



Environmental Planning Commission

Agenda Number: 05
Plan #: ZMA-2026-00007
Hearing Date: May 21, 2026

Staff Report

Applicant	Jesse Herron
Request	Zoning Map Amendment – EPC
Legal Description	All or a portion of lot A, Block 0000, Plat of lots A & B Lands of Marvin J Gonzales containing 0.2 Acres
Location	1010 Bellamah Ave. NW
Size	Approximately 0.2 Acres
Existing Zoning	R-1 (Residential – Single-Family)
Proposed Zoning	MX-T (Mixed Use Transition Zone District)

Staff Recommendation

APPROVAL of ZMA-2026-00007 based on Findings 1-23 in this report.

Staff Planner
Dustin Kiska

Summary of Analysis

The request is for a Zoning Map Amendment from R-1 to MX-T. The applicant intends to consolidate the subject site with the adjacent lot to the west to develop six cottage dwelling units.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in IDO §14-16-6-7(G)(3). The proposed zoning furthers implementation of the ABC Comp Plan through a preponderance of applicable goals and policies.

The applicant provided required notice to property owners within 100 feet and Neighborhood Associations (NA) within 660 feet, including North Valley Coalition, Sawmill Area NA, and Wells Park NA. A neighborhood meeting was held to discuss the zone change on May 12, 2026.



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ATTACHMENTS

A) PHOTOGRAPHSA

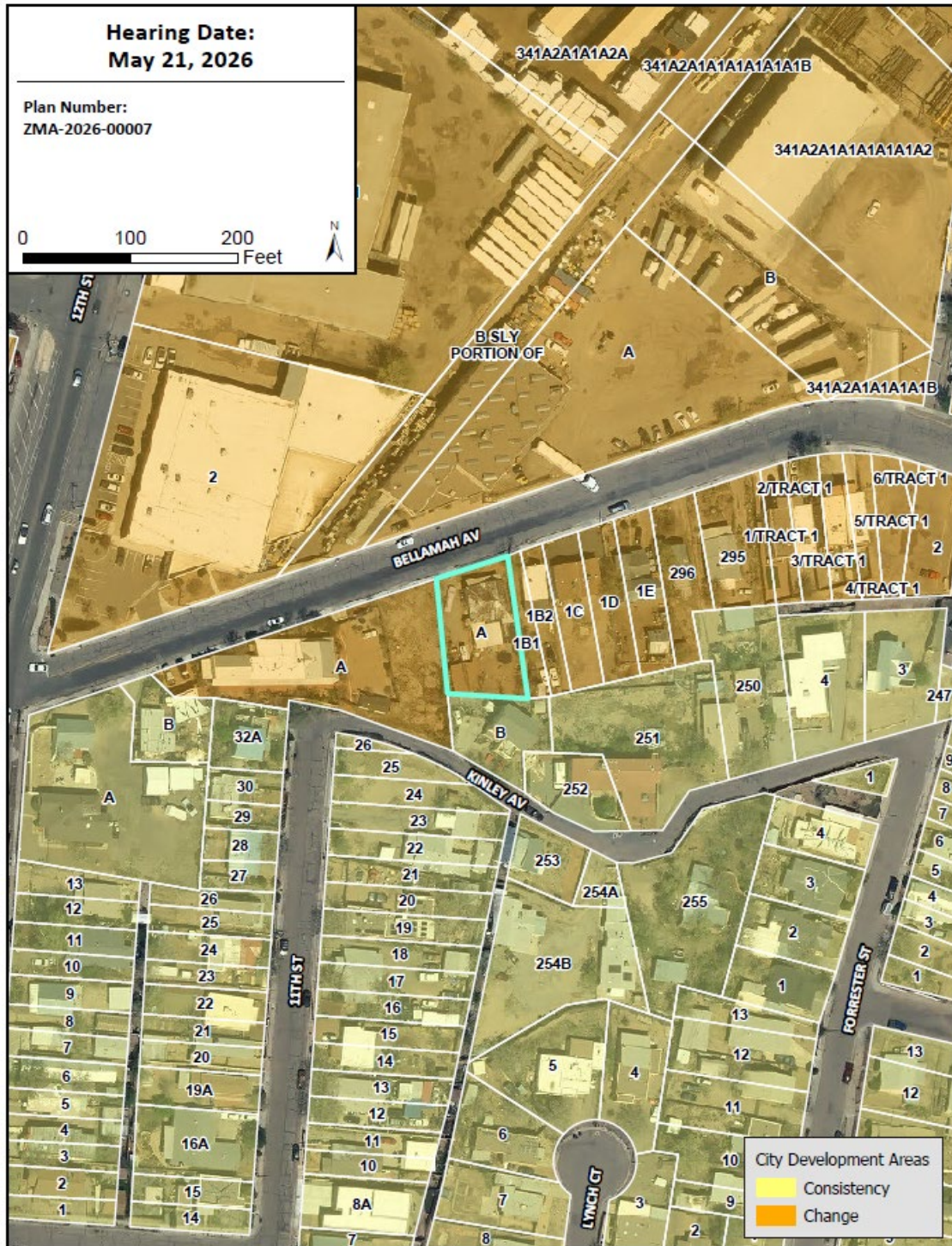
B) APPLICATION INFORMATION..... B

C) STAFF INFORMATION C

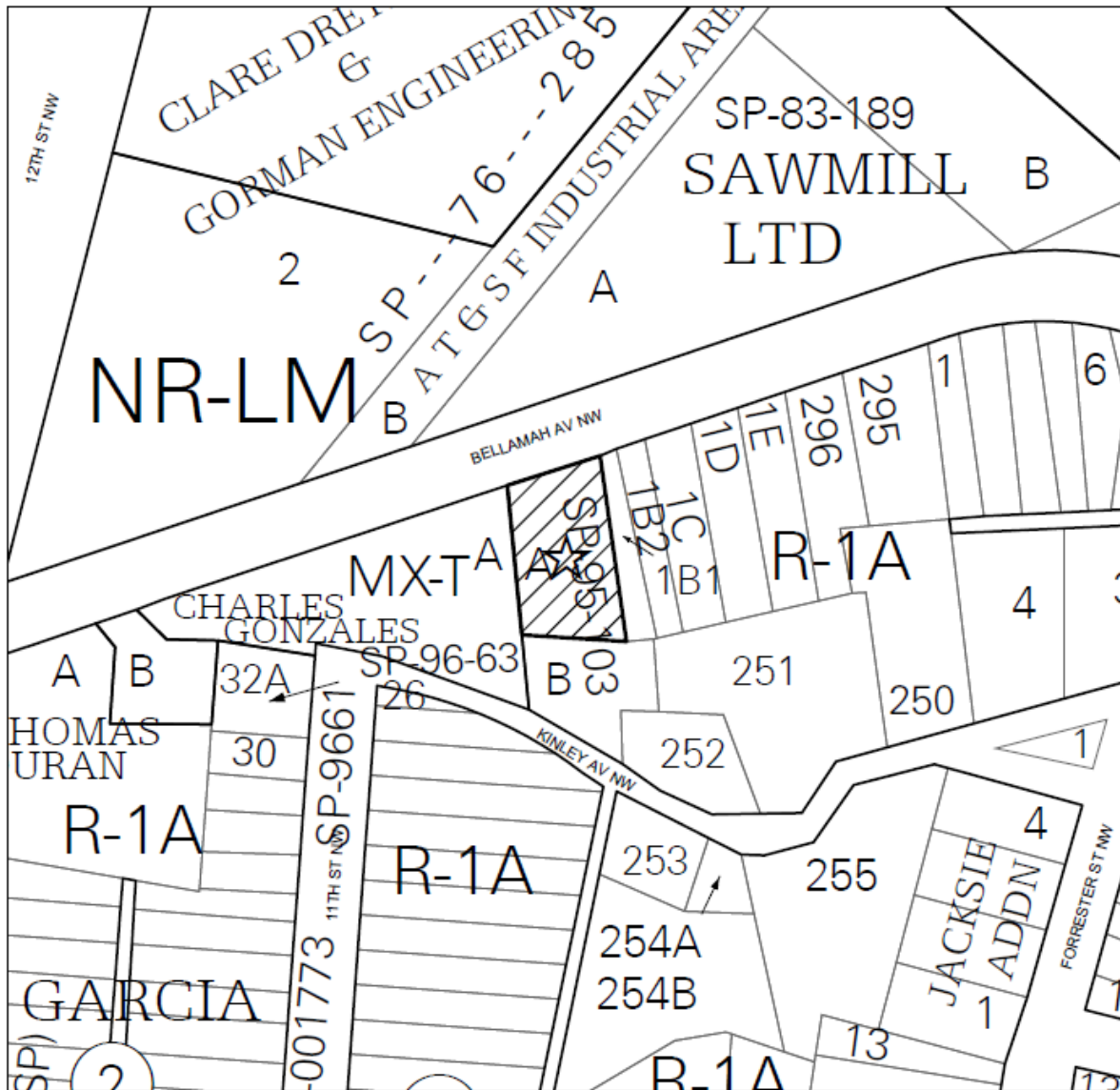
D) PUBLIC NOTICED

I. Maps

Aerial Map

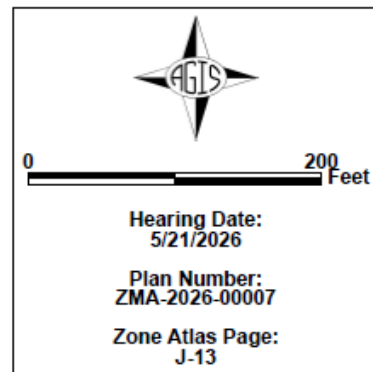


IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
Indicates County.



Land Use Map

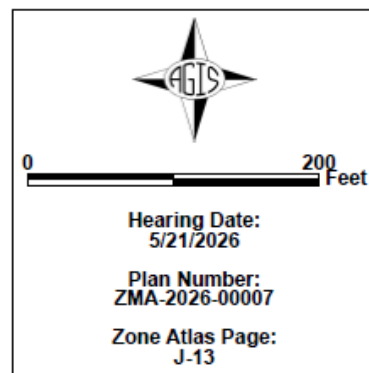


LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations

- LDRES | Low-density Residential
- CMSV | Commercial Services
- IND | Industrial
- TRANS | Transportation
- VAC | Vacant

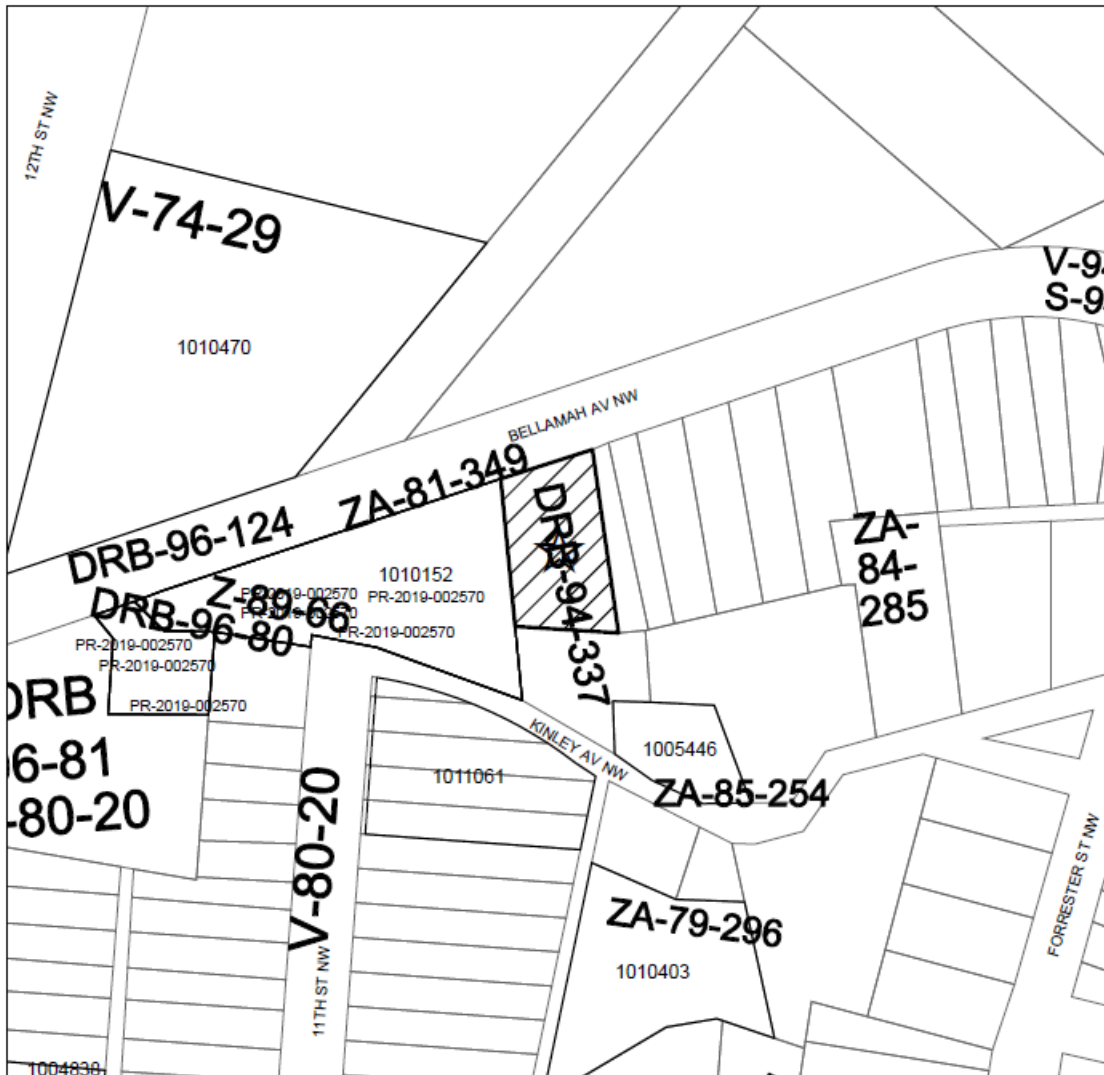


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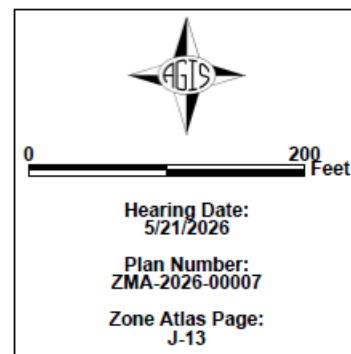
Zone Atlas Page:
J-13

History Map

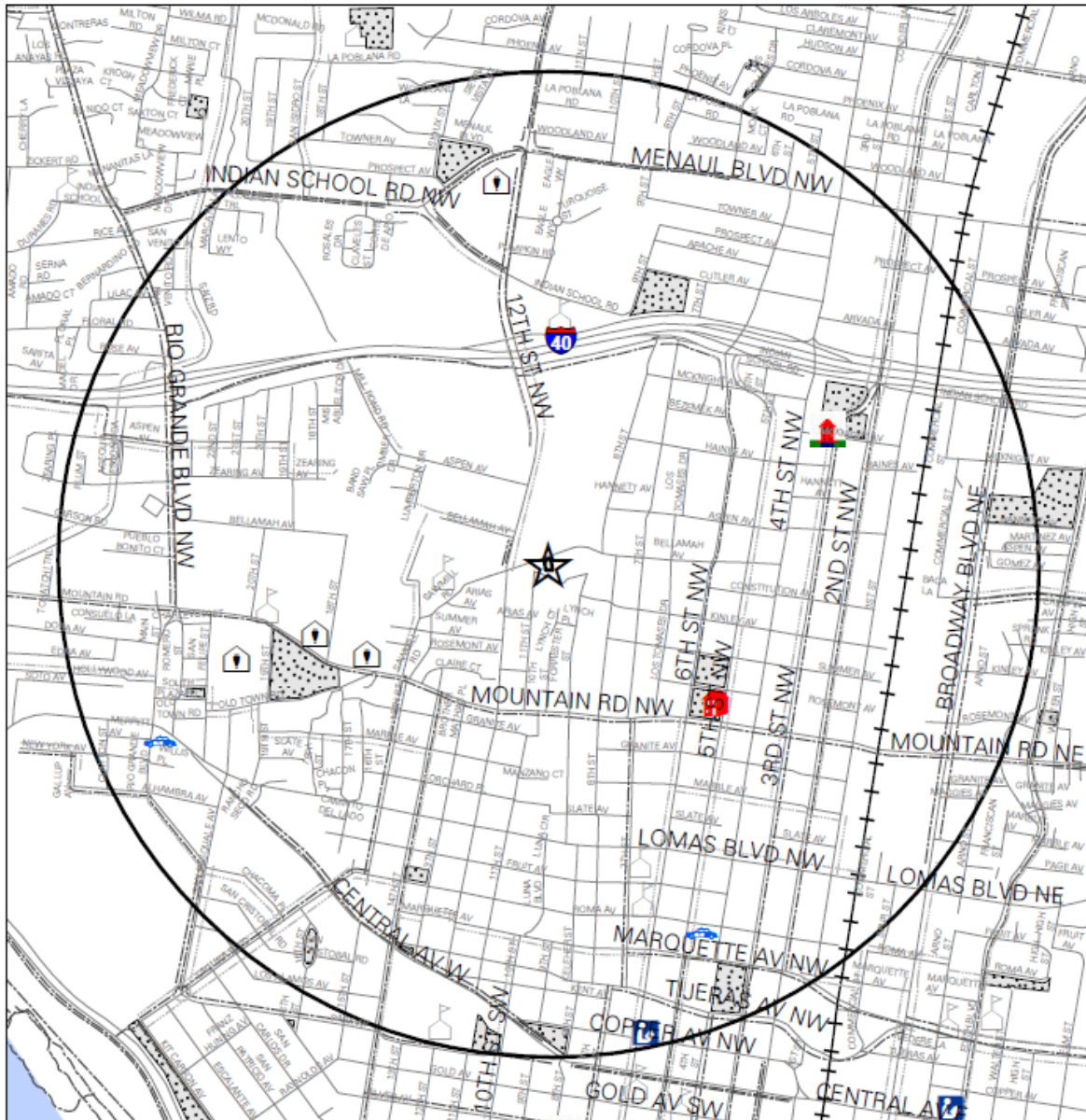


HISTORY MAP

Note: Gray shading
Indicates County.



Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

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

II. Introduction

Request

The request is for a zone change from Residential – Single-family (R-1) to Mixed Use – Transition (MX-T) for an approximately 0.2-acre site, legally described as All or a portion of lot A Plat of lots A & B Lands of Marvin J Gonzales containing 0.1970 AC M/L or 8,581 SF M/L, located at 1010 Bellamah Ave. NW, along Bellamah Ave. between 12th St. NW and 8th St. NW, Zone Atlas Map (J-13-Z).

The request, if approved, would allow a development of 6 cottage dwellings, 3 on the subject site, and 3 on the property to the west zoned MX-T. While the zone change is requested to develop a particular use, the EPC must carefully consider the appropriateness of all permissive uses allowed in MX-T in [Table 4-2-1](#) in the Integrative Development Ordinance (IDO).

EPC Role

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

History/Background

In 1903, the original Sawmill, the American Lumber Company and its railroad spur were primarily farmland. After World War I, housing and industrial areas moved in, then commercial, restaurants and museums were established.

The Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) boundary was created in 1993, which as a designated blighted area, qualified it as appropriate for redevelopment projects under the City's Metropolitan Redevelopment Code. Metropolitan Redevelopment projects are activities designed to eliminate slums or blighted areas that conform to an approved plan for rehabilitation and conservation.

In 1994, the Development Review Board approved a subdivision (Case #DRB-94-337) to plat lots A and B. This area originally served the sawmill located directly south of the site. The former sawmill site to the north continues to have industrial uses and is zoned NR-LM (Non-residential Light Manufacturing).

Prior to the Integrated Development Ordinance (IDO), the subject site was within the boundaries of the now-repealed Sawmill-Wells Park Sector Development Plan and was zoned SU-2/S-R (Sawmill – Residential). With the effective date of the IDO in May 2018, the site converted to the R-1A zone district.

In January 2026, the dwelling on the property was destroyed by a fire and was demolished in early February.

As of April 20, 2026, the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this property is now zoned R-1.

Context

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
Subject Site	R-1	Area of Change	Residential – Single-family
<i>North</i>	NR-LM & NR-BP	Area Change	Office & Industrial
<i>South</i>	R-1	Area of Consistency	Residential – Single-family
<i>East</i>	R-1	Area of Consistency	Residential – Single-family
<i>West</i>	MX-T	Area of Consistency	Residential – Single-family, Bed & Breakfast

The subject site is in a developed area in central Albuquerque south of Interstate 40, on approximately 0.2-acre site between 8th St. NW and 12th St. NW. Single-family dwellings zoned R-1 abut the subject site to the south and east. A bed and breakfast, zoned MX-T abuts the subject site to the west. North of Bellamah Ave. NW is light manufacturing on a property zoned NR-LM. The subject site is within the Sawmill/Wells Park Character Protection Overlay (CPO-12) zone and is within the Central ABQ Community Planning Area. The Sawmill/Wells Park CPO-12 zone limits lot size in MX-T to a maximum of 10,000 SF. The lot is 8,445 SF therefore less than 10,000 SF.

Roadway System

The 2040 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.

- 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.
- The LRRS designates 12th St. NW and Bellamah Ave. NW as Major Collectors. A Major Collector in Albuquerque is a road designed to funnel traffic from local neighborhood streets to higher-speed arterial roads and freeways. Major Collectors generally serve as the main connector between residential areas, schools, and shopping centers and often feature traffic signals, turn lanes, and sidewalks.

Bikeways / Trails

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

- The LRBS shows an existing Bicycle Route on Bellamah Ave. NW (east-west).

- The LRBS shows a proposed Bicycle Boulevard on Bellamah Ave. NW (east-west).
- The LRBS shows a proposed Bicycle Boulevard on nearby 7th St. NW (north-south).
- The LRBS shows a proposed Buffered Bicycle Lane on 12th St. NW (north-south).
- Proposed 'Rail Trail' seven-mile loop is pedestrian and cyclist infrastructure for both commuters and families, located .35 miles north of the subject site accessed off of 12th St. NW.

Transit

Public transportation is provided by 2 ABQ Ride transit routes near the subject site.

- Menaul Blvd. NW is served by ABQ Ride Bus Route 8, which travels east-west from Downtown (Alvarado Transit Station) along Menaul, then north on Tramway Blvd. NE to Montgomery Blvd NE. The nearest bus stop to the south is 0.7 miles from the subject site at Lomas and 12 St. NW, and approximately a 10-minute walk on average to the north in the Indian School Activity Center.
- 4th St. is served by ABQ Ride Bus Route 10, which travels north-south from Downtown (Alvarado Transit Station) to Alameda Blvd. NW. The nearest bus stop is 0.6 miles south from the subject site, located on Lomas Blvd. NW, or a 10-minute walk on average.

Both routes run every 30 minutes on Monday through Saturday. See <https://www.cabq.gov/transit/routes-and-schedules> for more details on ABQ Ride.

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 Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

The subject site is not within the boundary of a Center or Corridor as designated by the Comp Plan.

Community Planning Area (CPA)

The subject site is within the Central Albuquerque Community Planning Area. Central ABQ CPA is home to many neighborhoods, including Barelás, EDO, Martineztown, Reynolds Addition, Sawmill, South Broadway, and Wells Park. Some of these neighborhoods have been designated as historic districts and have varying architectural styles depending on the historical era in which they were developed. Central ABQ CPA topography is characterized by the Rio Grande and Bosque.

Applicable Goals & Policies

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

CHAPTER 4: COMMUNITY IDENTITY

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

The proposed zone change will introduce a zone district that already exists adjacent to the property. The Mixed Use-Transitional zone district acts as a transition between the historically R-1 residential uses and non-residential light manufacturing uses to the north. The applicant has proposed this request to change the zone from R-1 to MX-T to be congruent with the property to the west. The MX-T zone district could enhance, protect and preserve the distinct Sawmill/Wells Park community by expanding a transitional buffer for the R-1 community to the east and south, from the Non-Residential Light Manufacturing (NR-LM) zoned lots to the north. The proposed zone change is consistent with both, the unique mix of residential and non-residential uses that exist in the Sawmill/Wells Park community.

This request furthers the implementation of Goal 4.1 Character.

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

The Sawmill/Wells Park community is characterized by a diverse variety of land uses that have coexisted for decades. The area was one of Albuquerque's earliest economic drivers employing over 1000 people. Buildings in the area provided services like grocery stores, commercial services, and housing for workers. Expanding an already present transitional zone, encourages development that is consistent with the distinct character of the community and provides a buffer between the existing residential dwellings and the higher intensity non-residential uses north of the site. **This request furthers the implementation of Sub-Policy 4.1.1 Distinct Communities.**

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

The Sawmill/Wells Park Character Protection Overlay provides similar constraints to both R-1 and MX-T requirements, therefore, up-zoning to MX-T is an appropriate jump in scale, and location of development is in a transition area between R-1A and Non-Residential uses, and the proposed development will provide a cottage style housing typology that is respectful to its traditional R-1 neighbors. The proposed zone change is consistent with the adjacent multi-family residential land use and will protect the identity and cohesiveness of the neighborhood by facilitating development of cottage style residential units in a transitional zone. **This project furthers the implementation Sub-Policy 4.1.2**

CHAPTER 5: LAND USE

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

The proposed zone change would facilitate the development of cottage style housing which increases housing supply in an area commonly populated by single family and multi-family development and has multi-modal access to goods and services being that the subject site is within walking distance to the 4th St. Main Street Corridor and Lomas Major Transit Corridor, and the Indian School and Downtown Centers. However, because the subject site is not within 660 feet of a corridor or within a quarter mile of a Center, the justification does not demonstrate how the request will clearly and directly contribute to corridor vitality through form, intensity, connectivity, or multimodal design. **The request, as written, partially furthers Goal 5.1.**

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

The Sawmill/Wells Park Community is characterized by a blend of uses that allows its residents to live, work, learn, shop and play together in close proximity to home. The proposed cottage dwellings will provide housing within a half mile of parks, museums, and schools. Given its close proximity to the Indian School Center and downtown area, a zone change to MX-T will foster this goal by providing residents access to a variety of services in the area. **This request furthers Goal 5.2, Complete Communities.**

GOAL 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.

The request to amend the zoning on the subject site from R-1 to MX-T is intended to introduce new cottage style housing uses to the lot by increasing the number of housing units that also do not increase in scale to its neighboring single-family housing in the area. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, sidewalks, roads, and within ten-minute walks to transit stops and public facilities, services, and cultural amenities, and fits in well with the well-established neighborhood. **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 subject site is already fully served by existing infrastructure, including roads, utilities, parks, schools and neighborhood scale retail and services. The request would enable development on a vacant lot within an Area of Change. The requested zone change will allow permissive uses that include more residential options that could be desired, as well as non-residential opportunities that may be undesired, if the proposed use were to change. **This request generally furthers the implementation of Policy 5.3.1, Infill Development.**

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

The subject site is located entirely within an Area of Change, where the Comprehensive Plan encourages new growth, redevelopment, and more flexible land-use patterns. Rezoning from R-1 to MX-T would direct development to a location where change is both expected and desired, while also aligning the site with surrounding residential-use and providing a transition of housing intensity and a buffer between the existing single-family housing, areas of consistency, and light manufacturing uses within areas of change. The MXT zone district and the proposed use, as well as its permissive uses, are consistent with, and reinforces the character and intensity of the surrounding area, the Sawmill/Wells Park neighborhood. **This request furthers the implementation of Goal 5.6, City Development Areas.**

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

The subject site is located within an Area of Change where more intense development is encouraged along the major collector street, Bellamah Avenue, and can act as a transition between the existing established residential neighborhood and the light industrial zoning to the north. Allowing MX-T zoning would expand development opportunities, which include a variety of moderate-intensity

residential uses, and limited industrial uses, on a vacant parcel that is adjacent to congruent zoning, and separated by higher-intensity zones. By enabling redevelopment in a location already identified for growth and change as stated in the overall goals of the Sawmill/Wells Park MRA, and by aligning the site's zoning with the established mixed-use pattern along the Bellamah Avenue collector street. The request supports the policy's direction of growth, even though it is not in a Center, Corridor, or industrial and business park, in this case, toward Metropolitan Redevelopment Areas, then into stable neighborhoods. **The request clearly facilitates Policy 5.6.2.**

CHAPTER 8: ECONOMIC DEVELOPMENT

POLICY 8.2 LOCAL BUSINESS: Emphasize local business development.

The zone change is intended to facilitate the development of cottage style dwellings for long term rental use, which will provide more housing opportunities to the citizens of Albuquerque. If the proposed project were to change, future permissive uses relating to economic development, like a small business, medical clinics, small health gym. A zone change to the MX-T zone district, can attract diverse uses that can continue to serve economic needs by permitting neighborhood appropriate uses, commercial and institutional uses, including small businesses, office space, and diverse housing options like live-work homes. According to the Sawmill/Wells Park Metropolitan Redevelopment Area goals, the area supports the creation of community-scale work, business, and wealth-building activity. The request helps create a livable community that supports long-term growth and investment in local business opportunities. **The request furthers Policy 8.2 – Local Business**

CHAPTER 9: HOUSING

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

The subject site is within the Sawmill/Wells Park Metropolitan Redevelopment Area, which its guidelines support redevelopment, by providing a mix of affordable and market rate housing options. The development of cottage style units typically creates a smaller building footprint allowing for both increased supply and lower purchase price which supports ensuring more balanced housing options. The zone change to MX-T would also allow a variety of housing options like, live-work, townhomes, multi-family homes, dormitories and duplexes that can increase housing density in an area if the development were to change in the future. **This request furthers the implementation of Policy 9.1, Supply.**

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

The introduction of cottage style household typologies on the, currently vacant site, could support the development, improvement, and conservation of housing, in an appropriate location, for a variety of income levels and types of residents. This is strengthened by one of the intents of the Sawmill/Wells Park Metropolitan Redevelopment Area, supports attracting investment and new and different people into the neighborhood. The request could support a range of housing types by allowing for greater-density residential development on a site that is already served by infrastructure and public facilities. The proposed MX-T zoning could provide opportunities for a variety of housing options available to meet current and future needs in the area. Although, it is the intention of the applicant to develop the site with cottage dwellings, it is not guaranteed with this zone change. **This request generally furthers the implementation of Policy 9.1.1 Housing Options.**

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

The applicant intends to develop Cottage style dwellings which generally offer affordable alternative housing costs, compared to the traditional single-family home cost, being that they are typically a smaller square footage, and construction cost may be lower, although there is no guarantee. The zone change will allow a moderate increase in density, many of which allowable uses are more housing types to infill the vacant site, which could provide a variety of affordable, and mixed-income options in the area. **This request generally furthers the implementation of Policy 9.1.2.**

GOAL 9.2 SUSTAINABLE DESIGN: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposed MX-T zone change to allow the intended land use, could allow for more housing opportunities in a place where residents can sustain a, live, work, and recreate lifestyle, within the built environment in the conceptual interpretation of sustainability. However, the request does not make any obvious efforts to enhance the physical environment, human health and planet health, other than providing services or a safe place to live, work, and play. Additionally, the requested development is conceptual, housing design details have not been illustrated like that of a Site Plan, therefore, it is unable to determine if the design responds to the natural environment, like that of 'Green Building' techniques or make a clear effort in using sustainable materials. **This request partially furthers the implementation of Goal 9.2**

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

The request supports increased housing density in an appropriate location by allowing for cottage style residential development on a site within walking distance of a Major Transit Corridor, Lomas Blvd NW, and a Main Street Corridor, 4th St, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed MX-T zoning could facilitate increased housing in a developed area, aligning with policies that encourage efficient land use at a scale and intensity increase that is appropriate in scale to the already established walkable neighborhood character in the area. **This request furthers the implementation of Policy 9.3**

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

The proposed zone change to MX-T would facilitate the development of cottage dwellings on the subject site, which is currently not permissive use in the R-1 zone. The MX-T zone would also introduce a variety of allowable housing options that can increase housing density in the area, like single-family dwellings, multi-family, townhouses, and even dormitory living. The subject site is located near appropriate uses and services, and, should a future project choose to bring alternative permissive housing options and increase housing density to the site, future development under MX-T zoning, would be required to meet applicable buffering, design, and dimensional standards set by the IDO, to ensure the scale of the future development, is appropriate to the surrounding area. **This request generally furthers the implementation of Policy 9.3.2 Other Areas.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is currently zoned Residential – Single-Family (R-1). According to IDO §14-16-2-3(B), the purpose of the R-1 zone district is to provide neighborhoods of single-family homes with a variety of lot size and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

Proposed Zoning

The proposed zone change is from R-1 to MX-T, Mixed Use – Transitional Zone District. According to [§14-16-2-4\(A\)](#) of the IDO, the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial

areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in [Table 4-2-1](#).

