aerial/Development Areas Map





**IDO Zoning Map**



**IDO ZONING MAP**

Note: Gray shading  
Indicates County.



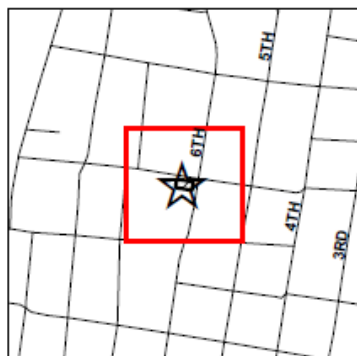
1 inch = 100 feet

Hearing Date:  
1/15/2026

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ZMA-2025-00017

Zone Atlas Page:  
J-14

**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



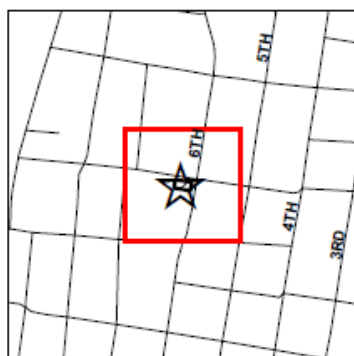
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*History Map*



**HISTORY MAP**

Note: Gray shading  
Indicates County.



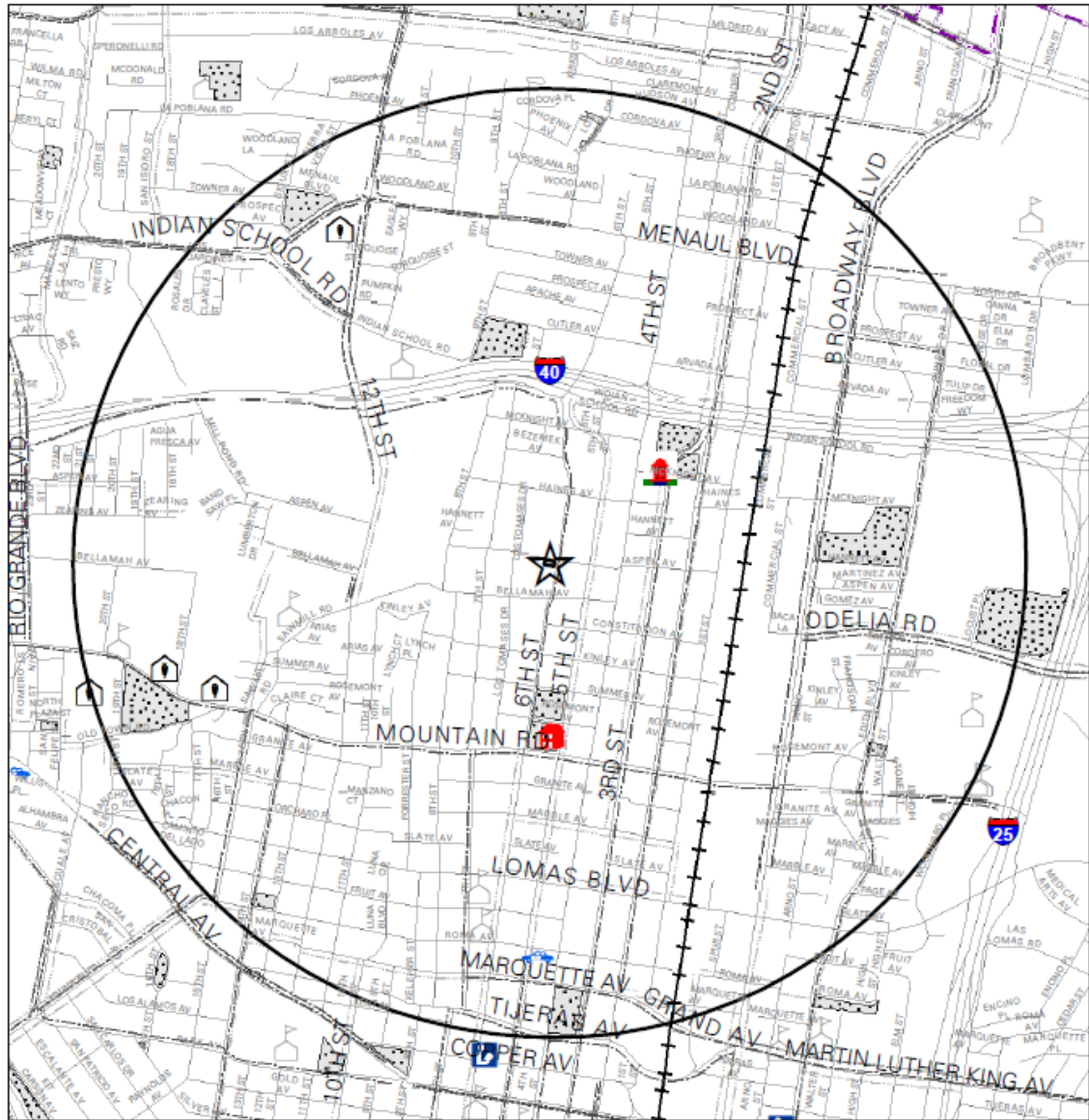
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***Public Facilities / Community Services***



**Public Facilities Map with One-Mile Buffer**



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

Plan Number: ZMA-2025-00017

0 0.5 1 Miles



## ***II. Introduction***

### ***Request***

The request is a Zoning Map Amendment for an approximately 0.25-acre subject site, which is legally described for all or a portion of Lots 1 & 2, Block 6, of Ives Addition & East 124 feet of Lots 1 & 2 located at 1619 6th Street NW, between Aspen Ave. NW and Bellamah Ave. NW (the “subject site”). Due to the age of the property and a lack of platting actions on the site since the 1920s, the County Parcels and City Lots do not match. Due to this, this zone change will only affect the approximate 0.16-acre Bernalillo County parcel boundaries. The City of Albuquerque Lots are long, east to west running horizontal lots that extend into the neighboring lot along 6<sup>th</sup> street to the west. It is important to note that this request will not affect the zoning of abutting lots.

The subject site is currently zoned R-1A (Residential – Single-family). The applicant is requesting a zone change to MX-T (Mixed-use Transition), to expand the uses allowed on the subject site to include a medical clinic. In addition to the proposed medical office, all land uses that are permissive in the MX-T zone district are analyzed in this report.

Although the MX-T zone district would create a spot zone, it serves as a transition zone to the NR-LM zone district to the north of the site and does not introduce any harmful uses to the surrounding area.

### ***EPC Role***

The EPC is the decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [IDO § 14-16-6-7(G)(1)(a)2].

The request is a quasi-judicial matter.

### ***History/Background***

The subject site was within the boundaries of the now-repealed Sawmill-Wells Park Sector Development Plan and was zoned S-R, which was established to maintain the residential character of the Sawmill-Wells Park neighborhoods while allowing existing small-scale businesses to remain. With the effective date of the IDO in May 2018, the subject site was converted to the R-1A zone district, and the existing legal non-residential use became nonconforming.

Historically, the subject site has been used for a variety of non-residential uses, including light vehicle repair, and most recently, a beauty salon. The business license of the beauty salon expired in 2019. Once the nonconforming use of land is discontinued for a period of 2 years, only allowable uses as specified in Table 4-2-1 may be started [IDO § 14-16-6-8(C)(3)(a) (Discontinuance of Nonconforming Use)]. A medical office is not an allowable use in the R-1A zone district; it is allowable in the MX-T zone district as a permissive use.

A medical clinic is currently operating on the subject site as a permissive live-work business. The applicant was granted a business license to operate as a live-work business for one year. The applicant intends on opening the office as a full clinic instead of live-work at the time of renewal.

***Context***

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<b><i>Subject Site</i></b>	<b>R-1A</b>	<b>Area of Consistency</b>	<b>Single-family Residential</b>
<i>North</i>	NR-LM	Area of Change	Vacant
<i>South</i>	R-1A	Area of Consistency	Single-family Residential
<i>East</i>	R-1A	Area of Consistency	Single-family Residential
<i>West</i>	NR-LM	Area of Consistency	Single-family Residential

The subject site is currently a single-family dwelling, located at the corner of 6<sup>th</sup> St. NW and Aspen Ave. NW.

The subject site is in an area with a variety of land uses. Across the street, all lots on the north side of Aspen Ave. NW, are zoned NR-LM. These NR-LM zoned lots have a variety of land uses, including single-family dwellings and light vehicle repair. South and east of the subject site is a single-family dwelling neighborhood, zoned R-1A. To the west of the site is a single-family dwelling, zoned R-1A, and farther west is another NR-LM zoned lot with light manufacturing uses.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan ("Comp Plan"). Lots to the south, east, and west are all in Areas of Consistency. Lots north of the site are in an Area of Change. The site is within the boundaries of the Sawmill/Wells Park Character Protection Overlay (CPO) zone and within a quarter mile of the 4<sup>th</sup> Street Main Street Corridor.

***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 6<sup>th</sup> St. NW as a Minor Arterial and Aspen Ave. NW as a local street.

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

MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either Primary Freight Corridors or roadways with Truck Restrictions.

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

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

The LRBS shows an Existing Buffered Bicycle Lane on 6<sup>th</sup> St. NW and a Proposed Buffered Bike Lane along 5<sup>th</sup> St. NW.

### ***Transit***

The subject site is little over an eighth of a mile (approximately .15 miles, or an average 3-minute walk) from the nearest bus stop at 4<sup>th</sup> St. and Aspen Ave. NW. This bus stop is on ABQ Ride Route 10, which is in service seven days a week with a peak frequency of approximately 10 minutes during the weekdays and up to 11 minutes during the weekends.

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

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

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

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context.

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

The subject site is within a ¼ mile of the 4<sup>th</sup> St. Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit. These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

The subject site is not within a Comp Plan designated Center.

#### ***Community Planning Area***

The subject site is located within the boundary of the Central ABQ Community Planning Area (CPA). Centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande, and between I-40 and the city's southern boundary with Bernalillo County. Central ABQ is home to the original Old Town settlement and New Town, now known as Downtown, which developed with the arrival of the railroad in the 1880s. Central ABQ features varying architectural styles, small residential lots and a mix of land uses and proximity of residential and non-residential uses.

*Applicable Goals & Policies*

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

**CHAPTER 4: COMMUNITY IDENTITY**

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

The proposed zone change to MX-T will re-introduce a variety of land uses to a subject site that has historically leveraged non-residential uses. The MX-T zone district could enhance, protect and preserve the distinct Sawmill/Wells Park community by serving as a transitional buffer for the R-1A community to the east and south, from the Non-Residential Light Manufacturing (NR-LM) zoned lots to the north, across Aspen Ave NW, and west of the site. The proposed zone change is consistent with both, the historical commercial uses of the site and the unique mix of residential and non-residential uses that exist in the Sawmill/Wells Park community. **This request clearly facilitates the implementation of Goal 4.1, Character.**

**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.

The Sawmill/Wells Park community is characterized by a unique variety of land uses that coexist in close proximity. A zone change to MX-T, while being a spot-zone, would not introduce harmful uses but it would protect the identity and cohesiveness of the surrounding neighborhood by serving as a transitional zone between the existing residential dwellings and the higher intensity non-residential zoning north of the site. The subject site's location on a corner lot, in combination with the permissive uses in the MX-T zone and the lot size, effectively limits the types of uses allowed through this zone change to those of appropriate scale, location and contributes to the Sawmill/Wells Park Neighborhood character. **This request clearly facilitates the implementation of Policy 4.1.2 Identity and Design.**

**CHAPTER 5: LAND USE**

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

The Sawmill/Wells Park Community is characterized by a blend of uses that allows its residents to live, work, learn, shop and play together without the need for travel to other portions of the city. Given its proximity to the downtown area, a zone change to MX-T will foster this goal by providing community members and those nearby with more options when seeking services in the area. **This request clearly facilitates the implementation of Goal 5.2, Complete Communities**



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

The request would allow the subject site to contribute to the Sawmill/Wells Park Community with permissive land uses that are appropriate to the area and accessible from visitors both near and far. The site's location near the 4th Street Major Transit Corridor and access to public transportation will increase the accessibility of the services that the applicant intends to bring to the subject site.

