



Environmental Planning Commission

Agenda Number: 04
Plan #: ZMA-2026-00006
Hearing Date: May 21, 2026

Staff Report

Agent	Dekker
Applicant	New Mexico School for the Blind and Visually Impaired
Request	Zoning Map Amendment – EPC
Legal Description	Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park)
Location	801 Stephen Moody St. SE
Size	Approximately 4 acres
Existing Zoning	MX-T
Proposed Zoning	NR-BP

Staff Recommendation

APPROVAL of Plan # ZMA-2026-00006 based on Findings #1-22 in this report.

Staff Planner
Daniel Soriano

Summary of Analysis

This request is for a Zoning Map Amendment from MX-T to NR-BP to facilitate the proposed expansion of the New Mexico School for the Blind and Visually Impaired (NMSBVI) at 801 Stephen Moody St. SE, in the boundaries of the Sandia Science & Technology Park (SS&TP), which governs allowable uses and development standards on the subject site.

NMSBVI campus has maximized the buildable area on the subject site and is seeking to sublease a portion of the abutting lot to the west that would provide the area needed for the school to expand its building footprint and grades served. The lot to the west is zoned NR-BP and should this request be approved, a more straightforward approach to future platting action will be provided.

Staff analysis finds that the zone change request is adequately justified as demonstrated by the proposed zone district furthering a preponderance of Comprehensive Plan Goals and Policies pursuant to IDO §14-16-6-7(G)(3).

There are no Neighborhood Associations within 660 feet of the subject site. Property owners within 100 feet of the site were notified as required.



Table of Contents

I. MAPS	1
AERIAL MAP/DEVELOPMENT AREAS MAP	1
IDO ZONING MAP	2
LAND USE MAP	3
HISTORY MAP	4
PUBLIC FACILITIES / COMMUNITY SERVICES	5
II. INTRODUCTION	6
REQUEST	6
BACKGROUND	6
EPC ROLE	6
HISTORY	6
CONTEXT	7
ROADWAY SYSTEM	8
BIKEWAYS / TRAILS	8
TRANSIT	8
III. ANALYSIS OF CITY PLANS AND ORDINANCES	8
ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1)	8
<i>City Development Areas</i>	8
<i>Center & Corridor Designations</i>	8
<i>Community Planning Area</i>	9
<i>Applicable Goals & Policies</i>	9
INTEGRATED DEVELOPMENT ORDINANCE (IDO)	11
<i>IDO Zoning</i>	11
<i>Proposed Zoning</i>	11
<i>Overlay Zones</i>	11
<i>Definitions</i>	11
THE SANDIA SCIENCE & TECHNOLOGY PARK MASTER PLAN (SS&TP)	12
<i>Purpose</i>	12
<i>Goals of the SS&TP Master Plan</i>	13
IV. ZONING MAP AMENDMENT (ZONE CHANGE)	13
V. AGENCY & NEIGHBORHOOD CONCERNS	22
REVIEWING AGENCIES	22
NEIGHBORHOOD/PUBLIC	22
INDIAN NATIONS, TRIBES, OR PUEBLOS	22
VI. CONCLUSION	22

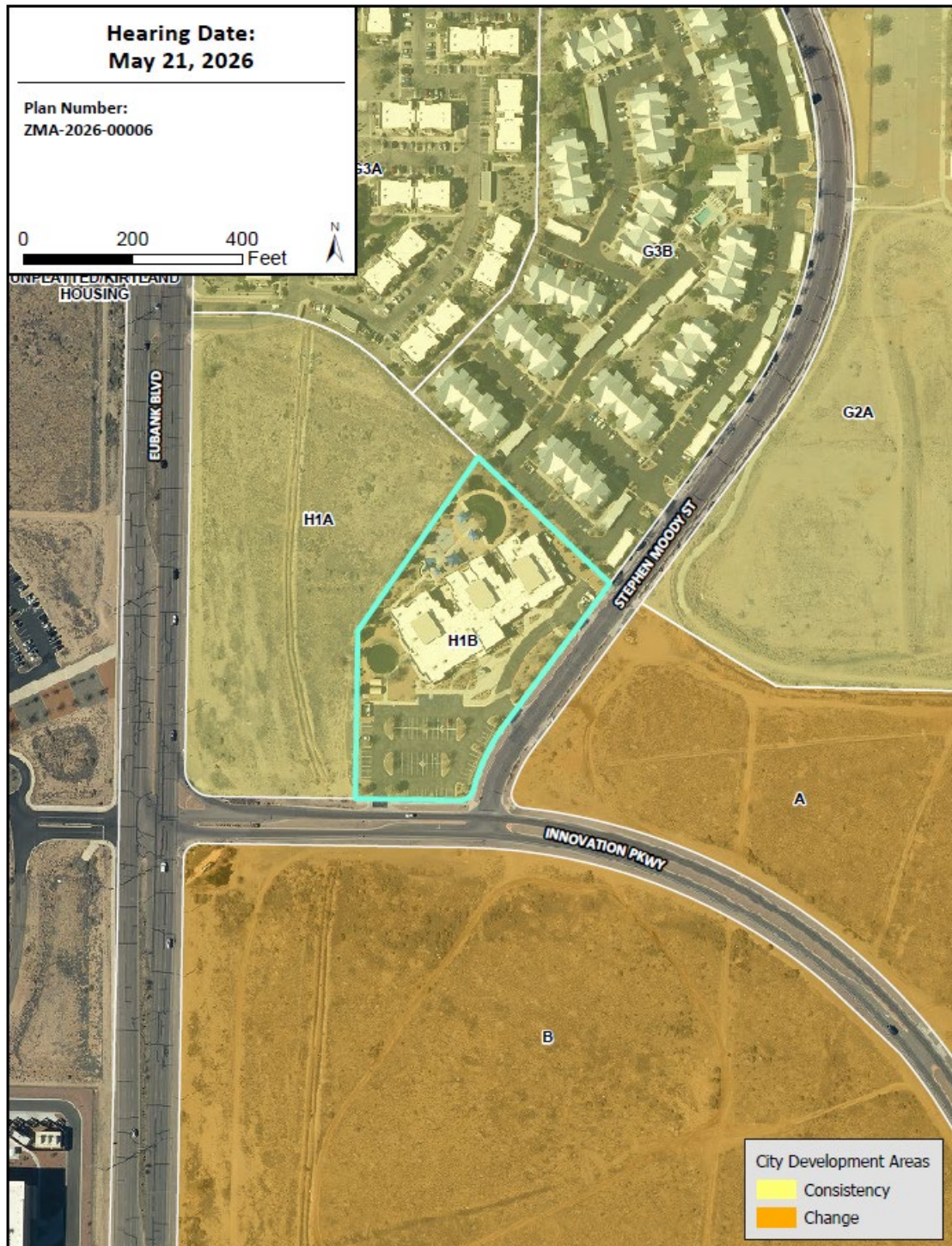
FINDINGS, ZONING MAP AMENDMENT (I.E., ZONE CHANGE) 24
RECOMMENDATION 31
AGENCY COMMENTS 33

ATTACHMENTS

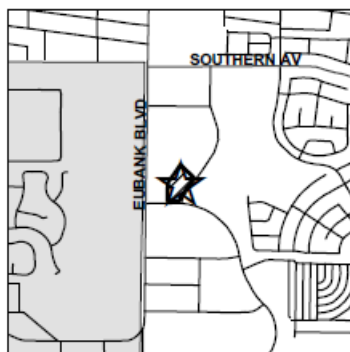
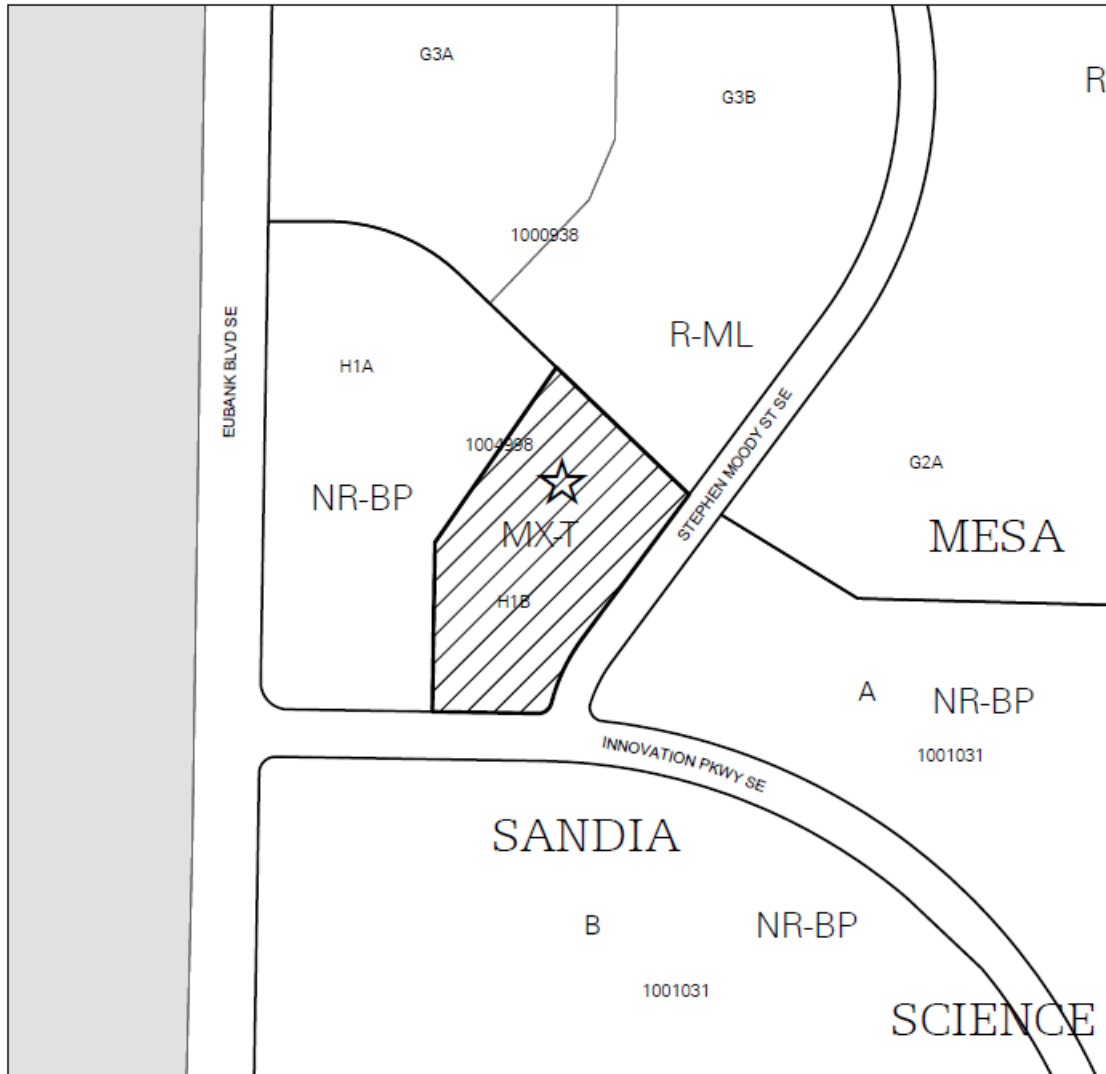
A) PHOTOGRAPHS A
B) HISTORY B
C) APPLICATION INFORMATION C
D) STAFF INFORMATION D
E) PUBLIC NOTICE E

I. Maps

Aerial Map/Development Areas Map

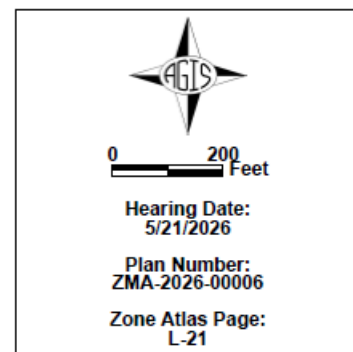


IDO Zoning Map

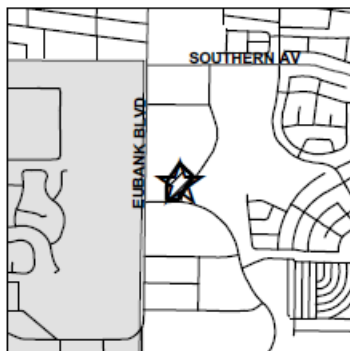
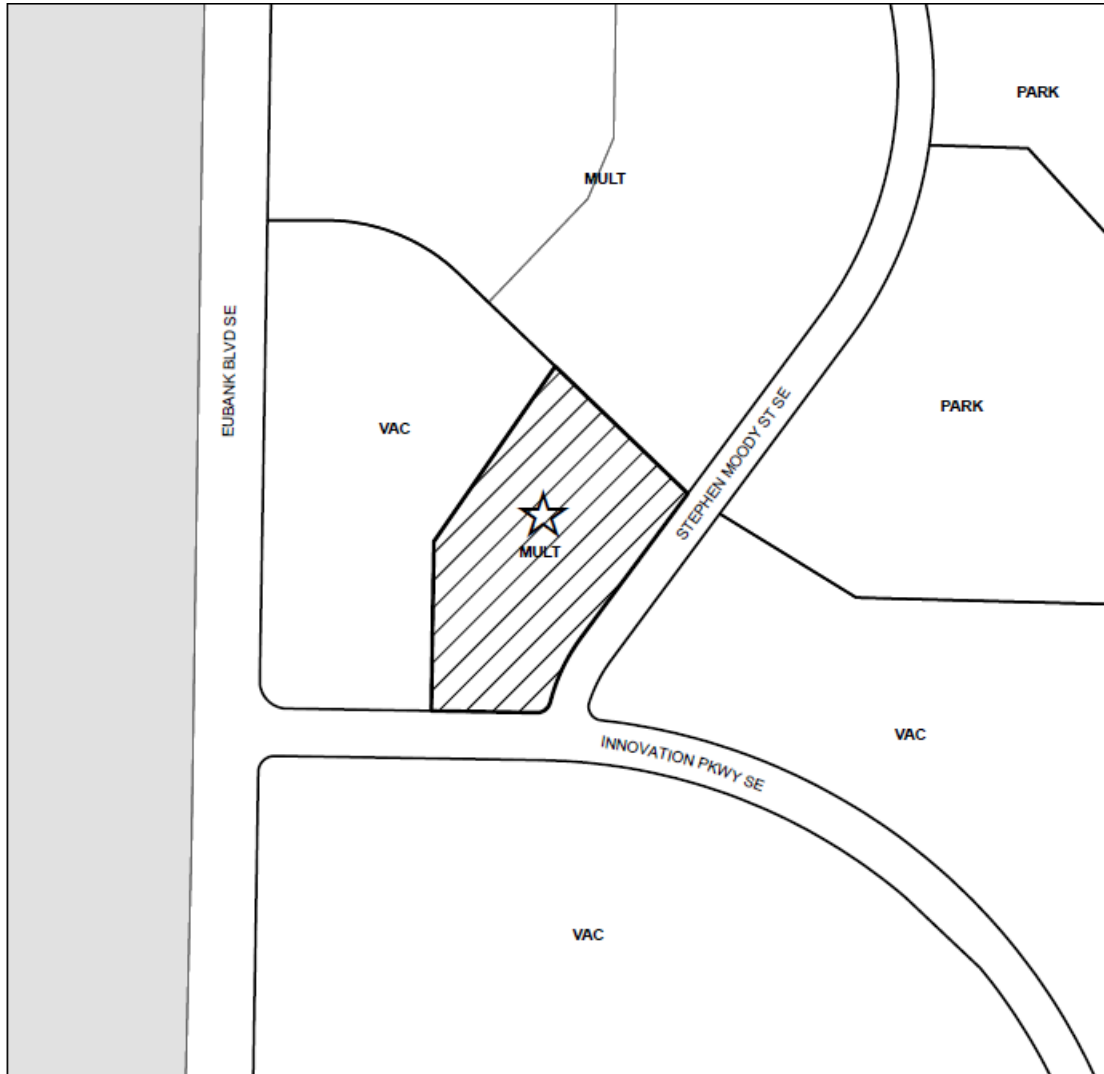


IDO ZONING MAP

Note: Gray shading
Indicates County.



Land Use Map



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

- MULT | Multi-family
- PARK | Parks and Open Space
- VAC | Vacant



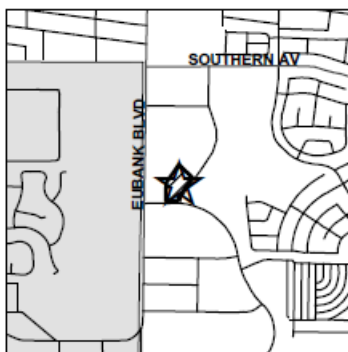
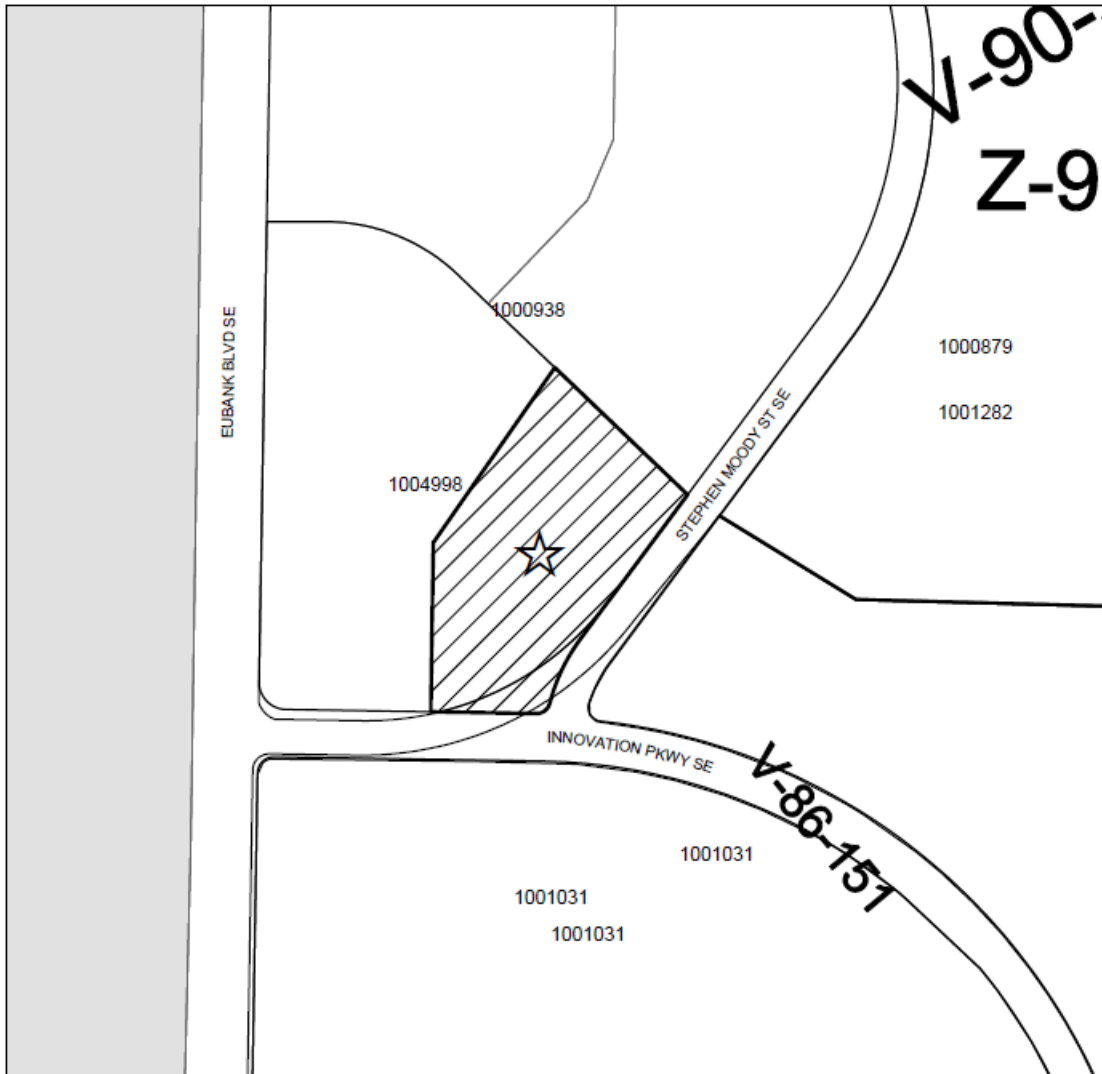
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Hearing Date:
5/21/2026

Plan Number:
ZMA-2026-00006

Zone Atlas Page:
L-21

History Map



HISTORY MAP

Note: Gray shading
Indicates County.



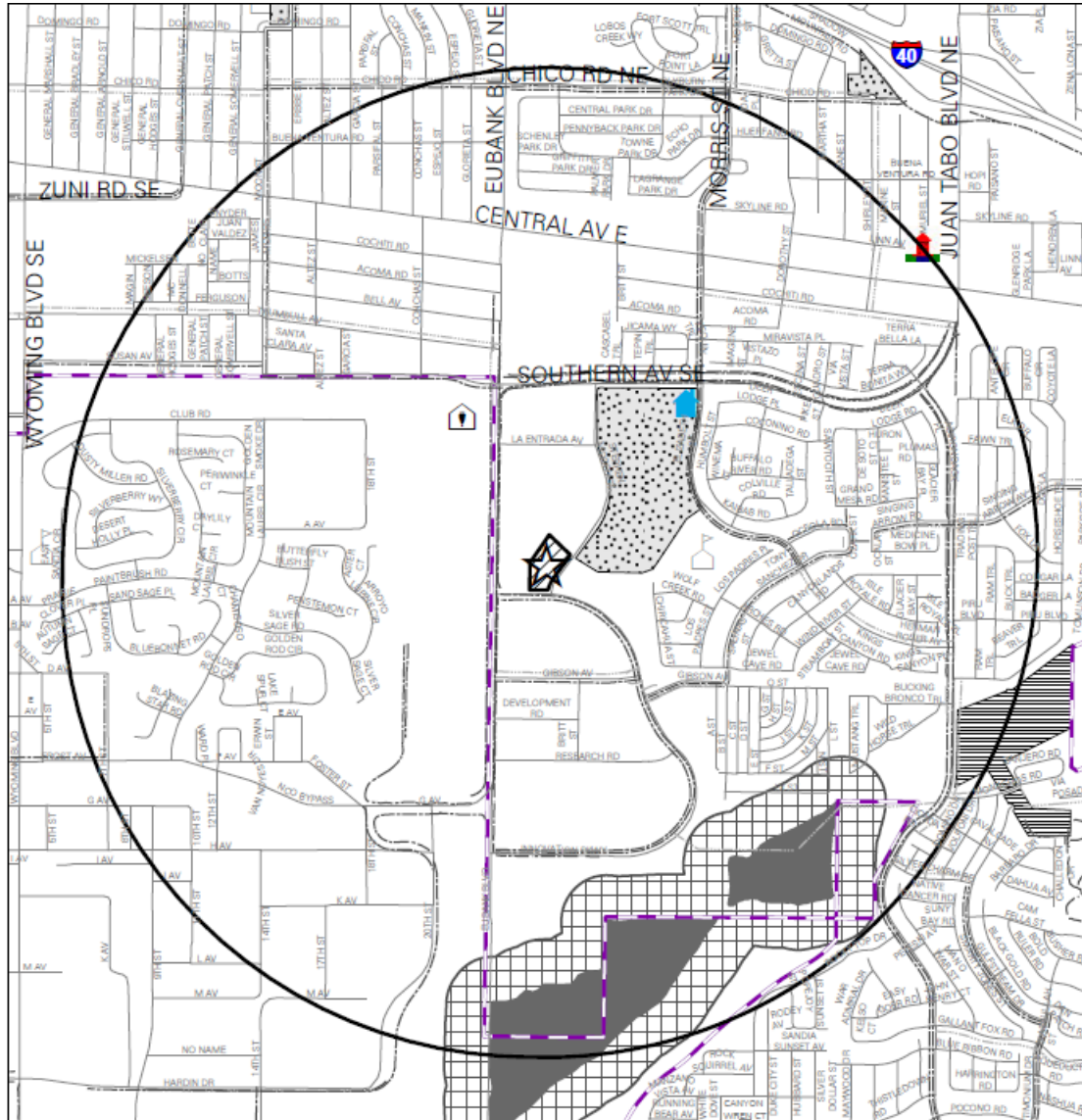
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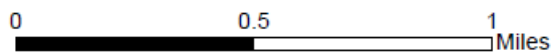
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Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

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



II. Introduction

Request

This is a request for a Zoning Map Amendment, from MX-T (Mixed-use Transition) to NR-BP (Non-residential Business Park), for an approximately 4-acre lot located at 801 Stephen Moody St. SE, between Innovation Pkwy. SE and La Entrada SE (the “subject site”).

