



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, June 18, 2026
CASE #:	ZMA-2026-00008
AGENT:	Consensus Planning, Inc.
APPLICANT:	Titan Development
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L
ADDRESS/LOCATION:	1050 18th St NW, at the intersection of Bellamah Ave. NW and 18th St. NW
PROPERTY AREA:	Approximately 4.1 acres
EXISTING ZONING:	NR-BP
PROPOSED ZONING:	MX-H
STAFF PLANNER:	Catherine Heyne

CASE SUMMARY: The requested Zoning Map Amendment from NR-BP to MX-H would facilitate the redevelopment of an existing warehouse to multi-family dwellings. The subject site is in an Area of Change and within the boundaries of the Sawmill/Wells Park Character Protection Overlay zone (CPO-12).

The applicant has adequately justified the request pursuant to the IDO zone change criteria in § 14-16-6-7(G)(3). The proposed zoning is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) applicable goals and policies and could be more advantageous to the community.

The Sawmill Area Neighborhood Association is within 660 feet of the subject site and was notified as required. Property owners within 100 feet were also notified as required. As of this writing, Staff is unaware of any opposition.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00008 based on Findings 1-16.

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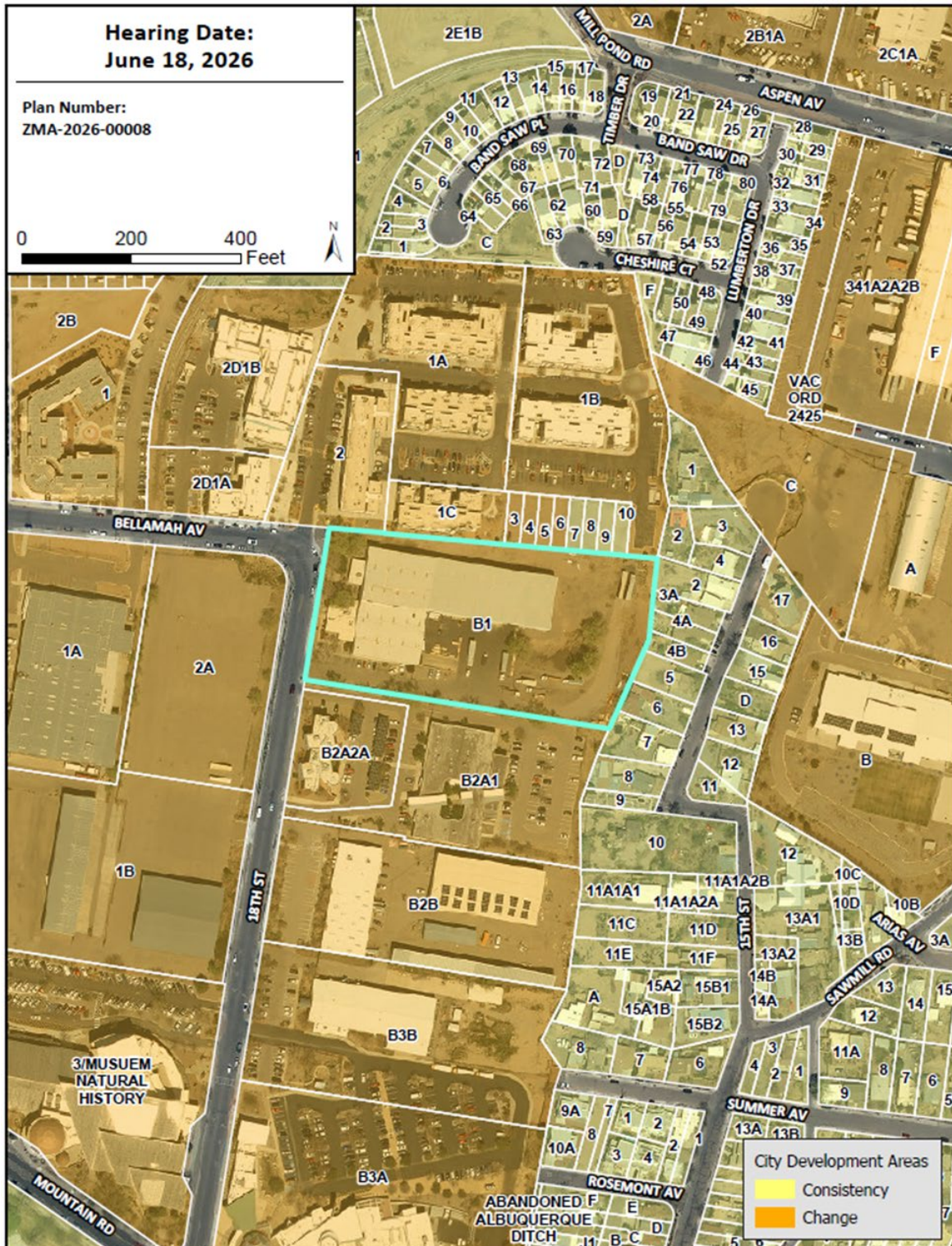
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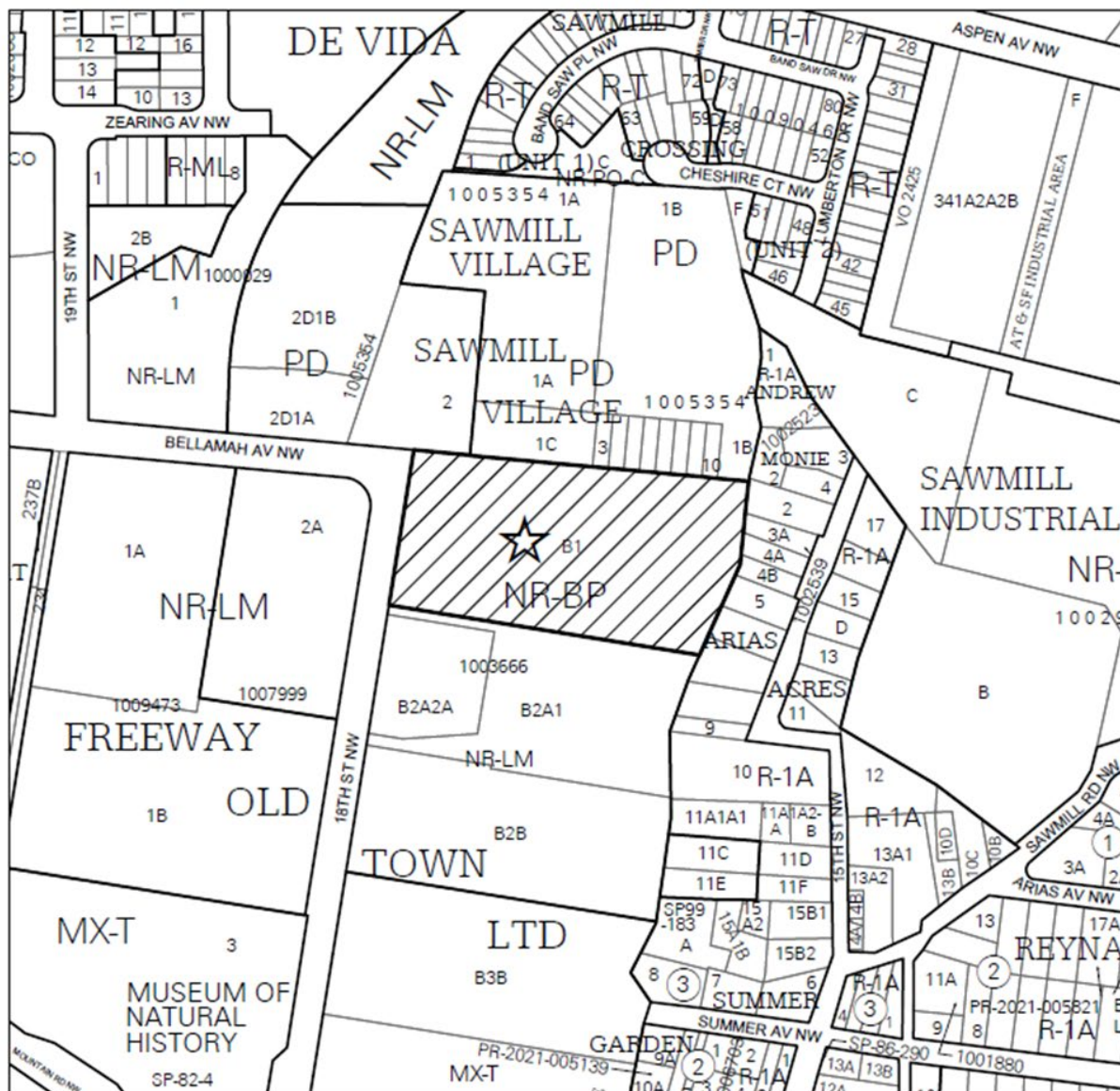
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I. Maps