Upon an approved request, the applicant plans to use the land for cottage style residential long-term rental housing units. Pursuant to Table 4-2-1 in the IDO, cottage dwelling is a permissive use in R-1 and MX-T.

Overlay Zones

The subject site is within the Sawmill/Wells Park Character Protection Overlay Zone. The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. The Sawmill/Wells Park CPO map was modified slightly from the previous Sector Development Plan (SDP) boundary to avoid overlapping with the properties regulated by the Rio Grande Boulevard CPO. The CPO carried over lot sizes and widths, usable open space requirements, setbacks, building height, building design and façade standards, and requirements about non-residential activity taking place outdoors. These standards support the community's desire to maintain a residential look and feel to the neighborhood. The CPO-12 does not regulate uses, instead, it establishes design standards intended to maintain the existing or historical character of the built environment. See IDO [§14-16-3-4](#) for more information.

Definitions

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

Mixed-use Zone District: [14-16-2-4](#) of the IDO. The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.

Overlay Zone: Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Residential Zone District: Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in Section 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area.

Dwelling, Cottage Development: A shared-interest low-density residential community in which multiple small individual dwellings are served by shared private ways or infrastructure, and in which the development intensity is measured by the amount of gross floor area in residential dwelling units rather than the number of residential dwelling units. A cottage development may include a combination of dwelling units with or without kitchens and with shared facilities, including but not limited to open space, parking lots or carports, gardens, recreation areas, community building(s) with facilities such as a kitchen and dining area, meeting and activity spaces, and a maximum of 1 guest room.

IV. Zoning Map Amendment (Zone Change)

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."

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

Applicant Response: *The proposed zone change from R-1 to MX-T is consistent with the health, safety, morals, and welfare of the city. The zone change will allow for uses consistent with the vision of the Albuquerque's Comprehensive Plan and the following goals and policies that will be outlined later in this section.*

The proposed zone change from R-1 to MX-T addresses the housing needs identified in the 2024 ABQ Regional Housing Needs assessment and the 2022 Housing Equity Needs Assessment Report by expanding opportunities for increased housing units and a variety of housing typologies that meet a broader spectrum of occupant needs and income levels. The majority of the housing options in the vicinity of the subject site are single family or apartments. The proposed zone change to MX-T would allow for duplex, live-work and multi-family.

The subject site is in a designated Metropolitan Redevelopment Area. The 2005 Sawmill/Wells Park MRA plans goals include preserving a balance between housing which serves low-income families and higher priced market rate units, protect and improve existing residential neighborhoods, increase and improve housing without

displacing current residents, and blend “old” and “new” into one unified neighborhood. A change to the MX-T zone will allow for new housing options which are in keeping with the character and history of the neighborhood and serving as an appropriate transition between single-family and non-residential areas.

Staff Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by applicant’s policy-based response furthering (and not being in conflict with) a preponderance of applicable Goals and Policies regarding in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above.

Applicable citations: Goal 4.1 Character; Policy 4.1.1 Distinct Communities; Goal 5.2 Complete Communities; Goal 5.3 Efficient Development Patterns; Goal 5.6 City Development Areas; Policy 5.6.2 Area of Change; Goal 8.2 Local Business; Goal 9.1 Supply; 9.1.2 Affordability; Goal 9.3 Density.

Partially applicable citations: Goal 5.1 Centers and Corridors; Policy 5.3.1 Infill Development; Policy 9.1.1 Housing Options; Goal 9.2 Sustainable Design; 9.3.2 Other Areas. **The response to Criterion A is sufficient.**

(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 proposed Zone Map Amendment is located in an Area of Change (as shown in the ABC Comp Plan, as amended). Criteria B does not apply.*

Staff Response: The subject property is designated in an Area of Change.

The response to Criterion B is sufficient.

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

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

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

Criteria 2: Because Bellamah NW, when constructed, served as a mixed-use area at the edge of the city limits and the sawmill workers and because the adoption of zoning has restricted land use in the area to single family, and because the site is vacant, the existing R1-A zoning does not support the mixture of uses traditionally found on Bellamah NW.

And because the city and the state have identified a shortage of housing which contributes to the affordability of housing and because housing options in the area are primarily single-family, and because historically there have been a variety of housing options on Bellamah NW that are no longer options due to R1-A zoning.

And because the subject site is a vacant lot, and due to various factors, the neighborhood has experienced economic decline as indicated in the 2005 Metropolitan Redevelopment Plans, and the location of the site across the street from Non-Residential Uses, the existing R-1 Zoning at this location is inappropriate due to its limited viability and potentially negative impact the affordability of housing in the area.

Criteria 3: Because the subject site is located in a Metropolitan Redevelopment Area, is located near existing public parks, schools and cultural facilities, because the adjacent property is zoned MXT, because there is a need in Albuquerque for housing which serves a variety of income levels and household types, and because it is an infill site on a street with a variety of housing types, a zone change from R-1A to MX-T is more advantageous to the community.

*And because the ABC Comprehensive Plan **Goal 5.3 Effective Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good**, and because the site is an infill location where new development should maximize existing public infrastructure,*

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

Staff Response: The subject site is completely located in an Area of Change, and protected by guidelines set forth by both, the Sawmill/Wells Park CPO-12, and the Sawmill/Wells Park Community MRA Plan, as designated by the Comp Plan. The applicant asserts that the existing zoning is inappropriate and meets Criterion 2 and 3 for a zone change. The applicant has demonstrated the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Change by introducing zoning that is consistent with and would complement the surrounding residential area as well as allow for higher intensity residential development planning in line with adjacent properties with the same zone district designation. Cottage dwellings will be consistent with the established character of the surrounding R-1 context, without drastically increasing the density and scale. The new zone district would also be more advantageous to the community by allowing denser residential planning and any uses that may be harmful to the surrounding residential community would be subject to review prior to any future approval. **The response to Criterion C is sufficient.**

- (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: *Because the proposed zone MX-T is a transition zone between the R-1 adjacent properties and the Non-Residential properties zoned across the street, it does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. See summary table below. Note RED outline indicates NEW uses and BLACK outline indicates the zones being compared. YELLOW indicates potentially harmful NEW uses.*

Uses permissive in MX-T are consistent with the existing R-1, except for the allowance of additional residential uses and small neighborhood retail. Bellamah NW has historically and presently supported a mixture of land uses and includes Non-Residential uses on the north side, directly across the street from the site. The scale and impact of these additional uses is mitigated on adjacent and abutting single family areas through Character Protection Overlays, Use Specific Standards and Buffering and Landscape requirements within the IDO.

As evident in this comparison, a change from R-1 to MX-T does not introduce additional uses that may be harmful to the adjacent property, the neighborhood or

community, while allowing uses compatible with adjacent land uses and has sufficient protections through the conditional use approval process and use specific standards.

4-2 ALLOWABLE USES

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional If Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential	Mixed-use	Non-residential	Use-specific Standards
Land Uses	R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23 R-24 R-25 R-26 R-27 R-28 R-29 R-30 R-31 R-32 R-33 R-34 R-35 R-36 R-37 R-38 R-39 R-40 R-41 R-42 R-43 R-44 R-45 R-46 R-47 R-48 R-49 R-50	MX-1 MX-2 MX-3 MX-4 MX-5 MX-6 MX-7 MX-8 MX-9 MX-10 MX-11 MX-12 MX-13 MX-14 MX-15 MX-16 MX-17 MX-18 MX-19 MX-20 MX-21 MX-22 MX-23 MX-24 MX-25 MX-26 MX-27 MX-28 MX-29 MX-30 MX-31 MX-32 MX-33 MX-34 MX-35 MX-36 MX-37 MX-38 MX-39 MX-40 MX-41 MX-42 MX-43 MX-44 MX-45 MX-46 MX-47 MX-48 MX-49 MX-50	NR-1 NR-2 NR-3 NR-4 NR-5 NR-6 NR-7 NR-8 NR-9 NR-10 NR-11 NR-12 NR-13 NR-14 NR-15 NR-16 NR-17 NR-18 NR-19 NR-20 NR-21 NR-22 NR-23 NR-24 NR-25 NR-26 NR-27 NR-28 NR-29 NR-30 NR-31 NR-32 NR-33 NR-34 NR-35 NR-36 NR-37 NR-38 NR-39 NR-40 NR-41 NR-42 NR-43 NR-44 NR-45 NR-46 NR-47 NR-48 NR-49 NR-50	Use-specific Standards
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS				
RESIDENTIAL USES				
Household Living				
Dwelling, single-family	P	P	P	4-3(B)(1)
Dwelling, mobile home	P	P	P	4-3(B)(2)
Dwelling, cluster development	P	P	P	4-3(B)(3)
Dwelling, cottage development	P	P	P	4-3(B)(4)
Dwelling, two-family (duplex)	P	P	P	4-3(B)(5)
Dwelling, townhouse	P	P	P	4-3(B)(6)
Dwelling, live-work	C	C	CA	4-3(B)(7)
Dwelling, multi-family	P	P	P	4-3(B)(8)
Group Living				
Assisted living facility or nursing home	C	P	P	
Community residential facility, small	P	P	P	4-3(B)(9)
Community residential facility, large	P	P	P	4-3(B)(9)
Dormitory	P	P	P	4-3(B)(9)
Group home, small	C	C	C	4-3(B)(10)
Group home, medium	C	C	C	4-3(B)(10)
Group home, large	C	C	C	4-3(B)(10)
CIVIC AND INSTITUTIONAL USES				
Adult or child day care facility	C	C	C	
BioPark	C	C	C	4-3(C)(7)
Community center or library	C	P	P	4-3(C)(7)
Elementary or middle school	C	C	C	4-3(C)(7)
Fire station or police station	C	C	C	4-3(C)(7)
High school	C	C	C	4-3(C)(7)
Hospital	C	C	C	4-3(C)(7)
Museum	CV	CV	CV	4-3(C)(7)
Overnight shelter	C	C	C	4-3(C)(7)
Parks and open space	P	P	P	4-3(C)(7)
Religious institution	P	P	P	4-3(C)(7)
Sports field	CV	CV	CV	4-3(C)(7)
University or college	CV	CV	CV	4-3(C)(7)
Vocational school	CV	CV	CV	4-3(C)(7)

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Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional If Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential	Mixed-use	Non-residential	Use-specific Standards
Land Uses	R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23 R-24 R-25 R-26 R-27 R-28 R-29 R-30 R-31 R-32 R-33 R-34 R-35 R-36 R-37 R-38 R-39 R-40 R-41 R-42 R-43 R-44 R-45 R-46 R-47 R-48 R-49 R-50	MX-1 MX-2 MX-3 MX-4 MX-5 MX-6 MX-7 MX-8 MX-9 MX-10 MX-11 MX-12 MX-13 MX-14 MX-15 MX-16 MX-17 MX-18 MX-19 MX-20 MX-21 MX-22 MX-23 MX-24 MX-25 MX-26 MX-27 MX-28 MX-29 MX-30 MX-31 MX-32 MX-33 MX-34 MX-35 MX-36 MX-37 MX-38 MX-39 MX-40 MX-41 MX-42 MX-43 MX-44 MX-45 MX-46 MX-47 MX-48 MX-49 MX-50	NR-1 NR-2 NR-3 NR-4 NR-5 NR-6 NR-7 NR-8 NR-9 NR-10 NR-11 NR-12 NR-13 NR-14 NR-15 NR-16 NR-17 NR-18 NR-19 NR-20 NR-21 NR-22 NR-23 NR-24 NR-25 NR-26 NR-27 NR-28 NR-29 NR-30 NR-31 NR-32 NR-33 NR-34 NR-35 NR-36 NR-37 NR-38 NR-39 NR-40 NR-41 NR-42 NR-43 NR-44 NR-45 NR-46 NR-47 NR-48 NR-49 NR-50	Use-specific Standards
COMMERCIAL USES				
Agriculture and Animal-related				
Community garden	P	P	P	4-3(D)(1)
Compost facility, small	P	P	P	4-3(D)(2)
Compost facility, medium	P	P	P	4-3(D)(2)
Equestrian facility	P	P	P	4-3(D)(3)
General agriculture	P	P	P	4-3(D)(4)
Kenel	P	P	P	4-3(D)(5)
Nursery	P	P	P	4-3(D)(6)
Veterinary hospital	P	P	P	4-3(D)(6)
Other pet services	P	P	P	4-3(D)(6)
Food, Beverage, and Indoor Entertainment				
Adult entertainment	C	C	C	4-3(D)(7)
Auditorium or theater	C	C	C	4-3(D)(8)
Bar	C	C	C	4-3(D)(9)
Catering service	C	C	C	4-3(D)(9)
Health club or gym	C	C	C	4-3(D)(10)
Mobile food truck court	C	C	C	4-3(D)(11)
Nightclub	C	C	C	4-3(D)(9)
Residential community amenity, indoor	C	C	C	4-3(D)(12)
Restaurants	C	C	C	4-3(D)(9)
Tap room or tasting room	C	C	C	4-3(D)(9)
Other indoor entertainment	C	C	C	4-3(D)(13)
Lodging				
Bed and breakfast	C	C	C	4-3(D)(14)
Camground or recreational vehicle park	C	C	C	4-3(D)(15)
Motel, no motel	C	C	C	4-3(D)(16)
Motor Vehicle-related				
Car wash	C	C	C	4-3(D)(17)
Heavy vehicle and equipment sales, rental, fueling, and repair	C	C	C	4-3(D)(18)
Light vehicle fueling station	C	C	C	4-3(D)(19)
Light vehicle repair	C	C	C	4-3(D)(20)
Light vehicle sales and rental	C	C	C	4-3(D)(21)
Outdoor vehicle storage	C	C	C	4-3(D)(22)
Paid parking lot	C	C	C	4-3(D)(23)
Parking structure	C	C	C	4-3(D)(23)