**This request clearly facilitates the implementation of Goal 5.2.1, Land Uses.**

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

The subject site is within a ¼ mile of the 4th Street Major Transit Corridor and about a 3-minute walk on average from the nearest bus stop. The existing infrastructure is well developed and this request could maximize the existing infrastructure and public facilities by providing a variety of possible services to a site that will support the public good. The subject site has access to all public utilities, including water, sewer and electric. While there is no new development proposed with this request, the land uses granted by the MX-T zone district will maximize the utility of existing infrastructure and will be a more efficient use of land to support the public good, regardless if the land is used as a medical office, increase housing density or any other permissive MX-T uses. **This request generally facilitates the implementation of Goal 5.3, Efficient Development Patterns.**

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

While the proposed zone change will only affect the sites zoning and land use, there are no immediate plans for new development. However, the subject site, which has access to all utilities, sufficient sidewalks, adequate roads, and public facilities, can become a target for additional growth and development in the future due to the zone change to MX-T and the new, permissive uses that will allow for more residential and non-residential opportunities in the future. **This request generally facilitates the implementation of 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 wholly within an Area of Consistency. The surrounding community is a blend of various residential density offerings and non-residential

land uses that range from offices to light manufacturing and restaurants. The MX-T zone district and its permissive uses are consistent with and reinforces the character and intensity of the surrounding area, the Sawmill/Wells Park neighborhood. **This request clearly facilitates the implementation of Goal 5.6, City Development Areas.**

**POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is within a ¼ mile of the 4th Street Major Transit Corridor and is designated as being within an Area of Consistency with single-family neighborhoods to the south and east of the lot. The requested zone change is consistent with the historic non-residential uses on the subject site and, a transition to the MX-T zone can solidify the subject sites role as a buffer, protecting the single-family neighborhoods from the more intense NR-LM zoned lots to the north and west. **This request partially facilitates the implementation of Policy 5.6.3, Areas of Consistency.**

#### **CHAPTER 8: ECONOMIC DEVELOPMENT**

**POLICY 8.2.1 LOCAL BUSINESS:** Emphasize local business development.

The applicant purchased this property with the intent to use the space for their local business, a medical office, providing services to the citizens of Albuquerque. The proposed zone change would allow the applicant to use the space as an office, and, introduce permissive land uses that would be appropriate to the area and can attract local businesses to occupy the site in the future. **This request clearly facilitates the implementation of Policy 8.2.1, Local Business.**

#### **CHAPTER 9: HOUSING**

**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 applicant is requesting a zone change to MX-T in order to facilitate the use of a medical office on the subject site, which is currently not a permissive use in the R-1A zone. However, the MX-T zone would also introduce a variety of housing options that can increase housing density in an area that, in regards to housing, is primarily single-family dwellings. The subject site is located near appropriate uses and services, and, should a future project choose to bring more housing options and increase housing density to the site, the lot size and IDO use specific standards would ensure the scale of future development is appropriate to the surrounding area. **This request generally facilitates the implementation of Policy 9.3.2, Other Areas.**

*Inapplicable Goals & Policies*

CHAPTER 9: HOUSING

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

While the subject site is located near the 4th Street Major Transit Corridor and would be an appropriate place with adequate services and amenities that can support the various housing options and increased density introduced with the MX-T zone district. The goal of this request is to allow the applicant to run a stand-alone medical clinic on the subject site, without residing on the property as required in a Live-Work Dwelling option. **There is no housing planned on the subject site, therefore, Goal 9.3, Density, is inapplicable.**

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

*IDO Zoning*

The subject site is currently zoned Residential – Single-Family (R-1A). 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 neighborhoods. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

*Proposed Zoning*

The applicant requests a zone change from R-1A to MX-T, Mixed-Use Transition zone district. According to IDO §14-16-2-4(A), the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.

Should this request be approved, the applicant intends to use the land as a medical office. Pursuant to Table 4-2-1, a medical office is not allowed in the R-1 zone district, unless it is classified as a home occupation. The applicant does not intend to live at the residence and would like to use the structure solely as a medical office, which is a permissive use in the MX-T zone district.

*Overlay Zones*

The subject site is within the Sawmill/Wells Park Character Protection Overlay (CPO-12) Zone. CPO-12 does have standards that affect this request. Regarding building design, maximum lot size for the MX-T zone district is 10,000 square feet [3-4(M)(1)c]. No portion of any building within 25 feet of the front lot line shall exceed 15 feet in height [3-

4(M)(5)(c)1]. Regarding façade design, each street-facing façade shall contain 25 percent or more of its surface in transparent windows and/or doors [3-4(M)(5)(d)].

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. See IDO §14-16-3-4 for more information.

#### *Definitions*

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

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

Medical or Dental Clinic: An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of licensed health care practitioners, dentists, or licensed health care practitioners and dentists in practice together.

Nonconforming Use: A use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

#### ***IV. Zoning Map Amendment (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 is consistent with the health, safety, and general welfare of the City as shown by facilitating the City's goals and policies as listed below (above).*

Staff response: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request clearly facilitates applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.



The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and Policies regarding Character, Identity and Design, Complete Communities, and Land Use; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

Goal 4.1 Character; Policy 4.1.2 Identity and Design; Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Policy 5.6.3 Areas of Consistency; Policy 8.2.1 Local Business; Policy 9.3.2 Other Areas. **The applicant's response meets Criterion A.**

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

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

*Applicant Response: While the subject site is located entirely in an Area of Consistency, the zone change will reinforce and strengthen the established use and character of the area and will not permit development that is significantly different from the character of the Wells Park area. The existing zoning is inappropriate because it meets criteria 3. The MX-T zone will be more advantageous to the community as this will expand the permissive uses to encourage development while remaining consistent with the existing use on the subject property and the patterns of land use, development density and intensity, and connectivity as articulated by the Comprehensive Plan and the character of the Wells Park area. Most importantly, the new zone will allow a service that is highly needed in the community.*

Staff Response: The subject site is located wholly in an Area of Consistency. The applicant's policy-based analysis demonstrates that the request would clearly facilitate a preponderance of applicable Comprehensive Plan Goals and Policies and would be more advantageous to the community than the current zoning by

protecting the surrounding single family community as a transition between light manufacturing zone districts and introducing land uses that are an appropriate in scale and consistent with the previous land uses and character of the Sawmill/Wells Park Community. **The applicant's response meets Criterion B.**

- (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 located entirely in an Area of Consistency. The policy does not apply.*

*Staff Response:* *The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan; therefore, Criterion C does not apply.*

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

*Applicant Response:* *Table 2 provides a comparison of the permissive uses in the R-1 and MX-T zones. The requested MX-T zoning does not include permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities. The additional uses include expanded residential uses, hotel/motel, retail, and office service uses. Potential harmful impacts of these uses are mitigated by the specific use standards and limitations imposed by the small lot size.*

TABLE 2: Permissive Use Comparison: R-1 vs. MX-T		
Use	R-1	MX-T
Dwelling, live-work	-	P
Assisted living facility or nursing home	-	P
Community residential facility, large	-	P
Group home, small	C	P
Adult or child day care facility	C	P
Elementary or middle school	C	P
High School	C	P
Museum	-	P
Vocational school	-	P
Health club or gym	-	P
Bed and Breakfast	CA	P
Hotel or motel	-	P
Bank	-	P
Medical or dental clinic	-	P
Office; Personal and business services, small	-	P
Research or testing facility	-	P
Art gallery	CV	P
General retail, small	-	P
Wireless Telecommunications Facility: Freestanding	-	P

Staff Response: The request is to rezone the subject site from R-1A to MX-T. Staff notes that the applicant's intent for the zone change is to make a medical clinic a permissive use instead of a home occupation. According to the IDO's Allowable Uses table, Table 4-2-1, the MX-T zone designation generally allows for more dense residential uses and a variety of smaller scale and less intensive commercial uses. The MX-T zone permissively allows multi-family dwellings, large community residential facilities, dormitories, adult or child care facilities, schools, banks, hotels and offices.

The surrounding community has a variety zones and land uses present at the time of this writing. To the north there is a vacant lot used for outdoor vehicle storage zoned NR-LM, and to the East there are Single-Family Dwellings zoned R-1A. To the West is another Single-Family Dwelling zoned R-1A, however, further west is an NR-LM zoned industrial use lot. Should the request be approved, the permissive uses in the MX-T zone would not negatively impact the area. All new permissive civic and residential uses would contribute to the character and design of the community, while newly introduced commercial uses are small in scale, limited by the size of the lot and any potential negative impacts to the surrounding neighborhood will be mitigated by the IDO use specific standards. **The applicant's response meets Criterion D.**

- (e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

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

**Applicant Response:** *Given its previous residential and commercial use and existing infrastructure, this zone change request meets Criteria #1. The City's existing infrastructure and public improvements have adequate capacity to serve the proposed use that would be made possible by the zone change. 6th Street and Aspen Avenue have excellent road connectivity with sidewalks and a bike lane on 6th Street. The subject property has access to public utilities including water, sewer, and electric services.*

**Staff Response:** This request meets the requirement by ensuring the infrastructure and public improvements will have adequate capacity while continuing through the City's permitting process and following the obligations set under the IDO, DPM, and/or an Infrastructure Improvements Agreement, meeting requirement E.2. The existing infrastructure will adequately serve the subject site and future land uses granted in the MX-T zone district. The site is served by the 4<sup>th</sup> Street Major Transit Corridor, has sufficient sidewalk access, a bus stop within a 3-minute walk on average and a bike lane along 6<sup>th</sup> street, providing the subject site with multiple transportation options for pedestrian and vehicle access. **The applicant's response meets Criterion E.**

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

**Applicant Response:** *This justification is not completely based on the property's location on a major street because 6th Street and Aspen Avenue are not major streets. Rather, the justification for the proposed zone change is based on the advantages it will bring to the community such as being able to provide therapy services to the community and providing a transition between the industrial uses to the north and the residential uses to the south.*

**Staff Response:** The request is not completely based on the property's location on a major street; rather, the request is based on policy analysis surrounding the properties land use history and the character of the Sawmill/Wells Park community which has a unique mix of residential and non-residential uses that coexist in close proximity. **The applicant's response meets Criterion F.**

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



Applicant Response: The zone change request is not based completely or predominantly on the cost of land or other economic considerations but rather, the justification for the proposed zone change is based on the advantages it will bring to the community such as being able to provide therapy services to the community and providing a transition between the industrial uses to the north and the residential uses to the south.

Staff Response: The applicant's justification is not completely or predominately based on economic considerations or the cost of land; rather, the applicant's request is to provide accessible medical services to the community. This request seeks to protect and enhance the surrounding residential community by acting as a transitional buffer between the single-family dwellings and the more intense uses allowed in the NR-LM zone district and maintain consistency on the subject site by introducing appropriate non-residential uses that will continue the historic pattern of land uses which were in operation previously on the subject site. A zone change to MX-T will be advantageous to the community, as it implements applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

**The applicant's response to meets Criterion G.**

- (h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
  2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
  3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: This request for a zone change from R-1A to MX-T creates a spot zone on the subject property. However, as demonstrated by the policy analysis above, this request creates a justifiable "spot zone" by clearly facilitating implementation of the City's Comprehensive Plan. In addition, this request addresses criterion 1. The property is on the corner of 6th Street and Aspen Avenue. MX-T on the subject property can function as a transition between the Non-Residential Light Manufacturing (NR-LM) zone to the north and the Residential Single-Family Small Lot (R-1A) zone to the south and east of the subject property. The MX-T zone allows for a transition between residential neighborhoods and the more intense industrial areas north of Aspen Avenue. The MX-T zone serves the needs of the owners without including permissive uses that could be harmful to the adjacent properties.

Staff Response: Criterion H is a two-part test, which the request generally meets. The zone change request to MX-T would create a spot zone in the area. The applicant has demonstrated that the request would clearly facilitate the implementation of several applicable goals and policies of the Comprehensive Plan, specifically, from Chapters 4 – Community Identity; 5 – Land Use; 8 – Economic Development and 9 – Housing. The MX-T zone district would allow the applicant to operate the medical clinic as a permissive use and will solidify the subject site as a buffer between the residential uses and more intense manufacturing zones.

The applicant has demonstrated that Criterion 1 applies and the request would clearly facilitate the implementation of a preponderance of applicable goals and policies of the Comprehensive Plan. The subject site is nestled between a single-family residential community zoned R-1A to the east and south, and more intense industrial and manufacturing uses, zoned NR-LM to the north and west. Should the request be approved and the subject site is made MX-T, the small-scale non-residential uses and higher density residential options will serve as a transitional buffer between the two areas, creating a gentle transition from industrial uses into single-family dwellings.

Staff agrees with the applicant’s justification to create a spot zone. **The applicant’s response meets Criterion H.**

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

### ***Reviewing Agencies***

Most reviewing agencies stated they had no adverse comments. Detailed feedback was received from Albuquerque Public Schools (APS).

- APS notes that future MX-T development could impact the following schools in the area: Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. However, to address overcrowding, APS will explore various alternatives.

See page 28 for detailed comments.

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

The Office of Neighborhood Coordination (ONC) verified that there are two recognized neighborhood associations (NA) within 660 feet of the subject site, the Wells Park Neighborhood Association and North Valley Coalition, staff confirmed that these associations were notified by email as required. Property owners within 100 feet of the subject site were notified by the applicant, as required.

The applicant provided a petition which received four signatures from surrounding neighbors, the signatures represent support for the proposed application and no

objections to it. As of this writing, no individuals have reached out to the Planning Department to express opposition or support for this request.

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

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-6-4(B)].

***VI. Conclusion***

The request is a Zoning Map Amendment for an approximately 0.25-acre subject site, which is legally described for all or a portion of Lots 1 & 2, Block 6, of Ives Addition & East 124ft of Lots 1 & 2 located at 1619 6th Street NW, between Aspen Ave. NW and Bellamah Ave. NW (J-14-Z).