Aerial Map

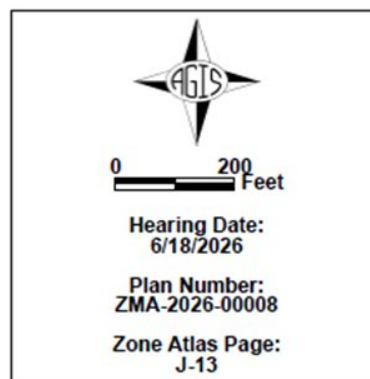


IDO Zoning Map



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	IND Industrial
MULT Multi-family	ED Educational
COMM Commercial Retail	TRANS Transportation
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	VAC Vacant
	CMTY Community



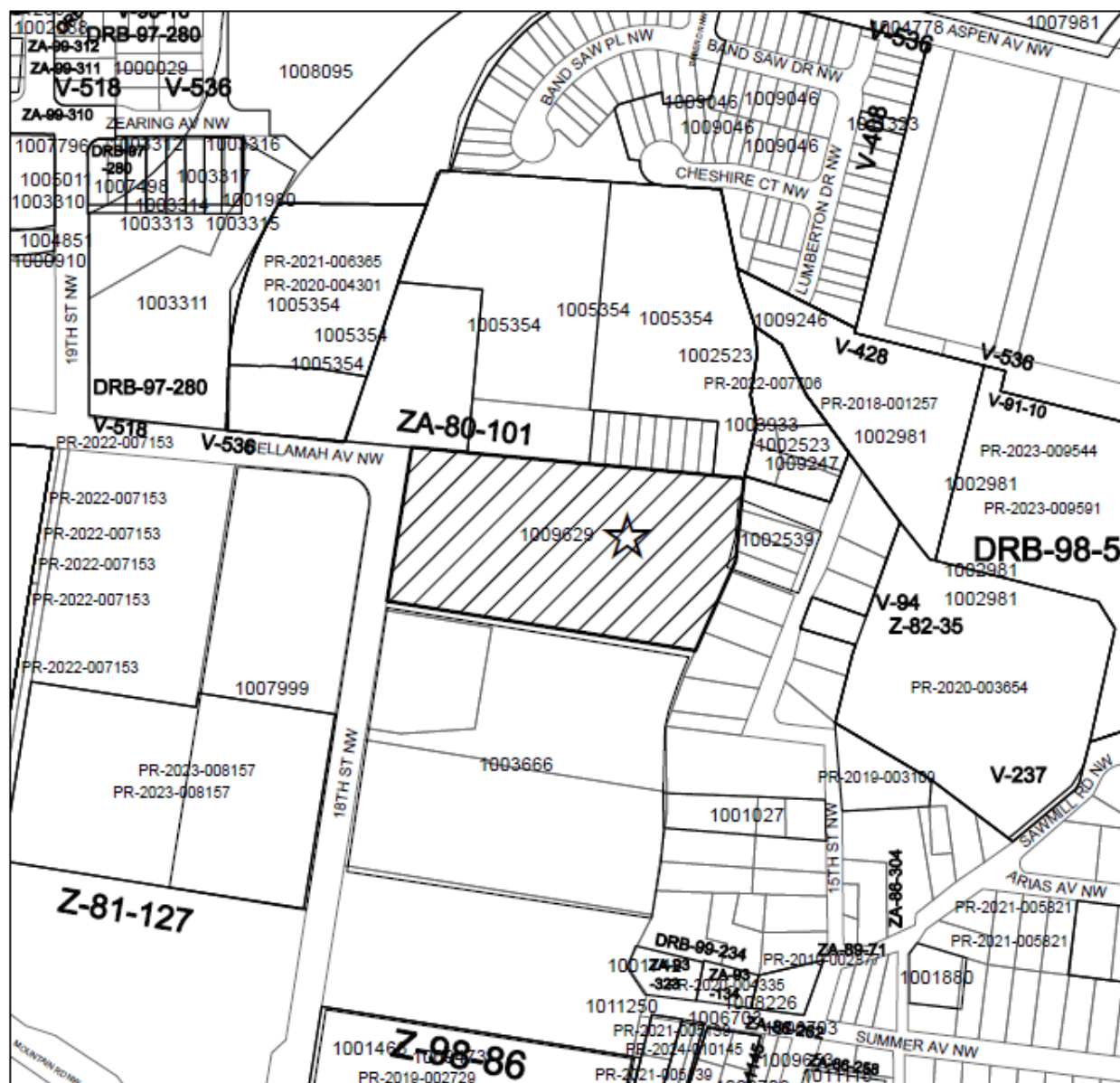
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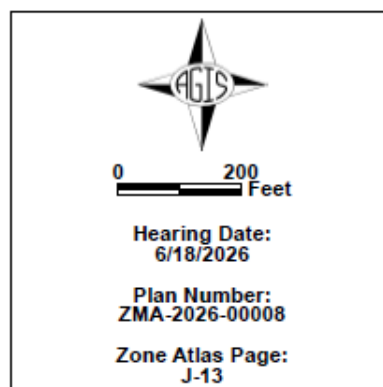
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History Map