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CV = Conditional If Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential	Mixed-use	Non-residential	Use-specific Standards
Land Uses	R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23 R-24 R-25 R-26 R-27 R-28 R-29 R-30 R-31 R-32 R-33 R-34 R-35 R-36 R-37 R-38 R-39 R-40 R-41 R-42 R-43 R-44 R-45 R-46 R-47 R-48 R-49 R-50	MX-1 MX-2 MX-3 MX-4 MX-5 MX-6 MX-7 MX-8 MX-9 MX-10 MX-11 MX-12 MX-13 MX-14 MX-15 MX-16 MX-17 MX-18 MX-19 MX-20 MX-21 MX-22 MX-23 MX-24 MX-25 MX-26 MX-27 MX-28 MX-29 MX-30 MX-31 MX-32 MX-33 MX-34 MX-35 MX-36 MX-37 MX-38 MX-39 MX-40 MX-41 MX-42 MX-43 MX-44 MX-45 MX-46 MX-47 MX-48 MX-49 MX-50	NR-1 NR-2 NR-3 NR-4 NR-5 NR-6 NR-7 NR-8 NR-9 NR-10 NR-11 NR-12 NR-13 NR-14 NR-15 NR-16 NR-17 NR-18 NR-19 NR-20 NR-21 NR-22 NR-23 NR-24 NR-25 NR-26 NR-27 NR-28 NR-29 NR-30 NR-31 NR-32 NR-33 NR-34 NR-35 NR-36 NR-37 NR-38 NR-39 NR-40 NR-41 NR-42 NR-43 NR-44 NR-45 NR-46 NR-47 NR-48 NR-49 NR-50	Use-specific Standards
Offices and Services				
Bank	P	P	P	4-3(D)(24)
Blood services facility	C	C	C	4-3(D)(25)
Club or event facility	C	C	C	4-3(D)(25)
Commercial services	P	P	P	4-3(D)(26)
Construction contractor	C	C	C	4-3(D)(26)
Medical or dental clinic	P	P	P	4-3(D)(27)
Office	P	P	P	4-3(D)(28)
Personal and business services, small	P	P	P	4-3(D)(28)
Personal and business services, large	P	P	P	4-3(D)(28)
Research or testing facility	P	P	P	4-3(D)(29)
Self-storage	C	C	C	4-3(D)(30)
Outdoor Recreation and Entertainment				
Amphitheater	C	C	C	4-3(D)(31)
Balloon Fiesta Park events and activities	C	C	C	4-3(D)(31)
Drive-in theater	C	C	C	4-3(D)(32)
Residential community amenity, outdoor	C	C	C	4-3(D)(33)
Other outdoor entertainment	C	C	C	4-3(D)(33)
Retail Sales				
Adult retail	C	C	C	4-3(D)(34)
Art gallery	C	C	C	4-3(D)(34)
Bakery goods or confectionery shop	C	C	C	4-3(D)(35)
Building and home improvement materials store	C	C	C	4-3(D)(36)
Cannabis retail	C	C	C	4-3(D)(36)
General retail, small	P	P	P	4-3(D)(38)
General retail, medium	P	P	P	4-3(D)(38)
General retail, large	P	P	P	4-3(D)(38)
Grocery store	P	P	P	4-3(D)(39)
Liquor retail	C	C	C	4-3(D)(40)
Nicotine retail	C	C	C	4-3(D)(41)
Pawn shop	C	C	C	4-3(D)(42)

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Zone District >>	Residential	Mixed-use	Non-residential	Use-specific Standards
Land Uses	R-1 R-2 R-3 R-4 R-5 R-6 R-7 R-8 R-9 R-10 R-11 R-12 R-13 R-14 R-15 R-16 R-17 R-18 R-19 R-20 R-21 R-22 R-23 R-24 R-25 R-26 R-27 R-28 R-29 R-30 R-31 R-32 R-33 R-34 R-35 R-36 R-37 R-38 R-39 R-40 R-41 R-42 R-43 R-44 R-45 R-46 R-47 R-48 R-49 R-50	MX-1 MX-2 MX-3 MX-4 MX-5 MX-6 MX-7 MX-8 MX-9 MX-10 MX-11 MX-12 MX-13 MX-14 MX-15 MX-16 MX-17 MX-18 MX-19 MX-20 MX-21 MX-22 MX-23 MX-24 MX-25 MX-26 MX-27 MX-28 MX-29 MX-30 MX-31 MX-32 MX-33 MX-34 MX-35 MX-36 MX-37 MX-38 MX-39 MX-40 MX-41 MX-42 MX-43 MX-44 MX-45 MX-46 MX-47 MX-48 MX-49 MX-50	NR-1 NR-2 NR-3 NR-4 NR-5 NR-6 NR-7 NR-8 NR-9 NR-10 NR-11 NR-12 NR-13 NR-14 NR-15 NR-16 NR-17 NR-18 NR-19 NR-20 NR-21 NR-22 NR-23 NR-24 NR-25 NR-26 NR-27 NR-28 NR-29 NR-30 NR-31 NR-32 NR-33 NR-34 NR-35 NR-36 NR-37 NR-38 NR-39 NR-40 NR-41 NR-42 NR-43 NR-44 NR-45 NR-46 NR-47 NR-48 NR-49 NR-50	Use-specific Standards
Transportation				
Freight terminal or dispatch center	C	C	C	4-3(D)(43)
Helipad	C	C	C	4-3(D)(44)
Park-and-ride lot	C	C	C	4-3(D)(45)
Railroad yard	C	C	C	4-3(D)(46)
Transit facility	C	C	C	4-3(D)(47)
INDUSTRIAL USES				
Manufacturing, Fabrication, and Assembly				
Artisan manufacturing	C	C	C	4-3(E)(1)
Cannabis cultivation	C	C	C	4-3(E)(2)
Cannabis-derived products manufacturing	C	C	C	4-3(E)(3)
Light manufacturing	A	A	A	4-3(E)(4)
Heavy manufacturing	C	C	C	4-3(E)(5)
Special manufacturing	C	C	C	4-3(E)(6)
Telecommunications, Towers, and Utilities				
Drainage facility	P	P	P	4-3(E)(7)
Electric utility	P	P	P	4-3(E)(8)
Energy Storage System (ESS)	P	P	P	4-3(E)(8)
Geothermal energy generation	A	A	A	4-3(E)(9)
Major utility, other	P	P	P	4-3(E)(10)
Solar energy generation	P	P	P	4-3(E)(10)
Wind energy generation	P	P	P	4-3(E)(11)
Wireless Telecommunications Facility (WTF)	A	A	A	4-3(E)(12)
Architecturally integrated collocation	A	A	A	4-3(E)(12)
Freestanding	A	A	A	4-3(E)(12)
Non-commercial or broadcasting antenna	A	A	A	4-3(E)(12)
Public utility collocation	A	A	A	4-3(E)(12)
Roof-mounted	A	A	A	4-3(E)(12)
Small cell	A	A	A	4-3(E)(12)
Waste and Recycling				
Compost facility, large	P	P	P	4-3(E)(13)
Recycling drop-off bin facility	A	A	A	4-3(E)(14)
Salvage yard	C	C	C	4-3(E)(15)
Wholesaling and Storage				
Above-ground storage of fuels or feed	C	C	C	4-3(E)(15)

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Staff Response: The applicant compared the allowable uses in the R-1 (Single-family Residential) and the proposed MX-T (Mixed-Use – Transition) zone districts. Several permissive uses allowed under the proposed MX-T zone but not under the existing R-1 zoning could be considered potentially incompatible with adjacent properties, the neighborhood, or the broader community. These include: freestanding wireless telecommunications tower, hotel or motel and research testing facility. However, uses that may be considered harmful are subject to use-specific standards in the IDO that are intended to mitigate potential impacts.

Permissive uses allowed under the proposed MX-T zoning but not the current R-1 zoning include, Group home medium/large, dormitory living, museum, schools, health club/gym, farmers market, park, or general retail store, none of which should be considered harmful to adjacent properties, the neighborhood, or the community.

Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. All future development under the MX-T zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO Table 4-2-1: Allowable Uses). **The 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: *Because the site is located in a developed area of Albuquerque, it meets the requirements of the above number 1 “**Have adequate capacity to serve the development made possible by the change of zone.**” The City’s existing infrastructure has adequate capacity to serve the development made possible by the change of zone. Any on site infrastructure costs will be borne by the developer.*

Staff Response: The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity. The site will be developed with cottage style rental dwelling units, which will continue to utilize existing infrastructure that serves the site. **The 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: *Because Bellamah NW is not identified as a major street on the Roadway Classification Map, and because the proposed zone request is based on the desire to develop an infill site by with expanded residential opportunities in support of the Sawmill/Wells Park MRA plan and the ABC Comprehensive Plan, and to preserve the historic mixture of land uses along Bellamah NW, and provide a transition from R-1A to Non Residential zoned lots, the zone map amendment is not completely based on its location on a major street. A zone change from R-1A to MX-T would allow for the development of six new housing units in a bungalow court typology increasing the available dwelling units in an identified area of change and supports the policies of ABC Comprehensive Plan **Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options** by providing for high-quality, affordable, and mixed income housing options in support of mixed-income neighborhoods.*

Staff Response: The subject site is located within 0.5 miles of Lomas Blvd. NW, a Major Transit Corridor, and 0.5 miles from 4th St. NW, a Main Street Corridor, but is situated along a local Major Collector Street. Bellamah Ave. generally serves as a connector between residential areas. The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency or possible future platting to create a unified development lot. The existing infrastructure will adequately serve the subject site and future land uses granted in the MX-T zone district. The site is served by sidewalk access, bus stops within a 10-minute walk on average and a bike route along Bellamah Ave, providing the subject site with multiple transportation options for pedestrian and vehicle access. **The response to Criterion F is sufficient.**

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

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

Staff Response: The applicant's justification is not completely or predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes

consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan goals and policies and would facilitate the redevelopment of the subject site's vacant property. **The 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: *Because the zone change request is for a zone that is congruent with the adjacent and abutting parcel and because MX-T is an appropriate transition zone between R-1A and Non-Residential Zones the proposed zone change does not create a "spot zone" or "strip zone." The zone change clearly facilitates the ABC Comp Plan, as amended as indicated in the response to "A" furthering its goals and policies.*

Staff Response: The request to MX-T would not create a spot zone. The subject site is surrounded by residential – single-family (R-1), mixed-use – transition (MX-T), and non-residential – light manufacturing (NR-LM) zone districts. Uses are primarily residential, business, and light industrial. This allows for the subject site to be a transition of intensities from the southern residential to the northern NR-LM zone districts. Staff agrees with the applicant's justification that this request will not create a spot zone. **The response to Criterion H is sufficient.**

V. Agency & Neighborhood Concerns

Reviewing Agencies

Most reviewing agencies stated they had no adverse comments. Detailed feedback was received from Albuquerque Public Schools (APS), and Long-Range Planning.

Comments received reiterate that the proposed zoning change to MX-T supports residential infill development and introduces additional housing opportunities consistent with the surrounding mixed-use and transitional land use pattern, and growth in a designated Area of Change within a Metropolitan Redevelopment Area. Additionally, the request is in line with Policies from the Central ABQ CPA Assessment Report that support higher density and more housing options (Policy 1.a, 2, 4.a, & 5).

Agency comments can be found at the end of the staff report beginning on p. 33

Neighborhood/Public

Neighborhood Associations (NA) within 660 feet of the subject site are the North Valley Coalition, Sawmill Area NA, and Wells Park NA which were notified as required [IDO §14-16-6-4(J)]. Property owners within 100 feet of the subject site were also notified as required during the same time-frame. (See attachments)

A neighborhood meeting was held on May 12, 2026 with the Applicant and requested Neighborhood Associations to discuss the proposed zone change.

Staff is unaware of any additional support or opposition at the time of this writing, and no individuals have reached out to the Planning Department to express opposition or support for this request.

The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).

VI. Conclusion

The request is for a Zoning Map Amendment from R-1 to MX-T for a site, legally described as, all or a portion of lot A, Block 0000, Plat of lots A & B Lands of Marvin J. Gonzales, containing 0.2 Acres, located at 1010 Bellamah Ave. NW.

The subject site is located in an Area of Change, the Sawmill/Wells Park CPO-12, the Sawmill/Wells Park - Metropolitan Redevelopment Area, and within the Central Albuquerque Community Planning Area, as designated by the Comp Plan.

The zone change would facilitate the development of cottage style dwelling units which will provide an increase in residential density, support affordability, more housing choices, and increased opportunities for infill development. It is noted that other uses will be permissive on the site if the proposed development were to change use.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning by clearly facilitating a preponderance of applicable Comprehensive Plan goals and policies.

The applicant provided notice to all eligible Neighborhood Association (NA) representatives—including North Valley Coalition, Sawmill Area NA, and Wells Park NA. Property owners within 100 feet of the subject site were notified as required (IDO §14-16-6-4(J)). Sign postings for this zone change request have been verified by the staff planner, and photos have been submitted by the applicant. A facilitated meeting was not requested or held, and a Tribal meeting was not required. Staff is unaware of any opposition at the time of this writing.

Staff recommends Approval.

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

Case #: ZMA-2026-00007

1. The request is for a zone change from Residential – Single-family (R-1) to Mixed Use – Transition (MX-T) for an approximately 0.2-acre site, legally described as All or a portion of lot A Plat of lots A & B Lands of Marvin J Gonzales containing 0.1970 AC M/L or 8,581 SF M/L, located at 1010 Bellamah Ave. NW, along Bellamah Ave. between 12th St. NW and 8th St. NW, Zone Atlas Map (J-13-Z).
2. The request would facilitate the development of cottage dwellings. While the zone change is requested to develop a particular use, the criteria for a zone change required the EPC to consider the appropriateness of all permissive uses allowed in MX-T in [Table 4-2-1](#) in the Integrative Development Ordinance (IDO).
3. The EPC is the decision-making body for this request because the subject site is within an Area of Change and is less than 20 acres [[IDO § 14-16-6-7\(G\)\(1\)\(a\)2](#)]. The request is a quasi-judicial matter.
4. In 1994, the Development Review Board approved a subdivision (Case #DRB-94-337) to plat lots A and B. This area originally served the sawmill located directly south of the site. The former sawmill site to the north continues to have industrial uses and is zoned NR-LM (Non-residential Light Manufacturing).
5. Prior to the Integrated Development Ordinance (IDO), the subject site was within the boundaries of the now-repealed Sawmill-Wells Park Sector Development Plan and was zoned SU-2/S-R (Sawmill – Residential). With the effective date of the IDO in May 2018, the site converted to the R-1A zone district.
6. In January 2026, the dwelling on the property was destroyed by a fire and was demolished in early February.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

9. The subject site is not within the boundary of a Center or Corridor as designated by the Comp Plan.
10. The subject site is within the Central Albuquerque Community Planning Area.
11. The subject site is currently zoned Residential – Single-Family (R-1). According to IDO §14-16-2-3(B), the purpose of the R-1 zone district is to provide neighborhoods of single-family homes with a variety of lot size and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.
12. The proposed zone change is from R-1 to MX-T, Mixed Use – Transitional Zone District. According to [§14-16-2-4\(A\)](#) of the IDO, the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in [Table 4-2-1](#).

Upon an approved request, the applicant plans to develop the land for cottage style residential long-term rental housing units. Pursuant to Table 4-2-1 in the IDO, cottage dwelling is a permissive use in R-1 and MX-T.

13. The subject site is within the Sawmill/Wells Park Character Protection Overlay Zone.
14. The request furthers the following applicable Goal and Sub-Policies related to Character, from Comprehensive Plan Chapter 4: Community Identity.

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

The proposed zone change will introduce a land use that already exists adjacent to the property, mixed use transitional use, that acts as a transition between the historically R-1 residential uses and non-residential light manufacturing uses to the north. The applicant has proposed this request to change the zone from R-1 to MX-T to be congruent with the property to the west. The MX-T zone district could enhance, protect and preserve the distinct Sawmill/Wells Park community by expanding a transitional buffer for the R-1 community to the east and south, from the Non-Residential Light Manufacturing (NR-LM) zoned lots to the north. The proposed zone change is consistent with both, the unique mix of residential and non-residential uses that exist in the Sawmill/Wells Park community.

B. SUB-POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The Sawmill/Wells Park community is characterized by a diverse variety of land uses that have coexisted for decades. The area was one of Albuquerque’s earliest

economic drivers employing over 1000 people. Buildings in the area provided services like grocery stores, commercial services, and housing for workers. Expanding an already present transitional zone, encourages development that is consistent with the distinct character of the community and provides a buffer between the existing residential dwellings and the higher intensity non-residential uses north of the site.

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

The Sawmill/Wells Park Character Protection Overlay provides similar constraints to both R-1 and MX-T requirements, therefore, up-zoning to MX-T is an appropriate jump in scale, and location of development is in a transition area between R-1A and Non-Residential uses, and the proposed development will provide a cottage style housing typology that is respectful to its traditional R-1 neighbors. The proposed zone change is consistent with the adjacent multi-family residential land use and will protect the identity and cohesiveness of the neighborhood by developing cottage style units in a transitional zone.

