

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



OFFICIAL NOTICE OF DECISION

February 19, 2026

St. Pius X High School
5301 St Josephs Dr NW,
Albuquerque, NM 87120

Plan # [SP-2026-00006](#)
Site Plan – EPC, Major Amendment

LEGAL DESCRIPTION:

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 57 acres.

(F-11)(G-11)

Staff Planner: Dustin Kiska

On February 19, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Plan # [SP-2026-00006](#), a Site Plan – EPC, Major Amendment, based on the following Findings #1-22 and subject to the following Conditions of Approval #1-7.

FINDINGS – [SP-2026-00006](#) – Site Plan – EPC, Major Amendment

1. This is a request for a Major Amendment to a Site Plan – EPC for an approximately 57- acre site legally described as Tract A Plat of Oxbow Subdivision, located at 5301 St Josephs Drive NW.
2. The request would amend the previously approved Site Development Plan (Project #1006876) for the existing St. Pius X High School to update existing “as-built” conditions, and propose improvements related to the athletic facilities and construct a future classroom building. The proposed use is Permissive under the current zoning, R-MH and NR-PO-C.
3. The EPC is hearing the request as the decision-making body on the prior-approved Site Plan. The boundary of the site plan is not changing, however, because the proposed changes are beyond the thresholds for a minor amendment, they must be decided as a Major Amendment pursuant to IDO § 14-16-6-4(Y)(b) (Amendments of Pre-IDO Approvals) and § 14-16-6-6(I) (Site Plan – EPC) as the most closely equivalent decision. EPC may impose conditions necessary to ensure compliance with IDO development standards [IDO §14-16-6-4(O)]. This is a quasi-judicial matter.
4. The Subject Site is zoned (Multi-family High Density) [IDO §14-16-2-3(F)]. The western portion of the subject site is zoned NR-PO-C (Non-City Parks and Open Space) [IDO §14- 16-2-5(F)(1)St. Pius High School moved to Albuquerque’s Westside to occupy the former campus of the University

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of Albuquerque, a Catholic liberal arts university, in 1988. In 2024, St. Pius expanded to include middle school students, which has increased the number of students using the existing facilities. The campus includes academic buildings, classrooms, a religious center, sports fields, and a gymnasium. In 2000, Assumption Hall and St. Francis Hall were renovated, and a new science building, gymnasium, and St. Basil Hall were constructed. The weight room and office were remodeled in 2003. A wrought iron fence was added on the campus perimeter in 2009. Other than the addition of a baseball field completed around 1996, the athletic facilities have not changed in layout, orientation, or other improvements in the last 30 years.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance 9(IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The proposed development is within the Coors Boulevard (CPO-2). [IDO §14-16-3-4. This area meets the following characteristic of the (CPO-2):
 - A. 3-4(A)(1) Have recognized neighborhood identity and character.
7. The subject site is within an Area of Change and the West Mesa CPA as designated by the Comp Plan.
8. The subject site is on the Coors Boulevard NW Commuter Corridor and within 660-feet of the Coors Boulevard. Major Transit Corridor as designated by the Comprehensive Plan.
9. The request furthers the following, applicable Comprehensive Plan policies from Chapter 4-Community Identity:
 - A. The request is consistent with POLICY 4.1 CHARACTER from Comprehensive Plan Chapter 4 regarding Community Identity: Enhance, protect, and preserve distinct communities.

The proposed amendments aim to enhance the conditions of several existing athletic facilities and construct additional athletic facilities, supporting buildings, and add a future classroom building. Reinvesting in the existing infrastructure, as well as adding new athletic facility uses, will better serve student athletes, visiting student athletes, staff, and create a well-balanced student body, that have the opportunity for recreation and to become active members in their community. St. Pius High School continues to be vital part of the Albuquerque community as a private education option on the westside, and the proposed amendments will enhance, protect, and preserve this opportunity for future generations of students attending the establishment school.

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

St. Pius High school is located in between the bosque and volcanic escarpment, which contribute to the identity and sense of place of the property. The request would help to maintain the opportunity to obtain a quality private high school education, through enhancements to the built environment, specifically the athletic facilities. The proposed amendments would create a well-rounded campus with up-to-date athletic facilities and a new classroom building, as well as preserve the existing campus facilities. The intention is to enhance the pride and identity of

the existing institution and continue to produce well-rounded students, for generations to come.