The subject site of this request is considered to be the approximately 0.16-acre Bernalillo County Parcel. Due to the age of the property and a lack of platting actions on the site since the 1920s, the County Parcels and City Lots do not match, due to this, this zone change will only affect the Bernalillo County Parcel.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is within a ¼ mile of the 4<sup>th</sup> Street Major Transit Corridor. The subject site is located within the boundaries of the Sawmill/Wells Park Character Protection Overlay zone (CPO-12).

The request is to re-zone the subject site from R-1A (Residential – Single-Family) to MX-T (Mixed Use - Transition). The subject site has historically been used for a variety of non-residential uses, including light vehicle repair and most recently, a beauty salon, which last had an active business license in 2019. With the effective date of the IDO in May 2018, the existing, legal non-residential use on the subject site became nonconforming. Pursuant to IDO 14-16-6-8(C)(3), Discontinuance of Nonconforming Use, the nonconforming status expired since the last use was discontinued for a period of 2 years.

A medical clinic is currently operating on the subject site as a permissive live-work business, which has requirements that the site be used as a residential dwelling. The applicant is requesting the zone change to allow a medical clinic as a permissive use, rather than a home occupation. A medical clinic becomes a permissive use first, in the MX-T zone district.

The zone change to MX-T will create a spot zone; however, there is existing MX-T zoning approximately 780 feet from the subject site, along 6<sup>th</sup> St NW. The surrounding area has a variety of land uses that contribute to the identity of the Sawmill/Wells Park community, including manufacturing, industrial, single-family residential, and multi-family dwellings. The proposed zone change will permissively allow land uses that are appropriate in size and scope for the area, while remaining consistent with the land use history of this property.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous for the surrounding area because it would clearly facilitate the implementation of a preponderance of applicable goals and policies in the Comprehensive Plan.

**Staff recommends Approval.**

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

Plan # ZMA-2025-00017

1. The request is a Zoning Map Amendment for an approximately 0.25-acre subject site, which is legally described for all or a portion of Lots 1 & 2, Block 6, of Ives Addition & East 124ft of Lots 1 & 2 located at 1619 6th Street NW, between Aspen Ave. NW and Bellamah Ave. NW approximately 0.25 acres (J-14-Z).
2. Due to the age and lack of platting action on the site, there is inconsistencies between the County Parcels and City Lots. The requested Zoning Map Amendment will only apply to the approximately 0.16-acre Bernalillo County Parcel. The remainder of the City Lots, which extend into the western neighboring property, will remain R-1A. A re-plat may be necessary for future development. A Zoning Map Amendment is required before any platting action.
3. Prior to the effective date of the IDO, the subject site was zoned S-R in the now repealed Sawmill-Wells Park Sector Development Plan. The S-R zone allowed small scale businesses and residential uses.
4. Upon the effective date of the IDO in May 2018, the subject site was converted to R-1A, the existing non-residential uses on the site became nonconforming, but still allowed to operate, pursuant to IDO §14-16-4-1(E)(2).
5. The most recent non-residential use, a beauty salon, was last licensed to operate in 2019, pursuant to IDO §14-16-6-8(C)(3), since it has been at least 2 years since the use discontinued, only allowable uses as specified in Table 4-2-1 are allowed.
6. A medical clinic is currently operating on the subject site as a permissive live-work business. The applicant was granted a business license to operate as a live-work business for a period of one year. The applicant intends on opening the office as a full clinic instead of live-work at the time of renewal should this request be approved.
7. This request is a quasi-judicial matter.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The subject site is within an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are where significant growth is unlikely or undesirable and where any new development or redevelopment will need to be consistent with the established character of the surrounding context.
10. The subject site is currently zoned Residential – Single-Family (R-1A). 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 neighborhoods. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

11. The applicant requests a zone change from R-1A to MX-T, Mixed-Use Transition zone district. According to IDO §14-16-2-4(A), the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.
12. A medical clinic/office is first permissive in the MX-T zone district.
13. The subject site is located within a ¼ mile of the 4<sup>th</sup> Street Major Transit Corridor.
  - A. Major Transit Corridors are anticipated to be served by high frequency and local transit. These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.
14. The subject site is located within the boundaries of the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12). Per IDO§14-16-3-4(A), the purpose of the CPO is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.
15. The subject site is located within the boundary of the Central ABQ Community Planning Area (CPA). Centrally located in Albuquerque, spanning the area between I-25 and the Rio Grande, and between I-40 and the city's southern boundary with Bernalillo County. Central ABQ is home to the original Old Town settlement and New Town, now known as Downtown, which developed with the arrival of the railroad in the 1880s. Central ABQ features varying architectural styles, small residential lots and a mix of land uses and proximity of residential and non-residential uses.
16. The request facilitates the implementation of the following applicable Goals and Policies related to Character, Placemaking, Process, and Community Engagement from Comprehensive Plan Chapter 4: Community Identity.
  - A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposed zone change to MX-T will re-introduce a variety of land uses to a subject site that has historically leveraged non-residential uses. The MX-T zone district could enhance, protect and preserve the distinct Sawmill/Wells Park community by serving as a transitional buffer for the R-1A community to the east and south, from the Non-Residential Light Manufacturing (NR-LM) zoned lots to the north, across Aspen Ave NW, and west of the site. The proposed zone change is consistent with both, the historical commercial uses of the site and the unique

mix of residential and non-residential uses that exist in the Sawmill/Wells Park community.

- B. **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.

The Sawmill/Wells Park community is characterized by a unique variety of land uses that coexist in close proximity. A zone change to MX-T, while being a spot-zone, would not introduce harmful uses but it would protect the identity and cohesiveness of the surrounding neighborhood by serving as a transitional zone between the existing residential dwellings and the higher intensity non-residential zoning north of the site. The subject site's location on a corner lot, in combination with the permissive uses in the MX-T zone and the lot size, effectively limits the types of uses allowed through this zone change to those of appropriate scale, location and contributes to the Sawmill/Wells Park Neighborhood character.

17. The request facilitates the implementation of the following applicable Goals and Policies related to Character, Placemaking, Process, and Community Engagement from Comprehensive Plan Chapter 5: Land Use.

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

The Sawmill/Wells Park Community is characterized by a blend of uses that allows its residents to live, work, learn, shop and play together without the need for travel to other portions of the city. Given its proximity to the downtown area, a zone change to MX-T will foster this goal by providing community members and those nearby with more options when seeking services in the area.

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

The request would allow the subject site to contribute to the Sawmill/Wells Park Community with permissive land uses that are appropriate to the area and accessible from visitors both near and far. The site's location near the 4th Street Major Transit Corridor and access to public transportation will increase the accessibility of the services that the applicant intends to bring to the subject site.

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

The subject site is within a ¼ mile of the 4th Street Major Transit Corridor and about a 3-minute walk on average from the nearest bus stop. The existing infrastructure is well developed and this request could maximize the existing



infrastructure and public facilities by providing a variety of possible services to a site that will support the public good. The subject site has access to all public utilities, including water, sewer and electric. While there is no new development proposed with this request, the land uses granted by the MX-T zone district will maximize the utility of existing infrastructure and will be a more efficient use of land to support the public good, regardless if the land is used as a medical office, increase housing density or any other permissive MX-T uses.

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

While the proposed zone change will only affect the sites zoning and land use, there are no immediate plans for new development. However, the subject site, which has access to all utilities, sufficient sidewalks, adequate roads, and public facilities, can become a target for additional growth and development in the future due to the zone change to MX-T and the new, permissive uses that will allow for more residential and non-residential opportunities in the future.

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

The subject site is wholly within an Area of Consistency. The surrounding community is a blend of various residential density offerings and non-residential land uses that range from offices to light manufacturing and restaurants. The MX-T zone district and its permissive uses are consistent with and reinforces the character and intensity of the surrounding area, the Sawmill/Wells Park neighborhood.

- F. **POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is within a ¼ mile of the 4th Street Major Transit Corridor and is designated as being within an Area of Consistency with single-family neighborhoods to the south and east of the lot. The requested zone change is consistent with the historic non-residential uses on the subject site and, a transition to the MX-T zone can solidify the subject sites role as a buffer, protecting the single-family neighborhoods from the more intense NR-LM zoned lots to the north and west.

18. The request facilitates the implementation of the following applicable Goals and Policies related to Character, Placemaking, Process, and Community Engagement from Comprehensive Plan Chapter 8: Economic development.

A. POLICY 8.2.1 LOCAL BUSINESS: Emphasize local business development.

The applicant purchased this property with the intent to use the space for their local business, a medical office, providing services to the citizens of Albuquerque. The proposed zone change would allow the applicant to use the space as an office, and, introduce permissive land uses that would be appropriate to the area and can attract local businesses to occupy the site in the future.

19. The request facilitates the implementation of the following applicable Goals and Policies related to Character, Placemaking, Process, and Community Engagement from Comprehensive Plan Chapter 9: Housing.

A. 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 applicant is requesting a zone change to MX-T in order to facilitate the use of a medical office on the subject site, which is currently not a permissive use in the R-1A zone. However, the MX-T zone would also introduce a variety of housing options that can increase housing density in an area that, in regards to housing, is primarily single-family dwellings. The subject site is located near appropriate uses and services, and, should a future project choose to bring more housing options and increase housing density to the site, the lot size and IDO use specific standards would ensure the scale of future development is appropriate to the surrounding area.

20. 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.

*Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request clearly facilitates applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and Policies regarding Character, Identity and Design,*

*Complete Communities, and Land Use; therefore, the request is consistent with the City's health, safety, morals, and general welfare.*

- 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).

*The subject site is located wholly in an Area of Consistency. The applicant's policy-based analysis demonstrates that the request would clearly facilitate a preponderance of applicable Comprehensive Plan Goals and Policies and would be more advantageous to the community than the current zoning by protecting the surrounding single family community as a transition between light manufacturing zone districts and introducing land uses that are an appropriate in scale and consistent with the previous land uses and character of the Sawmill/Wells Park Community.*

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

1. There was typographical or clerical error when the existing zone district was applied to the property.

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

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan; therefore, Criterion C does not apply.*

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

*The request is to rezone the subject site from R-1A to MX-T. Staff notes that the applicant's intent for the zone change is to make a medical clinic a permissive use instead of a home occupation. According to the IDO's Allowable Uses table, Table 4-2-1, the MX-T zone designation generally allows for more dense residential uses and a variety of smaller scale and less intensive commercial uses. The MX-T zone permissively allows multi-family dwellings, large community residential facilities, dormitories, adult or child care facilities, schools, banks, hotels and offices.*

*The surrounding community has a variety zones and land uses present at the time of this writing. To the north there is a vacant lot used for outdoor vehicle storage zoned NR-LM, and to the east there are Single-Family Dwellings zoned R-1A. To the West is another Single-Family Dwelling zoned R-1A, however, further west is an NR-LM zoned industrial use lot. Should the request be approved, the permissive uses in the MX-T zone would not negatively impact the area. All new permissive civic and residential uses would contribute to the character and design of the community, while newly introduced commercial uses are small in scale, limited by the size of the lot and any potential negative impacts to the surrounding neighborhood will be mitigated by the IDO use specific standards.*

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

*This request meets the requirement by ensuring the infrastructure and public improvements will have adequate capacity while continuing through the City's permitting process and following the obligations set under the IDO, DPM, and/or an Infrastructure Improvements Agreement, meeting requirement E.2. The existing infrastructure will adequately serve the subject site and future land uses granted in the MX-T zone district. The site is served by the 4<sup>th</sup> Street Major Transit Corridor, has sufficient sidewalk access, a bus stop within a 3-minute walk on average and a bike lane along 6<sup>th</sup> street, providing the subject site with multiple transportation options for pedestrian and vehicle access.*

- 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.

*The request is not completely based on the property's location on a major street; rather, the request is based on policy analysis surrounding the properties land use history and the character of the Sawmill/Wells Park community which has a unique mix of residential and non-residential uses that coexist in close proximity.*

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

*The applicant's justification is not completely or predominately based on economic considerations or the cost of land; rather, the applicant's request is to provide accessible medical services to the community. This request seeks to protect and enhance the surrounding residential community by acting as a transitional buffer between the single-family dwellings and the more intense uses allowed in the NR-LM zone district and maintain consistency on the subject site by introducing appropriate non-residential uses that will continue the historic pattern of land uses which were in operation previously on the subject site. A zone change to MX-T will be advantageous to the community, as it implements applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.*

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

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.

3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*Criterion H is a two-part test, which the request generally meets. The zone change request to MX-T would create a spot zone in the area. The applicant has demonstrated that the request would clearly facilitate the implementation of several applicable goals and policies of the Comprehensive Plan, specifically, from Chapters 4 – Community Identity; 5 – Land Use; 8 – Economic Development and 9 – Housing. The MX-T zone district would allow the applicant to operate the medical clinic as a permissive use and will solidify the subject site as a buffer between the residential uses and more intense manufacturing zones.*

*The applicant has demonstrated that Criterion 1 applies and the request would clearly facilitate the implementation of a preponderance of applicable goals and policies of the Comprehensive Plan. The subject site is nestled between a single-family residential community zoned R-1A to the east and south, and more intense industrial and manufacturing uses, zoned NR-LM to the north and west. Should the request be approved and the subject site is made MX-T, the small-scale non-residential uses and higher density residential options will serve as a transitional buffer between the two areas, creating a gentle transition from industrial uses into single-family dwellings.*

*Staff agrees with the applicant's justification to create a spot zone.*

21. Recognized Neighborhood Associations within 660 feet of the site, the Wells Park Neighborhood Association and North Valley Coalition, as well as property owners within 100 feet of the subject site were notified as required.
22. The applicant provided a petition which received four signatures from surrounding neighbors, the signatures represent support for the proposed application and no objections. As of this writing, staff has not received any other correspondence in favor of or in opposition to the proposed Zoning Map Amendment.