- 15. The request furthers the implementation of the following applicable Goals and Policies related to Land Use, Complete Communities, Efficient Development Patterns, Development Areas and Areas of Change from Comprehensive Plan Chapter 5: Land Use.

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

The Sawmill/Wells Park Community is characterized by a blend of uses that allows its residents to live, work, learn, shop and play together in close proximity to home. The proposed cottage dwellings will provide housing within a half mile of parks, museums, and schools. Given its close proximity to the Indian School Center and downtown area, a zone change to MX-T will foster this goal by providing residents access to a variety of services in the area.

- B. GOAL 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.

The request to amend the zoning on the subject site from R-1 to MX-T is intended to introduce new cottage style housing uses to the lot by respectfully increasing the number of housing units that also do not increase in scale to its neighboring single-family housing in the area. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, sidewalks, roads,

and within ten-minute walks to transit stops and public facilities, services, and cultural amenities, and fits in well with the well-established neighborhood.

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

The subject site is already fully served by existing infrastructure, including roads, utilities, parks, schools and neighborhood scale retail and services. The request would enable development on a vacant lot within an Area of Change. The requested zone change will allow permissive uses that include more residential options that could be desired, as well as non-residential opportunities that may be undesired, if the proposed use were to change.

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

The subject site is located entirely within an Area of Change, where the Comprehensive Plan explicitly encourages new growth, redevelopment, and more flexible land-use patterns. Rezoning from R-1 to MX-T would direct development to a location where change is both expected and desired, while also aligning the site with surrounding residential-use and providing a transition of housing intensity and a buffer between the existing single-family housing, areas of consistency, and light manufacturing uses within areas of change. The MXT zone district and the proposed use, as well as its permissive uses, are consistent with, and reinforces the character and intensity of the surrounding area, the Sawmill/Wells Park neighborhood.

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

The subject site is located within an Area of Change where more intense development is encouraged along the major collector street, Bellamah Avenue, and can act as a transition between the existing established residential neighborhood and the light industrial zoning to the north. Allowing MX-T zoning would expand development opportunities, which include a variety of moderate-intensity residential uses, and limited industrial uses, on a vacant parcel that is adjacent to congruent zoning, and separated by higher-intensity zones. By enabling redevelopment in a location already identified for growth and change as stated in the overall goals of the Sawmill/Wells Park MRA, and by aligning the site's zoning with the established mixed-use pattern along the Bellamah Avenue collector street. The request supports the policy's direction of growth, even

though it is not in a Center, Corridor, or industrial and business park, in this case, toward Metropolitan Redevelopment Areas, then into stable neighborhoods.

16. The request furthers the implementation of the following applicable Goals and Policies related to Local Business from Comprehensive Plan Chapter 8: Economic development.

POLICY 8.2 LOCAL BUSINESS: Emphasize local business development.

The zone change is intended to facilitate the development of cottage style dwellings for long term rental use, which will provide more housing opportunities to the citizens of Albuquerque. If the proposed project were to change, future permissive uses relating to economic development, like a small business, medical clinics, small health gym. A zone change to the MX-T zone district, can attract diverse uses that can continue to serve economic needs by permitting neighborhood appropriate uses, commercial and institutional uses, including small businesses, office space, and diverse housing options like live-work homes. According to the Sawmill/Wells Park Metropolitan Redevelopment Area goals, the area supports the creation of community-scale work, business, and wealth-building activity. The request helps create a livable community that supports long-term growth and investment in local business opportunities.

17. The request furthers the implementation of the following applicable Goals and Policies related to Supply, Housing Options, Affordability, Density and Other Areas from Comprehensive Plan Chapter 9: Housing

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

The subject site is within the Sawmill/Wells Park Metropolitan Redevelopment Area, which its guidelines support redevelopment, by providing a mix of affordable and market rate housing options. The development of cottage style units typically creates a smaller building footprint allowing for both increased supply and lower purchase price which supports ensuring more balanced housing options. The zone change to MX-T would also allow a variety of housing options like, live-work, townhomes, multi-family homes, dormitories and duplexes that can increase housing density in an area if the development were to change in the future.

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

The introduction of cottage style household typologies on the, currently vacant site, could support the development, improvement, and conservation of housing, in an appropriate location, for a variety of income levels and types of residents.

This is strengthened by one of the intents of the Sawmill/Wells Park Metropolitan Redevelopment Area, supports attracting investment and new and different people into the neighborhood. The request could support a range of housing types by allowing for greater-density residential development on a site that is already served by infrastructure and public facilities. The proposed MX-T zoning could provide opportunities for a variety of housing options available to meet current and future needs in the area. Although, it is the intention of the applicant to develop the site with cottage dwellings, it is not guaranteed with this zone change.

- C. **POLICY 9.1.2 AFFORDABILITY:** Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed income housing options throughout the area.

The applicant intends to develop Cottage style dwellings which generally offer affordable alternative housing costs, compared to the traditional single-family home cost, being that they are typically a smaller square footage, and construction cost may be lower. The zone change will allow a moderate increase in density, many of which allowable uses are more housing types to infill the vacant site, which could provide a variety of affordable, and mixed-income options in the area.

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

The request could support increased housing density in an appropriate location by allowing for cottage style residential development on a site within walking distance of a Major Transit Corridor, Lomas Blvd NW, and a Main Street Corridor, 4th St, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed MX-T zoning could facilitate increased housing in a developed area, aligning with policies that encourage efficient land use at a scale and intensity increase that is appropriate in scale to the already established walkable neighborhood character in the area.

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

The request could support increased housing density in an appropriate location by allowing for cottage style residential development on a site within walking distance of a Major Transit Corridor, Lomas Blvd NW, and a Main Street Corridor, 4th St, with access to existing infrastructure, public facilities, and nearby commercial services. The proposed MX-T zoning could facilitate increased housing in a developed area, aligning with policies that encourage efficient land

use at a scale and intensity increase that is appropriate in scale to the already established walkable neighborhood character in the area.

18. 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."

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

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

Applicable citations: Goal 4.1 Character; Policy 4.1.1 Distinct Communities; Goal 5.2 Complete Communities; Goal 5.3 Efficient Development Patterns; Goal 5.6 City Development Areas; Policy 5.6.2 Area of Change; Goal 8.2 Local Business; Goal 9.1 Supply; 9.1.2 Affordability; Goal 9.3 Density.

Partially applicable citations: Goal 5.1 Centers and Corridors; Policy 5.3.1 Infill Development; Policy 9.1.1 Housing Options; Goal 9.2 Sustainable Design; 9.3.2 Other Areas.

- B. 6-7(G)(3)(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).

The subject site is located entirely in an Area of Change.

- C. 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:
- i. There was typographical or clerical error when the existing zone district was applied to the property.
 - ii. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 - iii. 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 completely located in an Area of Change, and protected by guidelines set forth by both, the Sawmill/Wells Park CPO-12, and the Sawmill/Wells Park Community MRA Plan, as designated by the Comp Plan. The applicant asserts that the existing zoning is inappropriate and meets Criterion 2 and 3 for a zone change. The applicant has demonstrated the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Change by introducing zoning that is consistent with and would complement the surrounding residential area as well as allow for higher intensity residential development planning in line with adjacent properties with the same zone district designation. Cottage dwellings will be consistent with the established character of the surrounding R-1 context, without drastically increasing the density and scale. The new zone district would also be more advantageous to the community by allowing denser residential planning and any uses that may be harmful to the surrounding residential community would be subject to review prior to any future approval.

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

The applicant compared the allowable uses in the R-1 (Single-family Residential) and the proposed MX-T (Mixed-Use – Transition) zone districts. Several permissive uses allowed under the proposed MX-T zone but not under the existing R-1 zoning could be considered potentially incompatible with adjacent properties, the neighborhood, or the broader community. These include: freestanding wireless telecommunications tower, hotel or motel and research testing facility. However, uses that may be considered

harmful are subject to use-specific standards in the IDO that are intended to mitigate potential impacts.

Permissive uses allowed under the proposed MX-T zoning but not the current R-1 zoning include, Group home medium/large, dormitory living, museum, schools, health club/gym, farmers market, park, or general retail store, none of which should be considered harmful to adjacent properties, the neighborhood, or the community.

Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. All future development under the MX-T zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses (see IDO Table 4-2-1: Allowable Uses).

E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 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.

The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity. The site will be developed with cottage style rental dwelling units, which will continue to utilize existing infrastructure that serves the site.

F. 6-7(G)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The subject site is located within 0.5 miles of Lomas Blvd. NW, a Major Transit Corridor, and 0.5 miles from 4th St. NW, a Main Street Corridor, but is situated along a local Major Collector Street. Bellamah Ave. generally serves as a connector between residential areas. The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency or possible

future platting to create a unified development lot. The existing infrastructure will adequately serve the subject site and future land uses granted in the MX-T zone district. The site is served by sidewalk access, bus stops within a 10-minute walk on average and a bike route along Bellamah Ave, providing the subject site with multiple transportation options for pedestrian and vehicle access.

- G. 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 predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan goals and policies and would facilitate the redevelopment of the subject site's vacant property.

- H. 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 request to MX-T would not create a spot zone. The applicant has demonstrated that criterion 1 applies and the request would clearly facilitate the implementation of a preponderance of applicable goals and policies of the Comprehensive Plan. The applicant has also identified all allowable uses under the MX-T zone district. The subject site is surrounded by residential – single-family (R-1), mixed-use – transition (MX-T), and non-residential – light manufacturing (NR-LM) zone districts. Uses are primarily residential, business, and light industrial. This allows for the subject site to be a transition of intensities from the southern residential to the northern NR-LM zone districts. Staff agrees with the applicant's justification that this request will not create a spot zone.

19. Agency Comments received reiterate that the proposed zoning change to MX-T supports residential infill development and introduces additional housing opportunities consistent with the surrounding mixed-use and transitional land use pattern, and growth in a designated Area of Change within a Metropolitan Redevelopment Area. Additionally, the request is in line with Policies from the Central ABQ CPA Assessment Report that support higher density and more housing options (Policy 1.a, 2, 4.a, & 5).
20. Neighborhood Associations (NA) within 660 feet of the subject site are the North Valley Coalition, Sawmill Area NA, and Wells Park NA which were notified as required [IDO §14-16-6-4(J)]. Property owners within 100 feet of the subject site were also notified as required during the same time-frame. (See attachments)
21. A neighborhood meeting was held on May 12, 2026 with the Applicant and requested Neighborhood Associations to discuss the proposed zone change.
22. Staff is unaware of any additional support or opposition at the time of this writing, and no individuals have reached out to the Planning Department to express opposition or support for this request.
23. The subject site is not within the areas that trigger a Pre-submittal Tribal Meeting pursuant to IDO§14-16-6-4(B).

Recommendation

APPROVAL of Case#: ZMA-2026-00007, a request for Zoning Map Amendment from R-1 to MX-T for approximately 0.2-acre site, legally described as, All or a portion of lot A, Block 0000, Plat of lots A & B Lands of Marvin J Gonzales containing 0.2 AC, located at 1010 Bellamah Ave. NW, based on Findings 1-23.

Dustin Kiska

Planner

Notice of Decision cc list:

Jesse Herron – Michelle Negrette, Applicant & Owner, stratadesign.nm@gmail.com
North Valley Coalition, Peggy Norton, peggynorton@yahoo.com
North Valley Coalition, James Salazar, jasalazarm@gmail.com
Sawmill Area Neighborhood Association, David Stryker, davidwstryker@gmail.com
Sawmill Area Neighborhood Association, Amanda Browne, browne.amanda.jane@gmail.com
Wells Park Neighborhood Association, Doreen McKnight, doreenmcknightnm@gmail.com
Wells Park Neighborhood Association, Edwina Kiro, edwina.kiro@yahoo.com
Legal, Dking@cabq.gov
Legal, Nasanchez@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

- This subject site is located in an Area of Change within the Central ABQ Community Planning Area (CPA) that was completed and accepted by City Council in 2024. It also falls within the Sawmill/Wells Park CPO-12 and the Sawmills/Wells Park Metropolitan Redevelopment Area.
- This zone map amendment request is generally supported by Comprehensive Plan policies because it promotes infill development, increased housing options, and growth in a designated Area of Change within a Metropolitan Redevelopment Area. Policies such as Goal 5.3 (Efficient Development), Policy 5.6.2 (Areas of Change), and Goal 9.1 (Housing Supply) strongly align with the request. Additionally, the request is in line with Policies from the Central ABQ CPA Assessment that support higher density and more housing options (Policy 1.a, 2, 4.a, & 5 from Central ABQ CPA Report).

Transportation Development Services

- No objection

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Parks & Recreation – Urban Forestry

- Forestry has no comments at this time.

Parks & Recreation – Strategic Planning

- Parks and Recreation has no objections to this request.

OTHER AGENCIES

Albuquerque Public Schools (APS)

- APS has no objection to the request as submitted.
 - The proposed zoning change to MX-T supports residential infill development and introduces additional housing opportunities consistent with the surrounding mixed-use and transitional land use pattern. The following schools will be impacted: Emerson Elementary School, Van Buren Middle School, and Highland High School.
 - The proposed development is estimated to generate the following student enrollment:
Residential Units 6
 - i. Est. Elementary School Students: 2
 - ii. Est. Middle School Students: 1
 - iii. Est. High School Students: 1
 - iv. Est. Total # of Students from the Project: 4
- *The estimated number of students from the proposed project is based on an average student generation rate.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

- AMAFCA has no adverse comments to the Zoning Map Amendment EPC Request.

(No comments received from the below Agencies)

Transit Department

Zoning / Code Enforcement

Hydrology

Solid Waste Department

Aviation Department

Department of Municipal Development

Metropolitan Redevelopment Agency

Office of Neighborhood Coordination

Police Department/Planning

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Bernalillo County

Kirtland Air Force Base (KAFB)

Middle Rio Grande Conservancy District (MRGCD)

Mid-Region Council of Governments (MRCOG)

Mid-Region Metropolitan Planning Organization (MRMPO)

National Park Service (NPS) / Petroglyph National Monument

New Mexico Gas Company

New Mexico Department of Transportation (NMDOT)

Public Service Company of New Mexico (PNM)

A) PHOTOGRAPHS



Subject Site (yellow) Looking South
R-1 Zoned Residential units, adjacent
and beyond. from Bellamah Ave. NW

Posted Sign as required is displayed
on site fence



Subject Site (yellow) Looking South-East
from Bellamah Ave. NW
R-1 Zoned Residential units, adjacent
and beyond.

Subject Site (yellow) Looking South-West from Bellamah Ave. NW
R-1 Zoned Residential units adjacent (left) and beyond.
MX-T Bed and Breakfast to the West. (right)



Subject Site (yellow) Looking North-East from Kinley Ave. NW
R-1 Zoned Residential units adjacent to the East.
NR-LM zoned light-manufacturing warehouse beyond.