Background

The applicant is requesting this zone change to expand the existing New Mexico School for the Blind and Visually Impaired (NMSBVI) located at 801 Stephen Moody St. SE.

The NMSBVI Albuquerque campus is a State of NM Early Childhood Education Campus currently serving children ages 3 to 6 years old (pre-school and elementary school aged students). NMSBVI intends to expand the school to serve more elementary aged students. Based on IDO land uses, the school is currently both a child day care facility, which includes pre-school as an incidental use, and an elementary school. School age requirements are established by New Mexico State Statute §22-13-3, while land uses are regulated by the IDO.

The existing campus is approximately 60,000 square feet and has maximized the developable area on the current lot.

The applicant proposes to expand the development to approximately 71,000 square feet, necessitating a lot line adjustment to absorb a portion of the abutting lot to the west. The western abutting lot, Tract H-1-A, is zoned NR-BP. Should the zone change on the subject site be approved, future platting would be more straightforward with consistent zoning.

Additionally, schools in the MX-T zone district are limited 60,000 square feet of gross floor area or less [IDO § 14-16-4-3(C)(8)(c)], since the Sandia Science & Technology Park Master Development Plan (SS&TP) is silent on individual use regulations, the use-specific standards in the IDO apply. A zone change to NR-BP would eliminate this size limit and facilitate expansion of the school [IDO § 14-16-4-3(C)(2) & (3)].

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

Prior to the IDO, the subject site was within the boundaries of the now-repealed East Gateway Sector Development Plan. Pre-IDO zoning was SU-1 for O-1.

On August 17, 2006, EPC denied a 2-part request for a Zone Map Amendment and Site Development Plan for Subdivision (Project #1004998/06EPC-00962 & 06EPC-00926). That decision was appealed and reversed by City Council on October 16, 2006 (AC-06-25). The

two-part request subdivided Tract H-1 into two tracts, Tract H-1-A (800 Eubank Blvd. SE) and the subject site, Tract H-1-B (801 Stephen Moody St. SE), and established zoning for both sites. Tract H-1-B remained SU-1 for O-1 uses to build the NMSBVI school. Tract H-1-A was zoned SU-1 for PRD with 58 lots for single-family homes. The single-family development never moved forward.

On October 14, 2010, the EPC approved a two-part request to change zoning on Tract H-1-A from SU-1 for PRD to IP (Industrial Park) and to amend the Sandia Science & Technology Park Master Development Plan (SS&TP) to include both Tract H-1-A and the subject site, Tract H-1-B. (Project #1004998/10EPC-40050 & 10EPC-40051).

With the effective date of the IDO in 2018, SU-1 for O-1 uses on Tract H-1-B converted to MX-T.

On August 20, 2025, the Development Facilitation Team reviewed a Sketch Plat to replat the 2 lots to expand Tract H-1-B through a subdivision action with the Development Hearing Officer (DHO) (PR-2025-020099/PA-2025-00232). Staff noted that a Zoning Map Amendment would be required to establish zone boundaries that coincide with the proposed lot lines [IDO §14-16-6-7(G)(2)(f)]. As a result, an application for zone change was submitted on January 08, 2026 (Plan # ZMA-2026-00002). This request proposed to change zoning from MX-T to MX-L on the subject site and from NR-BP to MX-L on a portion of 800 Eubank Blvd. SE (Tract H-1-A). The request was withdrawn, and a new request for a zone change to NR-BP for the subject site was submitted.

Context

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
Subject Site	MX-T	Area of Consistency	Child Day Care Facility & School
<i>North</i>	R-ML	Area of Consistency	Multi-family Residential
<i>South</i>	NR-BP	Area of Change	Undeveloped
<i>East</i>	NR-BP	Area of Change	Undeveloped
<i>West</i>	NR-BP	Area of Consistency & Unincorporated Land	Undeveloped & Kirtland Airforce Base

The subject site is currently developed with the Early Childhood Campus of the New Mexico School for the Blind and Visually Impaired (NMSBVI).

The subject site is in an area that is mostly undeveloped. A multi-family residential development is north of the site, zoned R-ML. Parcels to the south and west are undeveloped and zoned NR-BP. Northeast of the subject site is also undeveloped and

zoned R-1B. Farther west, across Eubank Blvd. SE, are unincorporated Bernalillo County lands containing Sandia National Laboratories offices.

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 Eubank Blvd. SE as a Regional Principal Arterial and designates both Innovation Pkwy. SE and Stephen Moody St. SE as local urban streets.

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 Bike Lane and Paved Trail on Eubank Blvd. SE and an existing Bike Lane on Innovation Pkwy.

Transit

The subject site is approximately .20 miles, or an average 4-minute walk, from the nearest bus stop at Eubank Blvd. and La Entrada Ave. SE. This bus stop is served by ABQ Ride Route 2, which is in service seven days a week with a peak frequency of approximately 40 to 60 minutes during weekdays and 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 ("Comp 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 not within a Comp Plan designated Center or Corridor.

Community Planning Area

The subject site is located within the boundary of the East Gateway Community Planning Area (CPA). One of Albuquerque's entrances into the city along I-40, East Gateway spans the area between Wyoming Boulevard and the City's eastern boundary and between I-40 and Kirtland Air Force Base. Historic Route 66, also known as Central Avenue, transects East Gateway. This area features mid-century architecture commonly found along this historic highway.

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 5: LAND USE

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

Given the subject site's location within the Sandia Science & Technology Park Master Development Plan (SS&TP) boundaries, the permissive uses would be unchanged through this request. However, a goal of the SS&TP Master Plan is to work with residential and commercial uses in close proximity to the park and create a mixed-use community where residents can live, work, learn, shop, and play together, without over-reliance on vehicle transportation. The Master Plan permissively allows a wide variety of uses, including, but not limited to, schools, offices, retail sales, personal services, health gymnasium and warehousing. Combined with the nearby multi-family and single-family dwellings, this zone change would continue to foster complete communities. **This generally furthers 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 subject site is in an area that is mostly vacant, with a multi-family development to the north. Due to the SS&TP Master Plan, the permissive uses will not change and the subject site will continue to complement and be accessible to the surrounding neighborhood as growth in the area continues. Combined with the existing, nearby NR-BP, R-ML and R-1 zones, and the SS&TP Master Plan will help provide a range of uses that can contribute to creating a healthy, sustainable and distinct community. **This request furthers Policy 5.2.1, Land Use.**

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 in an area with existing and sufficient roadways, sidewalks, and connectivity to all utilities. NMSBVI has maximized the developable space of its current lot and seeks to expand onto the vacant tract to the west, an efficient use of land and existing infrastructure with a land use that supports the needs of the public. **This request furthers Goal 5.3, Efficient Development Patterns.**

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

The NMSBVI campus is currently 60,000 SF, maximizing the allowable development size for a school, necessitating the lot line adjustment to facilitate future expansion of the school. The zone change will support the additional growth of NMSBVI to serve more students, utilizing vacant land that is supported by existing infrastructure and public facilities. **This request furthers Policy 5.3.1, Infill Development.**

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

The zone change request from MX-T to NR-BP is necessary to facilitate the expansion of the NMSBVI campus on the subject site. The subject site is entirely in Areas of Consistency and the NR-BP zone district will reinforce the character and intensity of the area by converting to the preferred zone district of the SS&TP Master Development Plan. Future development will have to meet the regulations of the SS&TP Master Plan in use and design guidelines, which are intended to be compatible with the surrounding residential and commercial uses. **This request furthers Policy 5.3.1, Infill Development.**

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 wholly in an Area of Consistency, and is outside of Comp Plan designated Centers and Corridor. Due to the subject site's inclusion into the SS&TP Master Development Plan, the NR-BP zone district and the permissive uses will not change through this request. The SS&TP has design and landscape requirements that are meant to protect and respect the character of existing neighborhoods and scenic resources. The NR-BP zone district, formerly Industrial Park (IP), is the prevalent and preferred zone district of SS&TP, should the site transition to this zone district and potentially facilitate the expansion of the existing school, the surrounding area will be protected and enhanced by the future expansion. **This request furthers Policy 5.6.3 Areas of Consistency.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The proposed Zoning Map Amendment to NR-BP is a necessary step to create consistent zoning as the applicant moves forward with a proposed lot line adjustment. These requests are intended to facilitate a future project for NMSBVI to expand the footprint of their campus and increase the ages served at this program. The potential expansion of an existing use could help prevent the school from moving from the subject site to accommodate the growing campus, allowing important services and the employed talent to stay and thrive. The SS&TP governs allowable uses on the site and allows for a variety of commercial, retail and industrial uses that will be conveniently located near residential dwellings and contribute to creating a place where business and talent will stay and thrive. **This request furthers Goal 8.1 Placemaking.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is currently zoned Mixed Use – Transition (MX-T). 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.

Proposed Zoning

The requested zone change is to the Non-Residential – Business Park (NR-BP) zone district. According to IDO §14-16-2-5(B), the purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.

Overlay Zones

The subject site is not within the boundaries of a Character Protection Overlay (CPO) as designated by the IDO.

Definitions

Adult or Child Day Care Facility: A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. For purposes of this IDO, the City regulates child care facilities that require license from the state. This use includes **pre-schools**. This use does not include overnight care. See also *Family Home Day Care, Family Care Facility, Community Residential Facility, and Group Home*.

Area of Consistency: 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.

Plat: A graphic and written description of a lot or lots with survey reference ties to permanent survey monuments related to the subdivision, re-subdivision (sometimes called a replat), or consolidation of land.

Final Plat: The completed subdivision plat in a form for approval and recordation.

Preliminary Plat: A tentative plat of a proposed subdivision prepared in accordance with the specifications of this IDO and the DPM for presentation to the DHO for action.

Sketch Plat: A conceptual plat of a proposed subdivision used for discussion by the applicant and Planning Department staff to determine suitability for subdivision. A sketch plat typically shows general building and parking locations and specifies design requirements for buildings, landscaping, lighting, and signage.

School: An accredited public or private institution offering a course of education recognized by the State as leading to a high school diploma or equivalent. Accessory uses may include student sports fields or facilities, playgrounds, gardens, and an accessory dwelling unit for a caretaker. This use is divided into:

1. Elementary or middle school: An educational facility for grades kindergarten through 8.
2. High school: An educational facility for grades 9 through 12.

See also *University or College*, *Vocational School*, and *Measurement Definitions for Separation of Uses*.

The Sandia Science & Technology Park Master Plan (SS&TP)

Purpose

The SS&TP Master Plan provides an overall framework for the continuing development of an approximately 217-acre area, spanning from the subject site to the north and into unincorporated areas to the south, beyond Innovation Pkwy SE. The SS&TP is a public/private partnership committed to develop their vision of a large science and technology research park in a campus like setting in the South Eubank area. Located in direct proximity to Sandia National Laboratories, the SS&TP Master Plan's purpose is to navigate the unique opportunity for enhancement of Albuquerque's high-technology economy, creating a space that can positively impact the city's economy by attracting technology-based companies and their suppliers. ([Sandia Science & Technology Park Master Plan](#), p.1)

The SS&TP is the governing document for the subject site, and establishes regulations on permissive uses, development design, and landscaping.

Goals of the SS&TP Master Plan

The overarching goal of the SS&TP Master Plan is to create a synergistic place that will continue with new ideas discovered by public sector institutions, including Sandia National Labs and the Air Force Research Lab, bringing those new ideas to use in the private sector. The plan seeks to strengthen the economic base of the greater community through the provision of new, high paying, high technology jobs through partnerships between both private and public entities for future park development. ([Sandia Science & Technology Park Master Plan](#), p.1-4)

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."

- (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 Map Amendment is consistent with the health, safety, and general welfare of the City. The rezone supports the continued ability for the successful operation of NMSBVI allowing for more accessibility to expansion to facilitate a state-mandated educational mission that provides specialized services to a vulnerable population, directly contributing to the social welfare of the City, thereby furthering the Goals and Policies of the City of Albuquerque Comprehensive Plan (ABC) as outlined below.

Staff Response: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies regarding Complete Communities, Land Use, Infill Development, and City Development Areas; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

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; Goal 8.1 Placemaking. **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: The subject site is located entirely within an Area of Consistency as identified in the ABC Comp Plan, as amended. The subject site is also located within the SS&TP Master Plan, which is zoned NR-BP, except for the subject property. The Applicant demonstrates that the proposed zone change would reinforce and strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The subject site meets Criterion 3, in that a different zoning district is more advantageous to the community as articulated by the ABC Comp Plan and other applicable adopted City plans.

The surrounding area is characterized by a mix of institutional, residential, and low-intensity non-residential uses, with a strong concentration of NR-BP zoning within the SS&TP Master Plan. The subject site has long been developed and operated as a school, establishing an institutional character that is compatible with and contributes to both the Area of Consistency and the SS&TP Master Plan. The proposed rezoning to NR-BP aligns the site with this zoning pattern and supports the continuation and modest expansion of the long-established NMSBVI use, thereby reinforcing the existing development pattern. As shown below in Table 2 below, IDO Use Comparison Table, of this letter, the NR-BP zoning district permits a similar range of uses and the SS&TP further restricts NR-BP uses from the site that align with the MX-T zone. As shown in Table 1 below, IDO Development Requirement Comparison, NR-BP setback requirements are generally more restrictive and edge buffer protections are in place in the IDO regardless of the zone.

Overall, the intent of permissive uses in the NR-BP zone is to allow compatible uses within the SS&TP Master Plans. The proposed rezone furthers the following SS&TP Master Plan goals:

Create a unique science and technology research park in close proximity to Sandia National Laboratories and the Department of Energy facilities in the South Eubank Corridor.

Strengthen the economic base of the greater community through the provision of new, high paying, high technology jobs.

Fulfill the City of Albuquerque’s goals with respect to infill development and steering new development to sites already within the City’s utility service area.

Fulfill the City of Albuquerque’s goals and policies with respect to creating mixed-use urban environments where residential, commercial, and industrial activities are located in close proximity to each other to reduce vehicle trips and encourage wise use of limited resources.

The NR-BP has higher minimum front and side yard setback requirements compared to the MX-T zone as well as a cap on the maximum building coverage where MX-T does not. The table below compares the two zone development standards.

Table 1. IDO Development Requirement Comparison		
Development Requirement	MX-T	NR-BP
Lot width, min	N/A	100 FT
Building Coverage, max	N/A	50%
Front Setback, min	5 FT	20 FT
Side Setback, min	Interior: 0 FT Street: 5 FT	10 FT
Rear Setback, min	15 FT	10 FT
Building Height, max	30 Ft	65 FT

There are buffers in place that protect the separation of residential and non-residential uses, regardless of zone, such as the edge buffer requirement per IDO Table 5-6-4: a 20 FT or greater landscape buffer is required for non-residential uses next to R-ML. This edge buffer requirement supersedes the less restrictive rear setback in the NR-BP zone.

As demonstrated below in this letter on Table 2, Use Comparison, the combination of NR-BP zoning and the SS&TP Master Plan ensures that permitted uses remain compatible with the surrounding area while allowing flexibility to implement and maintain consistency with the SS&TP Master Plan framework.

Based on the analysis provided in Table 1 and 2 of this letter, and the edge buffer standards of the IDO, the proposed zone change would not permit development that is significantly different from the established character of the Area of Consistency. Instead, it is more advantageous to the community because it furthers the goals and policies of the ABC Comp Plan and the SS&TP Master Plan, including coordinated land use, appropriate development intensity, and site connectivity, while aligning the site with the predominant NR-BP zoning pattern of the Master Plan. The rezone ensures zoning consistency across the site, reduces potential development impacts

associated with the proposed expansion of NMSBVI, and furthers the continued operation and planned expansion of a community-serving institutional use in a manner consistent with the IDO.

Staff Response: The subject site is located wholly in an Area of Consistency. The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and Policies and would be more advantageous to the community than the current zoning by moving to the NR-BP zone district, while more intensive than MX-T by definition, the subject site is governed by the Sandia Science & Technology Park Master Development Plan (SS&TP), which establishes permissive uses and development design regulations, and the land use intensity will not be changed through this request, which will remain a source of employment opportunities with civic and institutional uses that will continue to serve the surrounding area. Should this request facilitate the expansion of the existing school, it will allow the school to expand the program which will continue to meet a need of not only the nearby communities but all of Albuquerque. **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: *No portion of the subject site is located within an Area of Consistency, so this criterion is not applicable.*

Staff Response: The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan; **therefore, Criterion C is met.**

- (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: *The requested NR-BP zoning does not permit uses that would be harmful to adjacent properties, the surrounding neighborhood, or the broader community. As demonstrated in Table 2 (Use Comparison), while the NR-BP zone*

allows a broader range of non-residential uses than MX-T, multiple regulatory layers, including the SS&TP Master Plan, IDO use-specific standards, and site conditions effectively limit the potential for harmful impacts. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses consistent with a campus-like setting. The subject property is currently developed as a long-established school, and the proposed expansion maintains this institutional use. No change is proposed that would intensify development along the shared boundary with adjacent R-ML zoned properties, and IDO setback and edge buffer standards will continue to ensure appropriate separation and compatibility.

The subject site is located within the East Gateway Community Plan Area, which is comprised of established neighborhoods that benefit from proximity to schools and other community-serving uses. As shown in Table 2 below, Use Comparison table, rezoning to NR-BP allows NMSBVI to expand without Use Specific size limitations.

*The table below summarizes permissive uses within the MX-T and NR-BP zones and items in **bold** under the NR-BP zone are uses that are different in permissiveness than the MX-T zone. Several uses are prohibited in the SS&TP Master Plan and supersede the NR-BP zone.*

Table 2. IDO Use Comparison		
Use Category	MX-T (Transition)	NR-BP (Business Park)
Single Family	Permissive	Prohibited
Mobile Home	Prohibited	Prohibited
Cluster Development	Permissive	Prohibited
Duplex	Permissive	Prohibited
Townhouse	Permissive	Prohibited
Live-work	Permissive	Conditional
Multifamily	Permissive	Conditional
Assisted Living	Permissive	Prohibited
Daycare	Permissive	Permissive
Cemetery	Prohibited	Prohibited
Community Center	Permissive	Conditional
School	Permissive	Permissive
Hospital	Prohibited	Permissive
Religious Institution	Permissive	Permissive
Sports Field	Conditional	Permissive
College	Conditional	Permissive

Table 2. IDO Use Comparison		
Use Category	MX-T (Transition)	NR-BP (Business Park)
Vocational School	Permissive	Permissive
Kennel	Prohibited	Permissive
Nursery	Prohibited	Permissive
Veterinary/Pet Services	Conditional	Permissive
Adult Entertainment	Prohibited	Permissive
Bar	Conditional	Permissive
Gym	Permissive	Permissive
Food Truck Court	Conditional	Permissive
Nightclub	Prohibited	Permissive
Restaurant	Conditional	Permissive
Taproom / Tasting room	Conditional	Permissive
Campground or Recreational Vehicle Park	Prohibited	Permissive
Hotel or Motel	Not permitted in the SS&TP	Not permitted in the SS&TP
Car Wash	Not permitted in the SS&TP	Not permitted in the SS&TP
Light Vehicle Repair	Not permitted in the SS&TP	Not permitted in the SS&TP
Light Vehicle Sales/Rental	Not permitted in the SS&TP	Not permitted in the SS&TP
Bank	Permissive	Permissive
Blood Services	Prohibited	Permissive
Club / Event Facility	Conditional	Permissive
Commercial Services	Prohibited	Permissive
Contractor Yard	Prohibited	Permissive
Crematorium	Prohibited	Prohibited
Medical/Dental Clinic	Permissive	Permissive
Mortuary	Prohibited	Permissive
Office	Permissive	Permissive
Personal/Business Services, small	Permissive	Permissive
Personal/Business Services, large	Prohibited	Permissive
Research/Testing Facility	Permissive	Permissive
Self-storage	Prohibited	Permissive
Adult Retail	Prohibited	Permissive
Art Gallery	Permissive	Prohibited
Bakery	Conditional	Permissive
Home Improvement Store	Prohibited	Permissive
Cannabis Retail	Prohibited	Permissive* 4-3(D)(35)
Retail, small	Permissive	Permissive
Retail, medium	Prohibited	Conditional
Retail, large	Prohibited	Permissive
Grocery Store	Prohibited	Prohibited
Liquor Retail	Conditional	Conditional
Nicotine Retail	Conditional	Conditional

Table 2. IDO Use Comparison		
Use Category	MX-T (Transition)	NR-BP (Business Park)
Pawn Shop	Prohibited	Permissive
Artisan Manufacturing	Conditional	Permissive
Cannabis Cultivation	Conditional	Permissive* 4-3(D)(35)
Cannabis-derived product manufacturing	Conditional	Permissive* 4-3(D)(35)
Light Manufacturing	Prohibited	Permissive
Heavy Manufacturing	Prohibited	Prohibited

*Per IDO Section 4-3(D)(35) Cannabis is permissive use in the NR-BP zone, however, it is not permitted within 660 feet of a school or child day care and the established NMSBVI prohibits the use.

The Use Comparison Table demonstrates that NR-BP rezone does not permit various residential types but allows more SS&TP Master Plan intended business park uses.

The SS&TP Master Plan also restricts automobile-oriented uses. As a result, the range of uses that could realistically occur on the subject property with this zone change request is narrowed to those that are compatible with the existing school and surrounding neighborhood and would not result in materially greater impacts than those allowed under the existing zoning.

*One use permissive in the NR-BP zoned that is sometimes met with opposition from adjacent property owners is the allowance of cannabis use. However, pursuant to the IDO Use Specific standards, cannabis is **not** permitted within 660 feet of a school or child day care use. The established NMSBVI campus thus eliminates that potential of cannabis use.*

The NR-BP zoning district is intended to accommodate a wide range of non-residential uses in campus-like settings, including office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. These uses align with the SS&TP Master Plan the subject site is located within.

By contrast, the MX-T zoning district is intended to function as a transition between residential neighborhoods and more intense commercial areas, permitting low-density residential, office, institutional, and pedestrian-oriented commercial uses. Given that the site is already developed with an institutional use and is located within a predominantly NR-BP zoned Master Plan, the MX-T designation is less appropriate. The proposed rezoning facilitates the continued operation and expansion of a neighborhood-serving institutional use while maintaining compatibility with adjacent properties.

Staff Response: Due to the subject site's location within SS&TP, staff analysis finds that the NR-BP zone district will not include permissive uses that would be harmful to adjacent properties, the surrounding community and neighborhood. Potentially harmful uses in the SS&TP and NR-BP zone district, are regulated through SS&TP development standards that are meant to complement and protect the surrounding communities and scenic backdrop. Future construction will be required to meet these design regulations and must get approval from the Architectural Control Committee prior to development.

The permissive uses in the NR-BP zone district and the SS&TP Master Plan are appropriate in size and intensity for the area, with vacant NR-BP zoned lots to the west, south and east, a multi-family development to the north and a vacant R-1B zoned lot to the north east. The permissive uses will provide various benefits to future development on these tracts. Should the NMSBVI campus expand as expected, the campus will continue to provide services to the visually impaired community and maintain its status as a benefit to the area. **The applicant's response to Criterion D is sufficient.**

(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: This request meets criterion 1 because the subject site is an existing developed educational institution that is fully served by existing infrastructure. The subject site is located between local urban streets Stephen Moody St and Innovation Pkwy and within close proximity to principal arterial, Eubank Blvd, which leads to Interstate 40. The subject site contains existing sidewalk facilities around the length of its perimeter and the sidewalk segments along Stephen Moody St and Innovation Pkwy. Eubank Blvd also contains existing bike lanes. The area is also well served by and has convenient access to public utilities including water, sewer, and electric.