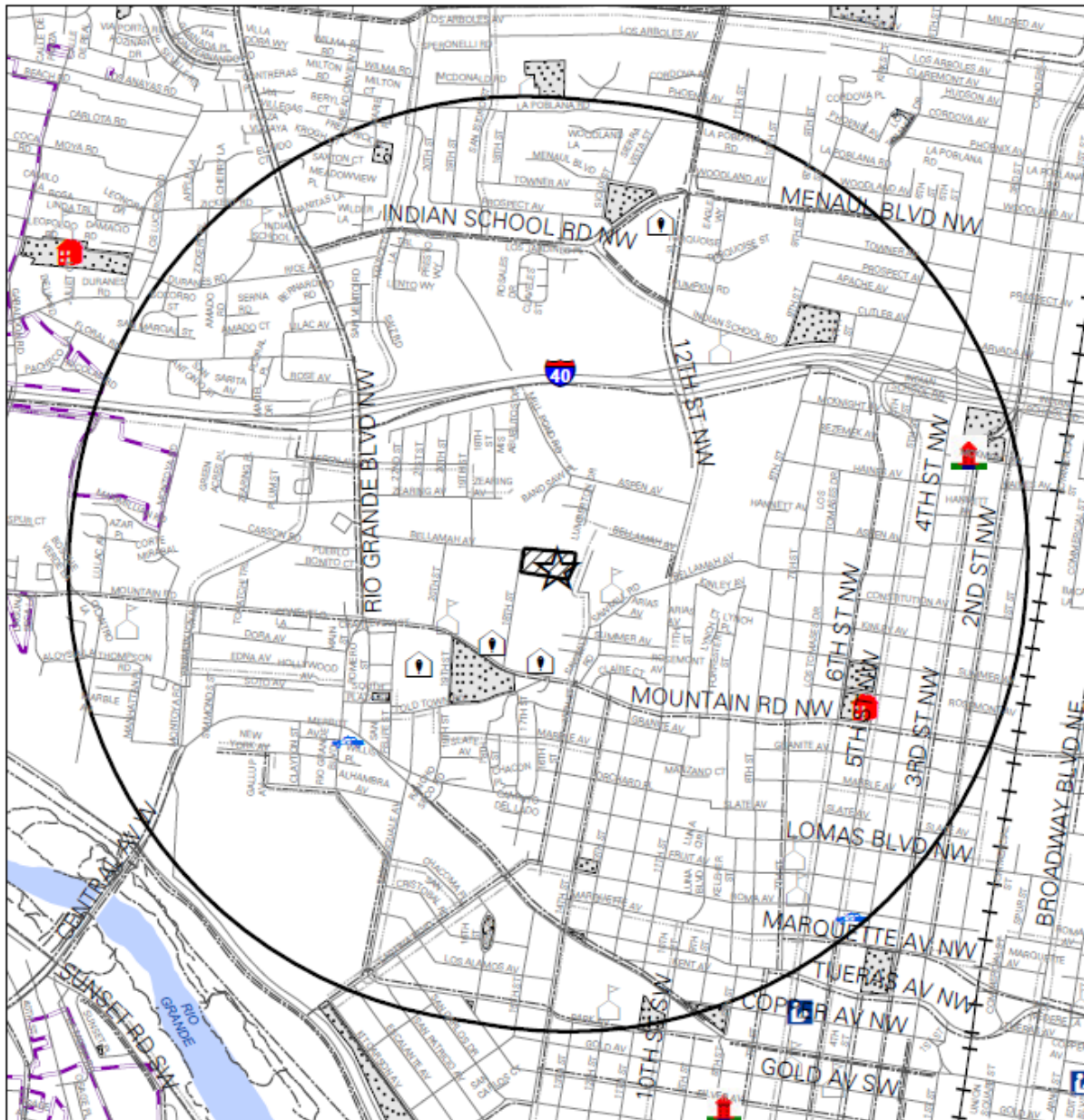


HISTORY MAP

Note: Gray shading indicates County.