### ***Recommendation***

APPROVAL of Plan # ZMA-2025-00017 a request for Zoning Map Amendment from R-1A to MX-T for all or a portion of Lots 1 & 2, Block 6, of Ives Addition & East 124ft of Lots 1 & 2 located at 1619 6th Street NW. Based on Findings #1-22.

*Daniel Soriano*

Daniel Soriano  
Planner

Notice of Decision cc list:

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Peggy Norton, North Valley Coalition, [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com)  
Doreen McKnight, Wells Park NA, [doreenmcknightnm@gmail.com](mailto:doreenmcknightnm@gmail.com)  
Edwina Kiro, Wells Park NA, [glma.kiro@gmail.com](mailto:glma.kiro@gmail.com)  
City Legal, Andrew Coon, [acon@cabq.gov](mailto:acon@cabq.gov)  
EPC file



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## ***Agency Comments***

### **OTHER AGENCIES**

#### ***Albuquerque Public Schools (APS)***

APS Comments: The application indicates that the applicant intends to allow new Mixed-Use development. Any future development at this location permitting Mixed-Use Development (MX-T) would impact the following schools: Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School.

<b>School Capacity</b>	<b>2025-2026 (40<sup>th</sup> Day) Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
<b>School</b>			
Reginald Chavez Elementary School	180	408	228
Washington Middle School	240	693	453
Albuquerque High School	1532	2,036	504

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.

- 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.**

**A) PHOTOGRAPHS**

**Figure 1:** 3D Birds Eye south facing view of subject site courtesy of Google Earth from 2023.



**Figure 2:** View of subject site from Aspen Ave. NW, facing south.



**Figure 3:** West facing view of subject site from 6<sup>th</sup> St. NW.





Figure 4: South east view of primary structure,  
from Aspen Ave. NW.



Figure 5: View from the corner of Aspen Ave.  
NW and 6<sup>th</sup> St. NW. Facing south along 6<sup>th</sup> St.  
Single family residential community east of  
subject site.







**Figure 6:** North facing view of 6<sup>th</sup> St. NW from the corner of Aspen Ave. NW and 6<sup>th</sup> St. NW. NR-LM zoned lots to the left (west) and single-family dwellings across the street to the east.



**Figure 7:** Northeast facing view from across 6<sup>th</sup> St. NW. Subject site on left hand of photo and NR-LM zoned lots across the street.

Figure 8: East facing view of NR-LM zoned lots that are across Aspen Ave. NW from the subject site.



Figure 9: In front of subject site, facing west, conditions of Aspen Ave. NW in view. Abutting R-1 zoned dwelling to the left with NR-LM industrial use, enclosed by large wall further up Aspen Ave. NW on the left-hand side.

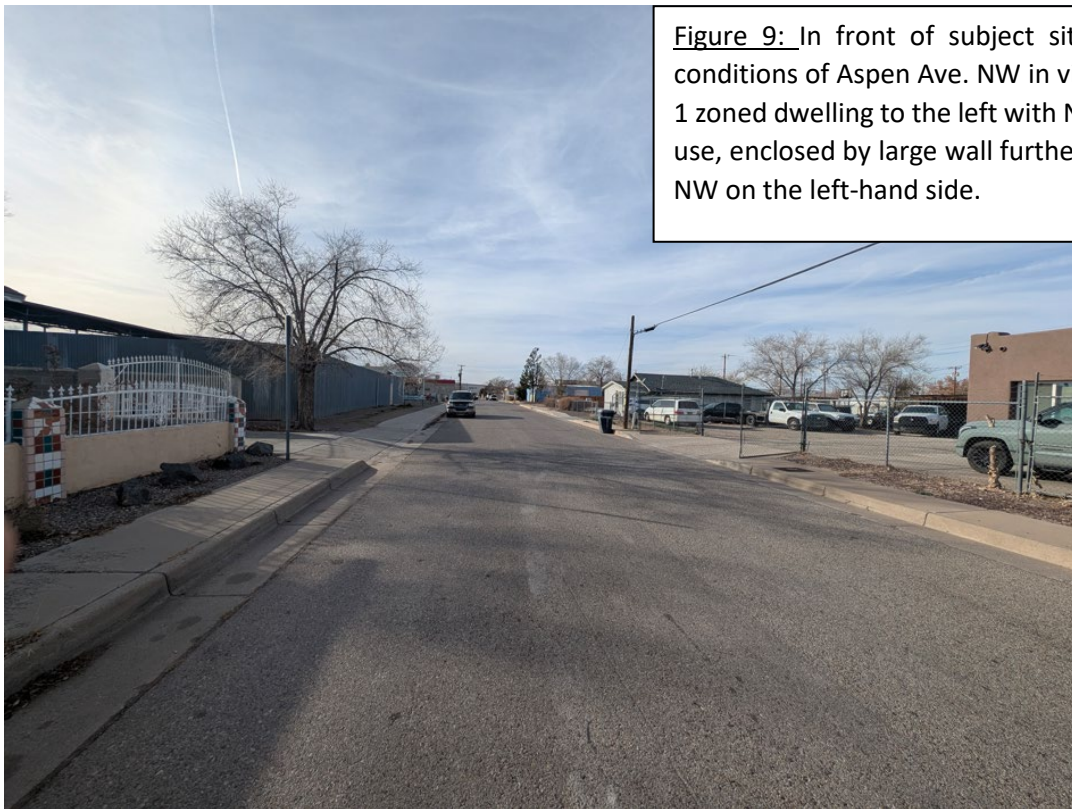






Figure 10: Close up view of east façade of subject site from 6<sup>th</sup> St. NW.



Figure 11: Close up view of north façade of subject site from Aspen Ave. NW.



**B) HISTORY**

# WEES ADDITION

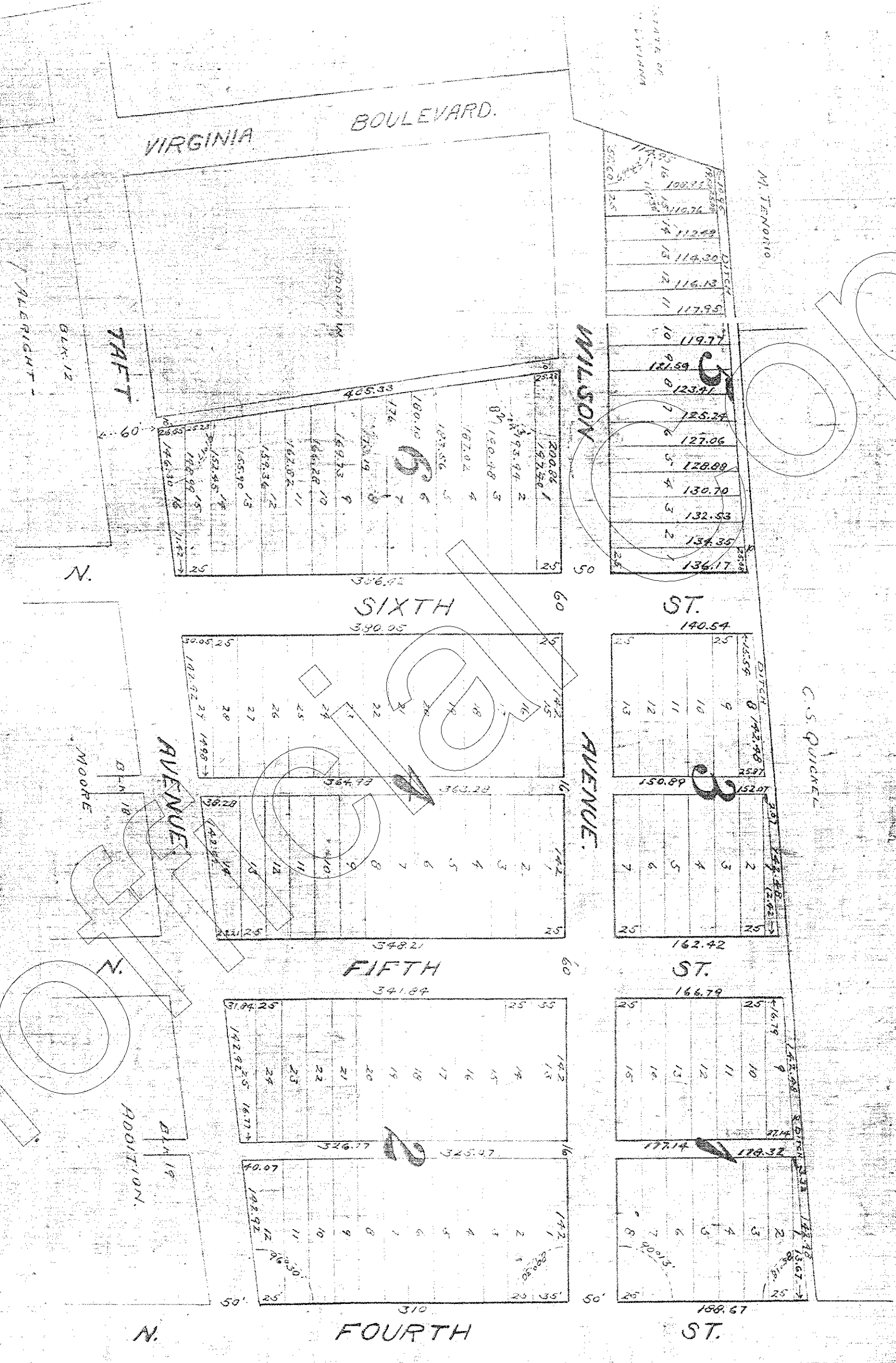
TO THE CITY OF

ALBUQUERQUE,

BERNALILLO COUNTY, NEW MEXICO.

SCALE: 1 INCH = 100 FEET.

SURVEYED AND PLATTED, MARCH 1921, BY THE ROSS ENGINEERING OFFICE.



The above and foregoing subdivision of that tract of land in School District 13 of Bernalillo County, N.M., known as the 1st 1/2 sec. and bounded on the North by lands of C.S. Quicken and M. Tenorio, on the East by the State Highway known as North Fourth Street, on the South by Traft Avenue and on the West by land of the Estate of A. Viviani, and by Block 17 of the Albuquerque, N.M., and surveyed, platted and subdivided as the same appears on this plat, is with the free consent and in accordance with the desire of the undersigned owner and proprietor:

Quick E. Yale Cannon

State of New Mexico,  
County of Bernalillo.

Personally appeared before me, a Notary Public in and for said County,

Quick E. Yale Cannon, widow, to me known to be the person described in and who executed the

above and foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal on this the 30th day of January A.D. 1921.

Notary Public.

My commission expires July 24, 1924.



**City of Albuquerque**  
600 2nd St NW, Albuquerque, NM  
505-924-3890

## BUSINESS LICENSE CERTIFICATE

<b>Business Name:</b>	Healing Connections Counseling LLC	<b>Business Type(s):</b>	621420 Outpatient Mental Health and Substance Abuse Centers
<b>Business Location:</b>	1619 6TH ST NW Albuquerque, NM 87102	<b>Mailing Address:</b>	1619 6TH ST NW Albuquerque, NM 87102
<b>Owner/Registered Agent:</b>	Brianda Jaquez		
<b>License Number:</b>	HB-2025-015033	<b>License Type:</b>	Home Based Occupation
<b>Issued Date:</b>		<b>Classification:</b>	Home Based Occupation
<b>Expiration Date:</b>		<b>Fees Paid:</b>	\$35.00

HAVING COMPLIED WITH THE FEE REQUIREMENTS OF CHAPTER 13 ARTICLE 1 OF THE REVISED ORDINANCES. LICENSE REGISTRATION WITH THE CITY OF ALBUQUERQUE AND PAYMENT OF FEES IS NOT A LICENSE TO CONDUCT BUSINESS WITHIN THE CITY AND DOES NOT CONSTITUTE A WAIVER OF ANY REQUIREMENTS OR PROVISIONS CONTAINED AT ANY LAW. THE ACTIVITY/BUSINESS PROPOSED TO BE CONDUCTED AT ANY LOCATION WITHIN THE CITY SHALL BE APPROVED BY THE CITY'S ZONING ENFORCEMENT OFFICER PRIOR TO COMMENCING THE ACTIVITY/BUSINESS. THE FIRE AND LIFE SAFETY FEE APPLIES TO ALL NEW AND EXISTING BUSINESSES WHERE A PERMIT AND/OR INSPECTION CERTIFICATE IS REQUIRED INCLUDING RESIDENTIAL BUSINESSES BEING USED FOR COMMERCIAL PURPOSES, SUCH AS ADULT ASSISTED FACILITIES AND CHILD DAYCARE.