Staff Response: This request meets the requirement due to having adequate existing infrastructure capacity to support potential NR-BP zone district uses as well as the potential expansion of the NMSBVI campus. The subject site is surrounded by adequate sidewalks, roads, a bike lane along Innovation Pkwy and Eubank, and walkable access to public transit stops along Eubank. Requirement E.2. applies in this case, as there are no currently known future city improvement projects planned for the area. While the existing infrastructure can serve the site and surrounding area, any potential future capacity shortcomings will be addressed during the permitting process, which will require the applicant to address capacity issues and meet standards in the IDO and DPM. **The applicant's response to Criterion E is sufficient.**

(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 request is not based on the location of major streets, but the location of the existing NMSBVI campus to support future expansion and site improvements, under separate application processes required under the IDO. The request's consistency with adopted goals and policies is the primary justification for the zone map amendment request as shown in the above response to 6-7(G)(3)(a).

Staff Response: The request is not completely based on the property's location on a major street; rather, the request is based on the applicant's future project to

expand the existing school. The subject site is fully developed, in order to expand the school, a lot line adjustment is required. This request is based on a requirement to have consistent zoning that follows the proposed lot line boundaries on the future platting action. **The applicant's response to Criterion F is sufficient.**

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

Applicant Response: This request is not based on the cost of land or economic consideration, but the location of the existing NMSBVI campus to support future expansion and site improvements, under separate application processes required under the IDO. The request's consistency with adopted goals and policies is the primary justification for the zone map amendment request as shown in the above response to 6-7(G)(3)(a).

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 facilitate the expansion of the existing school on the subject site. As required in the platting action to adjust the lot line and gain more land from the lot to the west, this request is required to establish consistent zoning across the newly proposed lot. A zone change to NR-BP 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 Criterion G is sufficient.**

- (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 meets criterion 1 as the subject site is uniquely situated between differing land use intensities and can function effectively as a transitional area between adjacent zone districts. The site is directly adjacent to multifamily residential use within the R-ML zone, requiring a zoning designation that buffers and mitigates potential impacts such as noise, traffic, and building scale.

The proposed NR-BP zone is specifically intended to provide this type of transition by allowing low-intensity, non-residential uses that are compatible with nearby

residential development. Rezoning to NR-BP aligns with the goals and intent of the SS&TP Master Plan and the other parcels located within this Master Plan, and is consistent with the zoning of other parcels within the Master Plan area, also designated NR-BP.

This request does not create impermissible floating, split, or spot zoning, but reinforces an established zoning pattern within the Master Plan area rather than introducing an isolated or inconsistent district. The requested zoning will clearly facilitate implementation of the ABC Comp Plan by promoting compatible transitions between land uses and protecting nearby residential neighborhoods.

Staff Response: The subject site is within SS&TP boundaries which contains a goal to have the entire park site zoned IP (now NR-BP). There are multiple adjacent and abutting parcels zoned NR-BP and this request would not create a spot zone. **The applicant's response to Criterion H is sufficient.**

V. Agency & Neighborhood Concerns

Reviewing Agencies

Most reviewing agencies stated they had no adverse comments. Standard feedback was received from City of Albuquerque Hydrology, Public Service Company of New Mexico (PNM) and the Water Authority (ABCWUA).

See page 33 for detailed comments.

Neighborhood/Public

The Office of Neighborhood Coordination (ONC) verified that there are no recognized neighborhood associations (NA) within 660 feet of the subject site. Property owners within 100 feet of the subject site were notified by the applicant, as required.

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

This is a request for a Zoning Map Amendment, from MX-T (Mixed-use Transition) to NR-BP (Non-residential Business Park), for an approximately 4-acre lot located at 801 Stephen Moody St. SE, between Innovation Pkwy. SE and La Entrada SE (the "subject site").

The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is governed by the Sandia Science & Technology Park Master Development Plan (SS&TP).

This request is to re-zone the subject site from MX-T (Mixed Use - Transition) to NR-BP (Non-Residential Business Park). This zone change would facilitate the expansion of the New Mexico School for the Blind and Visually Impaired (NMSBVI) campus, which has maximized the available space on the subject site, necessitating a lot line adjustment to sublease an approximate 2.8-acre portion of western abutting lot, Tract H-1-A, which is zoned NR-BP. Should this request be approved, future platting would be more straightforward with consistent zoning. A platting action is not possible without the zone change because it would create a floating zone line.

The zone change to NR-BP will be consistent with the goals of the SS&TP Master Plan. Permissive uses and design guidelines of the SS&TP promote a consistent development pattern that will reinforce the character and intensity of the surrounding area.

The applicant has adequately justified the request, pursuant to IDO §14-16-6-7(G)(3), based upon the proposed zoning being more advantageous for the surrounding area because it would further a preponderance of applicable goals and policies in the Comprehensive Plan pursuant to IDO §14-16-6-7(G)(3)(a).

Staff recommends Approval.

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

Plan # ZMA-2026-00006

1. This is a Zoning Map Amendment request for an approximately 4-acre site located at 801 Stephen Moody St. SE, legally described as Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), between Innovation Pkwy. SE and La Entrada SE (the “subject site”).
2. The subject site is currently developed with the Early Childhood Campus of the New Mexico School for the Blind and Visually Impaired (NMSBVI).
3. The subject site, is zoned MX-T (Mixed-use Transition).
4. This zone change would facilitate the proposed expansion of the New Mexico School for the Blind and Visually Impaired (NMSBVI) campus, which has maximized the available space on the subject site, necessitating a lot line adjustment to sublease an approximate 2.8-acre portion of Tract H-1-A.
5. This Zoning Map Amendment to NR-BP is required to allow the New Mexico School for the Blind and Visually Impaired (NMSBVI) campus to expand and exceed the school size limits in the MX-T zone pursuant to IDO §14-16-4-3(C)(2).
6. The applicant requests a zone change to NR-BP (Non-Residential Business Park) for all of Tract H-1-B to be consistent with the zone district of Tract H-1-A, providing a more straightforward path on future platting actions. A replat would create a floating zone line, therefore the zone change is required prior to any subdivision action.
7. The subject site is in an area that is mostly undeveloped. A multi-family residential development is north of the site, zoned R-ML. Parcels to the south, west and east are undeveloped and zoned NR-BP. Northeast of the subject site is also undeveloped and zoned R-1B. Farther west, across Eubank Blvd SE, are unincorporated Bernalillo County lands containing Sandia National Laboratories offices.
8. The NMSBVI Albuquerque campus is a State of NM Early Childhood Education Campus currently serving children ages 3 to 6 years old (pre-school and elementary school aged students), with the intention of expanding to all elementary school aged students. This development falls under the child day care facility land use, which includes pre-school as an incidental use, and elementary school land use. School age requirements are established by New Mexico State Statute §22-13-3 and uses are regulated by the IDO.
9. Prior to the effective date of the IDO, the subject site was zoned SU-1 for O-1 uses (Special Use). With the effective date of the IDO, SU-1 for O-1 was converted to MX-T.
10. The subject site is governed by the Sandia Science & Technology Park Master Development Plan (SS&TP) pursuant to an EPC approval dated October 14, 2010 (Project #1004998/ 10EPC-40051). Schools are listed as a permissive use in the Master Plan.

11. On August 20, 2025, the Development Facilitation Team reviewed a Sketch Plat to replat the 2 lots to expand Tract H-1-B (PR-2025-020099/PA-2025-00232). Staff noted that a Zoning Map Amendment would be required to establish zone boundaries that coincide with the proposed lot lines [IDO §14-16-6-7(G)(2)(f)].
12. The Albuquerque/Bernalillo County Comprehensive Plan, City of Albuquerque Integrated Development Ordinance (IDO) and Sandia Science & Technology Park Master Plan are incorporated herein by reference and made part of the record for all purposes.
13. 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.
14. The subject site is currently zoned Mixed-Use Transition zone district (MX-T). 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.
15. The applicant requests a zone change from MX-T to NR-BP, Non-Residential Business Park zone district. According to IDO §14-16-2-5(B), the purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.
16. An adult or child day care facility and elementary school are permissive in the NR-BP zone district and SS&TP.
17. The subject site is located within the boundary of the East Gateway Community Planning Area (CPA). One of Albuquerque's entrances into the city along I-40, East Gateway spans the area between Wyoming Boulevard and the City's eastern boundary and between I-40 and Kirtland Air Force Base. Historic Route 66, also known as Central Avenue, transects East Gateway. This area features mid-century architecture commonly found along this historic highway.
18. The request furthers 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.

Given the subject site's location within the Sandia Science & Technology Park Master Development Plan (SS&TP) boundaries, the permissive uses would be

unchanged through this request. However, a goal of the SS&TP Master Plan is to work with residential and commercial uses in close proximity to the park and create a mixed-use community where residents can live, work, learn, shop, and play together, without over-reliance on vehicle transportation. The Master Plan permissively allows a wide variety of uses, including, but not limited to, schools, offices, retail sales, personal services, health gymnasium and warehousing. Combined with the nearby multi-family and single-family dwellings, this zone change would continue to foster complete communities.

- 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 subject site is in an area that is mostly vacant, with a multi-family development to the north. Due to the SS&TP Master Plan, the permissive uses will not change and the subject site will continue to complement and be accessible to the surrounding neighborhood as growth in the area continues. Combined with the existing, nearby NR-BP, R-ML and R-1 zones, and the SS&TP Master Plan will help provide a range of uses that can contribute to creating a healthy, sustainable and distinct community.

- 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 in an area with existing and sufficient roadways, sidewalks, and connectivity to all utilities. NMSBVI has maximized the developable space of its current lot and seeks to expand onto the vacant tract to the west, an efficient use of land and existing infrastructure with a land use that supports the needs of the public.

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

The NMSBVI campus is currently 60,000 SF, maximizing the allowable development size for a school, necessitating the lot line adjustment to facilitate future expansion of the school. The zone change will support the additional growth of NMSBVI to serve more students, utilizing vacant land that is supported by existing infrastructure and public facilities.

- 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 zone change request from MX-T to NR-BP is necessary to facilitate the expansion of the NMSBVI campus on the subject site. The subject site is entirely in Areas of Consistency and the NR-BP zone district will reinforce the character and intensity of the area by converting to the preferred zone district of the SS&TP Master Development Plan. Future development will have to meet the regulations of the SS&TP Master Plan in use and design guidelines, which are intended to be compatible with the surrounding residential and commercial uses.

- 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 wholly in an Area of Consistency, and is outside of Comp Plan designated Centers and Corridor. Due to the subject site's inclusion into the SS&TP Master Development Plan, the NR-BP zone district and the permissive uses will not change through this request. The SS&TP has design and landscape requirements that are meant to protect and respect the character of existing neighborhoods and scenic resources. The NR-BP zone district, formerly Industrial Park (IP), is the prevalent and preferred zone district of SS&TP, should the site transition to this zone district and potentially facilitate the expansion of the existing school, the surrounding area will be protected and enhanced by the future expansion.

19. The request partially 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. GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The proposed Zoning Map Amendment to NR-BP is a necessary step to create consistent zoning as the applicant moves forward with a proposed lot line adjustment. These requests are intended to facilitate a future project for NMSBVI to expand the footprint of their campus and increase the ages served at this program. The potential expansion of an existing use could help prevent the school from moving from the subject site to accommodate the growing campus, allowing important services and the employed talent to stay and thrive. The SS&TP governs allowable uses on the site and allows for a variety of commercial, retail and industrial uses that will be conveniently located near residential dwellings and contribute to creating a place where business and talent will stay and thrive.

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 furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies regarding Complete Communities, Land Use, Infill Development, and City Development Areas; therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

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; Goal 8.1 Placemaking.

- 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 further a preponderance of applicable Comprehensive Plan Goals and Policies and would be more advantageous to the community than the current zoning by moving to the NR-BP zone district, while more intensive than MX-T by definition, the subject site is governed by the Sandia Science & Technology

Park Master Development Plan (SS&TP), which establishes permissive uses and development design regulations, and the land use intensity will not be changed through this request, which will remain a source of employment opportunities with civic and institutional uses that will continue to serve the surrounding area. Should this request facilitate the expansion of the existing school, it will allow the school to expand the program which will continue to meet a need of not only the nearby communities but all of Albuquerque.

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.

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.

Due to the subject site's location within SS&TP, staff analysis finds that the NR-BP zone district will not include permissive uses that would be harmful to adjacent properties, the surrounding community and neighborhood. Potentially harmful uses in the SS&TP and NR-BP zone district, are regulated through SS&TP development standards that are meant to complement and protect the surrounding communities and scenic backdrop. Future construction will be required to meet these design regulations and must get approval from the Architectural Control Committee prior to development.

The permissive uses in the NR-BP zone district and the SS&TP Master Plan are appropriate in size and intensity for the area, with vacant NR-BP zoned lots to the west, south and east, a multi-family development to the north

and a vacant R-1B zoned lot to the north east. The permissive uses will provide various benefits to future development on these tracts. Should the NMSBVI campus expand as expected, the campus will continue to provide services to the visually impaired community and maintain its status as a benefit to the area.

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 due to having adequate existing infrastructure capacity to support potential NR-BP zone district uses as well as the potential expansion of the NMSBVI campus. The subject site is surrounded by adequate sidewalks, roads, a bike lane along Innovation Pkwy and Eubank, and walkable access to public transit stops along Eubank. Requirement E.2. applies in this case, as there are no currently known future city improvement projects planned for the area. While the existing infrastructure can serve the site and surrounding area, any potential future capacity shortcomings will be addressed during the permitting process, which will require the applicant to address capacity issues and meet standards in the IDO and DPM.

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 the applicant's future project to expand the existing school. The subject site is fully developed, in order to expand the school, a lot line adjustment is required. This request is based on a requirement to have consistent zoning that follows the proposed lot line boundaries on the future platting action.

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 facilitate the expansion of the existing school on the subject site. As required in the platting action to adjust the lot line and gain more land from the lot to the west, this request is required to establish consistent zoning across the newly proposed lot. A zone change to NR-BP 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.

The subject site is within SS&TP boundaries which contains a goal to have the entire park site zoned IP (now NR-BP). There are multiple adjacent and abutting parcels zoned NR-BP and this request would not create a spot zone.

21. According to the Office of Neighborhood Coordination (ONC), there are no recognized neighborhood associations within 660 feet of the subject site. Staff has confirmed that property owners within 100 feet of the subject site were notified as required.
22. As of this writing, Staff has not received any correspondence in favor or opposition of the proposed Zoning Map Amendment.

Recommendation

APPROVAL of Plan # ZMA-2026-00006 a request for Zoning Map Amendment from MX-T to NR-BP for Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), containing approximately 4-acres. Based on Findings #1-22.

Daniel Soriano

Daniel Soriano
Planner

Notice of Decision cc list:

Rebecca Shank, Agent, Dekker, rebeccas@dekkerdesign.org

Cindy Terry, Agent, Dekker, CindyT@dpsdesign.org

Jessica Lawlis, Agent, Dekker, jessical@dekkerdesign.org

Michael Sage, Owner, N.M. Commissioner of Public Lands Office, msage@nmslo.gov

City Legal, Andrew Coon, acoon@cabq.gov

EPC file

Agency Comments

CITY DEPARTMENTS

CABQ Hydrology

- Hydrology has no objection to the proposed Zone Map Amendment.
- For future development - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

CABQ Fire Department

- Approved. No fire review required at this time. We will review projects as they come in for fire related needs.

OTHER AGENCIES

Public Service Company of New Mexico (PNM)

- There are PNM facilities and/or easements along the Stephen Moody St. SE frontage that continue along the south side of Innovation Parkway SE, and also along Eubank Blvd SE.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmsd.powerclerk.com/MvcAccount/Login> for review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmsd.powerclerk.com/MvcAccount/Login> for review.

A) PHOTOGRAPHS

Figure 1: Top-down aerial view courtesy of Google Earth.



Figure 2: Birds-eye 3D view from Google Earth (2025). Eastern facing view.



Figure 3: Birds-eye 3D view, facing west. In view, the subject site and Sandia National Labs across Eubank Blvd. SE



Figure 4: North facing view, front of NMSBVI campus from Stephen Moody St. SE.



Figure 5: Public Notification signs along Stephen Moody St. SE.





Figure 6: North east facing view from the north west corner of Stephen Moody St. SE and Innovation Pkwy. SE.

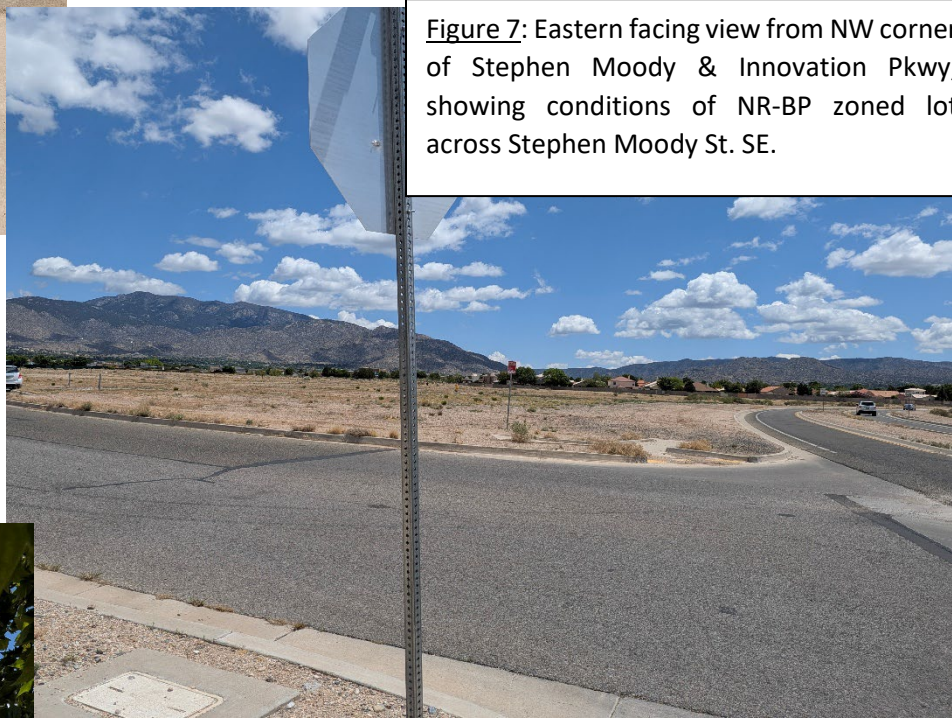


Figure 7: Eastern facing view from NW corner of Stephen Moody & Innovation Pkwy, showing conditions of NR-BP zoned lot across Stephen Moody St. SE.



Figure 8: Southern facing view from NE corner of 801 Stephen Moody St SE. NMSBVI campus is on right side of photo.



Figure 10: Multi-family dwellings abutting the northeast side of the subject site.



Figure 11: West facing view from NW corner of Stephen Moody & Innovation Pkwy. NMSBVI campus is on right side of photo. Sandia National Laboratories in background.



Figure 12: Public notification sign along Innovation Pkwy. SE.



Figure 13: Eastern facing view from southwest corner of subject site. SS&TP Plan area is on right side of photo, NMSBVI campus is on left side.

Figure 14: NW facing panoramic view from across Stephen Moody St. SE with NMSBVI campus in view.



B) HISTORY



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 18, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004998***
06EPC-00962 Zone Map Amendment
06EPC-00963 EPC Site Development Plan-
Subdivision

GSL Properties, David Bantz
2164 S.W. Park Place
Portland, OR, 97205-1125

LEGAL DESCRIPTION: for all or a portion of Tract H-1, **Manzano Mesa**, a zone map amendment from SU-1 for O-1 to SU-1 for PRD, located on INNOVATION WAY SE, between EUBANK BLVD. SE and STEPHEN MOODY SE, containing approximately 12 acres. (L-21)
Stephanie Shumsky, Staff Planner

On August 17, 2006 the Environmental Planning Commission voted to deny Project 1004998/06EPC-00962, a zone map amendment request, for Lot H-1, Manzano Mesa, from SU-1 O-1 to SU-1 PRD, based on the following Findings:

FINDINGS:

1. This request for a zone map amendment is to change the zoning from SU-1 O-1 to SU-1 PRD on 7.49-acres of an approximately 12-acre site located on the east side of Eubank Boulevard SE between Southern Avenue and Innovation Parkway.
2. This request is accompanied by a site development plan for subdivision with design requirements as required by a change to the requested SU-1 PRD zoning (06EPC-00963).
3. In response to R-270-1980, (the City's Policies for Zone Change Requests):
 - a. Neither the existing nor the proposed zoning allows uses that are generally considered injurious to the health, safety, morals, or general welfare of the City.
 - b. The applicant did not demonstrate that a verifiable nexus exist between changed neighborhood conditions in the area and why the subject site's existing SU-1 for O-1 zoning is inappropriate.
 - c. The requested zoning conflicts with the Economic Development goal of the Comprehensive Plan because the loss of the SU1 for O1 zoning will not achieve steady and diversified economic development. New employment opportunities, which will accommodate a wide range of occupational skills and salary levels, are not possible with the requested zoning (Policy a). The subject site's proximity to a Major Activity Center along South Eubank should promote concentrations of employment that is possible with the existing SU1 for O1 zoning, but not with the requested SU1 for PRD zoning (Policy g).

- d. The applicant did not identify a nexus in changed conditions, which would justify the change to residential zoning.
 - e. The uses allowed in the existing SU-1 O-1 zoning and the proposed SU-1 PRD zone are generally not considered harmful to adjacent property owners or the community.
 - f. The proposed request will not require unprogrammed capital expenditures. The cost of land or other economic considerations are not the determining factor in this request.
 - g. The cost of land or other economic considerations including development of an adjacent school are not the sole reasons for the request.
 - h. The site is located on an arterial (Eubank Boulevard) but this is not the sole justification for the request.
 - i. Approval of a zone map amendment at the subject site will create a spot zone that is not justified because applicable goals and policies of the Comprehensive Plan are not realized.
 - j. The request will not create a strip zone.
4. APS Agency Comments indicate that there is capacity at the effected elementary, middle, and high schools.
 5. No recognized neighborhood associations were required to be notified of this request. Property owners within 100' were notified. There is no known neighborhood or other opposition to this request.

On August 17, 2006 the Environmental Planning Commission voted to deny Project 1004998/06EPC-00963, a site development plan for subdivision, for Lot H-1, Manzano Mesa and Lot L, Sandia Science and Technology Park, zoned SU-1 PRD, based on the following Findings:

FINDINGS:

1. This request for a site development plan for subdivision is to subdivide an approximately 7.49 acre site, zoned SU-1 PRD, located on the east side of Eubank Boulevard SE between Southern Avenue and Innovation Parkway.
2. The request is to subdivide the site into 59 residential lots, three tracts for common open space, and one tract for a drainage easement.
3. This request is accompanied by a zone map amendment (06EPC-00962).
4. There are no recognized neighborhood associations required to be notified of this request. There is no known neighborhood or other opposition to this request.

OFFICIAL NOTICE OF DECISION
AUGUST 17, 2006
PROJECT #1004998
PAGE 3 OF 3

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 1, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



for Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, Inc., 302 Eights St. NW, Albuquerque, NM 87102
Jerry King, State Land Office
Julie Wallersa, 6801 Jefferson NE, suite 100, Albuquerque, NM 87109
Linda Lyle, 230 Truman NE, Albuquerque, NM 87111

**Notice of Decision
City Council
City of Albuquerque
October 16, 2006**

AC-06-25 Consensus Planning, Agent for New Mexico State Land Office Appeals the Environmental Planning Commission's Denial of a Zone Map Amendment from SU-1 for O-1 to SU-1 for PRD, and a Site Development Plan for Subdivision, Located on Innovation Way SE, Between Eubank Blvd SE and Stephen Moody SE

Decision

On October 16, 2006, by a vote of 7 FOR, 0 AGAINST, 1 EXCUSED and 2 ABSTAINED, the City Council voted to grant the appeal.

Excused: Mayer
Abstained: Cadigan, Winter

IT IS THEREFORE ORDERED THAT THE APPEAL IS GRANTED AND THE ZONE MAP AMENDMENT AND SITE DEVELOPMENT PLAN FOR SUBDIVISION ARE APPROVED .

The Council approved the following findings:

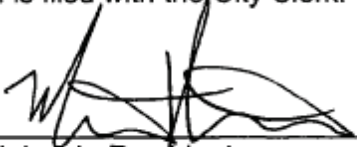
1. The change is consistent with the health, safety, morals and general welfare of the City.
2. The proposed change is not in significant conflict with adopted elements of the Comprehensive Plan or other City master plans including City adopted privately developed area plans.
3. The change is justified by changed neighborhood or community conditions and/or the proposed use category is more advantageous to the community as articulated in the Comprehensive Plan.
4. The proposed zone change will not create permissive uses harmful to adjacent property.
5. The cost of land or other economic considerations pertaining to the applicant is not the determining factor for the zone change.
6. The zone change will create a spot zone but is justified because it furthers many Comprehensive Plan goals and policies.