10. The request is consistent with the following Goals and Policies related to Land Uses, and Development Patterns from Comprehensive Plan Chapter 5: Land Use:

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

St. Pius high school is a long-established education institution, since 1988 at its current location, that boasts sending 96% or higher of its graduating students to college or higher education achievements, setting the foundation for a career-based lifestyle. The student body is comprised of residents from all over the greater Albuquerque area, making it a vital education opportunity in the greater community where resident students, teachers, and families can work, learn, and play together. The proposed amendment fosters the opportunity for enhanced ‘play’ areas within the site, by building new and improved athletic facilities, which will contribute to a well-rounded student-athlete and compliment the educational experience, and foster individuals that will continue the cycle of live, work, learn and play together in their community.

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

It is encouraged and expected that the high school campus will grow to meet the evolving needs of its student population and the existing athletic and educational facilities. The proposed amendments will allow the continued reinforcement of character by complimenting the educational experience with extra-curricular athletic activities for the student body. The land use and functions on the site will remain generally the same as they will be shifting in orientation and receiving upgraded facilities. The proposed amendments will have little to no effect to the Areas of Consistency to the east and south, and minimal effect to the area of consistency to the north, as design techniques are used to mitigate light and sound.

C. **POLICY 5.6.2 AREA OF CHANGE:** Direct growth and more intense development to Centers, Corridors, Industrial and Business Parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located within an area of change and along the Coors Blvd. Commuter and Major Transit Corridor and is adjacent to the Ladera Activity Center and is less than ½ mile away from the Coors/I-40 Activity Center. This request would facilitate the ability to make desired and appropriate updates to the existing “as-built” conditions of the site plan and facilitate proposed improvements to the athletic facilities, and construction of a new classroom building for the existing St. Pius High School. New development and redevelopment are encouraged for education institutions as enrollment increases and needs evolve. The request will continue to serve the nearby and adjacent Activity Centers, which are also continuing to develop in intensity along the Coors Boulevard corridor.

11. The request is consistent with the following Goals and Policies related to Parks and Open Space from Comprehensive Plan Chapter 10: Parks and Open Space:

- A. **Goal 10.1 FACILITIES AND ACCESS:** Provide Parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

While the request will enhance the facilities and operation of new facilities, the use is exclusive to only the student/ family attendees on campus and its visiting student athletes/families, however, the student body lives in all areas of the city, which plays a part in meeting the needs of all residents. The request will improve the high school campus as a whole, by allowing the existing sports to operate on new and improved facilities, and create more spaces for additional recreation activities. The request would provide improved recreation facilities that meet the needs of existing athletic and educational functions for future student/family Albuquerque residents.

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

The subject site is in an established urban area that is already served by existing infrastructure and public facilities; the request would support additional growth and redevelopment in an infill location.

12. The request is consistent with the following Goals and Policies related to Community Facilities from Comprehensive Plan Chapter 12: Infrastructure, Community Facilities & Services:

- A. **Goal 12.2 COMMUNITY FACILITIES:** Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The proposed request aims to enhance as well as add new athletic facilities providing a wider range of recreation programming for current and future students. The St. Pius High School provides one of the few private school options on the westside of Albuquerque, with convenient access within 2 miles of the Interstate 40, and along the Coors Blvd. Major Transit Corridor, making it easily accessible for all of Albuquerque, as well as, accessible by local transit or walking distance from adjacent and nearby neighborhoods. This is important to mention because the student body comes from all areas of metropolitan Albuquerque. The proposed amendments will better serve a wider age range, and wider range of educational groups, as the school just included middle school to their student body. This will increase participation and the need for more programming and better use of all the facilities proposed in this request. Having all the athletic facilities on campus can reduce travel to other facilities that don't currently exist for that activity by creating a 'home field' for that activity, for example, the football team and track has to host their 'home' events off campus and that can include scheduled practice. This will reduce travel times to those that come to school and then stay for their extracurricular activities, rather than have to travel to another location, thus to enhance quality of life and promote community involvement.