§ 13-1-3 BUSINESS LICENSE REQUIRED. (A) Beginning on July 1, 2025, all persons are required to obtain a Business License in order to operate a Place of Business within the City's municipal boundaries.

(B) A Separate license must be obtained for each branch establishment or separate Place of Business.

§ 13-1-9 BUSINESS LICENSE RENEWAL. Within 10 days prior to the expiration of the Business License, any person operating a Place of Business in the City shall apply to renew the Business License and shall pay an annual Business License.

§ 13-1-10 BUSINESS LICENSE LATE FEE. The City may impose a late fee in the amount of \$10.00 per calendar day upon each delinquent license fee in the event the business does not pay the license fee before it commences business or in the event the any renewal fee is not paid prior to expiration.

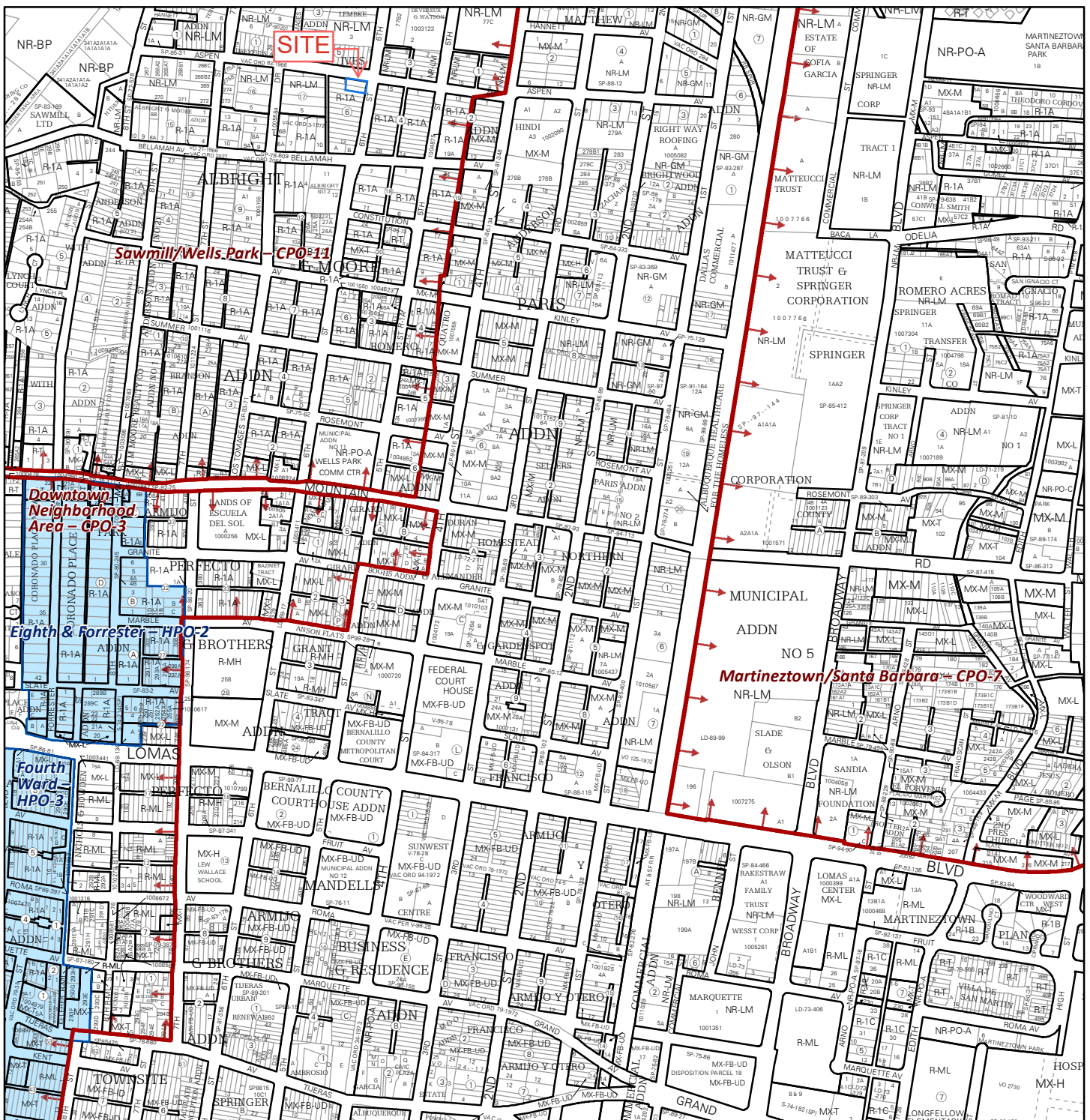
§ 13-1-11 FEES NONREFUNDABLE. All established fees charged and collected by the City pursuant to this article shall be nonrefundable unless otherwise specified

§ 13-1-16 CIVIL FINE. (A) The Mayor may impose a civil fine of \$100 per day for the failure to comply with the Business License Ordinance.

**REQUIRED TO BE POSTED IN CONSPICUOUS PLACE PER § 13-1-8 BUSINESS LICENSES TO BE DISPLAYED; EXHIBITION UPON DEMAND**

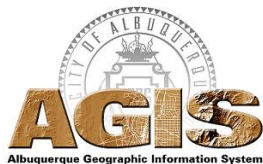
**C) APPLICATION INFORMATION**



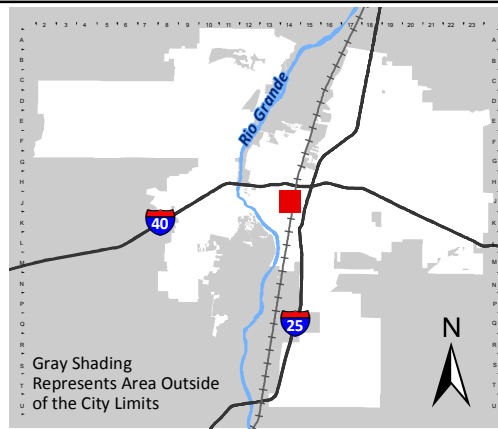


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**J-14-Z**

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

0 250 500 1,000 Feet

Brianda Jaquez

November 17, 2025

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Property Owner Letter of Authorization – 1619 6<sup>th</sup> Street NW

To whom it may concern:

Francisco Gutierrez

Brianda Jaquez and Francisco Gutierrez (owners) authorize Consensus Planning, Inc. to act as their agent for all meetings, applications, public hearings, and other formal representation related to the entitlement for the subject property, to include the Zone Map Amendment request for the 0.1578-acre property located at 1619 6<sup>th</sup> Street NW. The property is legally described as follows:

- \* 001 006 Ives Addition E 124 FT L 1&2


Sincerely,

11115 Zaragoza st SW Albuquerque NM

Name \_\_\_\_\_

Signature  \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Return To:  
Fidelity National Title of New Mexico Inc.  
6743 Academy Road NE, Suite A  
Albuquerque, NM 87109

GF No.: SP000183918

**WARRANTY DEED**  
(Joint Tenants)

**Samuel Eduardo Gonzalez joined by Frances Hurtado Gonzalez, Husband and Wife**

for consideration paid, grant to

**Brianda Estefania Jazquez and Francisco Javier Gutierrez, Wife and Husband**

whose address is 1619 6th Street NW, Albuquerque, NM 87102

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



The East one hundred twenty-four feet (E. 124') of Lots numbered One (1) and Two (2) in Block numbered Six (6) of the Ives Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1923.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2025, and subsequent years.

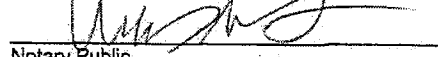
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

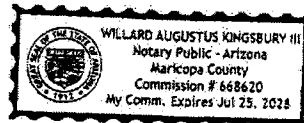
Dated: August 6th, 2025

  
Samuel Eduardo Gonzalez  
  
Frances Hurtado Gonzalez

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on this 6th day of August, 2025, by Samuel Eduardo Gonzalez and Frances Hurtado Gonzalez.

  
Notary Public  
My Commission Expires: July 25, 2028  
[SEAL]



Doc #2025063508 eRecorded 08/07/2025 02:55:00 PM Page 1 of 1  
WDJT Rec Fee: \$25.00 Michelle S. Kavanaugh, Bernalillo County





December 19, 2025 (replaces letter dated December 3, 2025)

Mr. Daniel Aragon, Chair  
Environmental Planning Commission  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Zoning Map Amendment, 1619 6<sup>th</sup> Street NW

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Dear Chairman Aragon,

The purpose of this letter is to justify a Zoning Map Amendment by responding to the criteria in the Integrated Development Ordinance (IDO) Section 14-16-6-7(G), on behalf of Brianda Jaquez and Francisco Gutierrez (owners and applicants). The subject property is legally described as \*001 006 Ives Addition E 124 FT L 1&2 and contains a total of approximately 0.1578 acres. The subject property is located on the corner of 6<sup>th</sup> Street and Aspen Avenue NW. The existing zoning is R-1A (Single-Family Small Lot).

The Applicant is requesting a Zoning Map Amendment to MX-T (Mixed-use Transition) to allow for a small therapy office. Although this would create a spot zone, the MX-T zone on this property is justifiable since it serves as a transition between residential uses and industrial uses adjacent to the subject property while providing a zone that meets the needs of the applicant.



Subject property

## PRINCIPALS

James K. Strozier, FAICP

## ASSOCIATES

Ken Romig, PLA, ASLA

## PLANNING CONTEXT

The subject property is approximately 0.1578 acres and zoned R-1A. The property was once used as a hair salon and for light vehicle repair. The previous owner had approved plans to operate a construction and engineering office on the site. Office use is not permissive in the R-1A zone. Since purchasing the property, the owners have made significant improvements

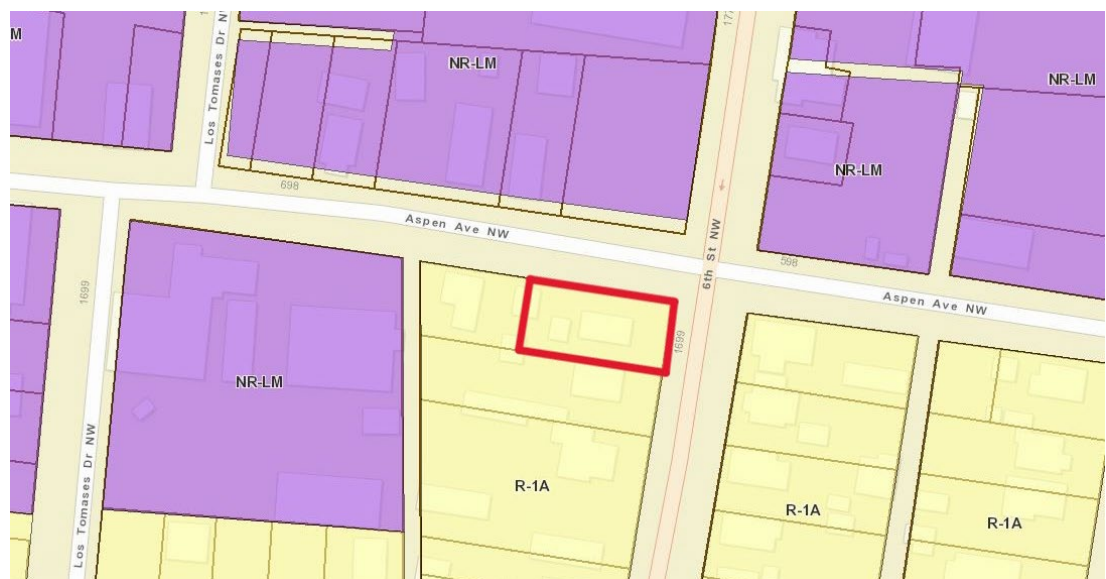
to the property. The most recent use/business license on the property expired in 2019, so the proposed office use cannot continue operating as a legal non-conforming use.

The subject property is located within the Central ABQ Planning Area. Character considerations for the Central Albuquerque Planning Area include varying architectural styles and building scale, mix of land uses and proximity to residential and non-residential uses, public transit connections, historic adobe architecture, and street-level retail/commercial activity Downtown. The site is located within one-quarter mile (a 5-minute walk) of the 4<sup>th</sup> Street Multi-modal Corridor. Multi-modal Corridors encourage a more mixed-use and pedestrian-oriented environment. The subject property has excellent access and connectivity to the major street network via 4<sup>th</sup> Street (a Multi-modal Corridor), to I-40 (a Commuter Corridor), Lomas (a Major Transit Corridor), as well as access to Bus 8 – Menaul with a bus stop on 6<sup>th</sup> and Aspen.

### ZONING AND LAND USE

The subject property is currently zoned R-1A (Residential Single-family Small lot). Per the IDO, the purpose of the R-1 zone is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. The primary land uses are single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. The applicant intends to run a small therapy office on the subject property, which is not allowed in the R-1 zone district.