Attachments

1. Action Summary from the October 16, 2006 City Council meeting

Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

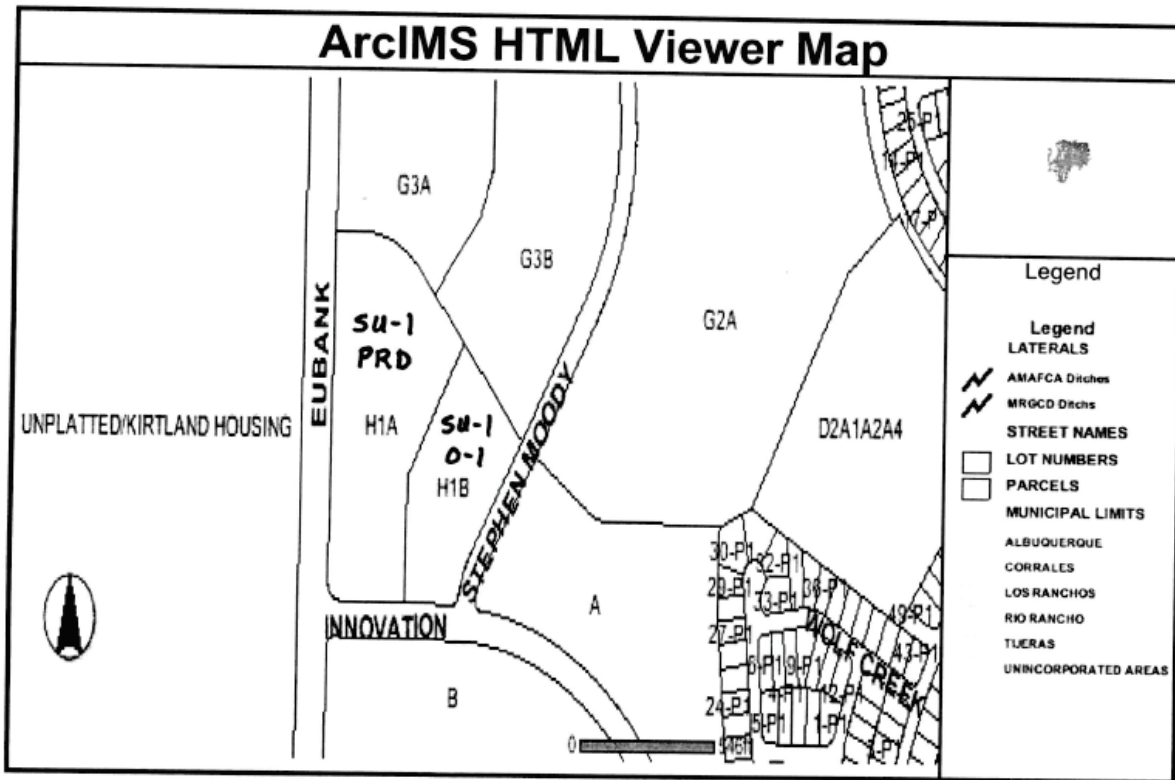


Date: 10/30/06

Martin Heinrich, President
City Council

Received by: A. Candalaria Date: 10/30/06
City Clerk's Office

X:\SHARE\Reports\LUPZ\DAC-06-25.mmh.doc



ArcIMS HTML Viewer Map

CITY OF ALBUQUERQUE

Planning Department

Richard Dineen, Director

Development Review Division

600 2nd Street NW - 3rd Floor
Albuquerque, NM 87102



March 9, 2007

David Bantz
GSL Properties
2164 SW Park Place
Portland, OR 97205-1125

CERTIFICATE OF ZONING

Zone Map Amendment	Date Of Final Action: October 30, 2006
File: 06EPC-00962	Project # 1004998
LEGAL DESCRIPTION: Amending the Zone Map to establish SU-1 for PRD Zoning for all or a portion Lot(s) H-1 and L, Manzano Mesa, located on Innovation Way SE, between Eubank Blvd SE and Stephen Moody SE, containing approximately 12 acres (L-21)	

P.O. Box 1293

On October 16, 2006, by a vote of 7 FOR, 0 AGAINST, 1 EXCUSED and 2 ABSTAINED the City Council voted that Appeal #AC-06-25 be granted.

Albuquerque

It is therefore ordered that the appeal is granted and the Zone Map Amendment is approved.

New Mexico 87103

**From: SU-1 for O-1
To: SU-1 for PRD**

www.cabq.gov

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


For Richard Dineen
Planning Director

cc: Jerry King, New Mexico State Land Office, 310 Old Santa Fe Trail, PO Box 1148, Santa Fe, NM 87504-1148
Consensus Planning, Inc., 302 8th St NW, Albuquerque, NM 87102
Julie Wallersa, 6801 Jefferson NE, Suite 100, Albuquerque, NM 87109
Linda Lyle, 230 Truman NE, Albuquerque, NM 87111
AGIS, City of Albuquerque, 600 2nd St NW, 4th Floor, Abq., NM 87102
EPC File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, CURRENT PLANNING DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

July 16, 2010

New Mexico State Land Office
310 Old Santa Fe Trail
PO Box 1148
Santa Fe, NM 87504-1148

AMENDED CERTIFICATE OF ZONING

FILE: 1004998

DATE OF FINAL ACTION: October 30, 2006

LEGAL DESCRIPTION: Lot H1A, Manzano Mesa
Subdivision located at the northeast corner of Eubank and
Innovation Parkway NE, containing approximately 7.5
acres. (L-21-Z)

THE ZONING ON THE ABOVE CITED PROPERTY IS CHANGED AS FOLLOWS:

FROM: SU-1 O-1
TO: SU-1 for PRD

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

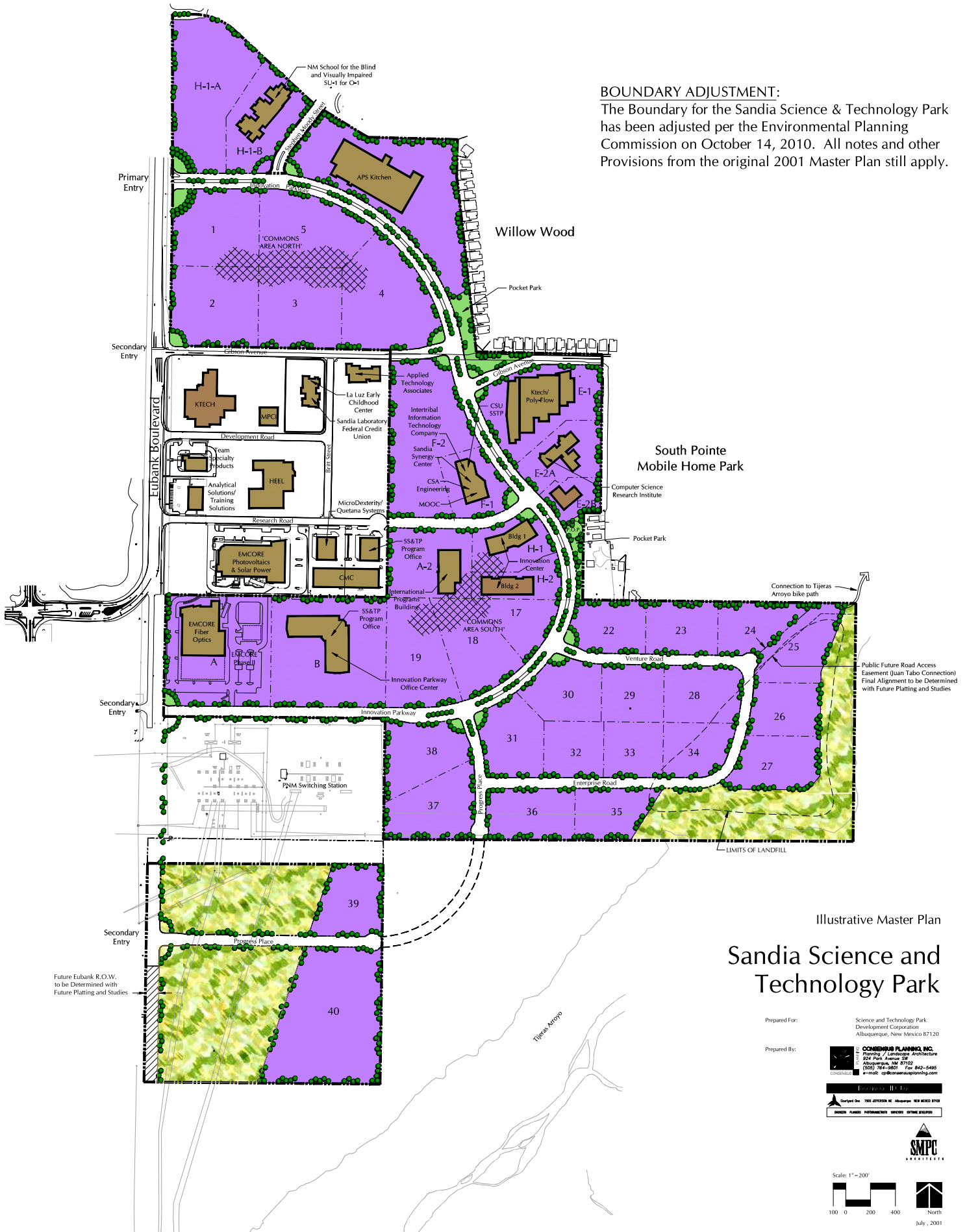
Sincerely,

C. Marone
for Deborah Stover
Planning Director

cc: Kurt Browning, 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM, 87120
Consensus Planning Inc., 302 8th St. NW, Albuquerque, NM 87102
Zoning Code Services Division
Michelle Gricius, AGIS Division
File

BOUNDARY ADJUSTMENT:

The Boundary for the Sandia Science & Technology Park has been adjusted per the Environmental Planning Commission on October 14, 2010. All notes and other Provisions from the original 2001 Master Plan still apply.

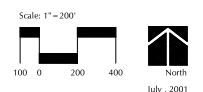


Illustrative Master Plan
Sandia Science and Technology Park

Prepared For: Science and Technology Park Development Corporation Albuquerque, New Mexico 87120

Prepared By: **CONSERVUS PLANNING, INC.**
 Planning / Landscape Architecture
 214 Park Avenue SE
 Albuquerque, NM 87102
 (505) 944-9827 Fax: 843-6425
 e-mail: cp@conservusplanning.com

Environmental Impact Statement
 July 2010 100-077020-10-00-0000-000-0000-0000-0000-0000



July 2, 2001



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 14, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004998**
10EPC-10051 AMNDT TO ZONE MAP (ESTB
ZONING/ZONE CHANGE)
10EPC-40051 AMEND SITE DEVELOPMENT
PLAN-SUBDIVISION

Titan Development
6300 Riverside Plaza, Suite 200
Albuquerque, NM 87120

LEGAL DESCRIPTION: CONSENSUS
PLANNING, agent for TITAN DEVELOPMENT,
requests the above actions for all or a portion of
tracts H-1-A & H-1-B, MANZANO MESA, zoned
SU-1 for PRD & SU-1 FOR O-1 to IP (H-1-A
only), and include them in the Sandia Science &
Tech Park Master Plan, located at INNOVATION
PARKWAY SE BETWEEN EUBANK BLVD SE
AND STEPHEN MOODY SE, containing
approximately 11.4 acres. (1-21). Chris Hyer, Staff
Planner.

On **October 14, 2010**, the Environmental Planning Commission voted to **approve** Project **1004998/10EPC-40050**, and Amendment to Zone Map (Established Zoning/Zone Change) and **10EPC-40051**, an Amendment to Site Development Plan-Subdivision based on the following findings and conditions:

FINDINGS – 10EPC-40050 -- Zone Map Amendment

1. There is a request for a zone change for Tract H-1-A, Manzano Mesa, from SU-1 for PRD to IP, for an approximately 7.49-acre site located at the northeast quadrant of the intersection of Eubank Boulevard and Innovation Parkway. The property is vacant.
2. The requested zone change is accompanied by a request to amend the SS&TP Master Development Plan area (10EPC-40051) to include this and the abutting Tract H-1-B into the Park. That case is not contingent upon approval of this request and vice-versa.

3. The subject site is in the Established Urban Area of the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the East Gateway Sector Development Plan, the City of Albuquerque Zoning Code and the Sandia Science & Technology Park Master Development Plan are incorporated herein by reference and made part of the record for all purposes.
5. The proposed IP zoning will be subject to the design standards and regulations presented in the Sandia Science & Technology Park Master Development Plan after the approval of 10EPC-40051.
6. The request is justified per R-270-1980:
 - A. The proposed zone change is consistent with the health, safety, morals and general welfare of the city, because it allows the property to be developed to its highest and best use as will be provided by the SS&TP.
 - B. The applicant provided an adequate justification for the zone change regarding stability of land use. The change will not destabilize land use and zoning in the area to any degree as IP zoning is common in the SS&TP.
 - C. The zone change is not in significant conflict with adopted elements of the Comprehensive Plan:

Policy II.B.5.a: The request supports this policy by allowing a full range of urban uses to occur on the site.

Policy II.B.5.d: The location and design of new development in the proposed zone will provide additional buffering from the traffic impacts of Eubank Boulevard to residential neighborhoods to the east, which respects existing neighborhood values and scenic resources.

Policy II.B.5.e: The zone change request would facilitate additional development of a vacant tract that would add directly to the SS&TP.

Policy II.B.5.i: The requested IP zoning allows an office building to be developed. The development of a building on this currently vacant tract will add to existing buildings that are creating a buffer between a Principal Arterial, Eubank Boulevard, and the single-family homes to the east.

Policy II.B.5.k: The location of this tract is between an arterial street and a residential neighborhood. Development of a building on this tract will help minimize the harmful effects from traffic on the single-family homes to the east and allow a livable and safe neighborhood.

Policy II.B.7.a: This tract is located adjacent to a Major Activity Center and will add to the mixed use of interrelated activities. This high level of activity will encourage more transit and multi-modal transportation use and maximize cost-effectiveness of City services.

Policy II.B.7.h: This is a request to change the zoning from residential to uses similarly found in an industrial park.

Policy II.B.7.j: The City has already invested greatly to make the adjacent Major Activity Center successful. Examples are making Eubank Boulevard a six-lane facility with medians, bike lanes, a multi-use trail on the east side of Eubank and several transit stops in and around the Activity Center. Also, The Manzano Mesa Community Park and the Manzano Mesa Multi-Generation Center are adjacent to the Activity Center and the subject property.

Policy II.D.6.a: Businesses that locate on this property will join 30 other different companies that are already in the SS&TP. The new businesses will increase the employment at the Park.

Policy II.D.6.g: The requested zone change will encourage new development, which will provide for new employment adjacent to a Major Activity Center.

The draft East Gateway Sector Development Plan (currently under review for adoption at the City Council) will not have an affect on development at the location of this property since it resides outside of the Sector Plan's proposed General Design Regulations boundary.

- D. 1) There was not an error with the existing zone map.
 - 2) There are significant changed conditions within this area. Numerous zone map amendments, annexations and site plan approvals have occurred in this area in the past nine years. They are: The creation of the Sandia Science & Technology Park as per the Master Development Plan; the development of the Manzano Mesa Apartments; the development of three major institutional/community uses; Improvements to the transit and transportation facilities adjacent to this property.
 - 3) The requested zone change from a residential use to an industrial park use is more advantageous to the community as articulated in City plans that govern the site. (See section C. above)
 - E. Permissive uses in the requested IP zone would not be harmful to adjacent property, the neighborhood or the Community. Additionally, this request is accompanied by a request for this property to become a part of the SS&TP, which lists exceptions to the allowable uses.
 - F. The request would not require unprogrammed capital expenditures by the City.
 - G. The cost of land or other economic considerations pertaining to the applicant are not the determining factor for the zone change.
 - H. The property's location on a major street is not the reason for this request. The proximity to the Major Activity Center and its future inclusion to the SS&TP are the primary reasons.
 - I. The requested IP zone will not create a spot zone because it adjoins existing IP zoned property.
 - J. The requested zone change will not create strip zoning.
7. The City Engineer has asked that a review of the approved Traffic Impact Study (TIS) for the Park be reviewed at DRB when a site development plan for building permit is requested.
8. The affected neighborhood associations are the Willow Wood NA and the East Gateway Coalition. Staff has not received any communication from either body. There is no known opposition to the request.

FINDINGS – 10EPC-40051 – Amendment to Sandia Science & Technology Park Master Development Plan

1. This is a request for an amendment to the Sandia Science & Technology Park Master Development Plan to include Tract H-1-A (7.49-acres) and Tract H-1-B (3.9-acres), Manzano Mesa, located on the east side of Eubank Boulevard between Eubank and Stephen Moody Street, on the north side of Innovation Parkway.

2. Tract H-1-A is vacant, owned by the State Land Office and is under a development lease with Titan Development. Tract H-1-B is the location of the New Mexico School for the Blind and Visually Impaired.
3. The requested Sandia Science & Technology Park Master Development Plan amendment is accompanied by a zone change, 10EPC-40050, and is not contingent upon approval of this request.
4. The subject site is in the Established Urban Area of the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code and the Sandia Science & Technology Park Master Development Plan are incorporated herein by reference and made part of the record for all purposes.
6. The two tracts that will be included in the Sandia Science & Technology Park Master Development Plan will be subject to all design standards and regulations of that Plan.
7. The amendment to the Sandia Science & Technology Park Master Development Plan supports the Goal for Established Urban Areas and adopted elements of the Comprehensive Plan:
 - Policy II.B.5.a: There are many uses available to land owners of the Park, but the applicant has mentioned that they intend to construct an office building, which is direct conformance with existing uses in the Park
 - Policy II.B.5.d: An office building at this location would act as a buffer between Eubank Boulevard, a six-lane principal arterial, and the existing neighborhoods to the east.
 - Policy II.B.5.e: Integrity of the existing neighborhoods will be protected with the inclusion of these properties in the Park as the design standards are detailed and ensure good design of the Park.
 - Policy II.B.5.i: Urban design elements are incorporated into the Master Development Plan. All projects that are built in the Park must abide by these urban and site design elements.
 - Policy II.B.5.1: The Master Development Plan for the Park ensures that development is completed with high quality and is uniform throughout the Park.
 - Policy II.C.8.a: The inclusion of these properties to the overall Master Development Plan add to the visual environment by expanding the boundary of the Park to a logical location – the intersection of Eubank Boulevard and Innovation Parkway. The properties will also be subject to the design standards in the Plan, which helps maintain continuity to the visual environment.

Policy II.C.8.b: The Master Development Plan requires that the landscaping be continued on all properties in the Park. It also requires that properties at the entrance to the Park provide a 75' X 75' landscaped area. These add to the City's beautification.

8. The expansion of the Master Development Plan to include these two properties supports the Goals found in the Sandia Science & Technology Park Plan document.
9. The EPC and the DRB are the review bodies for amendments to the Sandia Science & Technology Park Master Development Plan only. An expedited land use and infrastructure approval process, as delineated by a Memorandum of Understanding between the City of Albuquerque; Don Morgan Real Estate; Shaw, Mitchell and Mallory Limited Partnership; Albuquerque Public Schools; New Mexico State Land Office; Sandia National Laboratories; and Science and Technology Park Development Corporation, and included in the Master Development Plan, provides a process for administrative review by the Planning Director for development of individual building sites.
10. Language from the MOU states: "Existing signatories are allowed to add additional parcels of land to the SS&TP provided they are contiguous to the SS&TP and subject to the other conditions of this MOU." (Page 8 of MOU for the SS&TP, appendix of SS&TP Master Development Plan)
11. The City Engineer asks that a review of the approved Traffic Impact Study (TIS) for the Park take place at DRB when a site development plan for building permit is requested for Tract H-1-A.
12. The affected neighborhood associations are the Willow Wood NA and the East Gateway Coalition. Staff has not received any communication from either body. There is no known opposition to the request.

**CONDITIONS OF APPROVAL - 10EPC-40051 -- Amendment to Sandia Science & Technology
Park Master Development Plan**

1. The Notice of Decision accompany the submittal for site development plan for building permit to the Development Review Board to ensure Conditions 2 & 3 are followed.
2. The developer lessee for tract H-1-A, Manzano Mesa, shall install a Type C transit shelter 120-feet from the northwest corner of the subject site; this location is north of the intersection of Eubank Boulevard and Innovation Parkway.
3. The City Engineer requires the following:

OFFICIAL NOTICE OF DECISION
OCTOBER 14, 2010
PROJECT 1004998/10EPC-40050/10EPC-40051
PAGE 7 OF 8

- a. When a Site Development Plan for Building Permit for Tract H-1-A is submitted to the Planning Director for Administrative Approval, the City Engineer requests that the Sandia Science and Technology Park TIS be reviewed for any applicable revision that may be required (i.e. trip generation comparison and/or limited study area update).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 29, 2010** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

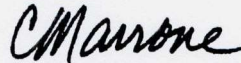
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
OCTOBER 14, 2010
PROJECT 1004998/10EPC-40050/10EPC-40051
PAGE 8 OF 8

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



for Debbie Stover
Planning Director

DS/ch/ns

cc:

Consensus Planning, Inc, 302 Eighth Street NW, Albuquerque, NM, 87102
Titan Development, 6300 Riverside Plaza, Suite 200, Albuquerque, NM 87120



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 8/20/2025 -- **AGENDA ITEM:** #9

Project Number: PR-2025-020099

Application Number: PA-2025-00232

Project Name: Tracts H-1-A1 and H-1-B1, Manzano Mesa

Request: Sketch Plat for lot line adjustment and area exchange to support upcoming expansion at the New Mexico School for the Blind

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

BACKGROUND

- This is a request for a Sketch Plat to eliminate an existing lot line and create a new lot line, creating Tracts H-1-A1 and H-1-B1 in the Manzano Mesa subdivision, to support the planned expansion of the New Mexico School for the Blind.
- Tract H-1-A is governed by a Site Plan for Subdivision, GLS Manzano Mesa, that was approved by the City Council on October 16, 2006.
- The Development Review Board (DRB) approved the current lot configuration on the subject property on December 23rd, 2009 per 1004998 / 09-70384, subdividing Tract H-1 of the Manzano Mesa subdivision into Tracts A-1-A and H-1-B.
- The subject property is owned by the State of New Mexico, and the New Mexico School for the Blind is a state facility. Therefore, future site development is regulated and reviewed by the Construction Industries Division (CID) of the State of New Mexico unless there's a memorandum of understanding between the State and the City authorizing the city to review site development per IDO and DPM requirements.

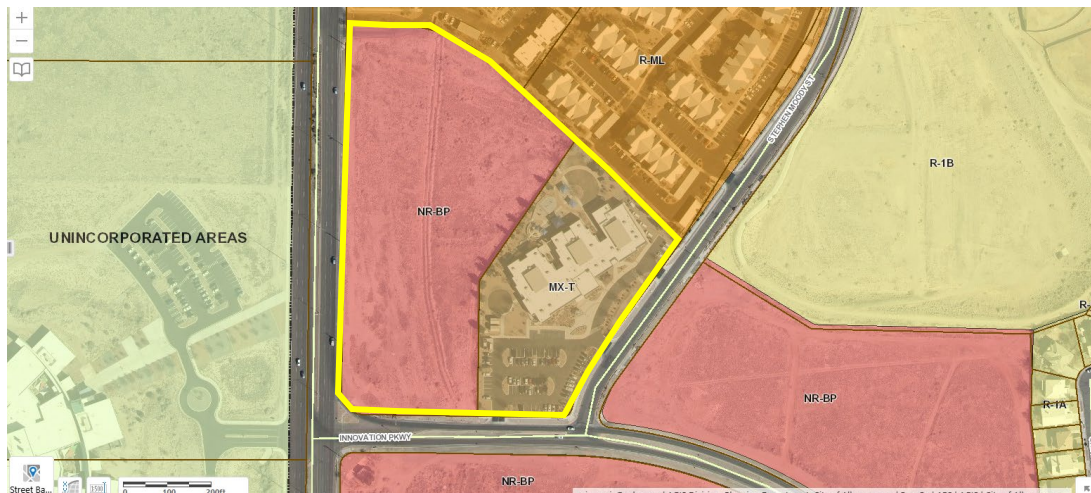
**(See additional comments on next pages)*

Platting-related applications (Plats, Vacations, Waivers) on and abutting state property, in contrast, are regulated by the IDO and DPM, and reviewed by DFT staff and the City Engineer.