Posted Sign as required is displayed on site fence



B) APPLICATION INFORMATION

March 25, 2026

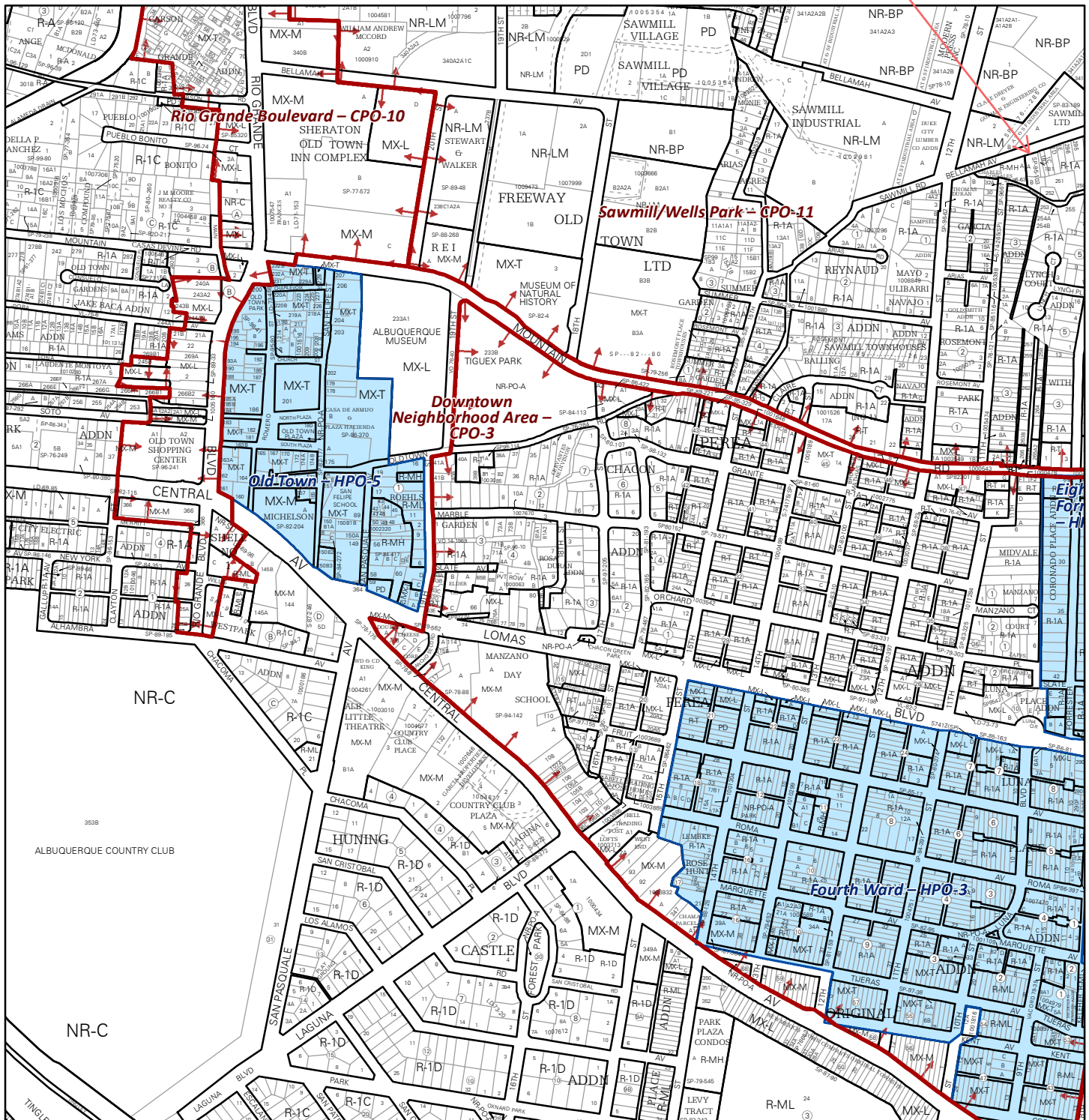
To whom it may concern,

I, Jesse Herron, property owner of 1010 Bellamah Ave NW 87104, hereby authorize Strata Design to act as agent on my behalf for the zone change at 1010 Bellamah Ave NW, Albuquerque, NM 87104.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Herron', with a long horizontal stroke extending to the right.

Jesse Herron



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).

Rio Grande

40 25

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

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

0 250 500 1,000 Feet

April 8, 2026

To Whom it May Concern,

This is a request 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, 87104, located on Bellamah Ave. NW between 12 St. NW and 8th St. NW, approximately 0.2 acres (J-13-Z) to be considered for a Zoning Map Amendment from R-1 (Residential Zone District) to MX-T (Mixed Use Transition Zone District). The client, Jesse Herron, wishes to consolidate the lot with his lot to the east in order to build six small individual dwelling units on the site.



Photo of site frontage on Bellamah NW prior to fire.

Surrounding Context

This area originally served to support the Sawmill which was located directly north of the site. The former sawmill land to the north continues to have industrial uses and zoning. Directly across Bellamah NW lots are zoned NR-LM (Non Residential-Light Manufacturing) and within less than 200 feet, lots are zoned NR-BP (Non Residential-Business Park). Abutting parcels to the west are zoned MX-T (Mixed Use-Transition) and abutting parcels to the east and south are R-1 (Residential). The property is in an Area of Change and is within the SawMill/Wells Park (CPO-12) Character Protection Overlay Zone. Land use to the north is primarily light industrial with active shipping and receiving. Properties to the west belong to the owner and hospitality uses. To the east and south land uses consist of single and multi-family residential.

Zoning Map



Land Use Map





East View at Property.



West View toward property.



Street view.



View across street.

Site History

The area original developed in response to the sawmill, one of Albuquerque’s earliest economic drivers. The buildings along Bellamah NW (called Indian School Rd in 1908) provided services to workers. Buildings original served as grocery stores, saloons, rooming houses for workers and red-light industries.

Mr. Herron purchased the site in 2025. Prior to this, the property had been in use by the Gonzales family for several generations. The subject site is currently a vacant lot. The property previously consisted of a residential “four square” structure that had been added onto with a commercial warehouse. The last known use of the property for the printing of T-shirts and other merchandise by the Gonzales family. The structure was destroyed in a fire in early 2026. Historical documents show development on the site since 1908.

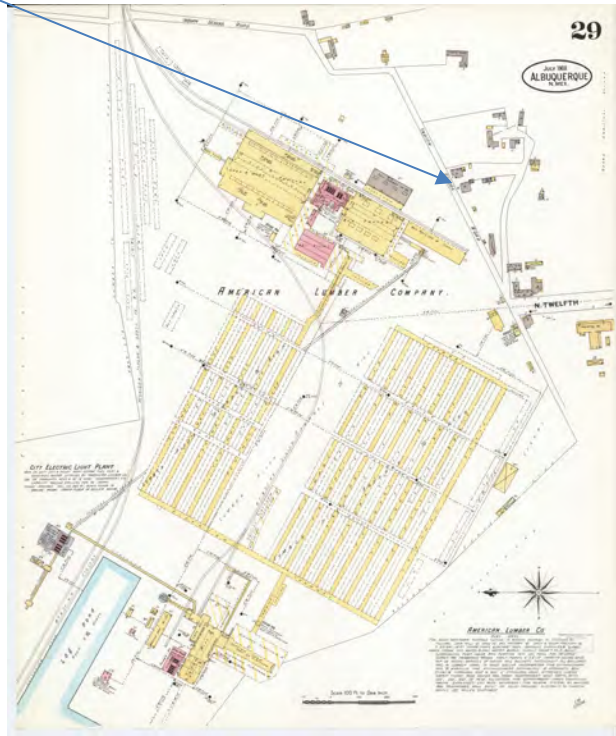
Mr. Herron desires to build 6 small units on the site to be used as long-term rental units. The intention is to provide housing for nurses and other industry professionals. This housing typology is historical known as” bungalow courts” and can be found throughout the west, consisting of small single family units arrange around a shared court yard. “Bungalow courts” allow for affordable and smaller units with a more single family character.

A remaining example in Albuquerque can be found near Menaul and Edith Boulevards NW. The MX-T zone is the lowest intensity zone that would permit the intended development scale and typology.



Proposed Site Development.

Site



1908 Sanborn Insurance Map

Contextual 1949 Aerial Photograph



Contextual 2020 Aerial Photograph



Neighborhood Association Meetings

Prior to application, the applicant sent required mailings and emailings to the North Valley Coalition, Sawmill Area Neighborhood association, and Wells Park Neighborhood Association.

ZONE MAP AMENDMENT REQUEST

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

The following narratives provide evidence that the proposed rezoning LT A PLAT OF LTS A & B LANDS OF MARVIN J GONZALES CONT 0.1970 AC M/L OR 8,581 SF M/L at 1010 Bellamah NW is considered in accordance with the adopted City of Albuquerque Comprehensive Plan. This request complies with Section 6-7(F)(3) of the Integrated Development Ordinance as follows:

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

Applicant's Response:

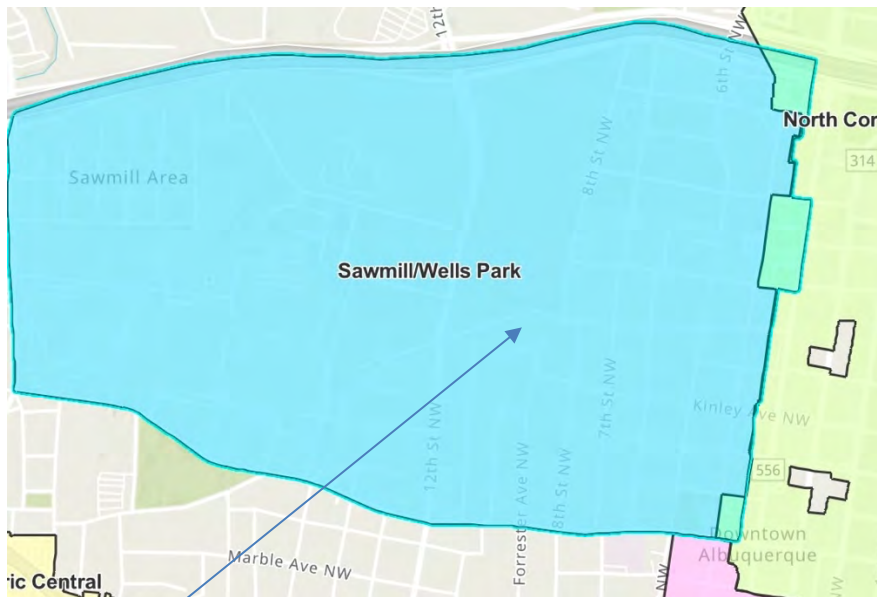
The proposed zone change from R-1 to MX-T is consistent with the health, safety, morals, and welfare of the city. The zone change will allow for uses consistent with the vision of the Albuquerque's Comprehensive Plan and the following goals and policies that will be outlined later in this section:

- 4.1 Character: Enhance, protect, and preserve distinct communities.**
- 5.1 Centers & Corridors; Grow as a community of strong Centers connected by a multi-modal network of Corridors.**
- 5.3 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.**
- 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.**
- 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.**
- 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.**

The proposed zone change from R-1 to MX-T addresses the housing needs identified in the 2024 ABQ Regional Housing Needs assessment and the 2022 Housing Equity Needs Assessment Report by expanding opportunities for increased housing units and a variety of housing typologies that meet a broader spectrum of occupant needs and income levels. The majority of the housing options in the vicinity of the subject site are single family or apartments. The proposed zone change to MX-T would allow for duplex, livework and multi-family.

The subject site is in a designated Metropolitan Redevelopment Area. The 2005 Sawmill/Wells Park MRA plans goals include preserving a balance between housing which serves low income families and higher priced market rate units, protect and improve existing residential neighborhoods, increase and improve housing without displacing current residents, and blend “old” and “new” into one unified neighborhood. A change to the MX-T zone will allow for new housing options which are in keeping with the character and history of the neighborhood and serving as an appropriate transition between single-family and non-residential areas.

Map of Sawmill/Wells Park MRA area



Site

Albuquerque Bernalillo Comprehensive Plan (2025 Update)

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

Strong Neighborhoods. Because the requested zone change allows for additional residential opportunities, it **encourages diverse housing and respects the neighborhood scale and history while supporting new desirable places to live.**

Mobility. Because the location of the requested zone change is in an established neighborhood, and within walking distance to city transit, and is within ½ mile of city museums, recreation areas, and public schools, it provides potential residents with **multi-modal transportation options, including walkability to nearby schools, recreation, services, and employment centers.**

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

Equity. Because the requested zone change increases the number and type of housing options in the neighborhood, **it increases the opportunity for residents to access a range of housing options and access to parks, schools, and employment centers.** Although there are multi-family housing options in the neighborhood, the majority of the zoning is R-1 limiting any future residential development to single-family.

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

Community Health. Because the subject site is within walking distance of parks and local trails, the requested zone change **supports convenient access to parks and open space.** Because the subject site is located within walking distance of city cultural amenities, recreational facilities schools, neighborhood retail and services and public transportation, the requested zone change **facilitates access to amenities and services throughout the city.**

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

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

Because the requested zone change supports a mix of land uses at a development scale and intensity appropriate and in context with the existing neighborhood, **it enhances, protects, and preserves the character of the neighborhood.** Building size and massing are congruent with property to the west and similar to the R-1 zone. The Sawmill/Wells Park Character Protection Overlay (CPO-12) ensures that building placement, site layout, and landscaping are congruent with neighborhood character and buffering requirements provide separation between single-family residential area and any future uses. Allowable uses in the MX-T zone are primarily residential at lower multi-family density, CPO 12 and Use Specific Standards limit development density.

Because 1010 Bellamah NW is in an Area of Change, the zone change request from R-1 to MX-T **supports higher density and intensity development in the City to Areas of Change.**

Because there are few residential options in this developed neighborhood, the requested zone change to enables additional residential development options and **demonstrates the feasibility of diverse housing types in various neighborhoods to communities and developers.**

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

Because a change from R-1 to MX-T is congruent with uses and setbacks in adjacent MX-T zone to the west, the proposed zone map amendment contributes to the character of the neighborhood.

Because the MX-T zone permits uses including duplex, multi-family, townhouse, livework, general retail, small, office and personal and business service which are consistent with historical uses of the adjacent buildings on Bellamah. The building to the east is a duplex, and a few lots further to the east are multi-family. To the east, the buildings were historically used as grocery stores, bakeries, saloons and lodging with owner residing on premises (live/work). The subject site has operated as both housing and light manufacturing with retail.

Because the R-1 properties to the south and east would be buffered through the IDO Use Specific Requirements which include buffering requirements between multi-family and single-family properties such as landscaping and distance separation which will support quality development, enhance the character of the community while providing privacy and screening protecting existing residents.

As a result of these conditions and factors, the proposed Zone Map Amendment to MX-T is consistent and in keeping with both the adjacent land use, zoning and is congruent with the MX-T zone to the west while continuing to maintain and reinforce the character of the neighborhood.

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

Because CPO-12 ensures that the R-1 zone and the MX-T zone have the same setback requirements and because the IDO has buffering requirements adjacent to low density residential properties and because the location of the site is in a transition area between R-1 and Non-Residential uses, the proposed zone change protects the identity and cohesiveness of the neighborhood.

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

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

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

Because the requested zone change increases residential density on a site located within walking distance to public transit, trails and bikeways, it **expands multi-modal access to goods, services and jobs.**

Because the requested zone allows for townhouses, a residential typology not commonly found in neighborhood which has a mix of single family and multifamily residential

developments, and because the site is located in an Area of Change, the requested zone change **encourages high quality development and redevelopment in an Area of Change.**

Goal 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.

Because the site is located near existing transit service on 12th street, near neighborhood parks, schools, and cultural amenities, and because the requested zone is for an infill lot, and because the requested zone change allows for an increase in density from single-family development, the requested zone change **supports effective development patterns that maximize the utility of existing infrastructure, public facilities and efficient use of land to support the public good.**

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

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



Map of nearby existing parks and schools within .5 mile distance of subject site.

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

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

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

Because the Comprehensive Plan Area of Change policies allow for a mix of uses and development of higher and density and intensity in areas where growth is desired and can be supported by multi-modal transit, the requested zone change for a higher intensity residential

zone within an Areas of Change **benefits job creation and expands housing options.**

Because the subject site is located in a Metropolitan Redevelopment Area with an adopted plan which prioritizes and includes redevelopment strategies for a mix of residential options that increase and improve house that is in character with the neighborhood, the requested zone change **supports development in desired areas.**

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

Because the subject site is located in a designated Metropolitan Redevelopment Area (Sawmill/Wells Park MRA), within an Area of Change, in close proximity to transit service on 12th street and on a street with a variety in scale of housing options, the proposed zone change from R-1 to MX-T allows for an increased density along an infill site which encourages and directs to growth where it is expected and desired.

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

Because the subject site is located in an Area of Change abutting an Area of Consistency and because the IDO requires buffering and landscaping to transition from multi-family to R-1 and because the IDO and CPO-12 require similar front, side and rear setbacks for R-1 and MX-T and IDO Use Specific Standards and CPO-12 restrict building height and massing, the zone change from R-1 to MX-T includes appropriate transitions.