Adjacent zoning and land use include R-1A zoned properties to the east, west, and south, which contain single-family and mixed-density residential uses; and NR-LM to the north, which is currently vacant. Land uses in the larger surrounding area include industrial uses, single-family homes, mixed-density homes, community organizations, businesses, schools, and institutions. The proposed MX-T zoning will provide a transition between the industrial uses and NR-LM zone to the north and west and the R-1A zone and residential uses to the south and east of the subject property.

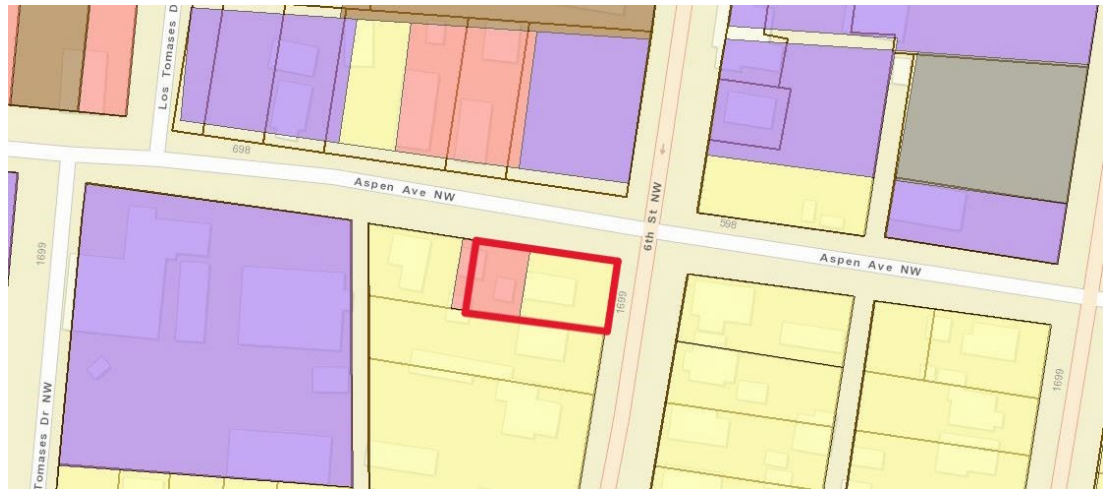


*Existing Zoning*



**TABLE 1: ADJACENT ZONING and LAND USE**

Direction	Zoning	Land Use
North	NR-LM	Vacant
South	R-1A	Single-family residential
East	R-1A	Single-family residential
West	R-1A	Single-family residential



*Surrounding Land Uses*



*View looking south at the subject property*



*View looking east on Aspen Avenue*



## THE REQUEST

The Applicant is requesting a zone change from R-1A to MX-T to allow a small therapy office. Per the IDO, “The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.”

The permissive uses in the R-1A zone district are expanded in the MX-T zone district, and the differences are explained later in this letter. The MX-T zone district on this property will provide a transition between the industrial and residential uses and provide a suitable location for neighborhood-scale services.

This request is supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per *IDO Section 14-16-6-7(G)* as described below.

## ZONING MAP AMENDMENT JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Integrated Development Ordinance Section 14-16-6-7(G) as follows:

**6-7(G)(3):** 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 Comprehensive Plan, as amended, and other applicable plans adopted by the City.

***Applicant Response:*** *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by facilitating the City’s goals and policies as listed below along with the Applicant’s responses:*

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

***Applicant Response:*** *The zone change to MX-T will facilitate the implementation of this goal because it will serve as a transition between the residential uses to the south and the more intense industrial uses to the north. The MX-T zone is consistent with the property’s historical residential and commercial use. Permissive uses in the MX-T zone district are consistent with the existing uses in the Wells Park area. The zone change will refine the zone to align with historic uses and enable a variety of land uses that will enhance, protect, and preserve the character of the Wells Park community.*

**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.

***Applicant Response:*** *The requested zone change to MX-T aligns with Wells Park neighborhood’s mix of residential, commercial, and light industrial uses. With the property being at the corner of the street, the zone change to MX-T will facilitate the implementation of this policy by ensuring an appropriate scale and location of development for any future development. The development standards for the MX-T zone are limited to a scale that allow growth while still protecting the neighborhood’s identity and maintaining cohesion with existing areas and the historic use of this property.*

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

**Applicant Response:** *The zone change to MX-T facilitates the implementation of this goal by allowing neighborhood-scale retail and commercial, residential, and mixed-use developments. With the subject property's proximity to residences, jobs, the neighborhood community center, and the City's Downtown, the zone change will foster a community within the Wells Park area where residents can live, work, learn, shop, and play together.*

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

**Applicant Response:** *The zone change to MX-T facilitates the implementation of this policy by expanding the permissive land uses to include a mix of uses that are conveniently accessible from the surrounding neighborhoods. This subject property is located along a transit route (Menaul Bus 8), is within a ¼ mile distance of the 4<sup>th</sup> Street Multimodal Corridor and has excellent connectivity to the major street network via Lomas Boulevard and I-40. The subject property is also less than ½ a mile from the Wells Park Park and Community Center. Having goods and services within walking or biking distance will contribute to a healthy, sustainable, and distinct Wells Park community.*

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

**Applicant Response:** *The subject property has been historically used for both commercial and residential purposes and has access to existing infrastructure and public facilities. The zone change facilitates the implementation of this goal because it will help promote the development of a therapy office that will maximize the use of existing infrastructure and public facilities. The subject property has access to public utilities including water, sewer, and electric services. The location of the subject property and its proximity to other public facilities provide the opportunity to efficiently use the land to support the public good.*

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

**Applicant Response:** *The subject property was vacant when it was purchased by the applicants. The zone change facilitates the implementation of this infill policy because it helps bring development on a previously vacant parcel that has access to existing water, sewer, and electric infrastructure systems and public facilities, including major roadways, sidewalks, bicycle facilities, and transit services. As stated previously, the owners have made significant improvements to the property.*

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

**Applicant Response:** *While the subject property is completely in an Area of Consistency, the zone change facilitates the implementation of this goal because it recognizes the historic use of the property and the uses allowed in the MX-T zone are consistent with existing uses in the surrounding area. Uses in the area include single-family residences, multi-unit residences, restaurants, offices, community centers, auto shops, construction and manufacturing companies, and schools. Approval of the zone change on the subject*



*property will encourage development that will reinforce the character and intensity of the surrounding Areas of Consistency. Also, parcels directly north of the subject property are completely within Areas of Change. They are, however, in need of revitalization.*



*Existing industrial lot north of the subject property*

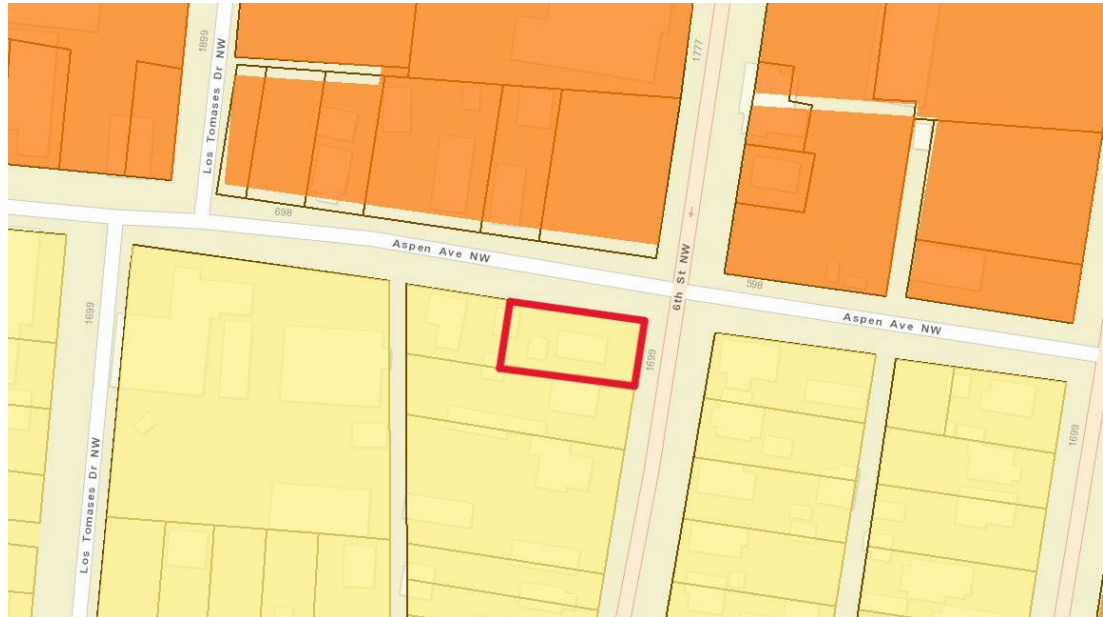
*This zone change can serve to activate that intersection and potentially draw in more people and businesses thereby encouraging and directing growth towards the Areas of Change adjacent to the north, where it is expected and desired.*



*Lot north of the subject property*

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

**Applicant Response:** *The subject property is completely in an Area of Consistency and within a mixed-use neighborhood. This is inclusive of single-family homes, multi-unit residences, commercial uses, and industrial uses. While the subject property is outside of Centers and Corridors, it is located within a 5-minute walking distance of a Multi-Modal Corridor, where mixed-use developments are encouraged. The zone change will protect and enhance the character of the Wells Park area by providing a transition between the residential uses to the south and the industrial uses north of the subject property, allowing uses consistent with the area and allowing the activation of the intersection of 6<sup>th</sup> and Aspen with neighborhood services.*



Areas of Consistency and Change

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

**Applicant response:** As mentioned earlier, the property was once used as a hair salon and for light vehicle repair, and there were also approved plans to operate a construction and engineering office. The most recent use/business license on the property expired in 2019, so the proposed therapy office cannot operate as a legal non-conforming use. This request facilitates the implementation of this policy by aligning the historical uses with a zone that is permissive of those uses clean up the non-conforming issue. Future development will be subject to IDO MX-T standards.

**Policy 8.2.1 Local Business:** Emphasize local business development.

**Applicant Response:** The zone change facilitates the implementation of this policy by providing the opportunity for local employers to expand and diversify the employment base through retail, commercial, mixed uses and other permissive uses in the MX-T zone. In addition, the applicants are local employers looking to run a business on the property.

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

**Applicant Response:** As mentioned earlier, the subject property is at the intersection of 6th and Aspen with adequate access to services and amenities. The MX-T supports more diverse housing types. This zone change to MX-T facilitates the implementation of this policy as it encourages increased density housing in an appropriate location.

**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.

**Applicant Response:** This zone change to MX-T facilitates the implementation of this policy as it encourages mixed density housing options and mixed-use development in an area with appropriate uses and services while maintaining the scale of the surrounding development. This is also an area where a transition is needed between single-family homes to the south and more intense industrial development to the north.

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

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

**Applicant Response:** *While the subject site is located entirely in an Area of Consistency, the zone change will reinforce and strengthen the established use and character of the area and will not permit development that is significantly different from the character of the Wells Park area. The existing zoning is inappropriate because it meets criteria 3. The MX-T zone will be more advantageous to the community as this will expand the permissive uses to encourage development while remaining consistent with the existing use on the subject property and the patterns of land use, development density and intensity, and connectivity as articulated by the Comprehensive Plan and the character of the Wells Park area. Most importantly, the new zone will allow a service that is highly needed in the community.*

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

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

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

**Applicant Response:** *Table 2 provides a comparison of the permissive uses in the R-1 and MX-T zones. The requested MX-T zoning does not include permissive uses that would be*



*potentially harmful to adjacent properties, neighborhoods, or communities. The additional uses include expanded residential uses, hotel/motel, retail, and office service uses. Potential harmful impacts of these uses are mitigated by the specific use standards and limitations imposed by the small lot size.*

TABLE 2: Permissive Use Comparison: R-1 vs. MX-T

Use	R-1	MX-T
Dwelling, live-work	-	P
Assisted living facility or nursing home	-	P
Community residential facility, large	-	P
Group home, small	C	P
Adult or child day care facility	C	P
Elementary or middle school	C	P
High School	C	P
Museum	-	P
Vocational school	-	P
Health club or gym	-	P
Bed and Breakfast	CA	P
Hotel or motel	-	P
Bank	-	P
Medical or dental clinic	-	P
Office; Personal and business services, small	-	P
Research or testing facility	-	P
Art gallery	CV	P
General retail, small	-	P
Wireless Telecommunications Facility: Freestanding	-	P

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

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

**Applicant Response:** *Given its previous residential and commercial use and existing infrastructure, this zone change request meets Criteria #1. The City's existing infrastructure and public improvements have adequate capacity to serve the proposed use that would be made possible by the zone change. 6<sup>th</sup> Street and Aspen Avenue have excellent road connectivity with sidewalks and a bike lane on 6<sup>th</sup> Street. The subject property has access to public utilities including water, sewer, and electric services.*

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

**Applicant's Response:** *This justification is not completely based on the property's location on a major street because 6<sup>th</sup> Street and Aspen Avenue are not major streets. Rather, the justification for the proposed zone change is based on the advantages it will bring to the community such as being able to provide therapy services to the community and*

*providing a transition between the industrial uses to the north and the residential uses to the south.*

**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:*** *The zone change request is not based completely or predominantly on the cost of land or other economic considerations but rather, the justification for the proposed zone change is based on the advantages it will bring to the community such as being able to provide therapy services to the community and providing a transition between the industrial uses to the north and the residential uses to the south.*

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

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

***Applicant's Response:*** *This request for a zone change from R-1A to MX-T creates a spot zone on the subject property. However, as demonstrated by the policy analysis above, this request creates a justifiable "spot zone" by clearly facilitating implementation of the City's Comprehensive Plan. In addition, this request addresses criterion 1. The property is on the corner of 6<sup>th</sup> Street and Aspen Avenue. MX-T on the subject property can function as a transition between the Non-Residential Light Manufacturing (NR-LM) zone to the north and the Residential Single-Family Small Lot (R-1A) zone to the south and east of the subject property. The MX-T zone allows for a transition between residential neighborhoods and the more intense industrial areas north of Aspen Avenue. The MX-T zone serves the needs of the owners without including permissive uses that could be harmful to the adjacent properties.*

### **Neighborhood Coordination**

While no pre-submittal meeting is required for this application, the applicants spoke with adjacent neighbors about their plans to have a small therapy office and the need for a Zone Map Amendment. They received written support for the application. The support petition has been included in the application.