- Tract H-1-A is zoned NR-BP, while Tract H-1-B is zoned MX-T, with the zoning delineated between the two existing lots.

COMMENTS

- The proposed replat featured in this Sketch Plat request would create a split-zoned lot for Tract H-1-B1, with the western portion of the lot zoned NR-BP, and the eastern portion of the lot zoned MX-T.



Per 6-6(K)(2)(c) of the IDO, if the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

- Per 6-5(A)(1) of the IDO, an Archaeological Certificate of No Effect or Certificate of Approval to be duly approved prior to approval of any preliminary plat, Site Plan, or Master Development Plan for projects over 5 acres.
- An Archaeological Certificate application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

- Per 5-2(C) of the IDO, a Sensitive Lands Analysis is required prior to a future platting action:

5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS

- 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site.
- 5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:
 - 5-2(C)(2)(a) Arroyos.
 - 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas.
 - 5-2(C)(2)(c) Irrigation facilities (acequias).
 - 5-2(C)(2)(d) Large stands of mature trees.
 - 5-2(C)(2)(e) Riparian areas.
 - 5-2(C)(2)(f) Rock outcroppings.
 - 5-2(C)(2)(g) Significant archaeological sites.
 - 5-2(C)(2)(h) Steep slopes and escarpments.
 - 5-2(C)(2)(i) Wetlands.
- 5-2(C)(3) Street crossings of sensitive lands shall be avoided.
- 5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).
- 5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

Here is the link for the sensitive analysis form:

https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

Future platting application:

- The platting proposal will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the ‘ENTER ABQ-PLAN’ icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there’s also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a ‘Major Plat Application’):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MINOR%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor are required on a Minor Preliminary/Final Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 8/20/25



DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2025-020099 Hearing Date: 8-20-2025
Project: 801 Stephen Moody St SE Agenda Item No: 9

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has no objection to the platting action.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2025-020099 Date:8/20/2025 Agenda Item: #9 Zone Atlas Page: L-21

Legal Description: Lot/Tract H1B, MANZANO MESA zoned MX-T

Location: 801 Stephen Moody St SE NWC of Stephen Moody St SE & Innovation Parkway SE

Request: Sketch plat for Lot line adjustment and area exchange to support upcoming expansion at the New Mexico School for the blind

Approved No Conditions

Approved W/Conditions

Not Approved

Application For: PA-2025-00232 - SKETCH

1. Availability Statement #240925 has been issued and provides the conditions for service. Routine connections are available.
 - a. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

Comment: (Provide written response explaining how comments were addressed)



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2025-020099

PA-2025-00232 – SKETCH

All or a portion of: Lot/Tract H1B, MANZANO MESA zoned MX-T, located at 801 Stephen Moody St SE NWC of Stephen Moody St SE & Innovation Parkway SE containing approximately 11.4 acre(s). (L-21)

REQUEST: Sketch plat for Lot line adjustment and area exchange to support upcoming expansion at the New Mexico School for the blind
IDO –2025

COMMENTS

8.20.2025

-There is an existing paved trail along Eubank Blvd, as well as proposed paved trail along the southside of Innovation Pkwy.

For future development, all design criteria relevant to adjacency to trails must be met.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: PR-2025-020099
801 Stephen Moody SE

AGENDA ITEM NO: 9

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Stephen Moody and Innovation parkway are local roads require 5 ft wide sidewalk and 4-6 ft wide Landscaping Buffer. Eubank is a principal arterial and requires 6 ft sidewalk with 6-8 ft landscaping buffer. Please provide widths of existing sidewalks and buffer to determine if widening is required
2. An approved TCL is required prior to site plan or building permit. Also, a traffic scoping form needs to be submitted to determine if a traffic study is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Sertil Kanbar, P.E.
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: August 20, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

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

April 16, 2026

Michael Sage
New Mexico Commissioner of Public Lands
msage@nmslo.gov

Plan # [ZMA-2026-00002](#)
Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to MX-L for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 801 Stephen Moody St. SE, approximately 3.9 acres & a Zoning Map Amendment from NR-BP to MX-L for an approximately 2.8 acre portion of Tract H-1-A Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 800 Eubank Blvd. SE, approximately 7.5 acres, located between Innovation Pkwy. SE and La Entrada SE., approximately 11.4 acres in total. (L-21)

Staff Planner: Daniel Soriano

On April 16, 2026, the Environmental Planning Commission (EPC) voted to WITHDRAW Plan # ZMA-2026-00002, a Zoning Map Amendment (Zone Change).

Sincerely,

for Alan Varela
Planning Director

AV/MJ/DS

OFFICIAL NOTICE OF DECISION

Plan # ZMA-2026-00002

April 16, 2026

Page 2 of 2

cc: Jessica Lawlis, Agent, Dekker, jessical@dekkerdesign.org
Cindy Terry, Agent, Dekker, CindyT@dpsdesign.org
Rebecca Shank, Agent, Dekker, rebeccas@dekkerdesign.org
City Legal, acon@cabq.gov
EPC file

C) APPLICATION INFORMATION



Stephanie Garcia Richard
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

**COMMISSIONER'S
OFFICE**

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

April 9, 2026

City of Albuquerque Planning Department
Alan Varela, Director
600 2nd St. NW
Albuquerque, NM 87102

RE: Zoning Change for New Mexico School for the Blind and Visually Impaired (NMSBVI) 801
Stephen Moody St SW, Legal Description TR H-1-B PLAT OF TR H-1-A & H-1-B
MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA
SCIENCE & TECHNOLOGY PARK) CONT 3.8994 AC

Dear Albuquerque Planning Department,

As the owner of the property outlined below, the State Land Office hereby authorizes its sublessee NM School for the Blind and Visually Impaired (NMSBVI) and NMSBVI's contractor Dekker Ltd. to act as our agent with the Environmental Planning Commission (EPC) and Development Review Board for the following request:

- Approval of a Zone Map Amendment application 801 Stephen Moody St SW from MX-T to NR-BP

The State Land Office successfully executed an economic development lease with the City of Albuquerque in 2024 which included a sublease to the NMSBVI. This proposed zone change is to align the zoning for the aforementioned parcel and allow for the expansion of the NMSBVI.

Please call Dekker Ltd. at (505) 761-9700 with any questions or concerns.

Sincerely,

**Michael
Sage**

Digitally signed by
Michael Sage

Date: 2026.04.09
09:43:09 -06'00'

Michael Sage
Assistant Commissioner, Commercial Resources Division
(505) 827-5708
msage@nmslo.gov

May 1, 2026

Environmental Planning Commission
City of Albuquerque
600 2nd St NW, Albuquerque, NM 87102

**RE: Zone Map Amendment – EPC
NMSBVI – 801 Stephen Moody St
UPC 102105605613330303**

Dear Environmental Planning Commission Members,

Dekker, acting as Agent for the New Mexico School of the Blind and Visually Impaired (NMSBVI), respectfully submits this request for approval of a Zone Map Amendment – EPC for UPC 102105605613330303, located along Innovation Pkwy and Stephen Moody St, to change it’s zoning from Mixed-use Transition to Non-Residential Business Park (NR-BP).

Site Context

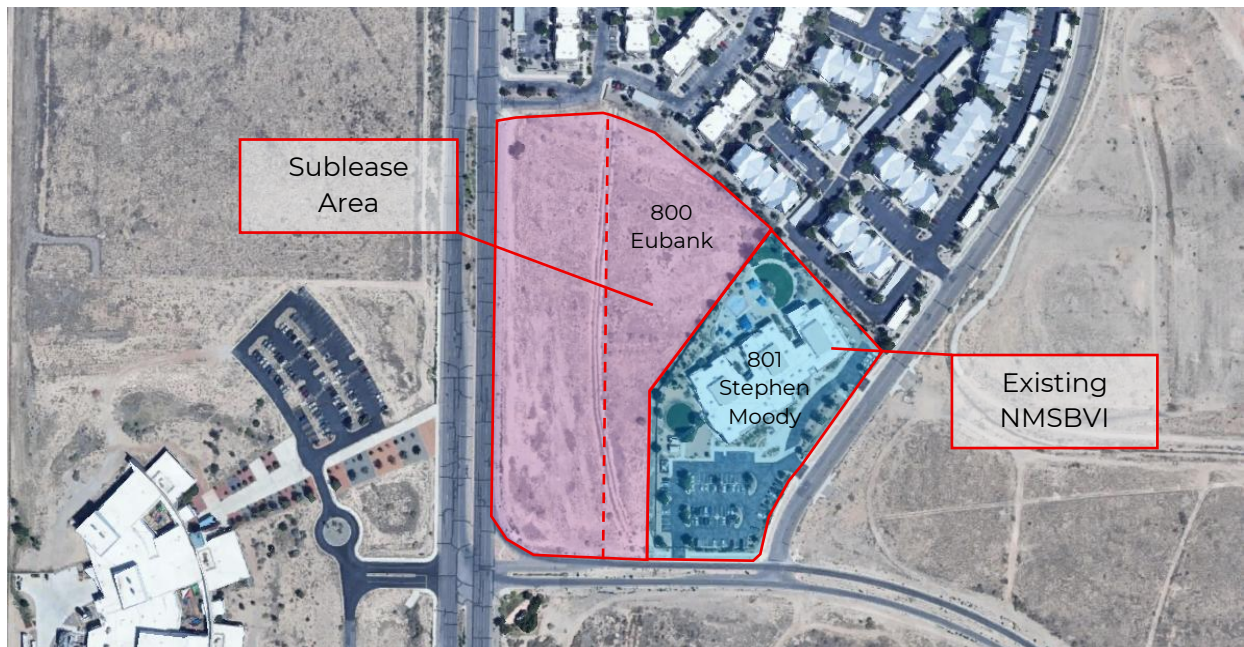
NMSBVI has an existing campus located at 801 Stephen Moody St SE which is planned to be expanded and improved to incorporate a new cafeteria, playground upgrades, and long-term additions of grade-level classrooms.

To support the proposed campus improvements, NMSBVI will sublease an approximate 2.8-acre portion of the adjoining parcel to the west, identified as UPC 102105602414930301 (TR-H-1-A) located at 800 Eubank Blvd SE.

The following UPC and legal description pertain to the subject property described above.

Address	UPC	AC	Legal Description	Zone	Use
801 Stephen Moody St SE	102105605613330303	3.8994	TR H-1-B PLAT OF TR H-1-A & H-1-B MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA SCIENCE & TECHNOLOGY PARK) CONT 3.8994 AC	MX-T	NMSBVI

The exhibit below depicts the site, 801 Stephen Moody and the sublease portion of 800 Eubank to support the NMSBVI expansion.



Zoning

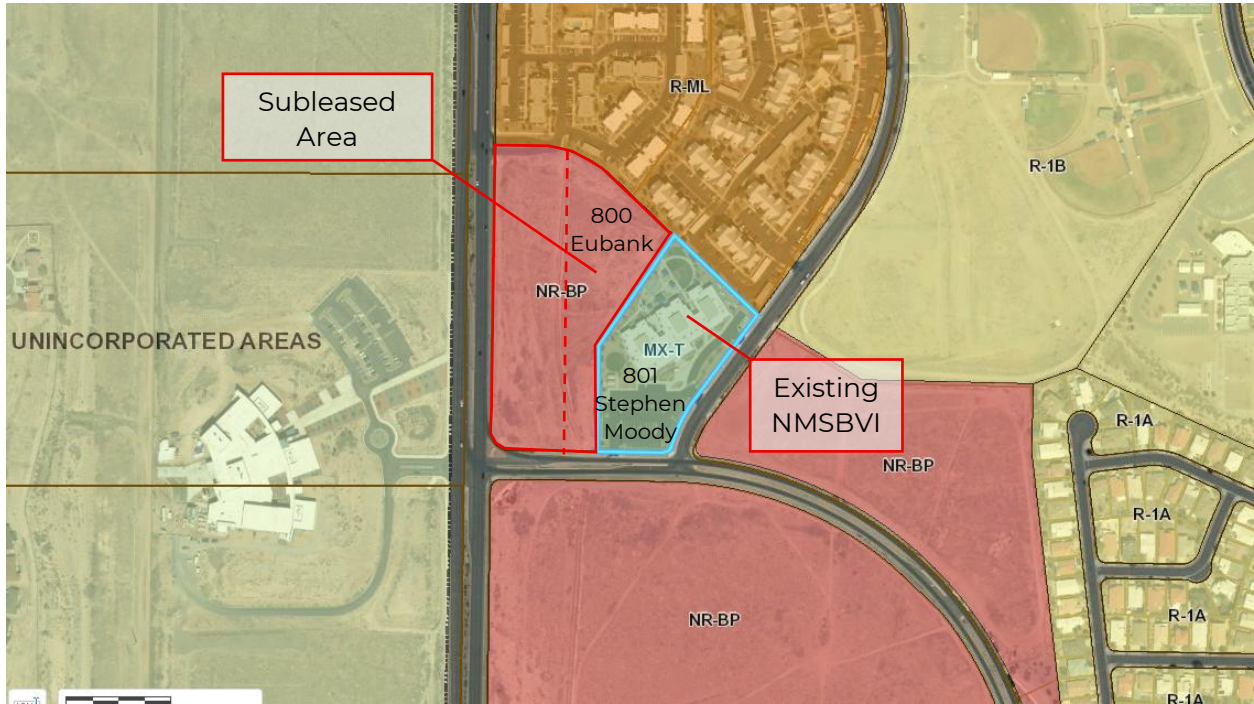
The existing NMSBVI campus is zoned MX-T, Mixed-Use – Transition and located within the Sandia Science & Technology Park Master Plan (SS&TP). As part of the proposed campus expansion, a portion of the adjacent parcel to the west (UPC 102105602414930301), zoned NR-BP, Non-Residential – Business Park, will be subleased to NMSBVI. The Applicant requests to rezone 801 Stephen Moody to match the zone of 800 Eubank so that both sites are the same zoning designation. Rezoning the sites to the same zone eliminates any future possibility of a floating or split zone for the subject property.

While the existing MX-T zoning permits school use, IDO Section 4-3, Use Specific Standards set a limit on school development at a maximum of 60,000 square feet. The existing school is approximately 60,000 square feet and the proposed expansion would increase the total building area to approximately 71,000 square feet, exceeding the allowable MX-T use capacity. **The Applicant requests rezoning of the site to NR-BP.** The NR-BP zone permits school use without a Use Specific restriction on development size and creates a cohesion with the adjoining parcel, 800 Eubank.

Additionally, the proposed NR-BP zoning is consistent with more of the surrounding context. The adjacent parcel at 800 Eubank Blvd SE, as well as numerous directly adjacent properties and all parcels within the Sandia Science & Technology Park (SS&TP) Master Plan area, are zoned NR-BP. Rezoning the site will create greater zoning consistency across the Master Plan, eliminate potential floating or split-zoning conditions, and better align the subject property with the established development framework of the SS&TP.

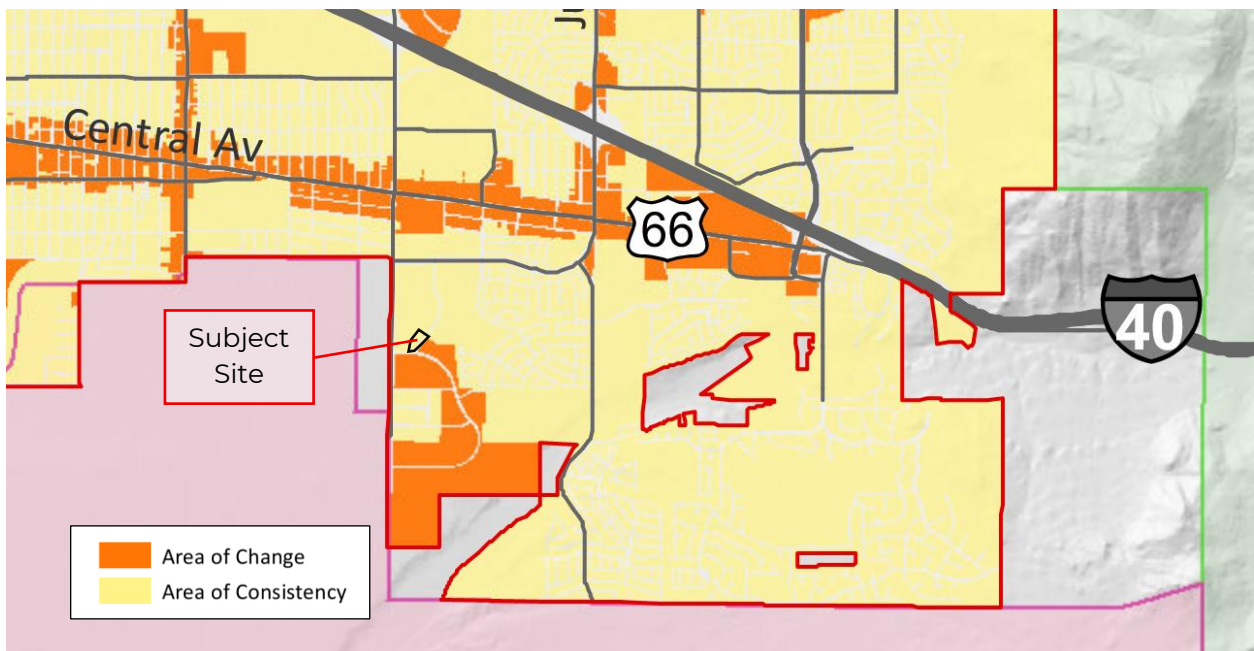
This zone change will allow the Applicant to accommodate necessary long-term growth while ensuring compatibility with surrounding land uses and maintaining consistency with the Integrated Development Ordinance (IDO).

The following exhibit reflects the surrounding zoning.



ABC Comp Plan

The subject site is located in an Area of Consistency. The parcels to the south and southeast are located in an Area of Change. The parcel to the west is an unincorporated area. The exhibit below depicts these Areas. Of note, nearly all parcels located within the SS&TP Master Plan are located in an Area of Change.



Request

This Zone Map Amendment request is to rezone 801 Stephen Moody from MX-T to NR-BP which complies with IDO criteria of Section 6-7(G)(3) Review and Decision Criteria for EPC Zone Map Amendments of the IDO, as outlined below. The Criteria are in **bold** and the Applicant responses are shown in *italicized text*.

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

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, and general welfare of the City. The rezone supports the continued ability for the successful operation of NMSBVI allowing for more accessibility to expansion to facilitate a state-mandated educational mission that provides specialized services to a vulnerable population, directly contributing to the social welfare of the City, thereby furthering the Goals and Policies of the City of Albuquerque Comprehensive Plan (ABC) as outlined below.*

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

Applicant Response: *Rezoning the subject site to NR-BP furthers and achieves the Complete Communities goal which promotes a blend of uses compatible with the Sandia Science & Technology Park Master Plan (SS&TP). A zone change to NR-BP will further this goal by providing community members and residents with more service and job options in the area. The subject site is adjacent to apartments to the north, and many single-family homes are within close proximity to the east. The subject site is within the East Gateway Community Planning Area which includes well-established neighborhoods such as Four Hills, Juan Tabo Hills, Singing Arrow, and South Los Altos. The request achieves live, work, shop and play objectives co-locating vital institutional uses, job opportunities, and close proximity for residents. By removing regulatory barriers, such as development capacities such as community-serving uses like schools, it strengthens neighborhood cohesion and supports daily activity patterns consistent with the ABC. This request fully implements and furthers the Goal of 5.2, Complete Communities. By aligning the zoning with the institutional scale of the campus, the rezone ensures that the "learning" component of this complete community remains viable at a scale appropriate for a state-level institution, which the current MX-T zone restricts.*

P 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 request would allow the subject site to contribute to the East Gateway Community Planning Area and the Sandia Science & Technology Park Master Plan (SS&TP). The SS&TP Master Plan zones properties as IP, Industrial Park, which is now referred to as the NR-BP, Non-residential – Business Park in the IDO. The SS&TP Master Plan "...goal is to have the entire Park site zoned IP [NR-BP]". Rezoning to NR-BP creates cohesion and comparability which is the intent of the SS&TP Master Plan and the neighborhoods that are developed around it. The uses*

allowed in the NR-BP zone are appropriate in scale for the community and visitors both near and far developed around the SS&TP.

G 5.3: Efficient Development Patterns. Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: *The proposed NR-BP zoning furthers development patterns that maximize the utility of existing infrastructure of water, sewer, and electric. Potential development of the property would utilize existing public facilities supporting efficient use of land to support the public good. The zone change facilitates additional development on the subject property. Future development of the property would be subject to IDO and DPM requirements which uphold efficient use of resources and infrastructure.*

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

Applicant Response: *The requested zone change directly furthers this policy because the proposed zone allows development on land served by existing infrastructure including water, sewer, roads, and electric as well as public facilities such as transportation. Because of this, the site hereby avoids the need for new infrastructures expansion or greenfield development.*

G 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: *The subject site is located within an Area of Consistency which is incongruent with the majority of the parcels located in the SS&TP Master Plan. Nearly all parcels located within the SS&TP are located within an Area of Change.*

This zone change reinforces the existing character of the surrounding SS&TP parcels and development intensity established. Existing uses include the NMSBVI campus, apartments and nearby single-family homes. Parcels south of Innovation Pkwy are located in an Area of Change, where uses that align with the goals of the SS&TP Master Plan are permissive and anticipated. The rezone to NR-BP encourages growth in the Areas of Change where expected and because the rezone is to support an existing school use, ensures development near Areas of Consistency are protected.

This request could create a stronger transition between more intensive uses located in an Area of Change and the R-ML zoned apartments to the north of the subject site, located in an Area of Consistency. This adjustment results in a softer and more appropriate transition of uses for nearby residents for a larger stretch of land than presently exists. The approximate 2.8-acres which will be subleased to NMSBVI if an expansion is possible under a new zoning designation will decrease the amount of land leased to other higher intensity NR-BP uses along the R-ML property boundary. This rezoning would minimize potential development impacts on neighboring residents with respect to noise, lighting, air pollution, traffic, and visual scale. The NR-

BP zone allows some higher-intensity uses than the MX-T zone anticipated in an Area of Change, but also the SS&TP also prohibits several uses otherwise permissive in the NR-BP zone, creating additional protections for the neighboring Area of Consistency.

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

Applicant Response: *The rezoning supports expansion of an existing school located within an Area of Consistency by eliminating an institution use development capacity for a community-serving use, a vital community bases service for single-family home neighborhoods which the subject property is in close proximity to. This rezone maintains a long-established institutional use continuing space and opportunities for youth to learn, connect, and grow in an established, familiar environment. This continuity of use is integral to the neighboring stability. Schools are essential to neighborhood-scale services, and this rezoning supports the enhancement of such a service, thereby protecting and strengthening the established character of the Area of Consistency for residents of the East Gateway Community Plan Area. Surrounding uses are larger higher-density residential or business park uses which complement the proposed use and further mitigate the impact of the proposed change on the character of established low-density neighborhoods.*

G 8.1: Placemaking. Create places where business and talent will stay and thrive.