- B. **Policy 12.2.2 EXISTING FACILITIES:** Maintain and improve existing community facilities to better and more equitably serve the community.

The request would allow for the improvement of some of the athletic facilities that haven't changed in over 30 years, as well as introduce new facilities that will provide new

programming for track, football, soccer and tennis. Although the request pertains exclusively to the private school attendees, the construction of a sport field with adequate spectator seating, and the other athletic facility amendments within the request, will equitably accommodate competitive sporting events serving the student body that lives in all areas of Albuquerque, and for visiting teams and their families.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

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

The applicant has demonstrated, through a policy-based analysis, that the request would be generally consistent with the Comprehensive Plan as required pursuant to IDO §14-16-6-6(I)(3). The applicant's responses are contained in the revised project letter dated, January 28, 2026 (see attachment). Staff agrees with the applicant's main arguments that the request would promote development that enhances the following Goals and Policies from Chapters in Comprehensive Plan: Goal 4.1 Character, Policy 4.1.3 Placemaking, Goal 5.2 Complete Communities, Goal 5.6 Development, Policy 5.6.2 Area of Change, Goal 10.1 Facilities and Access, Goal 12.2 Community Facilities, Policy 12.2.2 Existing Facilities.

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

The subject site is zoned R-MH (Multi Family Residential) and NR-PO-C (Non-City Park and Open Space). There are no previously approved NR-SU and PD zoning covering the subject property, nor any related development agreements or regulations related to the Site Plan.

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

The request is for a Site Plan – EPC Major Amendment. The proposed Site Plan complies with all applicable provisions of the IDO, DPM, MPOS Facility Plan, and other adopted City regulations like air quality, fire code, ADA, and vehicle egress and ingress. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

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

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks and public transit, which has adequate capacity to serve the proposed development. There are no foreseen burdens on the existing infrastructure such as streets, trails and sidewalk systems, as there will

be no changes to the existing infrastructure and capacity serving the development will be unchanged. Burdens on these systems have been mitigated. For example, most drainage is collected on site, before discharged into the public right-of-way.

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

The request mitigates any significant adverse impacts to the surrounding area in the following efforts; Increases in traffic congestion and vehicle parking circulation and stacking happens within the site. Noise from amplified sound will be mitigated by directing sound units away from neighboring communities, as well as scheduled programming event times, and curfewed shut-off times. Hydrology has approved the conceptual Grading & Drainage Plan and the proposed development will not create material adverse impacts on water quality or other land in the surrounding area. The request to add four light poles with fixtures to the track/football/soccer field will not have significant adverse impacts on the surrounding neighborhoods adjacent to the St. Pius High School campus as shown through criterion H below. Any future development on the subject site outside of this request will be required to comply with the all development and use specific standards within the IDO, such as design standards, parking standards, buffering and landscaping requirements, which would help to mitigate any significant adverse impacts under the R-MH and NR-PO-C zone designation.

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

The subject site is not within an approved Maser Development Plan. It is within a previously approved Site Development Plan. The proposed Site Plan meets relevant standards in the IDO and applicable standards in the R-MH and NR-PO-C zone districts.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to section §14-16-5-2(E) (Cumulative Impacts) and §14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts.

A cumulative impact analysis is not required, because the subject site is not in the Railroad and Spur Small Area.

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

The lighting vendor, selected by the Applicant, has prepared a site lighting performance analysis demonstrating that the new lighting will not adversely affect the properties abutting the High School, by proving that there will be no light trespass with light. See attached analysis. Furthermore, the addition of 4 light poles will enable extended evening activity at the playing field for events. The selected light fixtures utilize shielding and light diffusion techniques to comply with the Outdoor and Site Lighting regulations in IDO §14-16-5-8, thereby mitigating any impact on the surrounding area and nearby residents, as demonstrated

in the lighting vendor's technical documentation and lighting analysis. Operational hours will be from dusk to 10:00 p.m., from Fall-Semester, August to October and Spring-Semester, March to May. The event space is skirted with a landscape buffer intended to be decorative and to visually and audibly soften the light and sound spillover. Per IDO §14-16-5-8(H)(1)(c)(2) Pole mounting heights shall be based on the playability of the sport, photometric reports, and the player's glare zones per ANSI/IES RP-6.