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

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

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

Because the requested zone change increases density and intensity on a infill site located within a block of public transit and bikeways, **it directs future development to corridors to create stronger districts and reduce transportation costs.**

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

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

Because the area has a high percentage of R-1 zoning with single-family land use and because development on Bellamah NW has traditionally supported and continues to support a mix of housing typologies and small businesses, the MX-T zone allowable uses align with historic land use in the area and allow for new development to be consistent with historical development type and scale.

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

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

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

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

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

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

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

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

Because the proposed zone change reinforces the surrounding block densities along Bellamah NW, it supports development that is consistent with existing development to the east and west. CPO-12 ensures that MX-T setbacks are consistent with R-1, maintaining congruency with abutting existing development context, existing land uses and maintaining the relationship to the street.

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

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

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

Because zoning on Bellamah NW on adjacent blocks is MX-T and consists of Hospitality Uses, and because the residential area directly east of the site is zoned R-1, but includes multi-family land uses, a zone change to MX-T on the subject site **supports a transition between single family development and more intense development.**

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

Because the subject property is located within walking distance of major cultural attractions, neighborhood services, community trails and recreational facilities, and because MX-T allows for higher residential density at a scale in keeping with existing development conditions, a zone change to MX-T **increases housing density and housing options near appropriate uses and services and maintains the scale of surrounding development.** Because the MX-T zone allows for an increase in housing density and options from the R-1 on an infill site in a designated Metropolitan Redevelopment Area with existing public infrastructure, the zone change **supports increased housing density in appropriate places with adequate services and amenities.**

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

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

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

Applicant's Response: This policy does not apply.

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

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

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

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

Because Bellamah NW, when constructed, served as a mixed use area at the edge of the city limits and the sawmill workers and because the adoption of zoning has restricted land use in the area to single family, and because the site is vacant, the existing R1-A zoning does not support the mixture of uses traditionally found on Bellamah NW.

And because the city and the state have identified a shortage of housing which contributes to the affordability of housing and because housing options in the area are primarily single-family, and because historically there have been a variety of housing options on Bellamah NW that are no longer options due to R1-A zoning.

And because the subject site is a vacant lot, and due to various factors, the neighborhood has experienced economic decline as indicated in the 2005 Metropolitan Redevelopment Plans, and the location of the site across the street from Non Residential Uses, the existing R-1 Zoning at this location is inappropriate due to its limited viability and potentially negative impact the affordability of housing in the area.

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

Because the subject site is located in a Metropolitan Redevelopment Area, is located near existing public parks, schools and cultural facilities, because the adjacent property is zoned MX-T, because there is a need in Albuquerque for housing which serves a variety of income levels and household types, and because it is an infill site on a street with a variety of housing types, a zone change from R-1 to MX-T is more advantageous to the community.

And because the ABC Comprehensive Plan **Goal 5.3 Effective Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good**, and because the site is an infill location where new development should maximize existing public infrastructure,

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

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

Because the proposed zone MX-T is a transition zone between the R-1 adjacent properties and the Non Residential properties zoned across the street, it does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. See summary table below. Note RED outline indicates NEW uses and BLACK outline indicates the zones being compared. YELLOW indicates potentially harmful NEW uses.

Part 14-16-4: Use Regulations
4-2: Allowable Uses

4-2 ALLOWABLE USES

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	A	B		C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																		
RESIDENTIAL USES																		
Household Living																		
Dwelling, single-family	P	P	P	P	P		P											4-3(B)(1)
Dwelling, mobile home			P															4-3(B)(2)
Dwelling, cluster development	P	P		P	P		P											4-3(B)(3)
Dwelling, cottage development	P	P	P	P	P		P											4-3(B)(4)
Dwelling, two-family (duplex)	P	P		P	P		P											4-3(B)(5)
Dwelling, townhouse	P	P		P	P	P	P	P	P	P								4-3(B)(6)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(7)
Dwelling, multi-family	P	P		P	P	P	P	P	P	P		CV						4-3(B)(8)
Group Living																		
Assisted living facility or nursing home				C	P	P	P	P	P	P								
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(9)
Community residential facility, large				P	P	P	P	P	P	P								4-3(B)(9)
Dormitory				P	P	P	P	P	P	P								
Group home, small				C	P	P	P	P	P	P								4-3(B)(10)
Group home, medium				C	C	C	P	P	P	P								4-3(B)(10)
Group home, large					C		C	C										4-3(B)(10)
CIVIC AND INSTITUTIONAL USES																		
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A				
BioPark															P (in D)			4-3(C)(7)
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C	P		C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV		P		C	4-3(C)(2)
Fire station or police station								P	P	P	P	P	P					
High school	C	C		C	C	P	P	P	P	P	P	P	C		P			4-3(C)(3)
Hospital								P	P	P	P	P						4-3(C)(4)
Museum				CV	CV	C	P	P	P	P	P	P	P	P	A			4-3(C)(5)
Overnight shelter								C	C	C	C	C	C					4-3(C)(6)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	P	P	P	4-3(C)(7)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV				4-3(C)(8)
Sports field								CV	C	P	P	P	P	P	C	P		
University or college							CV	CV	C	P	P	P	P	CV	CV			
Vocational school							CV	P	P	P	P	P	P	P				

Part 14-16-4: Use Regulations
4-2: Allowable Uses

Table 4-2-1: Allowable Uses
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CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential					Mixed-use			Non-residential					Use-specific Standards				
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM		NR-GM	A	B	C
COMMERCIAL USES																		
Agriculture and Animal-related																		
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(D)(1)
Compost facility, small	P	A	A	A	A	A	A	A	A	P	A	P	P	P	P	A		4-3(D)(2)
Compost facility, medium	P	A	A	A	A	A	A	A	P	C	C	P	P					4-3(D)(2)
Equestrian facility	P															P	C	4-3(D)(3)
General agriculture	P										C	P	P		P	A		4-3(D)(4)
Kennel	C							C	C		P	P	P	P				4-3(D)(5)
Nursery	P							A		P	P	P	P	A	A			
Veterinary hospital	C						C	P	P	P	P	P	P					4-3(D)(6)
Other pet services	C						C	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																		
Adult entertainment												P	P	P				4-3(D)(7)
Auditorium or theater						A	A	A	P	P	P	P	P	P				4-3(D)(8)
Bar							C	C	P	P	P	P	P					4-3(D)(9)
Catering service									P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				4-3(D)(10)
Mobile food truck court							C	P	P	P	P	P	P	C				4-3(D)(11)
Nightclub									P	P	P	P	P					4-3(D)(9)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P							C		4-3(D)(12)
Restaurant							C	P	P	P	P	P	P					4-3(D)(9)
Tap room or tasting room							C	C	P	P	P	P	P					4-3(D)(9)
Other indoor entertainment							C	P	P	P	P	P	P	P		C		4-3(D)(13)
Lodging																		
Bed and breakfast	A	CA		A	A	P	P											4-3(D)(14)
Campground or recreational vehicle park									C		P	P			A	C		4-3(D)(15)
Hotel or motel							P	P	P	P	P	P	P					4-3(D)(16)
Motor Vehicle-related																		
Car wash								P	P	C	P	P	P	P				4-3(D)(17)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P				4-3(D)(18)
Light vehicle fueling station								C	P	P	P	P	P					4-3(D)(19)
Light vehicle repair								P	P	P	P	P	P					4-3(D)(20)
Light vehicle sales and rental								C	P	P	P	P	P					4-3(D)(21)
Outdoor vehicle storage											C	C	P	P		A		4-3(D)(22)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A		4-3(D)(23)
Parking structure			A		A	A	CA	P	P	P	P	P	P					4-3(D)(23)

Part 14-16-4: Use Regulations
4-2: Allowable Uses

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential					Mixed-use				Non-residential				Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM		NR-GM	A	B
Offices and Services																	
Bank							P	P	P	P	P	P	P	CV			4-3(D)(24)
Blood services facility									C	C	C	C	P	P			
Club or event facility							C	P	P	P	P	P	P	CV	P	P	4-3(D)(25)
Commercial services								P	P	P	P	P	P				
Construction contractor										C	P	P	P	P			4-3(D)(26)
Medical or dental clinic							P	P	P	P	P	P	P	P			4-3(D)(27)
Office							P	P	P	P	P	P	P	P			
Personal and business services, small							P	P	P	P	P	P	P	P			4-3(D)(28)
Personal and business									P	P	P	P	P	P			4-3(D)(28)
Research or testing facility							P	P	P	P	P	P	P	P			4-3(D)(29)
Self-storage								C	C	P	P	P	P	P	A		4-3(D)(30)
Outdoor Recreation and Entertainment																	
Amphitheater										C	C	C	C	C	P	A	C
Balloon Fiesta Park events and activities															P		4-3(D)(31)
Drive-in theater									C	C	C	C	C				4-3(D)(32)
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P							A	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A	P	P	4-3(D)(33)
Retail Sales																	
Adult retail										P		P	P	P			4-3(D)(7)
Art gallery	CV	CV	C	P	P	P	P	P	P	P		P	A				4-3(D)(34)
Bakery goods or confectionery shop							C	P	P	P	P	P	P				
Building and home improvement materials store									C	C	P	P	P	C			4-3(D)(35)
Cannabis retail								P	P	P	P	P	A	A			4-3(D)(36)
General retail, small			A			A	P	P	P	P	P	P	P	P			4-3(D)(38)
General retail, medium										P	P	P	C	C			4-3(D)(38)
General retail, large									C	C	P	P					4-3(D)(38)
Grocery store								P	P	P	P		P	P			4-3(D)(39)
Liquor retail							C	A	C	C	C	C	C	C			4-3(D)(40)
Nicotine retail							CA	A	C	C	C	C	C	C			4-3(D)(41)
Pawn shop								C	P	P	P	P	P	P			4-3(D)(42)

Part 14-16-4: Use Regulations
4-2: Allowable Uses

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional If Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential					Mixed-use				Non-residential				Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MIX-T	MIX-L	MIX-M	MIX-H	NR-C	NR-BP	NR-LM		NR-GM	A B C NR-PO
Transportation																
Freight terminal or dispatch center												C	P	P		4-3(D)(43)
Helipad									CA CA	A	P	P	P			4-3(D)(44)
Park-and-ride lot						C	C	C	P C	C	P	C	C	A		4-3(D)(45)
Railroad yard											C	P	P			4-3(D)(46)
Transit facility						C	C	C	P P	P	P	P	P			4-3(D)(47)
INDUSTRIAL USES																
Manufacturing, Fabrication, and Assembly																
Artisan manufacturing							C	P	P P	P	P	P	P			4-3(E)(1)
Cannabis cultivation							C	P	P P	P	P	P	P			4-3(E)(2)
Cannabis-derived products manufacturing							C	P	P P	P	P	P	P			4-3(E)(3)
Light manufacturing									A	P	P	P	P			4-3(E)(4)
Heavy manufacturing													P			4-3(E)(5)
Special manufacturing													C			4-3(E)(6)
Telecommunications, Towers, and Utilities																
Drainage facility	P	P	P	P	P	P	P	P	P P	P	P	P	P	A	A	C
Electric utility	P	P	P	P	P	P	P	P	P P	P	P	P	P	A	A	A
Energy Storage System (ESS)	P	P	P	P	P	P	P	P	P P	P	P	P	P	A	A	A
Geothermal energy generation	A	A	A	A	A	A	A	A	A A	A	P	P	P	A	A	4-3(E)(9)
Major utility, other	P	P	P	P	P	P	P	P	P P	P	P	P	P	A	A	A
Solar energy generation	P	P	P	P	P	P	P	P	P P	P	P	P	P	P	P	4-3(E)(10)
Wind energy generation							A	A	A A	A	A	A	C	A	A	4-3(E)(11)
Wireless Telecommunications Facility (WTF)																
Architecturally integrated	A	A	A	A	A	A	A	A	A A	A	A	A	A	A	A	
Collocation	A	A	A	A	A	A	A	A	A A	A	A	A	A	A	A	
Freestanding							P	P	P P	P	P	P	P			
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A A	A	A	A	A	A	A	4-3(E)(12)
Public utility collocation	A	A	A	A	A	A	A	A	A A	A	A	A	A	A	A	
Roof-mounted			A	A	A	A	A	A	A A	A	A	A	A			
Small cell	A	A	A	A	A	A	A	A	A A	A	A	A	A	A	A	
Waste and Recycling																
Compost facility, large	P									C	C	P	P			4-3(E)(13)
Recycling drop-off bin facility						A	A	A	A A	P	P	P	P			4-3(E)(14)
Salvage yard											C	C	P			4-3(E)(15)
Wholesaling and Storage																
Above-ground storage of fuels or feed												C	P			

Uses permissive in MX-T are consistent with the existing R-1, except for the allowance of additional residential uses and small neighborhood retail. Bellamah NW has historically and presently supported a mixture of land uses including light manufacturing, retail, hospitality and office. Non Residential industrial uses on the north side, directly across the street from the site.

Uses such as Research Facility, Medical Services, Schools, Dormitories and Assisted Living would require a much larger site to have major impact on adjacent neighborhood. There is no access to the single family neighborhood from Bellamah between 12th and 8th Street, therefore any new commercial use would have minimal additional impact.

The scale and impact of these additional uses would also be mitigated on adjacent and abutting single family areas through Character Protection Overlays, Use Specific Standards and Buffering and Landscape requirements within the IDO.

As evident in this comparison, any new uses resulting from a change from R-1 to MX-T that may be harmful to the adjacent and has sufficient protections through the conditional use approval process and use specific standards, and the resulting additional new uses are consistent and compatible with existing land uses in the neighborhood or community.

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

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

Applicant's Response:

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

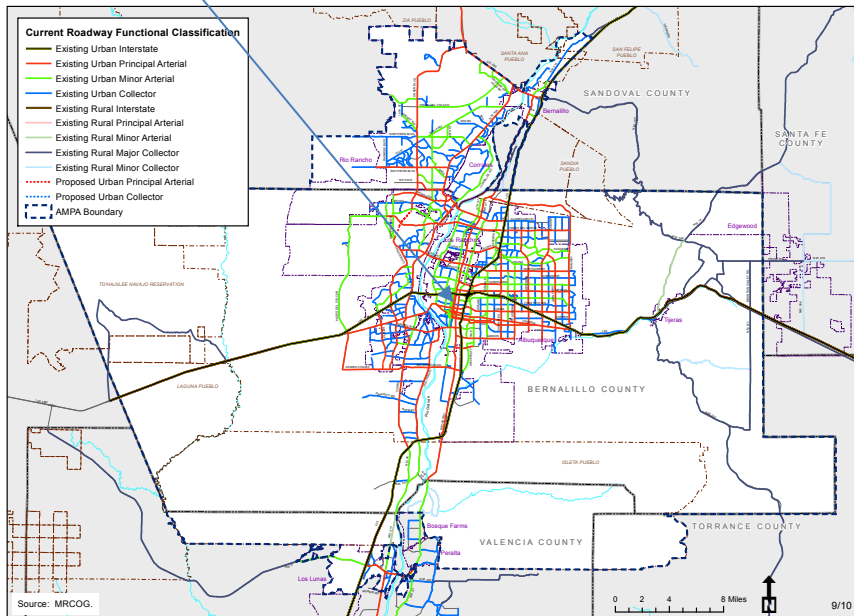
F. 6-7(G)(3)(f) The applicant's justification for the Zone Map Amendment is not completely based on the property's location on a major street.

Applicant's Response:

Because Bellamah NW is not identified as a major street on the Roadway Classification Map, and because the proposed zone request is based on the desire to develop an infill site by with expanded residential opportunities in support of the Sawmill/Wells Park MRA plan and the ABC Comprehensive Plan, and to preserve the historic mixture of land uses along Bellamah NW, and provide a transition from R-1 to Non Residential zoned lots, the zone map amendment is not completely based on its location on a major street. A zone change from R-1 to MX-T would allow for the development of six new housing units in a bungalow court typology increasing the available dwelling units in an identified area of change and supports the policies of ABC Comprehensive Plan **Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options** by providing for high-quality, affordable, and mixed income housing options in support of mixed-income neighborhoods.