Applicant Response: *This request furthers placemaking by enabling the continued success of an established educational institution where staff, students, and families can thrive. The proposed zone map amendment to NR-BP would eliminate the Use Specific standard of IDO 14-16-4-4-3(C)(2) limiting educational use size enforced in the MX-T zone. This can allow for expansion of the use with greater employment and housing opportunities, and community-serving uses. The existing school is a specialized school and that talent is important to attract. The improvements which will take place at NMSBVI sustain and attracts talented teachers and employees. This promotes long-term campus stability which would in turn support economic development opportunities that could improve the quality of life for existing and new residents and foster a robust and diverse economy.*

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

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

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

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

Applicant Response: *The subject site is located entirely within an Area of Consistency as identified in the ABC Comp Plan, as amended. The subject site is also located within the SS&TP Master Plan, which is zoned NR-BP, except for the subject property. The Applicant demonstrates that the proposed zone change would reinforce and strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The subject site meets Criterion 3, in that a different zoning district is more advantageous to the community as articulated by the ABC Comp Plan and other applicable adopted City plans. The surrounding area is characterized by a mix of institutional, residential, and low-intensity non-residential uses, with a strong concentration of NR-BP zoning within the SS&TP Master Plan. The subject site has long been developed and operated as a school, establishing an institutional character that is compatible with and contributes to both the Area of Consistency and the SS&TP Master Plan. The proposed rezoning to NR-BP aligns the site with this zoning pattern and supports the continuation and modest expansion of the long-established NMSBVI use, thereby reinforcing the existing development pattern. As shown below in Table 2 below, IDO Use Comparison Table, of this letter, the NR-BP zoning district permits a similar range of uses and the SS&TP further restricts NR-BP uses from the site that align with the MX-T zone. As shown in Table 1 below, IDO Development Requirement Comparison, NR-BP setback requirements are generally more restrictive and edge buffer protections are in place in the IDO regardless of the zone.*

Overall, the intent of permissive uses in the NR-BP zone is to allow compatible uses within the SS&TP Master Plans. The proposed rezone furthers the following SS&TP Master Plan goals:

- *Create a unique science and technology research park in close proximity to Sandia National Laboratories and the Department of Energy facilities in the South Eubank Corridor.*
- *Strengthen the economic base of the greater community through the provision of new, high paying, high technology jobs.*
- *Fulfill the City of Albuquerque's goals with respect to infill development and steering new development to sites already within the City's utility service area.*
- *Fulfill the City of Albuquerque's goals and policies with respect to creating mixed-use urban environments where residential, commercial, and industrial activities are located in close proximity to each other to reduce vehicle trips and encourage wise use of limited resources.*

The NR-BP has higher minimum front and side yard setback requirements compared to the MX-T zone as well as a cap on the maximum building coverage where MX-T does not. The table below compares the two zone development standards.

Table 1. IDO Development Requirement Comparison		
Development Requirement	MX-T	NR-BP
Lot width, min	N/A	100 FT
Building Coverage, max	N/A	50%
Front Setback, min	5 FT	20 FT
Side Setback, min	Interior: 0 FT Street: 5 FT	10 FT
Rear Setback, min	15 FT	10 FT
Building Height, max	30 Ft	65 FT

There are buffers in place that protect the separation of residential and non-residential uses, regardless of zone, such as the edge buffer requirement per IDO Table 5-6-4: a 20 FT or greater landscape buffer is required for non-residential uses next to R-ML. This edge buffer requirement supersedes the less restrictive rear setback in the NR-BP zone.

As demonstrated below in this letter on Table 2, Use Comparison, the combination of NR-BP zoning and the SS&TP Master Plan ensures that permitted uses remain compatible with the surrounding area while allowing flexibility to implement and maintain consistency with the SS&TP Master Plan framework.

Based on the analysis provided in Table 1 and 2 of this letter and the edge buffer standards of the IDO, the proposed zone change would not permit development that is significantly different from the established character of the Area of Consistency. Instead, it is more advantageous to the community because it furthers the goals and policies of the ABC Comp Plan and the SS&TP Master Plan, including coordinated land use, appropriate development intensity, and site connectivity, while aligning the site with the predominant NR-BP zoning pattern of the Master Plan. The rezone ensures zoning consistency across the site, reduces potential development impacts associated with the proposed expansion of NMSBVI, and furthers the continued operation and planned expansion of a community-serving institutional use in a manner consistent with the IDO.

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: No portion of the subject site is located within an Area of Consistency, so this criterion is not applicable.

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: The requested NR-BP zoning does not permit uses that would be harmful to adjacent properties, the surrounding neighborhood, or the broader community. As demonstrated in Table 2 (Use Comparison), while the NR-BP zone allows a broader range of non-residential uses than MX-T, multiple regulatory layers, including the SS&TP Master Plan, IDO use-specific standards, and site conditions effectively limit the potential for harmful impacts. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses consistent with a campus-like setting. The subject property is currently developed as a long-established school, and the proposed expansion maintains this institutional use. No change is proposed that would intensify development along the shared boundary with adjacent R-ML zoned properties, and IDO setback and edge buffer standards will continue to ensure appropriate separation and compatibility.

The subject site is located within the East Gateway Community Plan Area, which is comprised of established neighborhoods that benefit from proximity to schools and other community-serving uses. As shown in Table 2 below, Use Comparison table, rezoning to NR-BP allows NMSBVI to expand without Use Specific size limitations.

The table below summarizes permissive uses within the MX-T and NR-BP zones and items in **bold** under the NR-BP zone are uses that are different in permissiveness than the MX-T zone. Several uses are prohibited in the SS&TP Master Plan and supersede the NR-BP zone.

Table 2. IDO Use Comparison		
Use Category	MX-T (Transition)	NR-BP (Business Park)
Single Family	Permissive	Prohibited
Mobile Home	Prohibited	Prohibited
Cluster Development	Permissive	Prohibited
Duplex	Permissive	Prohibited
Townhouse	Permissive	Prohibited
Live-work	Permissive	Conditional
Multifamily	Permissive	Conditional
Assisted Living	Permissive	Prohibited
Daycare	Permissive	Permissive
Cemetery	Prohibited	Prohibited
Community Center	Permissive	Conditional
School	Permissive	Permissive
Hospital	Prohibited	Permissive
Religious Institution	Permissive	Permissive
Sports Field	Conditional	Permissive
College	Conditional	Permissive

Table 2. IDO Use Comparison

Use Category	MX-T (Transition)	NR-BP (Business Park)
Vocational School	<i>Permissive</i>	<i>Permissive</i>
Kennel	<i>Prohibited</i>	Permissive
Nursery	<i>Prohibited</i>	Permissive
Veterinary/Pet Services	<i>Conditional</i>	Permissive
Adult Entertainment	<i>Prohibited</i>	Permissive
Bar	<i>Conditional</i>	Permissive
Gym	<i>Permissive</i>	<i>Permissive</i>
Food Truck Court	<i>Conditional</i>	Permissive
Nightclub	<i>Prohibited</i>	Permissive
Restaurant	<i>Conditional</i>	Permissive
Taproom / Tasting room	<i>Conditional</i>	Permissive
Campground or Recreational Vehicle Park	<i>Prohibited</i>	Permissive
Hotel or Motel	<i>Not permitted in the SS&TP</i>	<i>Not permitted in the SS&TP</i>
Car Wash	<i>Not permitted in the SS&TP</i>	<i>Not permitted in the SS&TP</i>
Light Vehicle Repair	<i>Not permitted in the SS&TP</i>	<i>Not permitted in the SS&TP</i>
Light Vehicle Sales/Rental	<i>Not permitted in the SS&TP</i>	<i>Not permitted in the SS&TP</i>
Bank	<i>Permissive</i>	<i>Permissive</i>
Blood Services	<i>Prohibited</i>	Permissive
Club / Event Facility	<i>Conditional</i>	Permissive
Commercial Services	<i>Prohibited</i>	Permissive
Contractor Yard	<i>Prohibited</i>	Permissive
Crematorium	<i>Prohibited</i>	<i>Prohibited</i>
Medical/Dental Clinic	<i>Permissive</i>	<i>Permissive</i>
Mortuary	<i>Prohibited</i>	Permissive
Office	<i>Permissive</i>	<i>Permissive</i>
Personal/Business Services, small	<i>Permissive</i>	<i>Permissive</i>
Personal/Business Services, large	<i>Prohibited</i>	Permissive
Research/Testing Facility	<i>Permissive</i>	<i>Permissive</i>
Self-storage	<i>Prohibited</i>	Permissive
Adult Retail	<i>Prohibited</i>	Permissive
Art Gallery	<i>Permissive</i>	Prohibited
Bakery	<i>Conditional</i>	Permissive
Home Improvement Store	<i>Prohibited</i>	Permissive
Cannabis Retail	<i>Prohibited</i>	Permissive* 4-3(D)(35)
Retail, small	<i>Permissive</i>	<i>Permissive</i>
Retail, medium	<i>Prohibited</i>	Conditional
Retail, large	<i>Prohibited</i>	Permissive
Grocery Store	<i>Prohibited</i>	<i>Prohibited</i>
Liquor Retail	<i>Conditional</i>	<i>Conditional</i>
Nicotine Retail	<i>Conditional</i>	<i>Conditional</i>

Table 2. IDO Use Comparison

Use Category	MX-T (Transition)	NR-BP (Business Park)
Pawn Shop	Prohibited	Permissive
Artisan Manufacturing	Conditional	Permissive
Cannabis Cultivation	Conditional	Permissive* 4-3(D)(35)
Cannabis-derived product manufacturing	Conditional	Permissive* 4-3(D)(35)
Light Manufacturing	Prohibited	Permissive
Heavy Manufacturing	Prohibited	Prohibited

**Per IDO Section 4-3(D)(35) Cannabis is permissive use in the NR-BP zone, however, it is not permitted within 660 feet of a school or child day care and the established NMSBVI prohibits the use.*

The Use Comparison Table demonstrates that NR-BP rezone does not permit various residential types but allows more SS&TP Master Plan intended business park uses. The SS&TP Master Plan also restricts automobile-oriented uses. As a result, the range of uses that could realistically occur on the subject property with this zone change request is narrowed to those that are compatible with the existing school and surrounding neighborhood and would not result in materially greater impacts than those allowed under the existing zoning.

One use permissive in the NR-BP zoned that is sometimes met with opposition from adjacent property owners is the allowance of cannabis use. However, pursuant to the IDO Use Specific standards, cannabis is **not** permitted within 660 feet of a school or child day care use. The established NMSBVI campus thus eliminates that potential of cannabis use.

The NR-BP zoning district is intended to accommodate a wide range of non-residential uses in campus-like settings, including office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. These uses align with the SS&TP Master Plan the subject site is located within.

By contrast, the MX-T zoning district is intended to function as a transition between residential neighborhoods and more intense commercial areas, permitting low-density residential, office, institutional, and pedestrian-oriented commercial uses. Given that the site is already developed with an institutional use and is located within a predominantly NR-BP zoned Master Plan, the MX-T designation is less appropriate. The proposed rezoning facilitates the continued operation and expansion of a neighborhood-serving institutional use while maintaining compatibility with adjacent properties.

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: *This request meets criterion 1 because the subject site is an existing developed educational institution that is fully served by existing infrastructure. The subject site is located between local urban streets Stephen Moody St and Innovation Pkwy and within close proximity to principal arterial, Eubank Blvd, which leads to Interstate 40. The subject site contains existing sidewalk facilities around the length of its perimeter and the sidewalk segments along Stephen Moody St and Innovation Pkwy. Eubank Blvd also contains existing bike lanes. The area is also well served by and has convenient access to public utilities including water, sewer, and electric.*

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 Response: *This request is not based on the location of major streets, but the location of the existing NMSBVI campus to support future expansion and site improvements, under separate application processes required under the IDO. The request's consistency with adopted goals and policies is the primary justification for the zone map amendment request as shown in the above response to 6-7(G)(3)(a).*

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

Applicant Response: *This request is not based on the cost of land or economic consideration, but the location of the existing NMSBVI campus to support future expansion and site improvements, under separate application processes required under the IDO. The request's consistency with adopted goals and policies is the primary justification for the zone map amendment request as shown in the above response to 6-7(G)(3)(a).*

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

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

Applicant Response: *This request meets criterion 1 as the subject site is uniquely situated between differing land use intensities and can function effectively as a transitional area between adjacent zone districts. The site is directly adjacent to multifamily residential use within the R-ML zone, requiring a zoning designation that buffers and mitigates potential impacts such as noise, traffic, and building scale.*

The proposed NR-BP zone is specifically intended to provide this type of transition by allowing low-intensity, non-residential uses that are compatible with nearby residential development. Rezoning to NR-BP aligns with the goals and intent of the SS&TP Master Plan and the other parcels located within this Master Plan, and is consistent with the zoning of other parcels within the Master Plan area, also designated NR-BP.

This request does not create impermissible floating, split, or spot zoning, but reinforces an established zoning pattern within the Master Plan area rather than introducing an isolated or inconsistent district. The requested zoning will clearly facilitate implementation of the ABC Comp Plan by promoting compatible transitions between land uses and protecting nearby residential neighborhoods.

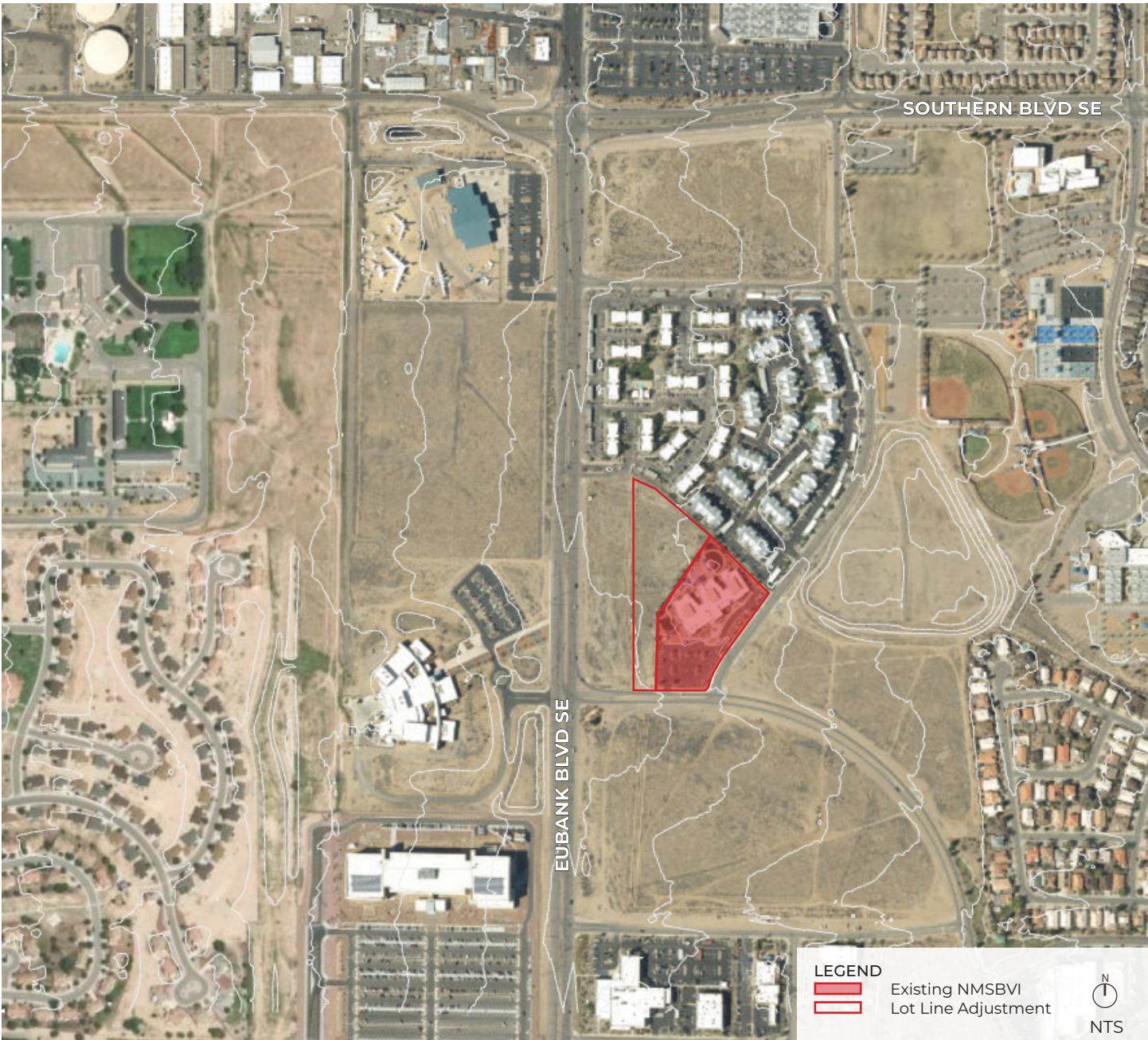
Conclusion:

For these reasons, NMSBVI respectfully requests a Zone Map Amendment from MX-T to NR-BP to streamline the future approval process to expand and improve NMSBVI, based upon the rationale presented in this letter. If you have any questions or need clarification of anything contained herein, please contact Rebecca Shank at rebeccas@dekkerdesign.org.

Sincerely,



Rebecca Shank, Urban Planner
Dekker, Agent for State of New Mexico Land Office and Sublessee NMSBVI



FEATURE	MAP LEGEND	PRESENCE OF SENSITIVE LAND ELEMENTS
Arroyos	N/A	No existing arroyos present on site.
Floodplains and Flood Hazard Areas	See legend	See FIRMette.
Irrigation facilities (Acequias)	N/A	No existing Acequias present on site.
Large stands of mature trees	N/A	No mature trees noted on site.
Riparian areas	N/A	No riparian areas present, see attached.
Rock outcroppings	N/A	No rock outcroppings noted on site.
Archaeological Sites	N/A	See Certificate of No-Effect.
Steep Slopes / escarpments	N/A	No steep slopes or escarpments present.
Wetlands (Constant supply of water)	N/A	No Wetlands present on site.
Unstable Soils	N/A	

801 Stephen Moody St SE - Zone Map Amendment - EPC
SENSITIVE LAND ANALYSIS

National Flood Hazard Layer FIRMette



106°32'13"W 35°3'58"N



Basemap Imagery Source: USGS National Map 2023

801 Stephen Moody St SE - Zone Map Amendment - EPC RIPARIAN AREAS

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/6/2023 at 5:54 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LEGEND

- Existing NMSBVI
- NTS



<https://univofnm.maps.arcgis.com/apps/webappviewer/index.html?id=817de8aad236471ebfbf4c2621a53c60>

Legend

- New Mexico Riparian Corridor Version 2.0 Plus**
- Upper Rio Grande █
 - Middle Rio Grande █
 - Canadian, Upper Pecos █
 - Gila Region, San Juan █
 - Lower Pecos, Tularosa Basin █
 - Existing NMSBVI █



801 Stephen Moody St SE - Zone Map Amendment - EPC
RIPARIAN AREAS



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: NMSBVI ABQ - Ph1 Preschool Addition & Reno, Ph2 Cafeteria / Multipurpose Facility

Zone Atlas Page: L21 DFT/DHO #: _____ BP #: _____

Development Street Address: 801 Stephen Moody SE, Albuquerque, NM 87123

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Isaacson & Arfman, Inc. Contact: Ian Anderson

Address: 128 Monroe St NE, Albuquerque, NM 87108

Phone#: 505-268-8828 E-mail: ian@iacivil.com

Development Information

Build out/Implementation Year: 2025

Existing Use: School Use - New Mexico School for the Blind & Visually Impaired ABQ was constructed in 2008

Describe Proposed Development and Uses:

Overall Use is a school use, a majority of the site has already been developed. Phase 1 of proposed development is to construct a new school drop off lane and minor site modifications ahead of future development. Phase 2 will construct a multipurpose facility / cafeteria building.

Days and Hours of Operation (if known): Unknown

Facility

Building Size (sq. ft.): 4,342 sf

Number of Residential Units: None

Number of Commercial Units: None

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* Unknown

Expected Number of Employees (if known):* Unknown

Expected Number of Delivery Trucks/Buses per Day (if known):* Unknown

Trip Generations during PM/AM Peak Hour and ITE # (if known):*(Ph1&2) Land Use 715 | AM Peak: 8 Trips / PM Peak: 8 Trips

Driveway(s) Located on: 2 Drives off of Stephen Moody Street SE & Innovation Parkway SE (Total 4 Drives)

Adjacent Roadway(s) Posted Speed: Street Name Stephen Moody Street SE Speed 25 mph

Street Name Innovation Parkway SE Speed 25 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : Local urban (Innovation Pkwy & Stephen Moody St)
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s):

Name: Stephen Moody Street SE Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Name: Innovation Parkway SE Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : Bus Nearest Transit Stop(s) Eubank Blvd & Innovation Pkwy
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : Eubank Bike Lane, Innovation Bike Lane, Sandia Sci & Tech Trail (proposed)
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: Ex public sidewalk provided along property's frontage with
Sidewalk and buffer width : DPM Table 7.2.29 Stephen Moody St & Innovation Pkwy

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [X]

Thresholds Met? Yes [] No [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

9/29/2025
DATE

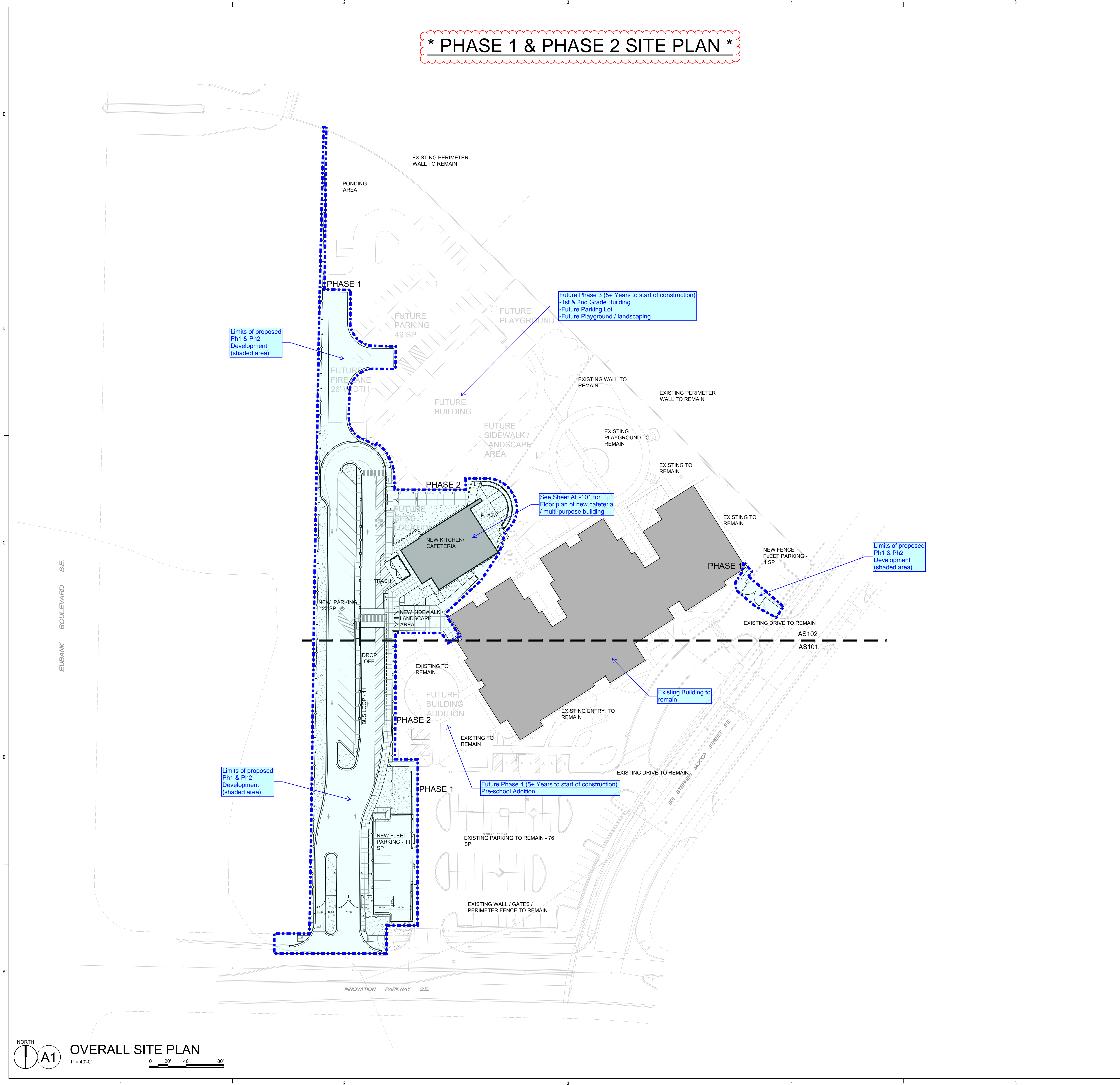
*** PHASE 1 & PHASE 2 SITE PLAN ***

GENERAL SHEET NOTES

- A. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- B. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- C. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
- D. REFER TO CIVIL HORIZONTAL CONTROL PLAN FOR DIMENSIONS NOT SHOWN ON THIS SHEET. SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
- E. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- F. REFER TO ASD101 FOR DEMOLITION PLAN.
- G. REFER TO CIVIL SHEETS FOR PAVING PLAN AND PAVING DETAILS.
- H. SITE PLAN SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS & GUIDELINES.
- I. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
- J. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- K. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
- L. DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY. SEE HORIZONTAL CONTROL PLAN FOR SITE LAYOUT COORDINATES.
- M. SITE SIGNAGE IN WALKWAYS MUST BE MOUNTED ON INVERTED U-STYLE POSTS.