14. The proposed amendments to the Site Plan-EPC are following IDO Development Standards. The controlling Site Development Plan (SDP) was implemented before the adoption of the IDO and does not include design standards, therefore the proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval.
15. The following amendments are proposed as part of the Site Plan:
 - An existing building that no longer meets its use will be demolished to make room for the proposed additional parking lot and reoriented track/football/soccer field complex.
 - The softball field fencing and turf will be demolished to relocate the home plate and new orientation of the softball field in the same location.
 - Demolition of one, (the northern) of three soccer field layouts, will make room for six tennis courts and long jump/high jump and pole vault runways.
 - Demolition of the existing track and football/soccer field will allow for the reorientation of the field to go from east/west layout to north/south layout and construct new home and visitor seating, four poles with light fixtures, a weight room field house building, bathroom building, and new trees and landscaping.
 - Demolition of existing sand volleyball courts to allow for construction of an addition to the existing gymnasium building, making space for multiple indoor volleyball/basketball courts.
 - A conceptual location for a future classroom building is proposed at the location of the new parking lot adjacent to the proposed football/soccer field to be constructed at a later date.
16. The decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section §14-16-6-6(I) (Site Plan – EPC), as applicable.
17. The Vista Grande Neighborhood Association and the Westside Coalition of Neighborhood Associations are within 660 feet and were notified as required.
18. Property owners within 100 feet of the subject site were also notified, as required.
19. City departments and other interested Agencies reviewed this application. Agency Comments received were based upon the initial application submittal on January 8, 2026. Comments were received by agencies such as Long-Range Planning, APS, Transit and Parks and Open Space.

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Generally, the comments received state that the request has no response that would trigger immediate action for conditions of approval.

20. An unfacilitated Neighborhood meeting was held by the Vista Grande Neighborhood association on January 14th, where the Applicant and Agent presented the Site Plan amendment proposal to the neighbors and members of the community, as in informative presentation of what is presented in the site plan amendment. There was some opposition, but overall, there was support of the request from the neighbors that were in attendance.
21. The subject site is within 660 feet of the Petroglyph National Monument to the west, which is designated as Major Public Open Space. Per IDO § 14-16-6-4(B), an offer for pre-submittal Tribal meeting is required to be made by the applicant if the subject property is within 660 feet of Major Public Open Space (including Petroglyph National Monument) or Tribal Land. No meeting requests have been made at the time of writing this report.
22. At the time of this writing, staff has received comments showing general support of the amendment to the Site Plan.

Conditions of Approval - PLAN # SP-2026-000006

1. After approval by the EPC, the applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16- 6-6(I)(2)(m), Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. The Applicant shall coordinate with Urban Forestry, which will be completing an inventory, analysis, and site visit to determine whether the existing stands of trees fall under sensitive lands designation.
4. The applicant shall plant additional trees placed 25 feet apart along the north wall for additional light and sound diffusion.
5. The applicant shall coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 45 (Coors Blvd. NW). Margaret.Haynes@dot.nm.gov, Cell: 505-288-2086
6. The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
7. St. Pius high school shall coordinate with the City of ABQ and the NMDOT to develop and/or enhance a soft surface pedestrian pathway along Coors Blvd. adjacent to St. Pius X High School. This pathway shall connect to the existing sidewalk along St. Josephs Dr. NW.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **March 6, 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

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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/DK/MJ

cc: Consensus Planning, James Strozier, cp@consensusplanning.com
Vista Grande NA, Richard Schafer, Schafer@unm.edu
Vista Grande NA, Brady Lovelady, bradyklovelady@gmail.com
Westside Coalition of Neighborhood Associations, Jane Baechle, jane.baechle@gmail.com
Westside Coalition of Neighborhood Associations, Renee Horvath, abroad111@gmail.com
Mario Campa, mars5405@gmail.com
Laura Mason, ljmabq@gmail.com
Legal, dking@cabq.gov
Legal, acon@cabq.gov
EPC file