### **Conclusion**

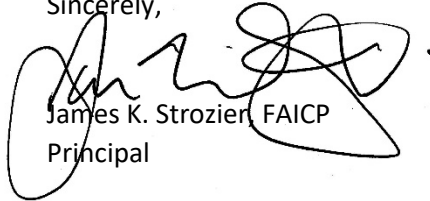
The request is for a Zoning Map Amendment from R-1A to MX-T on 1619 6<sup>th</sup> Street NW. The zone change aligns with historical and existing uses on the subject property and allows a use that will be beneficial to the community. In addition, the MX-T zone district will provide transition between more intense industrial uses to the north of Aspen and the residential uses to the south of Aspen, and allow for desired neighborhood-scale retail, commercial,



and mixed uses within the Wells Park Neighborhood. The MX-T zone district will facilitate new development in an area served by existing infrastructure with access to a multi-modal network of corridors. Designated mixed-use space that is in a walkable and bicycle-friendly area, within proximity to major transit and other public facilities will further several goals and policies in the Comprehensive Plan.

Based on the information provided in this letter, we request your approval to change the subject site's zoning district from R-1A to MX-T on behalf of the Brianda Jaquez and Francisco Gutierrez.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozien', is written over the typed name and title.

James K. Strozien, FAICP  
Principal

**D) STAFF INFORMATION**

## Project Memo

DATE: December 19, 2025  
TO: Consensus Planning, Inc. Agents Jim Strozier and Ayoni Oyenuga  
FROM: Daniel Soriano, Planner (505) 924-3935  
City of Albuquerque Planning Department  
RE: Project # ZMA-2025-00017 Zoning Map Amendment

---

We completed an initial review of the proposed Zoning Map Amendment. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter (electronic) by:

**5PM on Friday, December 26, 2025**

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 we have for the legal description:
  - **Consensus Planning, Inc., agent for Brianda Jaquez and Francisco Gutierrez requests a Zoning Map Amendment, for all or a portion of Lot 001, Block 006, Ives Addition & East 124ft of Lots 1 & 2, located at 1619 6<sup>th</sup> St NW, between 6<sup>th</sup> St. NW and Los Tomases Dr. NW, approximately 0.16 acres. (J-14-Z)**
- C. It is our understanding that this request is a Zoning Map Amendment from R-1A to MX-T, to allow the property to be used as a small therapy office on the subject site.
  - Is this correct?

### 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, 2026**. Final staff reports will be available one week prior, on **January 08, 2026**
- C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.
- D. Staff will forward agency comments to the applicant by **December 31, 2025**. Any comments received by Staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

### 3) Public Notification & Neighborhood:

- A. I have verified that the property owners within 100 feet of the subject, as included in your list in the application, appear to be accurate and the notification requirement satisfied.
- B. According to the Office of Neighborhood Coordination (ONC), there are two Neighborhood Associations required to be notified:

- Wells Park Neighborhood Association
- North Valley Coalition

C. Sign Posting:

- The Sign will need to be posted on or before 9:00am on – Wednesday, December 31, 2025 and shall be left up until Friday, January 30, 2025.
- You may come pick up the sign from the Urban, Design and Development Offices at any time, starting Monday, December 22, 2025.
- There will need to be two posted signs on the subject site, one for each street frontage (Aspen Ave. NW & 6<sup>th</sup> St. NW).
- Please submit photos of the posted sign on or before December 31<sup>st</sup>.
- For more information regarding site posting locations and requirements please see: [https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted\\_Sign\\_Requirement-Instructions.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf)

- D. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.

- Thank you for providing a copy of signatures of those in support of the request.

4) Project Letter:

- A. The submitted project letter is well written and in regards to revisions, there are only very brief recommended revision to the Goals and Policies portion of the letter.
- B. Please include the Plan #ZMA-2025-00017 on the letter.
- C. You may view examples of previous Staff Reports on the CABQ EPC webpage [here](#).

5) Justification Criteria Goals and Policies:

- A. The task in a justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how your spot zone request clearly facilitates the implementation of each applicable Goal and policy. This is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.

Be as detailed as possible in these responses. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

1. Answering the questions in a customary way
2. Using conclusory statements such as “because\_\_”

3.Re-phrasing the requirement of the Goal and Policy in the response

4. Choosing an option when needed to respond to a specific requirement.

Please make sure the Goals and Policies used in your justification letter are centered around this request (a Zoning Map Amendment). Zoning Map Amendments deal with land use and ALL permissive land uses permitted in that particular zone.

B. I recommend using the verbiage “facilitates the implementation of” instead of furthering or facilitating when responding to the applicable Goals and Policies to emphasize that this request meets the requirements of a spot zone.

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

6-7(G)(3)(d): I would recommend an update to this response, as the response does not discuss how the newly permissive uses would not be harmful to the surrounding community.

**E) PUBLIC NOTICE**



**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: Zone Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☒ Yes ☐ No Post submittal, if requested

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: 1619 6th Street NW Albuquerque NM, 87102

Name of property owner: Brianda Jaquez & Francisco Gutierrez

Name of applicant: Brianda Jaquez & Francisco Gutierrez

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

January 15, 2026 at 8:40 am via Zoom. Visit <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/>

Address, phone number, or website for additional information:

Contact [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or [oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com) or call 505 764-9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

N/A ☐ Drawings, elevations, or other illustrations of this request. Not applicable

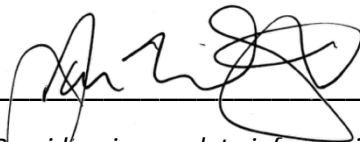
N/A ☐ Summary of pre-submittal neighborhood meeting, if applicable. Not applicable

☒ 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) 12/3/25 (Date)

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

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



N/A

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

Provide a site plan that shows, at a minimum, the following: Not applicable

- ☐ 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\*: 12/3/25

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

- ☒ 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\(K\)\(1\)\(a\)](#)

- Subject Property Address\* 1619 6th Street NW Albuquerque NM, 87102  
Location Description Southwest corner of Aspen Ave & 6th
- Property Owner\* Brianda Jaquez & Francisco Gutierrez
- Agent/Applicant [if applicable] Agent: Consensus Planning, Inc
- Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

- ☒ Zoning Map Amendment EPC (EPC or Council)
- ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

A request to change the zoning of their property from Residential Single-Family Small Lot (R-1A) to Mixed-Use Transition (MX-T) to allow for a therapy office.

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\*: January 15, 2026 at 8:40 am

Location\*<sup>3</sup>: on Zoom

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

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

<sup>3</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: Jim Strozier

Email: cp@consensusplanning.com

Phone: 505-764-9801

Online website or project page: Not applicable

Attachments: \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> J-14-Z
2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

While no pre-submittal neighborhood meeting occurred, the applicants spoke with adjacent neighbors about the application and received support for the application (see attached).

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

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [typically in acres] 0.1578
2. IDO Zone District R-1
3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] Not applicable
5. Current Land Use(s) [vacant, if none] Residential

**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](mailto: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>

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

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

# Language Access Notice:

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

## **Notificación de Acceso Lingüístico.**

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

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

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

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

**From:** Flores, Suzanna A.  
**To:** Ayoni Oyenuga  
**Subject:** 1619 6th Street NW : Public Notice Inquiry Sheet Submission  
**Date:** Monday, November 10, 2025 5:25:55 PM  
**Attachments:** image001.png  
IDOZoneAtlasPage J-14-Z.pdf

**PLEASE NOTE:**

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	James	Salazar	<a href="mailto:jasalazarm@gmail.com">jasalazarm@gmail.com</a>	5025 Guadalupe Trail NW	Albuquerque	NM	87107	5054895040	
North Valley Coalition	<a href="mailto:nvcabq@gmail.com">nvcabq@gmail.com</a>	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	3810 11th Street NW	Albuquerque	NM	87107		5053459567
Wells Park NA	<a href="mailto:wellsparkna@gmail.com">wellsparkna@gmail.com</a>	Doreen	McKnight	<a href="mailto:doreenmcknightnm@gmail.com">doreenmcknightnm@gmail.com</a>	1426 7th Street NW	Albuquerque	NM	87102		5056152937
Wells Park NA	<a href="mailto:wellsparkna@gmail.com">wellsparkna@gmail.com</a>	Edwina	Kiro	<a href="mailto:gima.kiro@gmail.com">gima.kiro@gmail.com</a>	1015 Lynch Court NW	Albuquerque	NM	87104		5054805925

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

Please note the following:

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

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

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

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflares@cabq.gov](mailto:suzannaflares@cabq.gov)

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

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

**Sent:** Monday, November 10, 2025 1:54 PM

**To:** Office of Neighborhood Coordination <oyenuga@consensusplanning.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

Ayoni Oyenuga

Telephone Number

505-764-9801

Email Address

[oyenuga@consensusplanning.com](mailto:oyenuga@consensusplanning.com)

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

\* 001 006 Ives Addition E 124 FT L 1&2

Physical address of subject site:

1619 6th Street NW

Subject site cross streets:

Aspen and 6th Street NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14-Z

Link for map

Captcha



## Ayoni Oyenuga

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>  
**To:** jasalazarnm@gmail.com; doreenmcknightnm@gmail.com; glma.kiro@gmail.com;  
nvcabq@gmail.com; wellsparkna@gmail.com  
**Sent:** Wednesday, December 3, 2025 3:28 PM  
**Subject:** Relayed: Application Notice

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

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

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

[glma.kiro@gmail.com](mailto:glma.kiro@gmail.com) ([glma.kiro@gmail.com](mailto:glma.kiro@gmail.com))

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

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

Subject: Application Notice



Application  
Notice

## Ayoni Oyenuga

---

**From:** Ayoni Oyenuga  
**Sent:** Wednesday, December 3, 2025 3:28 PM  
**To:** jasalazarnm@gmail.com; peggynorton@yahoo.com; doreenmcknightnm@gmail.com; glma.kiro@gmail.com; nvcabq@gmail.com; wellsparkna@gmail.com  
**Cc:** Jim Strozier  
**Subject:** Application Notice  
**Attachments:** Notification Packet.pdf

**Tracking:**

**Recipient**

**Delivery**

jasalazarnm@gmail.com  
peggynorton@yahoo.com  
doreenmcknightnm@gmail.com  
glma.kiro@gmail.com  
nvcabq@gmail.com  
wellsparkna@gmail.com  
Jim Strozier

Delivered: 12/3/2025 3:28 PM

Dear Neighbors,

On behalf of Brianda Jaquez and Francisco Gutierrez, Consensus Planning, Inc. is providing you with notice that we are submitting a Zone Map Amendment application for EPC review and approval. The request is to change the zoning of their property from Residential Single-Family Small Lot (R-1A) to Mixed-Use Transition (MX-T) to allow for a small therapy office. The application will be heard at a public hearing on January 15, 2026, starting at 8:40 a.m. **via Zoom.**

You can access the agenda on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. The required notice forms and information regarding the public hearing are included in this email notice.

Per the IDO section, 6-4(J)(3)(c), mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or call 505.764.9801 with any questions or concerns regarding this mail. We look forward to hearing from you soon.