PHASES

- PHASE 1**
- NEW ROADWAY ACCESS PAVING WITH CURB AND GUTTER
 - NEW PARKING LOT PAVING WITH CURB AND GUTTER
 - STRIPING FOR NEW PARKING LOTS
 - SITE SIGNAGE
 - CROSSWALKS FOR NEW PARKING LOT
 - SIDEWALK AT NEW PARKING LOT WITH RAMPS
 - NEW FENCE AT PROPERTY LINE AND AT SIDEWALKS WITH GATES
 - NEW FLEET PARKING LOT WITH FENCE AND GATES
 - ADDING FENCE AND GATES TO NEW FLEET PARKING AREA
- PHASE 2**
- NEW BUILDING
 - SIDEWALKS AT BUILDING AND PLAZA, SIDEWALK AT DROP-OFF
 - NEW FENCE TO SECURE SITE AROUND BUILDING AND GATES
 - NEW TRASH ENCLOSURE
 - NEW PLANTER SEAT WALL



Limits of proposed Ph1 & Ph2 Development (shaded area)

Future Phase 3 (5+ Years to start of construction)
-1st & 2nd Grade Building
-Future Parking Lot
-Future Playground / landscaping

See Sheet AE-101 for Floor plan of new cafeteria / multi-purpose building

Limits of proposed Ph1 & Ph2 Development (shaded area)

Future Phase 4 (5+ Years to start of construction)
Pre-school Addition

Limits of proposed Ph1 & Ph2 Development (shaded area)

REVISIONS

△	
△	
△	
△	
△	
△	

DRAWN BY: KP
REVIEWED BY: CM
DATE: 10/10/2024
PROJECT NO.: 22-0220.002

*** PHASE 1 & PHASE 2 CAFETERIA FLOOR PLAN ***

GENERAL SHEET NOTES

- A. ALL DIMENSIONS ARE SHOWN TO FACE OF STUD OR COLUMN LINES, UNLESS NOTED OTHERWISE.
- B. PROVIDE BACKING FOR ATTACHING WALL MOUNTED ITEMS.
- C. SEE AE010 FOR PARTITION TYPES.
- D. DOOR FRAMES TO BE 4-1/2 INCHES FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.
- E. CLEAR DIMENSIONS ARE FROM FACE OF FINISHED WALL.
- F. PROVIDE BACKING FOR SECURING WALL MOUNTED ITEMS.
- G. REFER TO FINISH LEGEND ON AF621 FOR MORE FINISH INFORMATION.

SHEET KEYNOTES

- 01 LINE OF SOFFIT/OVERHANG ABOVE

REFERENCE KEYNOTES

- 05 5133-A03 ROOF HATCH ACCESS LADDER
- 05 7500-C FACTORY FABRICATED COLUMN COVERS
- 10 4400-A FIRE EXTINGUISHER CABINET
- 10 4400-B PORTABLE FIRE EXTINGUISHER
- 10 5113-A METAL LOCKER
- 22 0000-D01 DRINKING FOUNTAIN, SEE PLUMBING FIXTURE SCHEDULE
- 22 0000-F FLOOR SINK

Dekker

NOT FOR CONSTRUCTION

NMSBVI ABQ Preschool Addition and Reno Phase I Site Improvement & Phase II Cafeteria/Multipurpose Facility

801 Stephen Moody SE
Albuquerque, NM 87123

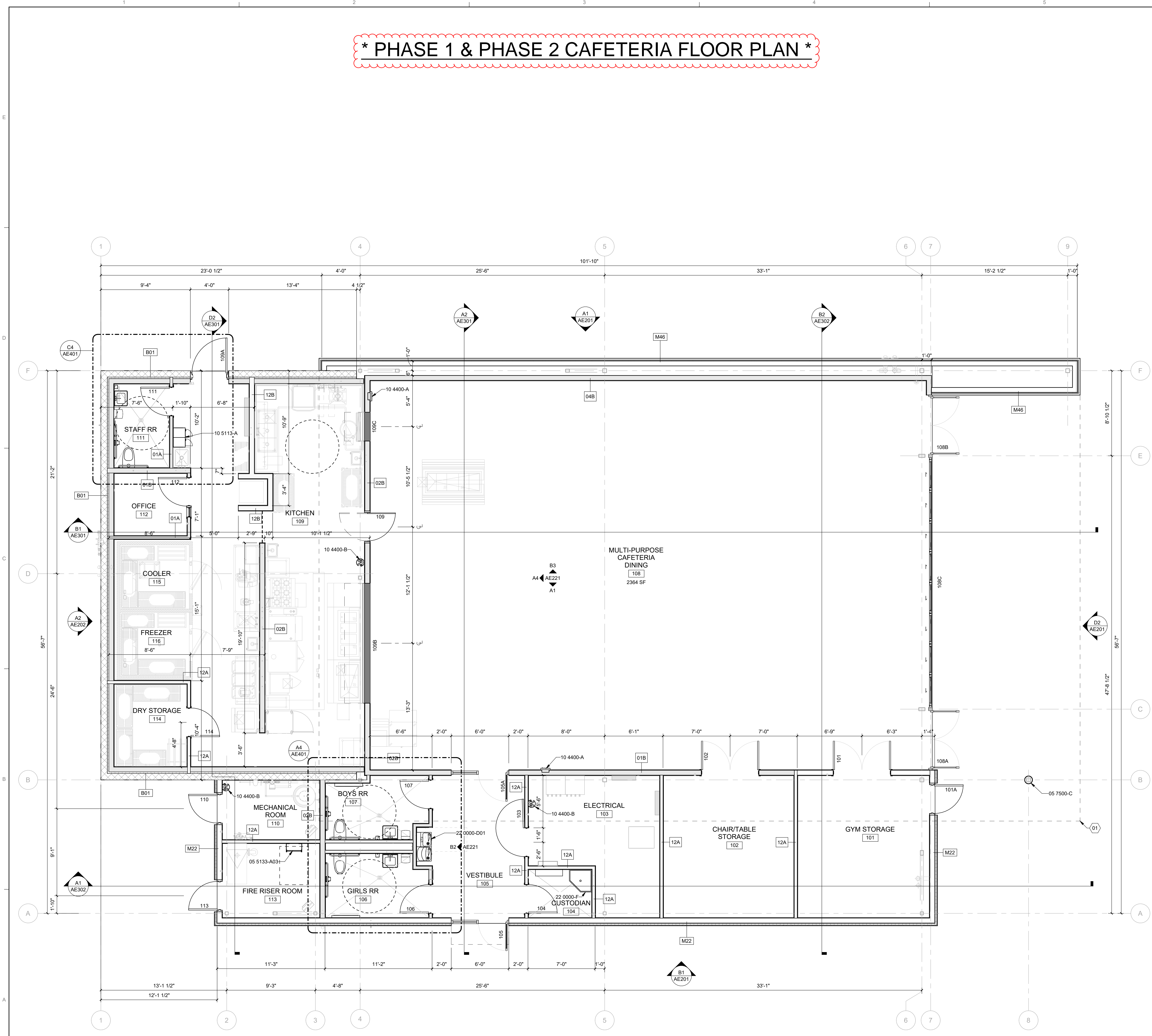
90% CD
PROGRESS SET

- REVISIONS
- △
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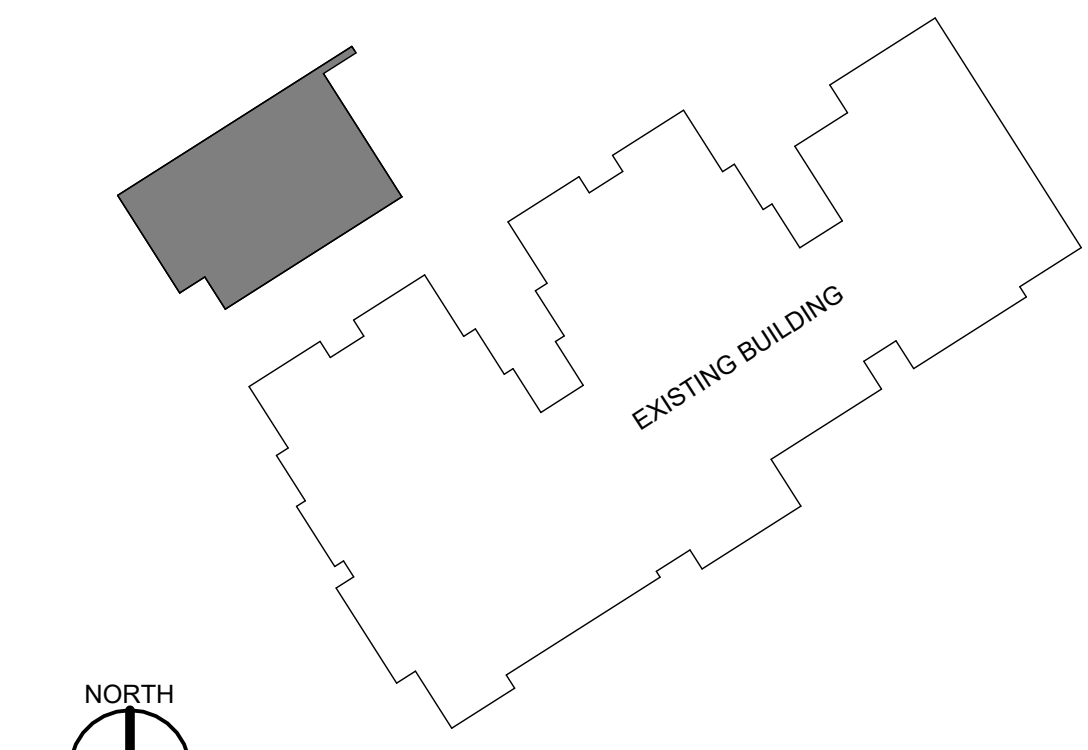
DRAWN BY DEKKER
REVIEWED BY JD, CT
DATE 10/10/2024
PROJECT NO 22-0220.002

DRAWING NAME
FLOOR PLAN

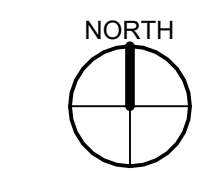
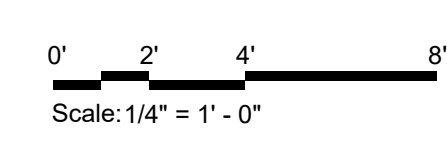
SHEET NO
AE101



KEY PLAN



10/11/2024 2:56:30 PM
A1 FLOOR PLAN
1/4" = 1'-0"



Land Use: 715

Single Tenant Office Building

Description

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Kansas, Maryland, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

Source Numbers

212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510, 701

* PHASE 1 & PHASE 2 CAFETERIA BUILDING AM TRIPS*

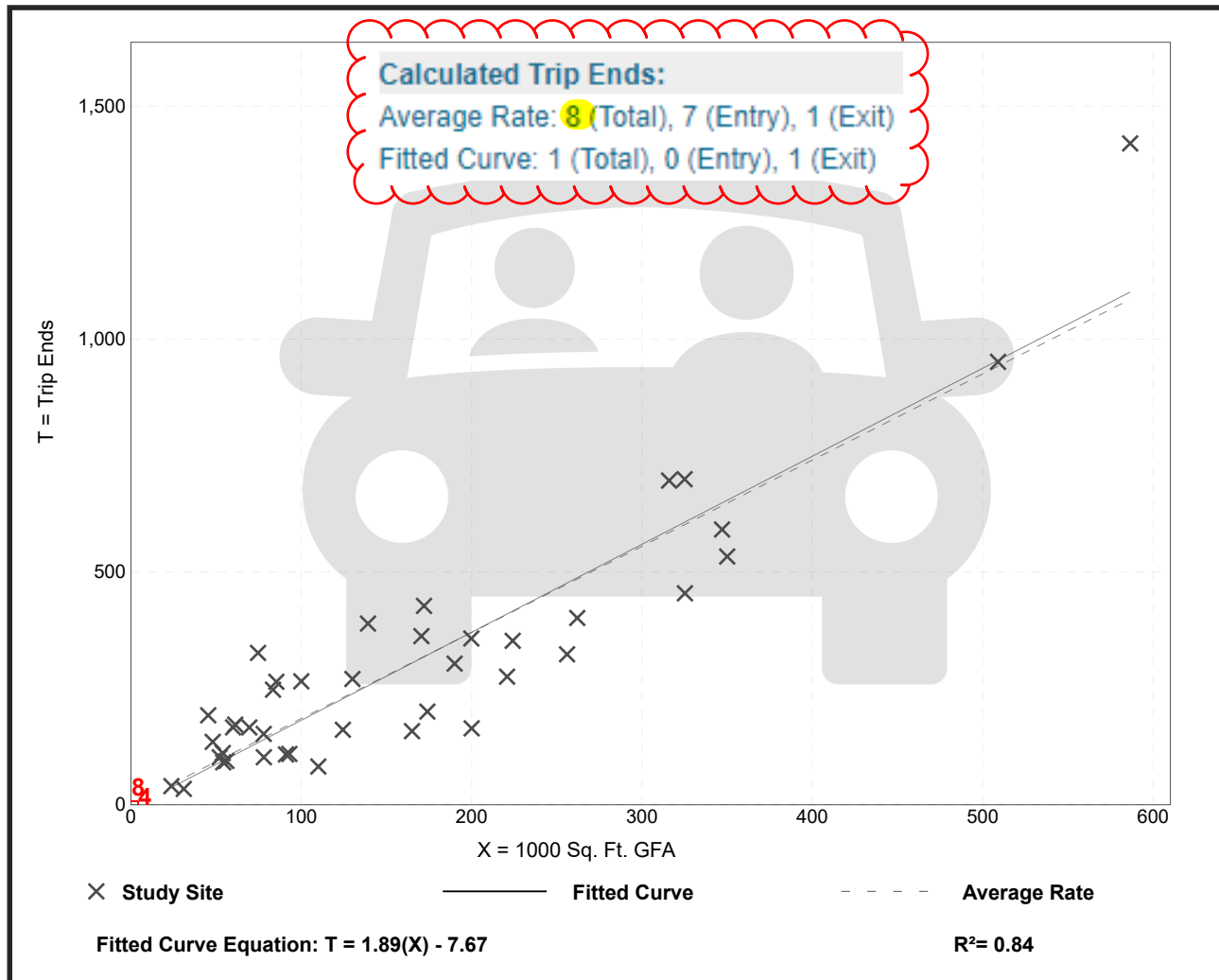
Single Tenant Office Building (715)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 41
 Avg. 1000 Sq. Ft. GFA: 164
 Directional Distribution: 89% entering, 11% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.85	0.75 - 4.37	0.65

Data Plot and Equation



* PHASE 1 & PHASE 2 CAFETERIA BUILDING PM TRIPS*

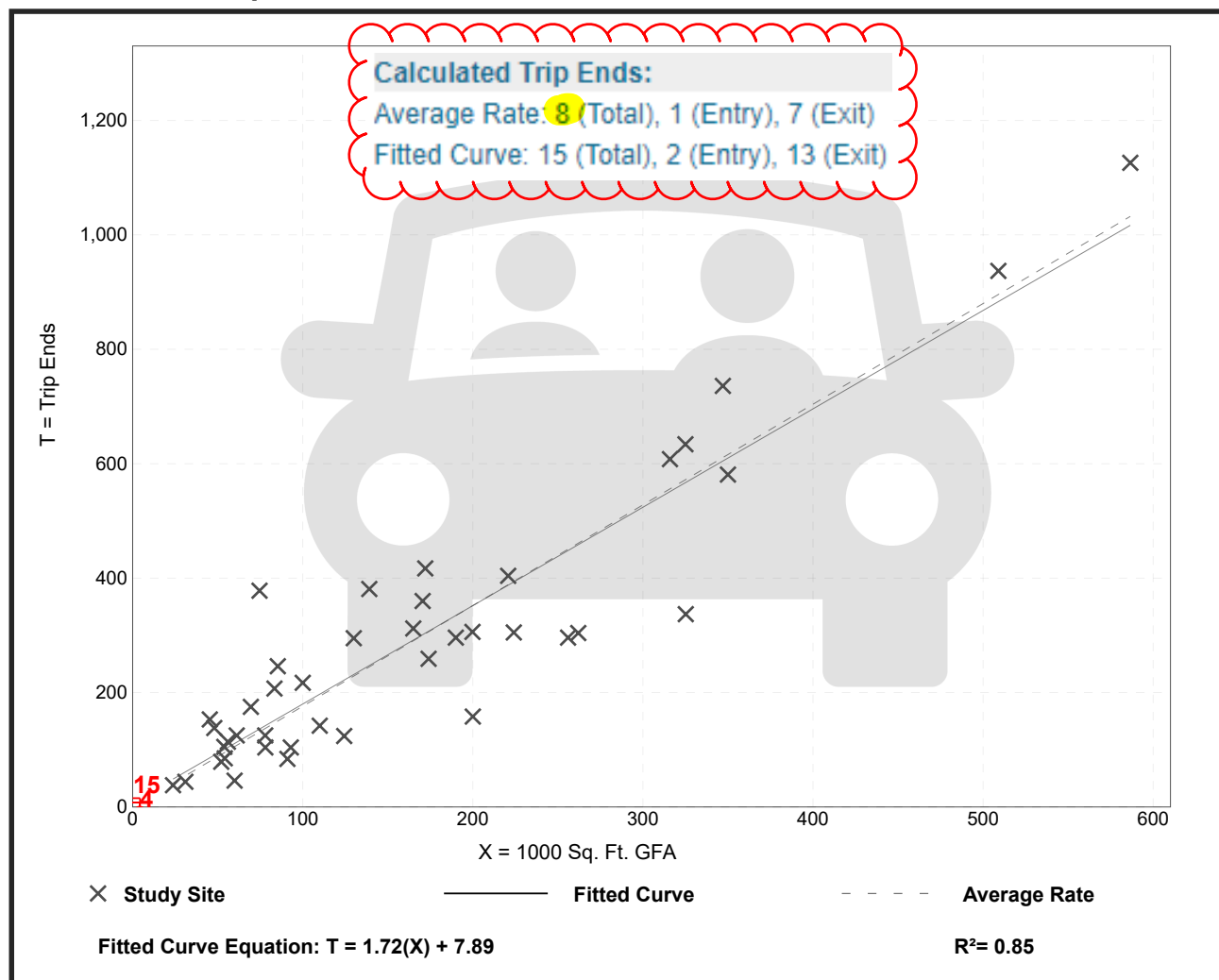
Single Tenant Office Building (715)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 41
 Avg. 1000 Sq. Ft. GFA: 164
 Directional Distribution: 15% entering, 85% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.76	0.77 - 5.07	0.61

Data Plot and Equation





City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: August 14, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2025-020099, AC-2025-00012
Agent: Isaacson & Arfman, Inc.
Applicant: Ian Anderson
Legal Description: Tracts H-1-A & H-1-B Manzano Mesa
Zoning: NR-BP / MX-T
Acreage: 11.40
Zone Atlas Page(s): L-21-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

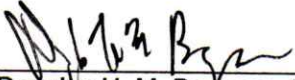
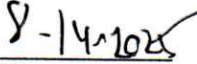
The east side of the property had a school on it by 2009 and the west side was bladed clear by 2006. The entire property falls within the NMCRIS 35346 survey area. There were no significant finds reported on the property.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use".

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

D) STAFF INFORMATION



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

April 14, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,
Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
CIP MANAGER – Cheryl Somerfeldt
CITY FORESTER – Sean O’Neil
PARK DESIGN – Hannah Aulick
OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
TRAILS – Whitney Phelan
URBAN FORESTRY – Bonnie Strange
CABQ PLANNING
ENGINEER – Shahab Biazar
HISTORIC PRESERVATION – Leslie Naji
HYDROLOGY – Tiequan Chen
LONG RANGE – Vicente Quevedo, Jordan James
TRANSPORTATION DEV. SERVICES – Ernest Armijo
ZONING – Angelo Metzgar, Jeffrey Palmer
CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,
Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgins Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
PLANNING MANAGER – Elvira Lopez
LEAD PLANNER – Carrie Barkhurst
LEAD PLANNER – Karen Iverson
SENIOR PLANNER – Benjamin Savoca
SENIOR PLANNER – Karina Peggau
PLANNER – Peach Anderson-Tauzer
TRANSPORTATION – Julie Luna
KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter
Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **May 21, 2026**.

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due May 4, 2026.

SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Project # PR-2022-007569

Plan # [ZMA-2026-00003](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Murad Hijazi of Falcons Investments Inc., requests a Zoning Map Amendment (Zone Change) from R-A to R-1B, for Tract 1 Volcano Cliffs Subdivision Unit 6, located at 99999 Scenic Dr NW, between Scenic Dr and Villa Real Rd, approximately 7.47 acres. (D-9)
Staff Planner: William Steele

PR-2018-001355

Plan # [ZMA-2026-00005](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Authority (ABCWUA), requests a Zoning Map Amendment (Zone Change) from NR-SU to NR-LM, for all or a portion of Tract A, Block 0000, City of Albuquerque Water Treatment Facility, Mission Elementary School, located at 1441 Mission Ave NE, between Mission Ave NE and Chappell Dr NE, approximately 162.53 acres.
(E-16)(F-16)
Staff Planner: Catherine Heyne

Plan # [ZMA-2026-00006](#)

Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to NR-BP for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), located at 801 Stephen Moody St SE, between Innovation Pkwy. SE and La Entrada SE., approximately 3.9 acres in total. (L-21)
Staff Planner: Daniel Soriano

Plan # [ZMA-2026-00007](#)

Zoning Map Amendment (Zone Change)

Strata Design, agent for Jesse Herron, requests a Zoning Map Amendment (Zone Change) from R-1A to for all or a portion of Lot A, Block 0000, Plat of Lots A & B, Lands of Marvin J Gonzales, located at 1010 Bellamah Ave NW, between 12th Street and 8th Street, approximately 0.2 acres. (J-13)
Staff Planner: Dustin Kiska

Plan # [SP-2026-00042](#)

Site Plan – EPC, Major Amendment

Tierra West, agent for Daniel Chavez, requests a Site Plan – EPC, Major Amendment for all or a portion of Parcel B-1-A-1 Plat of Parcel B-1-A-1 Renaissance Center III Subdivision, located at 1500 Desert Surf Cir. NE, bounded by Montano, Ken Sanchez Way and Alexander Blvd NE, approximately 9.5 acres. (F-16)

Staff Planner: William Steele

Project Memo

DATE: April 24, 2026
TO: Dekker, Agents Rebecca Shank, Jessica Lawlis and Cindy Terry
FROM: Daniel Soriano, Planner (505) 924-3935
City of Albuquerque Planning Department
RE: Project # ZMA-2026-00006 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, May 01, 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:
 - **Dekker, agent for the State of New Mexico, requests a Zoning Map Amendment, for all or a portion of Tract H-1-B Plat of Tract H-1-H-1-B Manzano Mesa (Being a Replat of Tract Manzano Mesa & Tract L Sandia Science & Technology Park), containing approximately 4-Acres, between Innovation Pkwy SE and La Entrada SE. (L-21-Z).**
- C. It is our understanding that this request is a Zoning Map Amendment from MX-T to NR-BP, to facilitate the expansion of the New Mexico School for the Blind and Visually Impaired.
 - Is this correct?
- D. It is my understanding you have met or are planning to meet with Development Review Services Staff to discuss the project following the zone change to NR-BP.
 - Do you have any updates or are there any concerns from DRS staff regarding this request?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **May 21, 2026**. Final staff reports will be available one week prior, on **May 14, 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 **May 06, 2026**. 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 no Neighborhood Associations required to be notified.

C. Sign Posting:

- The Sign will need to be posted on or before 9:00am on – Wednesday, May 06, 2026 and shall be left up until Friday, June 05, 2026.
- Thank you for picking up your signs, I have verified that this location requires two signs, one per street frontage. One on Stephen Moody St SE and one on Innovation Pkwy SE.
- Please submit photos of the posted sign on or before 9am, Wednesday, May 06, 2026.
- For more information regarding site posting locations and requirements please see: 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.