Roadway Classification Map

Bellamah NW



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

Applicant's Response:

Because the proposed zone request is based on the desire for a zone to support development with higher density development consistent with adjacent land use and to address the current demand for housing options, serve as a transition zone between R-1 and Non Residential Uses and support the historic land use pattern on Bellamah NW, it is not

based on the cost of land or economic considerations.

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

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

Applicant’s Response:

Because the zone change request is for a zone that is congruent with the adjacent and abutting parcel and because MX-T is an appropriate transition zone between R-1 and Non Residential Zones the proposed zone change does not create a “spot zone” or “strip zone.” The zone change clearly facilitates the ABC Comp Plan, as amended as indicated in the response to “A” furthering its goals and policies.

Summary Conclusion

This request for a zone map amendment from R-1 to MX-T is consistent with the health, safety, and general welfare of the City, furthers (and is not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City. The proposed MX-T zone is in keeping with the goals and intentions of the Comprehensive Plan. A zone change from R-1 to MX-T is consistent adjacent land uses in the area, congruent with abutting MX-T zoning and acts as a transition zone between R-1 and Non-Residential zones. The proposed MX-T zone allows for development consistent and compatible in building placement, density, and land use consistent adjacent and abutting development. By allowing an increase in residential density, the MX-T zone supports affordability, housing choices, and increased opportunities for infill development within a Metropolitan Redevelopment Area in an Area of Change with existing infrastructure.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$10.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- 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 are best for attaching signs to a post or backing; the sign tears out less easily.

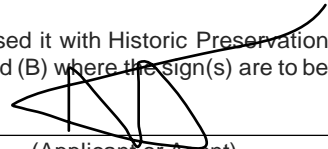
4. TIME

Signs must be posted from 5-6-26 To 6-12-26 —

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with Historic Preservation Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

April 9, 2026

(Date)

I issued _____ signs for this application, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

C) STAFF INFORMATION

PROJECT MEMO

DATE: April 28, 2025

TO: Michelle Allison
1224 12th St. NW, Albuquerque, NM 87104

FROM: Dustin Kiska, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3366,

RE: ZMA-2026-00007, 1010 Bellamah Ave. NW Zone Map Amendment EPC

We have completed a preliminary review of the proposed major amendment and would like to discuss the request and suggested revisions to move forward. We are available to answer questions regarding this process and requirements. In summary, please provide the following electronically:

⇒ A revised project letter.

by 4PM on May 1st, 2026.

Note: Please contact us if you have difficulty with this deadline.

Revision Requests & Notes

1) Introduction:

- A. Though a review was conducted as thorough as possible, additional items may arise as the case progresses. If so, you will be informed immediately.
- B. Legal Description: 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, 87104, on Bellamah Ave. NW between 12 St. NW and 8th St. NW, approximately 0.2 acres. (J-13-Z)
- C. It is our understanding this request is for a zone change from R-1 to MX-T at 1010 Bellamah Ave. NW.

2) Process:

- A. Information regarding the EPC process, 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 on May 21, 2026. Final staff reports will be available about one week prior, on May 14, 2026.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed after May 6th, 2026. A copy of the comments will be emailed and forward any late submissions.
 - Let us know if you receive any additional comments or letters, in support of or against the request. These will be included in the staff report.

PROJECT MEMO

3) Notification:

- A. Please provide documentation of ALL Public Notice requirements per IDO [14-16-6-4\(J\)](#) on or before **Friday, May 1st 2026**.
- B. Have you made efforts to conduct any Neighborhood meetings, or have any Neighborhood Associations reached out inviting you to any scheduled meetings prior to this date?
 - Please provide any meeting notes, with comments of support or opposition. We will do the same if we hear from any of the general public or neighborhoods listed.

4) Sign Posting:

- A. Signs will need to be posted on or before 8am on May 6th, 2026, and remain posted for 15 days after the hearing date.
 - Please submit photos of the posted signs on or before May 6th.

5) Project Letter:

- A. The submitted project letter is off to a good start. There are minor revisions to the responses provided in the review and decision criteria. Comments and action items are referenced to 6-7(G) ZONING MAP AMENDMENT – EPC.
- B. Refer to the link provided below for examples of previous Zone Map Amendment requests. Applicant justification letters can be found in the posted:

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

C. Zone Map Amendment Request – General Notes

- It is good to discuss the zone change from a generic land use perspective. It is good to discuss the potential future project (Cottage Dwelling Residential Rental Units), however, the proposed uses are not being heard in this request, so it is good to address any other permissive uses, because the EPC must carefully consider the appropriateness of all permissive uses granted in the MX-T zone that may have an impact on the surrounding community.
 - *(Further explained in 6-7(G)(3)(d) response)*
- Please locate the site on any maps referenced with a dot or site outline.
- As of April 20, 2026, the IDO no longer has sub-zones for R-1 (A, B, C, D); therefore, this request, if approved, will result in R-1 zoning. Any occurrences of this reference can be revised in the Justification Letter.
- Bungalow Courts is not a housing typology in the IDO so it is fine that it is mentioned in the history section, so explain this typology more in depth, or that it is inspired by this style and how it functions, or that it is equal to Cottage dwelling.

PROJECT MEMO

D. Zone Map Amendment – Review and Decision Criteria

- (Items Requiring Action have bullet points)

6.7(G)(3)(a): Goals and policies of the Albuquerque Bernalillo County Comprehensive Plan

Goals & Policies:

- Goal 6.1 Land Use – Transportation Integration is mentioned in the list, but not discussed later in the Justification letter. It can be omitted from this list because there are a sufficient number of goals and policies later outlined.
- Goal 4.1 Character – OK to discuss other permissive uses in proposed MX-T zone
- Goal 5.3 and Criteria 3: Change EFFECTIVE to EFFICIENT DEVELOPMENT PATTERNS
- Goal 9.2 Sustainable design: This request partially facilitates the implementation of the goal. However, sub policy 9.2.1 clearly facilitates the implementation of the goal.

6-7(G)(3)(b) Area of Consistency

- Also, state ‘this Policy does not apply’

6-7(G)(3)(c) – Area of Change - Response is sufficient

6-7(G)(3)(d) – Harmful Permissive Uses

- Explain the Color Coding:
 - (BLACK – Proposed Zone Change and existing Zone Designation)
 - (RED – Uses that are in line with R-1?)
 - Consider an additional (color) highlighting potential harmful uses.

6-7(G)(3)(e) – Has adequate existing mobility infrastructure serving the site

6-7(G)(3)(f) – Not based on location on a major street

6-7(G)(3)(g) – Not based on cost of land or economic considerations

6-7(G)(3)(h) – Not a Spot Zone



**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



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/u/alDEsva2b>

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:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - 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 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 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 Montano Rd. NE, approximately 24 acres. (F-16)
Staff Planner: William Steele


Environmental Planning Commission (EPC)

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 4, 2026

APPROVED BY

Mikaela Renz-Whitmore
Urban Design & Development Division
City of Albuquerque Planning Department

D) PUBLIC NOTICE

From: Michelle Negrette stratadesign.nm@gmail.com 

Subject: 1010 Bellman NW

Date: April 9, 2026 at 11:32 AM

To: nvcabq@gmail.com, peggynorton@yahoo.com, eawalth@comcast.net, browne.amanda.jane@gmail.com, davidwstryker@gmail.com, doreenmcknightnm@gmail.com, glma.kiro@gmail.com, wellsparkna@gmail.com, sawmillneighbor@gmail.com

Good Morning,

We are requesting a zone change from R-1A to MX-T for 1010 Bellamah NW. Please see the attached information.

Thank you,

**Letter to
NeighborAssociation.1010Be...**



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

April 8, 2026

To Whom It May Concern:

Jesse Herron is seeking a zone map amendment 1010 Bellamah NW from R-1A to MX-T in order to develop 6 bungalow court type units on a vacant site. The proposed zone is consistent with MX-T zoned properties to the west along Bellamah NW. Historically, development along Bellamah NW has supported a variety of housing types, and a bungalow court type development is in keeping with the neighborhood scale while addressing the city's housing shortage and a need increase the variety of housing options and affordability.

Development requirements for MX-T are consistent with setback requirements for R-1A. The Integrated Development Ordinance as adopted provides requirements for buffering and screening and the Sawmill/Wells Park Character Protection Overlay includes additional restrictions on height, massing and scale to ensure new development respects the existing neighborhood character. Allowable uses in the R-1 and MX-T zones are primarily residential. The majority of uses permissible in the MX-T zone that are not currently permissible in the R-1 zone include small scale commercial and office uses. See attached use table comparison for reference.

Zoom meeting information for future hearings on the EPC Agenda Webpage here: [EPC Agendas, Cases, & Actions — City of Albuquerque](#)

The information is as follows:

- [Zoom Link: https://cabq.zoom.us/j/83932559165](https://cabq.zoom.us/j/83932559165)
- *Call in: (719) 359-4580*
- *Webinar ID: 839 3255 9165*

Sincerely,

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

Enclosures:
Use Table Comparison
Proposed Site Plan

From: Flores, Suzanna A. Suzannaflores@cabq.gov 
Subject: 1010 Bellamah Avenue NW _Public Notice Inquiry Sheet Submission
Date: April 6, 2026 at 4:29 PM
To: stratadesign.nm@gmail.com



PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. **You must send notice to each e-mail address listed below.**

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.com	3810 11th Street NW	Albuquerque	NM	87107	
North Valley Coalition	nvcabq@gmail.com	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	NM	87107	
Sawmill Area NA	sawmillneighbor@gmail.com	Amanda	Browne	browne.amanda.jane@gmail.com	1314 Claire Court NW	Albuquerque	NM	87104	6097600743
Sawmill Area NA	sawmillneighbor@gmail.com	David	Stryker	davidwstryker@gmail.com	1500 15th St NW	Albuquerque	NM	87104	
Wells Park NA	wellsparkna@gmail.com	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	NM	87102	
Wells Park NA	wellsparkna@gmail.com	Edwina	Kiro	glma.kiro@gmail.com	1015 Lynch Court NW	Albuquerque	NM	87104	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit 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-permitting-applications> with those types of questions.

Please note the following:

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

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

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Monday, April 6, 2026 4:03 PM

To: Office of Neighborhood Coordination <stratadesign.nm@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

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

Applicant Information

Contact Name

Michelle Negrette

Telephone Number

5057104221

Email Address

stratadesign.nm@gmail.com

Company Name

strata design, LLC

Company Address

Albuquerque International Sunport

City

Albuquerque

State

NM

ZIP

87106

Subject Site Information

Legal description of the subject site for this project:

LT A PLAT OF LTS A & B LANDS OF MARVIN J GONZALES CONT 0.1970 AC M/L OR 8,581 SF M/L

Physical address of subject site:

1010 Bellamah Avenue NW

Subject site cross streets:

Owner

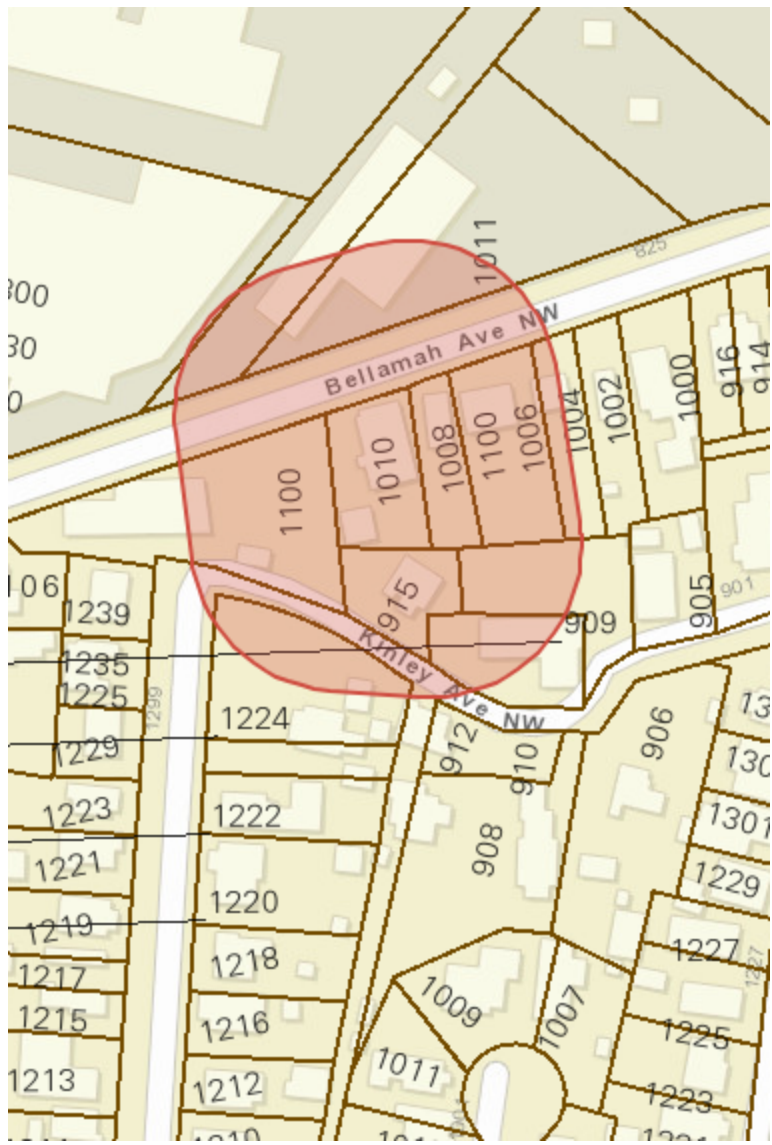
HERRON JESSE A
LOPEZ EBERARDO & HORST ANNA
5GK LLC
AT & SF RAILWAY CO
HERRON JESSE
1011 SAWMILL LLC
ROBSON CHARLES ALISTAIR & VARNER EMILY MARIE
DE LA RIVA JOSE N & ROSANNA
AMADOR EDWARD & AMADOR JUDITH LEE
HIGH DESERT PROPERTY SOLUTIONS LLC
PADILLA PAUL TRUSTEE PADILLA SOLO 401K TRUST
CARRILLO JOSEPH

Owner Address

1100 BELLAMAH RD NW
1004 BELLAMAH AVE NW
P.O BOX 743
SANTE FE BLDG RM 514
1027 FORRESTER AVE NW
1251 S CLAYTON ST
909 KINLEY AVE NW
1006 BELLAMAH AVE NW
128 CAMINO DE AMADOR NW
6705 ACADEMY RD NE SUITE A
9347 ADMIRAL LOWELL PL NE
3201 MEADE PL SW

Owner Address 2

ALBUQUERQUE NM 87104
ALBUQUERQUE NM 87104-2130
ALBUQUERQUE NM 87103
AMARILLO TX 79110
ALBUQUERQUE NM 87102-1907
DENVER CO 80210-2014
ALBUQUERQUE NM 87104-2181
ALBUQUERQUE NM 87104-2130
ALBUQUERQUE NM 87107-6750
ALBUQUERQUE NM 87109-3361
ALBUQUERQUE NM 87111-1264
ALBUQUERQUE NM 87121



Cottages at Painted Lady



BEJAWABAN & ALAM KANTOR
1004 BELAKANG PERKANTORAN
ANDE, WILAYAH KOTA



TEMP. HILANG
DIL. TORONGMANGUNG
2104 JAWA BARU 40137



2000 W
PO BOX 193
A 1001 W 0701



101 3000000000
DIT. S. CUMON 100
D. BATA CHANG BELAWA



A7 200 000000
JAWA BARU 40137
A 1001 W 0701



1001 3000000000
DIT. S. CUMON 100
D. BATA CHANG BELAWA





12345 Main St
New York, NY 10001

67890 Elm St
New Jersey, NJ 07001

12345 Main St
New York, NY 10001

67890 Elm St
California, CA 90001