Sincerely,

**Ayoni Oyenuga**

Planner II

Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801

## Ayoni Oyenuga

---

**From:** Microsoft Outlook  
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>  
**To:** peggynorton@yahoo.com  
**Sent:** Wednesday, December 3, 2025 3:28 PM  
**Subject:** Relayed: Application Notice

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

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

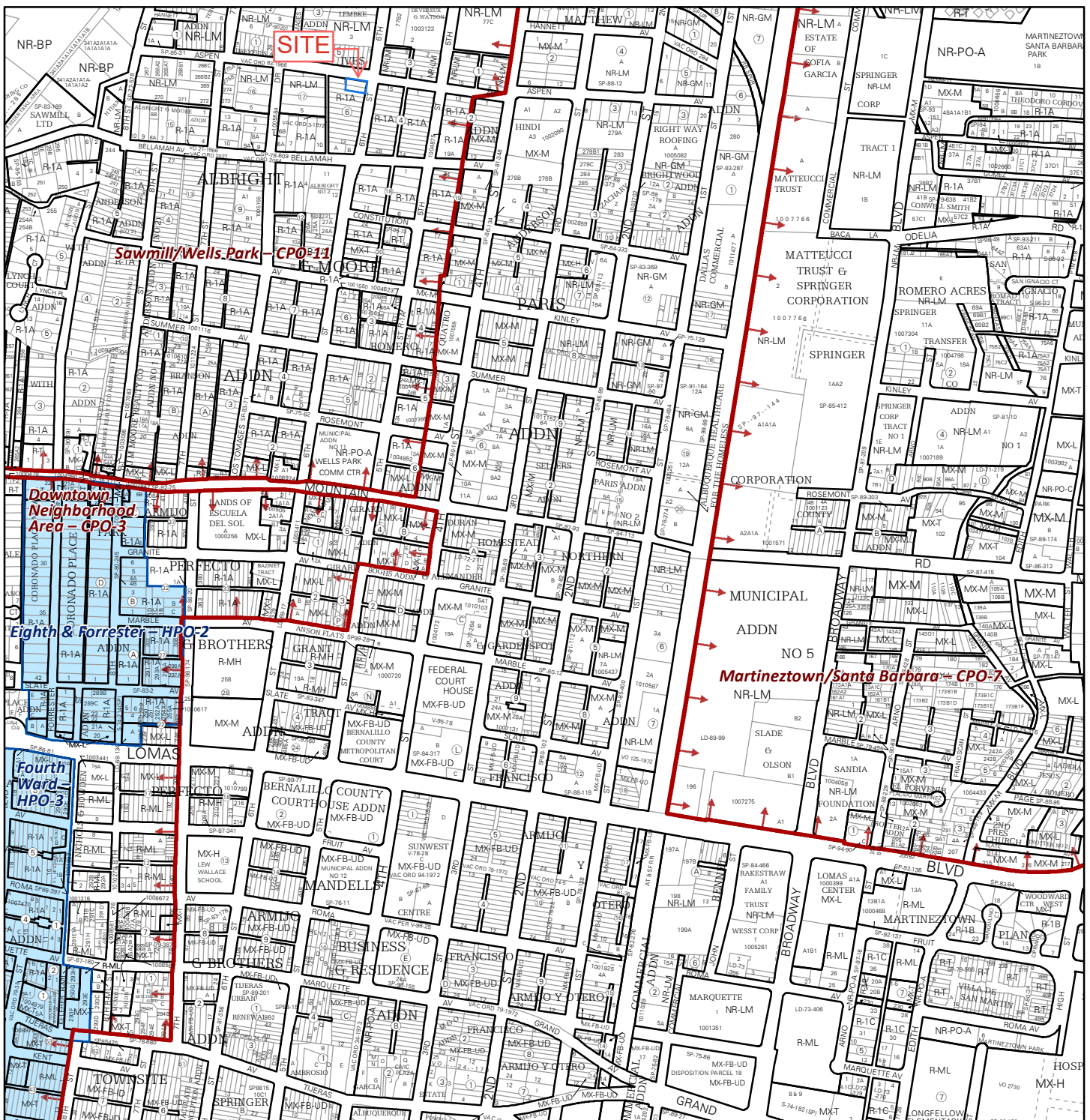
Subject: Application Notice



Application  
Notice

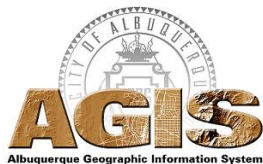




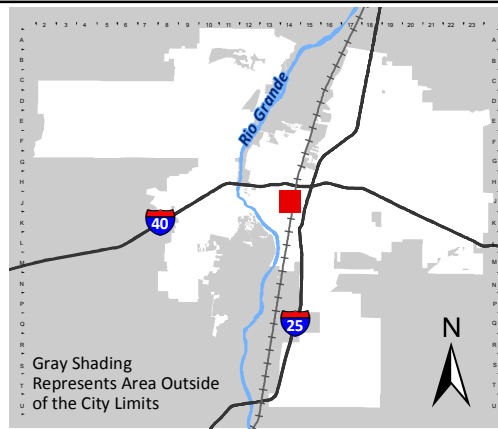


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**J-14-Z**

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

0 250 500 1,000 Feet



December 3, 2025

Re: IDO Notice – Property owners within 100 feet of subject property

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

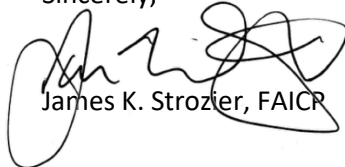
Dear property owner,

On behalf of Brianda Jaquez and Francisco Gutierrez, Consensus Planning, Inc. is providing you with notice that we are submitting a Zone Map Amendment application for EPC review and approval. The request is to change the zoning of their property from Residential Single-Family Small Lot (R-1A) to Mixed-Use Transition (MX-T) to allow for a small therapy office. The application will be heard at a public hearing on January 15, 2026, starting at 8:40 a.m. **via Zoom.**

You can access the agenda on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. The required notice forms and information regarding the public hearing are included in this mailed notice.

Per the IDO section, 6-4(J)(3)(c), mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or call 505.764.9801 with any questions or concerns regarding this mail. We look forward to hearing from you soon.

Sincerely,



James K. Strozier, FAICP

#### PRINCIPALS

James K. Strozier, FAICP

#### ASSOCIATES

Ken Romig, PLA, ASLA



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

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

Date of Notice\*: 12/3/25

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

- ☒ 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\(K\)\(1\)\(a\)](#)

- Subject Property Address\* 1619 6th Street NW Albuquerque NM, 87102  
Location Description Southwest corner of Aspen Ave & 6th
- Property Owner\* Brianda Jaquez & Francisco Gutierrez
- Agent/Applicant [if applicable] Agent: Consensus Planning, Inc
- Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]

- ☒ Zoning Map Amendment EPC (EPC or Council)
- ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

A request to change the zoning of their property from Residential Single-Family Small Lot (R-1A) to Mixed-Use Transition (MX-T) to allow for a therapy office.

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\*: January 15, 2026 at 8:40 am

Location\*<sup>3</sup>: on Zoom

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

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

<sup>3</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: Jim Strozier

Email: cp@consensusplanning.com

Phone: 505-764-9801

Online website or project page: Not applicable

Attachments: \_\_\_\_\_

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

1. Zone Atlas Page(s)\*<sup>4</sup> J-14-Z
2. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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

While no pre-submittal neighborhood meeting occurred, the applicants spoke with adjacent neighbors about the application and received support for the application (see attached).

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

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [typically in acres] 0.1578
2. IDO Zone District R-1
3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] Not applicable
5. Current Land Use(s) [vacant, if none] Residential

**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](mailto: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>

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

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

# Language Access Notice:

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

## **Notificación de Acceso Lingüístico.**

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

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

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

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



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Total Postage \$

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Street and Apt. 313 EL CERRO LP  
City, State, ZIP+4 LOS LUNAS NM 87031-9504

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Street and Apt. 1505 ALFREDO GARCIA CT NW  
City, State, ZIP+4 ALBUQUERQUE NM 87107-7109

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TRUSTEES ACCARDI & BRANDA  
Street and Apt. 253 GREEN VALLEY RD NW  
City, State, ZIP+4 LOS RANCHOS DE ALBUQUERQUE NM 87107-6110

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Postage \$  
Total Postage \$

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Street and Apt. PO BOX 1018  
City, State, ZIP+4 SANTA CRUZ NM 87567-1018

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Total Postage \$

Sent To GONZALEZ SAMUEL EDUARDO  
Street and Apt. 4551 E CARRIAGE WAY  
City, State, ZIP+4 GILBERT AZ 85297-9506

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Sent To GORUM MAYA E & DAN ROSEPH  
Street and Apt. 612 ASPEN AVE NW  
City, State, ZIP+4 ALBUQUERQUE NM 87102-1216

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Street and Apt. 2518 TREVISIO DR SE  
City, State, ZIP+4 RIO RANCHO NM 87124-0000

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City, State, ZIP+4 ALBUQUERQUE NM 87197-6883

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Sent To ROMWALTER JACOB W & ROMWALTER  
RANDAL HAWKINS  
Street and Apt. 1615 6TH ST NW  
City, State, ZIP+4 ALBUQUERQUE NM 87102-1307

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$  
Total Postage \$

Sent To LUCERO MAXIMINO ALEXANDER & LUCERO  
MARK JAMES  
Street and Apt. 609 ASPEN AVE NW  
City, State, ZIP+4 ALBUQUERQUE NM 87102-1215

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Street and Apt. 1708 6TH ST NW  
City, State, ZIP+4 ALBUQUERQUE NM 87102-1310

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Sent To STONE DANIEL P & STONE EDWARD L & LUCERO  
MARTH M STONE  
Street and Apt. 1716 SHADYSIDE DR SW  
City, State, ZIP+4 ALBUQUERQUE NM 87105

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Sent To L & B RENTALS LLC  
Street and Apt. 4501 BOGAN AVE NE SUITE A-1  
City, State, ZIP+4 ALBUQUERQUE NM 87109-2225

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



## Ayoni Oyenuga

---

**From:** Maher, Nichole <nmaher@cabq.gov>  
**Sent:** Friday, November 14, 2025 2:29 PM  
**To:** Ayoni Oyenuga  
**Cc:** Jim Strozier; Jones, Megan D.; Steele, William J.  
**Subject:** RE: Confirmation about pre-submittal Tribal meeting - Zone Map Amendment

Hello Ayoni,

The property at 1619 6th St NW is not within 660 feet of MPOS or Tribal Land and does not require that you send an offer of a Tribal meeting.

Thank you and have a great weekend,



### Nichole Maher

Sr. Administrative Assistant  
Current Planning/EPC | UD&D  
o (505) 924-3845  
e [nmaher@cabq.gov](mailto:nmaher@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

**Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN.** POSSE and 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](http://cabq.gov/planning/abq-plan)

---

**From:** Ayoni Oyenuga <oyenuga@consensusplanning.com>  
**Sent:** Friday, November 14, 2025 1:07 PM  
**To:** Maher, Nichole <nmaher@cabq.gov>  
**Cc:** Jim Strozier <cp@consensusplanning.com>  
**Subject:** Confirmation about pre-submittal Tribal meeting - Zone Map Amendment

Good afternoon Nichole,

I filled out the *Tribal Meeting Inquiry Online Form to Planning Staff* on 11/10 for:

1619 6TH ST NW ALBUQUERQUE NM 87102

Thank you.

**Ayoni Oyenuga**  
Planner II

Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801



# 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:** \_\_\_\_\_

**Applicant/Agent Signature**  \_\_\_\_\_ **Date:** December 3, 2025



Dec 31, 2025 at 6:09:59 PM  
N 3885517 E 349509  
616 Aspen Ave NW  
Albuquerque NM 87102  
United States

# REQUEST

Zoning Map Amendment (ZMA)

From Zone District R-1A to MX-T

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: <https://cabq.zoom.us/j/5464729575> or call: +1(719)-359-4580. Meeting ID: 546 472 9575, on January 15, 2026, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.  
Required to be posted from December 31, 2025 to January 30, 2026  
by Consensus Planning, Inc. 505 764 9801  
applicant agent phone

REFER TO FILE# ZMA - 2025 - 00017

It is illegal for an unauthorized person to remove or tamper with this sign



Dec 31, 2025 at 6:11:46 PM  
N 3885506 E 349525  
1618 Sixth St NW  
Albuquerque NM 87102  
United States

# REQUEST

Zoning Map Amendment (ZMA)

From Zone District R-1A to MX-T

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: <https://cabq.zoom.us/j/5464729575> or call: +1(719)359-4580. Meeting ID: 546 472 9575 on January 15, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860, or contact the applicant.  
Required to be posted from December 31, 2025 to January 30, 2026 by Consensus Planning, Inc 505 764 9801  
applicant/agent phone

REFER TO FILE# ZMA - 2025 - 00017

It is illegal for an unauthorized person to remove or tamper with this sign




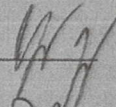
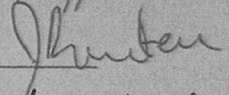
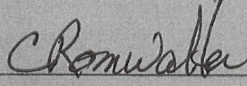
**F) PUBLIC COMMENT**

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

To whom it may concern,

Brianda Jaquez and Francisco Gutierrez have briefed us on their plans to have a small therapy office on their property located at 1619 6<sup>th</sup> Street NW and the need for a Zone Map Amendment to Mixed Use – Transitional (MX-T). We recognize that the property has been used for commercial/office uses prior to their purchase of the property.

We have no objections to their plans and support their application.

	Name	Address	Date	Signature &
1.	Alan Velazquez	1620 6th St	11/19/25	
2.	Joseph Day	612 Aspen Ave NW	11/19/25	
3.	Jacquelyn Romwalter	1615 6th Street		
4.	Christa Romwalter	1617 6 <sup>th</sup> St NW		 11/23/25
5.				
6.				
7.				
8.				
9.				