4) Project Letter:

The submitted project letter is well written and seems to be complete. The justification letter requires revisions for clarity and to strengthen the request. As per IDO §14-16-6-4(E)(3), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence. I have included revision recommendations and guidance in the sections below.

5) Justification Criteria Goals and Policies:

The task in a justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how your zone change request **further**s 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.

A. ZMA responses to Comp Plan Goals & Policies should use the verbiage “furthers” when responding to the applicable Goals and Policies to emphasize that this request meets the requirements of a Zoning Map Amendment – EPC Review and Decision Criteria [IDO 14-16-6-7(G)(3)].

B. Applicable Goals and Policies Review:

- As stated above, it is important to discuss the Zone district and how it applies to each Goal and Policy. There is no Site Plan being reviewed as part of this request, so the proposed zone districts and permissive uses will hold more weight to the commission than the future expansion of the school. It is recommended you review and revise responses to Goals and Policies, use specific detail rather than vague or generic statements, and re-focus responses back to the proposed zone change and how the ZMA from MX-T to NR-BP would further applicable goals and policies.
 - Since there is no Site Plan nor, new uses being reviewed/proposed with this request, Policy 5.6.4 and Policy 8.1.2 are inapplicable to this request. It is recommended you remove/replace these policies to ensure the proposed ZMA still furthers a preponderance of Comp Plan Goals and Policies.
- Revisions are recommended to the following responses, as providing specific concrete details to explain “How?” the zone change would further the Goal/Policy: Goal 5.2, Policy 5.2.1, Policy 5.6.3, Goal 8.1.
- Revisions are recommended to the following responses which discuss items that are off-topic and generally do not apply to this request: Goal 5.6.y

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

A. 6-7(G)(3)(h): This request does not create a spot zone.

E) PUBLIC NOTICE

Rebecca Shank

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, March 26, 2026 2:59 PM
To: Rebecca Shank
Subject: 801 Stephen Moody St SE _Public Notice Inquiry Sheet Submission
Attachments: 02_IDOZoneAtlasPage_L-21-Z - NMSBVI.pdf

Dear Applicant:

As of March 26, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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, pre-construction meetings, 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, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 26, 2026 12:07 PM
To: Office of Neighborhood Coordination <rebeccas@dekkerdesign.org>
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

Rebecca Shank

Telephone Number

5057619700

Email Address

rebeccas@dekkerdesign.org

Company Name

Dekker

Company Address

7601 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

TR H-1-B PLAT OF TR H-1-A & H-1-B MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA SCIENCE & TECHNOLOGY PARK) CONT 3.8994 AC

Physical address of subject site:

801 Stephen Moody St SE

Subject site cross streets:

Stephen Moody St and Innovation Pkwy

Other subject site identifiers:

NMSBVI / UPC: 102105605613330303

This site is located on the following zone atlas page:

L-21-Z

Link for map

Captcha

Rebecca Shank

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, March 26, 2026 2:59 PM
To: Rebecca Shank
Subject: 801 Stephen Moody St SE _Public Notice Inquiry Sheet Submission
Attachments: 02_IDOZoneAtlasPage_L-21-Z - NMSBVI.pdf

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Please note that 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, pre-construction meetings, 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, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, March 26, 2026 12:07 PM
To: Office of Neighborhood Coordination <rebeccas@dekkerdesign.org>
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

Rebecca Shank

Telephone Number

5057619700

Email Address

rebeccas@dekkerdesign.org

Company Name

Dekker

Company Address

7601 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

TR H-1-B PLAT OF TR H-1-A & H-1-B MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA SCIENCE & TECHNOLOGY PARK) CONT 3.8994 AC

Physical address of subject site:

801 Stephen Moody St SE

Subject site cross streets:

Stephen Moody St and Innovation Pkwy

Other subject site identifiers:

NMSBVI / UPC: 102105605613330303

This site is located on the following zone atlas page:

L-21-Z

Link for map

Captcha

April 8, 2026

**Re: Property Owner Notice
Zone Map Amendment – EPC
NMSBVI – 801 Stephen Moody St SE
UPC: 102105605613330303**

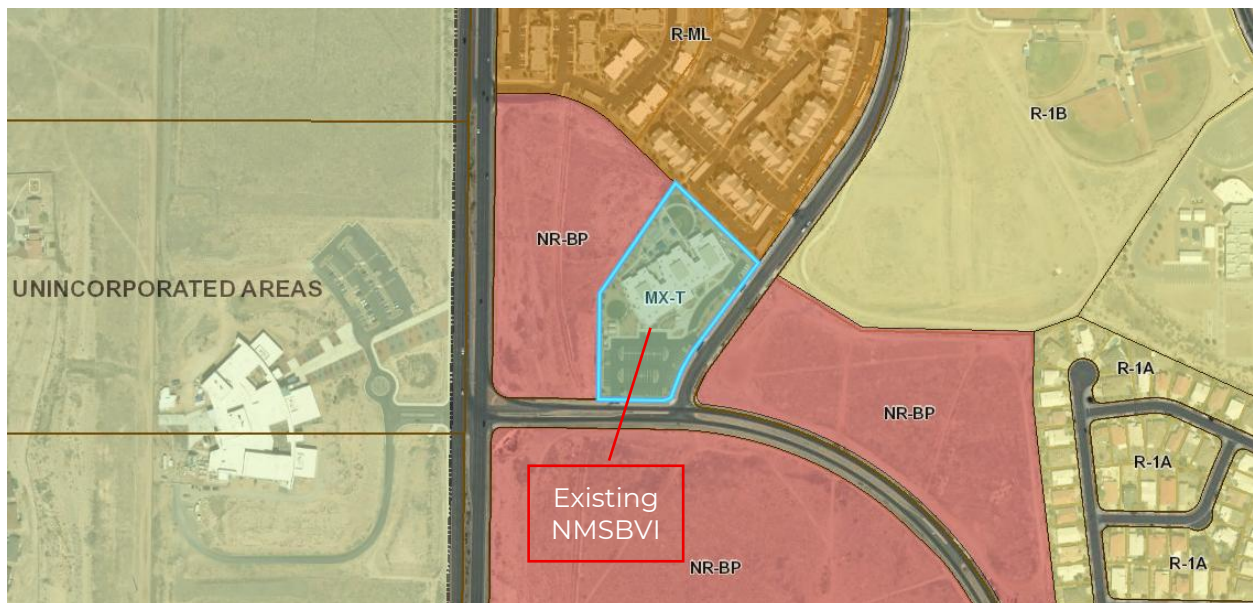
Dear Property Owner:

This letter is to inform you that Dekker, serving as the Agent for the Owner, the State of New Mexico, and the subleasee, New Mexico School of the Blind and Visually Impaired (NMSBVI), is submitting an application to the City of Albuquerque Environmental Planning Commission (EPC) to be heard at a public hearing requesting a Zone Map Amendment for the property located at 801 Stephen Moody St SE. The subject site is developed with the existing New Mexico School of the Blind and Visually Impaired campus.

NMSBVI is currently zoned MX-T, Mixed-Use – Transition. The Integrated Development Ordinance (IDO) enforces a Use Specific standard limiting school size in the MX-T zone. In order to streamline the processes required to expand NMSBVI in the future, the Applicant is seeking a zone change from MX-T to NR-BP, Non-residential Business Park, which does not have Use Specific limitations on school size.

The campus is currently approximately 60,000 square feet, which is the Use Specific threshold for school use in the MX-T zone. A future expansion is proposed which is anticipated for a total of 71,000 square feet. The future expansion would include adding a cafeteria, which the campus presently does not have, playground upgrades, improved bus lanes, and a future phase adding additional classrooms.

The exhibit below shows the surrounding zoning for the subject site.



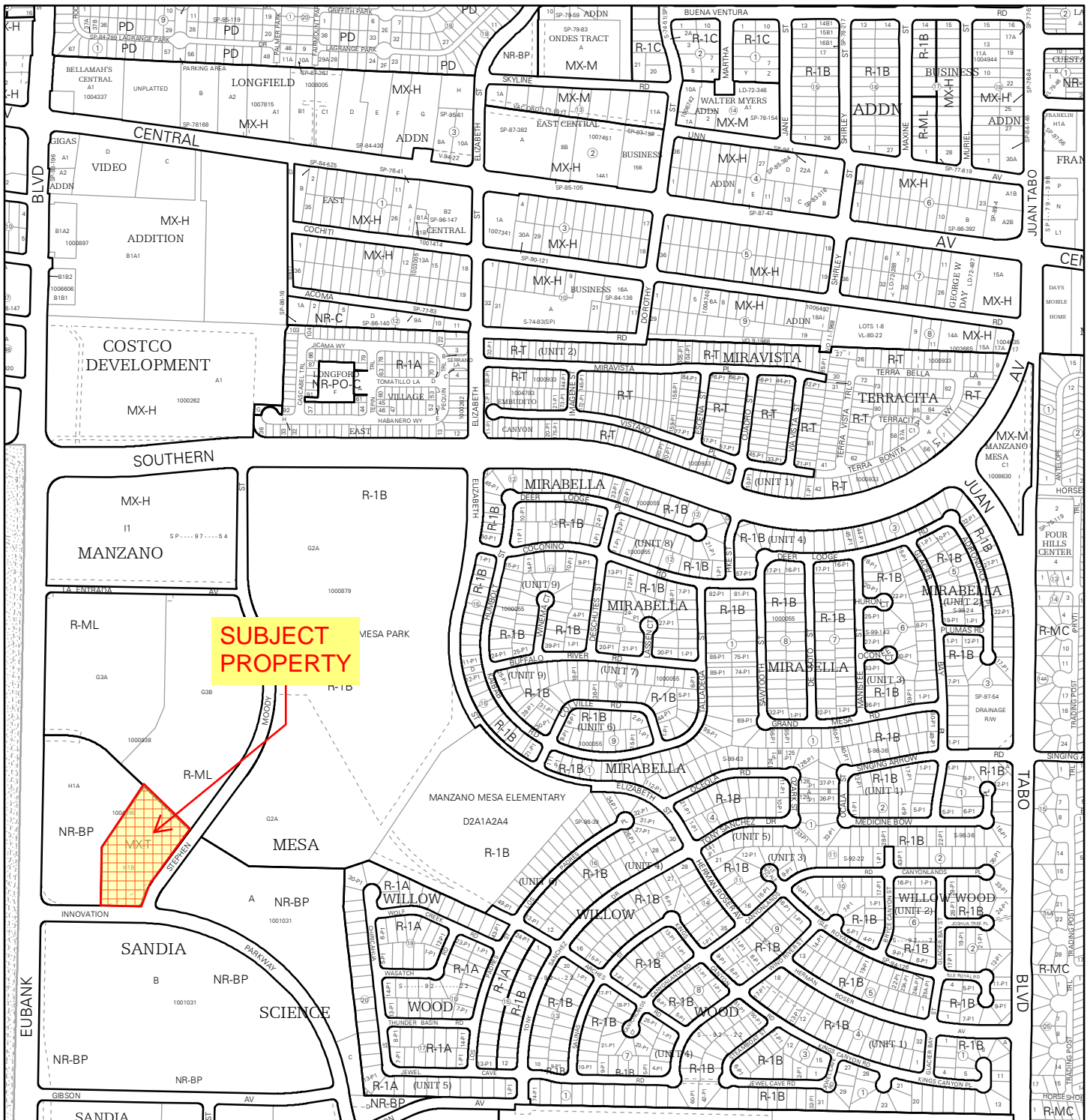
As required by IDO Table 6-1-1, the EPC Public Hearing date will be May 21, 2026, at 8:40 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

If you seek any additional information, please do not hesitate to reach out.

Sincerely,

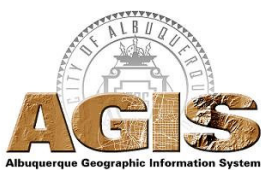
Rebecca Shank, Urban Planner
Dekker, Agent for State of New Mexico and NMSBVI

Attachments: Zone Atlas Map, Buffer Map, Public Notice Form(s)

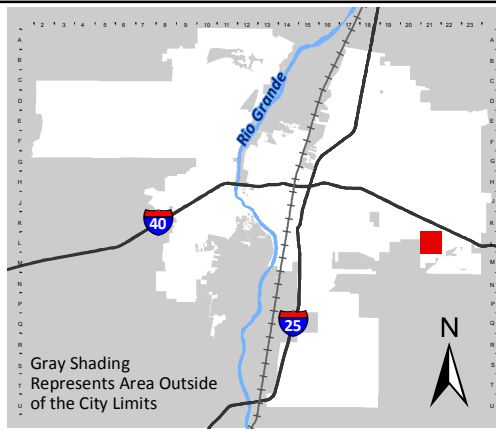


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

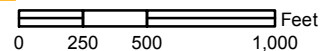


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-21-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



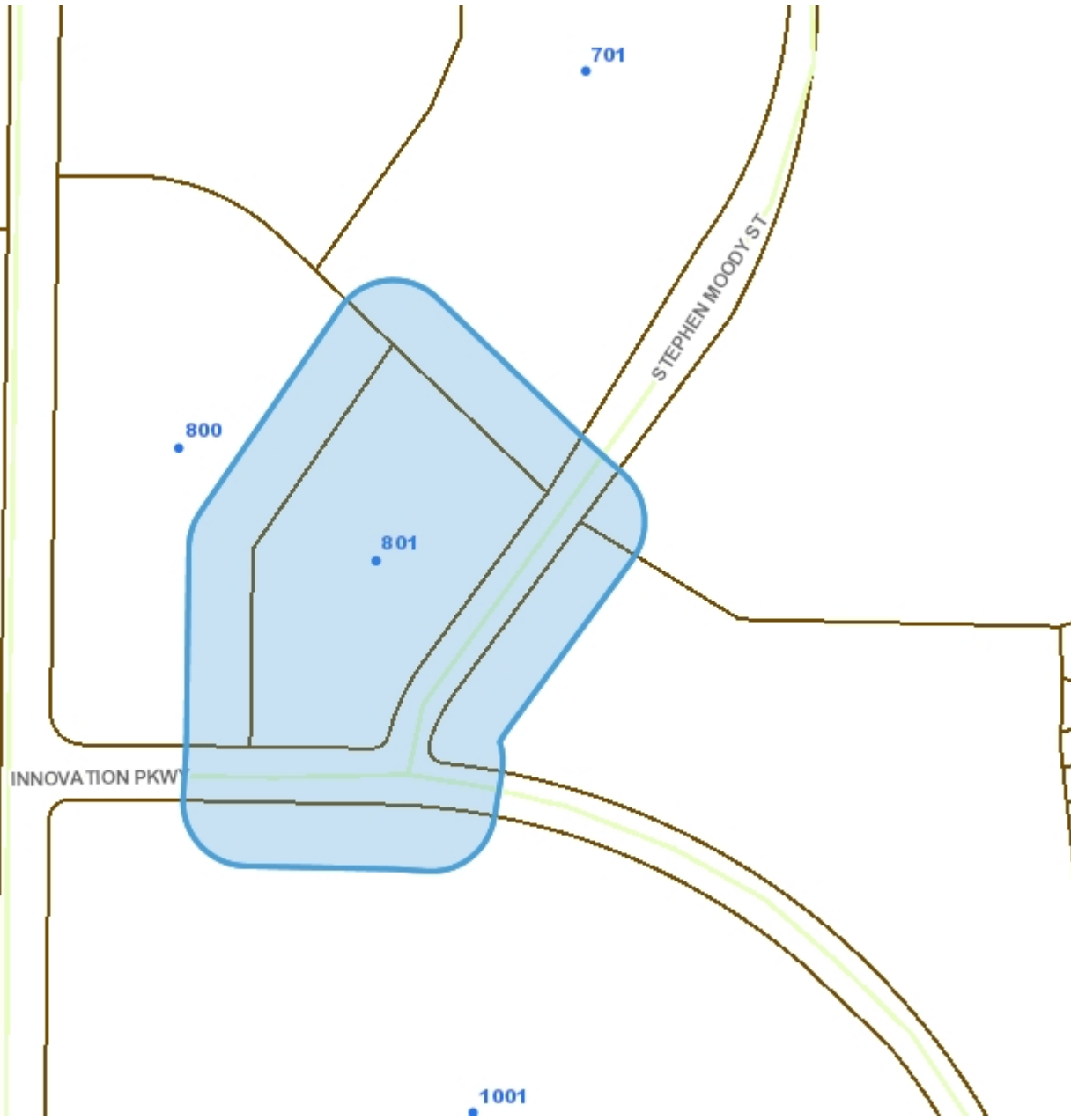


801 Stephen Moody St NE



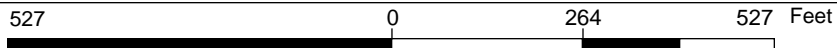
Legend

- Address Points
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- + BN and SF Railroad
- Bernalillo County Parcels



Notes

Buffer: 100 Feet
 Right-of-Way: Innovation Parkway SE;
 Stephen Moody St NE





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: EPC
Pre-Application meeting required: Yes/No
Mailed Notice required: Yes/No
Electronic Mail required: Yes/No
Is this a Site Plan Application? Yes/No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 801 Stephen Moody St SE Albuquerque NM 87123
Name of property owner: STATE OF NEW MEXICO / Sub-Lessee New Mexico School of the Blind and Visually Impaired (NMSBVI)
Name of applicant: Dekker / Rebecca Shank
Date, time, and place of public meeting or hearing, if applicable: May 21, 2026 at 8:40 AM via ZOOM
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if one occurred.
[] 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(J).
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 is complete, true, and accurate to the extent of my knowledge.

Rebecca Shank

(Applicant signature)

April 9, 2026

(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**



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

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

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

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: April 8, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 801 Stephen Moody St SE Albuquerque NM 87123

Location Description TR H-1-B PLAT OF TR H-1-A & H-1-B MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA SCIENCE & TECHNOLOGY PARK) CONT 3.8994 AC

2. Property Owner* STATE OF NEW MEXICO / Sub-Lessee New Mexico School of the Blind and Visually Impaired (NMSBVI)

3. Agent/Applicant* [if applicable] Dekker / Rebecca Shank

4. Application Type(s)²* see IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision _____ (Minor, Major, or Bulk Land)
- Vacation _____ (Easement, Private Way, or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: Zone map amendment

Summary of project/request³*:

Zone map amendment - EPC. The subject site is currently zoned MX-T and the Applicant requests to change the zone to NR-BP, Non-residential Business Park for the purpose of future expansion

5. This application will be heard at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: May 21, 2026 at 8:40 AM via ZOOM

Location*⁴: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

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

Preferred project contact information:

Name: Dekker / Rebecca Shank

Email: RebeccaS@dekkerdesign.org

Phone: 505-761-9700

Website or project page: _____

Attachments:

Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

Other: N/A

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

1. Zone Atlas Page(s)*⁵ L-21-Z

2. Project Illustrations, as relevant*⁶ N/A

Architectural drawings

Elevations of the proposed building(s)

Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s)

Variance(s)

Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. Was a Pre-submittal Neighborhood Meeting held? Yes No

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

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach the site plan showing, at a minimum: N/A

- 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.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [acres] 3.8994
- 2. IDO Zone District MX-T
- 3. Overlay Zone(s) [if applicable] N/A Select Select Select Select
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] NMSBVI - school / civil / institution

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ 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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BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE NM 87504-1148

SW 280 LLC
2825 EASTLAKE AVE E SUITE 220
SEATTLE WA 98102-3085

Dekker
Architecture in Progress

CERTIFIED MAIL



9589 0710 5270 0094 2550 86

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE NM 87504-1148

PITNEY BOWES
\$10.73⁹
US POSTAGE[®]
FIRST-CLASS
028W000319909
2004K7202
ZIP 87108
APR 09 2028



Dekker
Architecture in Progress

CERTIFIED MAIL



9589 0710 5270 0094 2550 93

SW 280 LLC
2825 EASTLAKE AVE E SUITE 220
SEATTLE WA 98102-3085

PITNEY BOWES
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ZIP 87108
APR 09 2028



Dekker
Architecture in Progress

CERTIFIED MAIL





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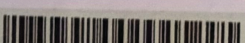
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

PITNEY BOWES
\$10.73⁹
US POSTAGE[®]
FIRST-CLASS
028W000319906
2004K7202
ZIP 87108
APR 09 2028



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>STATE OF NEW MEXICO PO BOX 1148 SANTA FE NM 87504-1148</p>	
 9590 9402 9292 4295 4249 61	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0094 2550</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>SW 280 LLC 2825 EASTLAKE AVE E SUITE 220 SEATTLE WA 98102-3085</p>	
 9590 9402 9292 4295 4249 47	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0094 2550 93</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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<p>1. Article Addressed to:</p> <p>BOARD OF EDUCATION PO BOX 25704 ALBUQUERQUE NM 87125-0704</p>	
 9590 9402 9292 4295 4249 30	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0094 2551 09</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

REQUEST

Zone MAP AMENDMENT for 801 Stephen Moody St. From
MX-T to NR-BP

The City of Albuquerque Environmental Planning Commission will hold a public hearing May 21 via Zoom @: cabq.zoom.us/j/83932559165, on May 21, 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 5-6-2026 to 6-5-2026
by Dekker, Ltd. 505-761-9700
applicant/agent phone

REFER TO FILE# ZMA-2026-00006

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

REQUEST

Zone MAP AMENDMENT for 801 Stephen Moody St. From
MX-T to NR-BP

The City of Albuquerque Environmental Planning Commission will hold a public hearing May 21 via Zoom @: cabq.zoom.us/j/83932559165, on May 21, 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 5-6-2026 to 6-5-2026
by Dekker, Ltd. 505-761-9700
applicant/agent phone

REFER TO FILE# ZMA-2026-00006

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

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: _____ 801 Stephen Moody St SE

Applicant/Agent Signature Rebecca Shank **Date:** 5/6/26



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, May 21, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom
<https://cabq.zoom.us/j/83932559165>

Attend by Phone
(719) 359-4580
Webinar ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/aiDEsva2b>
Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:

- o For individuals with disabilities to request special assistance to participate at the public hearing.
- o To request interpretation into other languages at the hearing.

Contact Information
Email: PlanningEPC@cabq.gov
Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, May 6, 2026.**

Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
Online portal: <https://cabq.gov/epc-public-comment>

Project # PR-2022-007569
Plan # ZMA-2026-00003
Zoning Map Amendment (Zone Change)

Community Design Solutions, agent for Murad Hijazi of Falcons Investments Inc., requests a Zoning Map Amendment (Zone Change) from R-A to R-1B, for Tract 1 Volcano Cliffs Subdivision Unit 6, located at 99999 Scenic Dr NW, Approx. 0.15 mile West of Vista Veril Dr. NW between Quivira Dr NW and Villa Real Rd. approximately 7.5 acres. (D-9)
Staff Planner: William Steele

PR-2018-001355
Plan # ZMA-2026-00005
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Albuquerque Bernalillo County Water Authority (ABCWUA), requests a Zoning Map Amendment (Zone Change) from NR-SU to NR-LM, for all or a portion of Tract A, Plat of Tract A, City of Albuquerque Water Treatment Facility, located at 6000 Alexander Blvd NE, NW corner of the

Mission Ave. and Chappell Dr. NE intersection, approximately 165 acres. (E-16)(F-16)
Staff Planner: Catherine Heyne

Plan # ZMA-2026-00006
Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to NR-BP for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), located at 801 Stephen Moody St SE, between Innovation Pkwy. SE and La Entrada SE., approximately 4 acres. (L-21)
Staff Planner: Daniel Soriano

Plan # ZMA-2026-00007
Zoning Map Amendment (Zone Change)

Strata Design, agent for Jesse Herron, requests a Zoning Map Amendment (Zone Change) from R-1A to for all or a portion of Lot A, Block 0000, Plat of Lots A & B, Lands of Marvin J Gonzales, located at 1010 Belamah Ave NW, between 12 th Street and 8 th Street, approximately 0.2 acres. (J-13)
Staff Planner: Dustin Kiska

Plan # SP-2026-00042
Site Plan EPC, Major Amendment

Tierra West, agent for Daniel Chavez, requests a Site Plan EPC, Major Amendment for all or a portion of Parcels C-1-A, C-1-B, and B-1-A (correction plat of parcels C-1-A, C-1-B and B-1-A) Renaissance Center III, located on Desert Surf Circle NE, between Alexander Blvd. NE, and Montana Rd. NE, approximately 24 acres. (F-16)
Staff Planner: William Steele

Environmental Planning Commission (EPC)

Journal: May 4, 2026