Public Facilities / Community Services Map



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 | |

Plan Number: ZMA-2026-00008

0 0.5 1 Miles

II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 4.1-acre site, zoned NR-BP, and legally described as all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, located at 1050 18th St. NW, at the intersection of Bellamah Ave. NW and 18th St. NW (the “subject site”).

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate the redevelopment of a warehouse site into multi-family housing.

EPC Role

The EPC is required to hear all zone change cases in the city, regardless of subject site size. The EPC is the final 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\(G\)\(1\)\(a\)3](#)]. The request is a quasi-judicial matter.

History/Background

The subject site is within the Sawmill Area neighborhood, generally bounded by I-40, 12th St, Mountain Rd., and Rio Grande Blvd. NW.

In 1903, the Sawmill neighborhood became a major employment center of industrial and commercial activity with the establishment of a large-scale, 110-acre commercial sawmill (American Lumber Company). The sawmill, which included a railroad spur to better move the lumber, was a major employer through the 1920s. During that time, the area attracted housing for both sawmill and railroad workers.

Immediately north of Old Town and northeast of Downtown, the push for economic development in the 1970s in and around Old Town—including the establishment of several City museums—boosted revitalization efforts, attracting investment as well as motivating the cleanup of the area’s brownfields to allow residential use.

In 1993, the City designated the Sawmill area as blighted, which led to the adoption of the Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan. Local organizations (e.g., the Sawmill Community Land Trust, neighborhood associations, etc.) initiated residential development of permanent affordable housing and created economic opportunities for low- to moderate-income residents.

In 1996, the City approved the Sawmill/Wells Park Sector Development Plan (amended in 2000 and 2002), which replaced an earlier 1978 Sawmill Sector Development Plan. The City adopted Tax Increment Financing (TIF) for the district in 2006 with an update to the Sawmill/Wells Park Community MRA Plan.

More recent investments have attracted tourists and new residents to the Sawmill area. This setting is now a mix of hotels, galleries, historic and multi-family dwellings, artist

studios, breweries, small businesses, and a repurposed 1930s lumber warehouse that has become the Sawmill Market.

The subject site currently serves a wholesale distributor of specialty building products. The existing warehouse was originally built in 1987 with M-1, Light Manufacturing Zoning. The Sawmill-Wells Park SDP rezoned the property to S-I (Sawmill Industrial) zoning, which included light industrial, retail commercial, and limited live/work uses. This zone district was meant to encourage manufacturing that could provide well-paid jobs in an area generally separated from housing.

Office and site drainage upgrades were initiated at the subject site in 2003.

The Sawmill-Wells Park SDP was repealed in 2018 when the IDO went into effect. The S-I zoning was converted to NR-BP because S-I allowed live-work permissively, and NR-BP allowed live-work as a conditional accessory use, while NR-LM did not allow live-work at all.

Site Context

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	<i>NR-BP</i>	<i>Area of Change</i>	<i>Industrial – Manufacturing</i>
<i>North</i>	PD	Area of Change	Multi-family dwellings
<i>South</i>	NR-LM	Area of Change	Commercial Services
	R-1	Area of Consistency	Low-density Residential
<i>East</i>	R-1	Area of Consistency	Low-density Residential
<i>West</i>	MX-M	Area of Change	Vacant, Industrial – Manufacturing

The subject site is surrounded by low- to medium-density housing, commercial uses, industrial uses, and civic/institutional uses. Land uses within the surrounding Sawmill neighborhood include single family, townhouse, and multi-family dwelling, commercial services/retail, museums, office, and industrial uses.

The subject site is positioned between an area of mixed-use development that includes Tierra Adentro of NM charter school and multi-family dwellings located above commercial retail as part of the Sawmill Community Land Trust to the north, and larger scale, commercial and community services to the south, which include the Explora Science Center and Children’s Museum of Albuquerque and New Mexico Museum of Natural History on Mountain Rd. NW, within a 3-minute walk.

The Sawmill Community Land Trust generally operates between 18th and 20th Streets and Bellamah and McKnight Ave. NW. The trust lands consist of affordable homes and low- to moderate-income housing options.

Across the street to the west of the subject site at the southwest corner of Bellamah Ave. and 18th St. is a vacant property zoned MX-M. Continuing down Bellamah Ave. to the west is an event center to the south and Sawmill Trust multi-family dwellings to the north. Farther west before Rio Grande Blvd. are the Sawmill Market and hotels with small retail, which are all within 0.35 miles of the subject site.

