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OFFICIAL NOTICE OF DECISION

January 15, 2026

Consensus Planning, Inc.
C/O Ayoni Oyenuga
302 8th St. NW
Albuquerque, NM 87102

Plan # [ZMA-2025-00017](#)
Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, Inc., agent for Brianda Jaquez and Francisco Gutierrez, requests a 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, between Aspen Ave. NW and Bellamah Ave. NW approximately 0.25 acres. (J-14).

Staff Planner: Daniel Soriano

On January 15, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Plan # ZMA-2026-00017, a Zoning Map Amendment (Zone Change) based on the following Findings.

FINDINGS – ZMA-2025-00017 – Zoning Map Amendment (Zone Change)

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. There is an inconsistency between the County and City lots. The County parcels match the ownership. The requested Zoning Map Amendment will apply to the approximately 0.16-acre Bernalillo County Parcel (1619 6th Street NW). The antiquated City Lot configuration, which is oriented east/west extends across the western neighboring property, does not agree with the existing ownership. Future development or redevelopment may require a replat to address this conflict but is not needed at this time.
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 Prior to the effective date of the IDO, the subject site was zoned S-R in the now repealed Sawmill-Wells Park Sector Development Plan.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.

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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 4th 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

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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.

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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

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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.

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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

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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 4th Street Major Transit Corridor, has sufficient sidewalk access, a bus stop within a 3-minute walk on average and a bike lane along 6th 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

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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.

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APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **January 30, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

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

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

Sincerely,



for Alan Varela
Planning Director

AV/MJ/DS

cc: Jim Strozier, Agent, Consensus Planning, Inc. cp@consensusplanning.com
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