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## OFFICIAL NOTICE OF DECISION

May 21, 2026

Michael Sage  
New Mexico Commissioner of Public  
Lands  
[msage@nmslo.gov](mailto:msage@nmslo.gov)

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

### LEGAL DESCRIPTION:

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to 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

On May 21, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Plan # ZMA-2026-00006, a Zoning Map Amendment (Zone Change), based on the following Findings.

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

1. This is a Zoning Map Amendment request for an approximately 4-acre site located at 801 Stephen Moody St. SE, legally described as Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park), between Innovation Pkwy. SE and La Entrada SE (the “subject site”).
2. The subject site is currently developed with the Early Childhood Campus of the New Mexico School for the Blind and Visually Impaired (NMSBVI).
3. The subject site, is zoned MX-T (Mixed-use Transition).
4. This zone change would facilitate the proposed expansion of the New Mexico School for the Blind and Visually Impaired (NMSBVI) campus, which has maximized the available space on the subject site, necessitating a lot line adjustment to sublease an approximate 2.8-acre portion of Tract H-1-A.

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5. This Zoning Map Amendment to NR-BP is required to allow the New Mexico School for the Blind and Visually Impaired (NMSBVI) campus to expand and exceed the school size limits in the MX-T zone pursuant to IDO §14-16-4-3(C)(2).
6. The applicant requests a zone change to NR-BP (Non-Residential Business Park) for all of Tract H-1-B to be consistent with the zone district of Tract H-1-A, providing a more straightforward path on future platting actions. A replat would create a floating zone line, therefore the zone change is required prior to any subdivision action.
7. The subject site is in an area that is mostly undeveloped. A multi-family residential development is north of the site, zoned R-ML. Parcels to the south, west and east are undeveloped and zoned NR-BP. Northeast of the subject site is also undeveloped and zoned R-1B. Farther west, across Eubank Blvd SE, are unincorporated Bernalillo County lands containing Sandia National Laboratories offices.
8. The NMSBVI Albuquerque campus is a State of NM Early Childhood Education Campus currently serving children ages 3 to 6 years old (pre-school and elementary school aged students), with the intention of expanding to all elementary school aged students. This development falls under the child day care facility land use, which includes pre-school as an incidental use, and elementary school land use. School age requirements are established by New Mexico State Statute §22-13-3 and uses are regulated by the IDO.
9. Prior to the effective date of the IDO, the subject site was zoned SU-1 for O-1 uses (Special Use). With the effective date of the IDO, SU-1 for O-1 was converted to MX-T.
10. The subject site is governed by the Sandia Science & Technology Park Master Development Plan (SS&TP) pursuant to an EPC approval dated October 14, 2010 (Project #1004998/ 10EPC-40051). Schools are listed as a permissive use in the Master Plan.
11. On August 20, 2025, the Development Facilitation Team reviewed a Sketch Plat to replat the 2 lots to expand Tract H-1-B (PR-2025-020099/PA-2025-00232). Staff noted that a Zoning Map Amendment would be required to establish zone boundaries that coincide with the proposed lot lines [IDO §14-16-6-7(G)(2)(f)].
12. The Albuquerque/Bernalillo County Comprehensive Plan, City of Albuquerque Integrated Development Ordinance (IDO) and Sandia Science & Technology Park Master Plan are incorporated herein by reference and made part of the record for all purposes.
13. The subject site is within an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are where significant growth is unlikely or undesirable and where any new development or redevelopment will need to be consistent with the established character of the surrounding context.
14. The subject site is currently zoned Mixed-Use Transition zone district (MX-T). According to IDO §14-16-2-4(A), the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.
15. The applicant requests a zone change from MX-T to NR-BP, Non-Residential Business Park zone district. According to IDO §14-16-2-5(B), the purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.

16. An adult or child day care facility and elementary school are permissive in the NR-BP zone district and SS&TP.
17. The subject site is located within the boundary of the East Gateway Community Planning Area (CPA). One of Albuquerque's entrances into the city along I-40, East Gateway spans the area between Wyoming Boulevard and the City's eastern boundary and between I-40 and Kirtland Air Force Base. Historic Route 66, also known as Central Avenue, transects East Gateway. This area features mid-century architecture commonly found along this historic highway.
18. The request furthers the following applicable Goals and Policies related to Character, Placemaking, Process, and Community Engagement from Comprehensive Plan Chapter 5: Land Use.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. Pursuant to §14-16-6-7(G)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

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

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

*Applicable citations:*

*Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Policy 5.6.3 Areas of Consistency; Goal 8.1 Placemaking.*

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

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

*The subject site is located wholly in an Area of Consistency. The applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and Policies and would be more advantageous to the community than the current zoning by moving to the NR-BP zone district, while more intensive than MX-T by definition, the subject site is governed by the Sandia Science & Technology Park Master Development Plan (SS&TP), which establishes permissive uses and development design regulations, and the land use intensity will not be changed through this request, which will remain a source of employment opportunities with civic and institutional uses that will continue to serve the surrounding area. Should this request facilitate the expansion of the existing school, it will allow the school to expand the program which will continue to meet a need of not only the nearby communities but all of Albuquerque.*

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

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

*The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan.*

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

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

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

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
3. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

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

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

*The request is not completely based on the property's location on a major street; rather, the request is based on the applicant's future project to expand the existing school. The subject site is fully developed, in order to expand the school, a lot line*

*adjustment is required. This request is based on a requirement to have consistent zoning that follows the proposed lot line boundaries on the future platting action.*

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

*The applicant's justification is not completely or predominately based on economic considerations or the cost of land; rather, the applicant's request is to facilitate the expansion of the existing school on the subject site. As required in the platting action to adjust the lot line and gain more land from the lot to the west, this request is required to establish consistent zoning across the newly proposed lot. A zone change to NR-BP will be advantageous to the community, as it implements applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.*

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

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

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

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

## APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **June 5, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

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

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

Sincerely,

A handwritten signature in black ink that reads "Megan Jones". The signature is written in a cursive, flowing style.

for Alan Varela  
Planning Director

AV/MJ/DS

cc: Jessica Lawlis, Agent, Dekker, [jessical@dekkerdesign.org](mailto:jessical@dekkerdesign.org)  
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