The Sawmill Rail Trail is the first completed segment of the 7-mile Albuquerque urban multi-use Rail Trail. The completed 0.25-mile segment connects Mountain Rd. to Bellamah Ave. west of the subject site. This trail segment features a pedestrian and bicycle path with sculptural archways and connects the historic Old Town and Sawmill District.

A major development was approved in 2024 for 20th St. near Bellamah (e.g., PR-2022-007153/ SI-2024-00400, SI-2023-01646). The approved development includes a hotel, commercial uses, and multi-family dwellings.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates 18th St. and Bellamah Ave. NW as Existing Community Principal Arterials that connect to the Existing Urban Major Collector, Mountain Rd. NW, to the south, and the Existing Urban Minor Arterial of Rio Grande Blvd. to the west.

A roundabout has recently been added at 19th St. and Mountain Rd. SW to address traffic flow and pedestrian safety between Sawmill, Old Town, and the Albuquerque Rail Trail.

The MRCOG's 2040 Limited Access Facilities Map shows nearby I-40 Freeway bounding the Sawmill neighborhood on the north as an interstate freeway having limited access.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates the nearby east-west Lomas Blvd. to the south and I-40 to the north as Primary Freight Corridors.

Generally, vehicle traffic accesses the area via 18th St., 20th St., and Bellamah Ave. 18th St. becomes a private road north of Bellamah Ave. NW.

Bikeways / Trails

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

The paved Rail Trail provides a separated multi-use trail connecting Mountain Rd. and Bellamah Ave., which begins about 0.1 mi to the west of the subject site. This trail segment is about 0.25 mi long and connects south to Old Town at Mountain Rd. The Rail Trail is proposed to continue north from Bellamah Avenue through Sawmill to Aspen Ave.

The LRBS shows an Existing Bicycle Lane on Rio Grande Blvd. and an Existing Bike Boulevard along Mountain Rd. Otherwise bicycles share the road with vehicles.

Sidewalks are provided in the area for pedestrian access.

Transit

According to the MRMPO Long Range Transit Network map, the subject site lies adjacent to but just east of the ABQ Ride Demand Response Zone. The nearest transit route, ABQ Ride Route 8-Menaul, runs north-south along Rio Grande Blvd. The transit stops at Zearing Ave. and Pueblo Bonito Ct. are approximately 10-minute walks from the subject site. The route connects the Montgomery/Tramway Park & Ride to the Alvarado Transportation Center with a frequency of 30-40 minutes.

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 located within a Center but is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor area. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g., RapidRide, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system.

Although the subject site is not along the Corridor, development along Major Transit Corridors should be transit- and pedestrian-oriented near transit stops, while auto-oriented for much of the Corridor. Building heights and development densities may be higher in Centers along these Corridors but should be stepped back behind the Corridor to respect established neighborhoods.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below with Staff analysis indented following the stated goal or policy.

CHAPTER 4: COMMUNITY IDENTITY

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

The request to change the zone from NR-BP to MX-H is intended to facilitate the development of high density, multi-family dwellings on the nearly 4.1-acre subject site. Otherwise, the zone change would maintain or enable less intense, mixed uses than those currently allowed permissively (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) but would enhance and preserve the emerging higher density, mix-use of the community to the north, west, and south. The zone change would not introduce new harmful uses to the area. **The request furthers Goal 4.1-Character.**

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

The requested zone change could facilitate the development of land uses similar or less in intensity to the existing mixed-use development comprised of residential, commercial, community, and light manufacturing uses in the adjacent Sawmill Market area. The request would protect the identity and cohesiveness of the neighborhood by contributing to the Sawmill District's identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses. **The request furthers Policy 4.1.3-Placemaking.**

POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Approval of the requested zone change would allow the continued revitalization of the Sawmill neighborhood, a designated MRA within the City. Added uses as the result of an MX-H designation could enhance the existing mixed-use district of residential, commercial, manufacturing, and lodging uses. Existing neighborhoods should be protected and preserved through IDO Use and Developmental Standards (IDO § 14-16-4 and § 14-16-5) as well as DPM and other City regulation, that ensure any future development would conform to the proposed zone district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped meet and can further advance MRA and Central ABQ CPA goals. **The request furthers Policy 4.1.4-Neighborhoods.**

CHAPTER 5: LAND USE

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

The zone change would facilitate the development of residential in addition to community uses, which are not permissible in the existing NR-BP zone district. The request could foster additional flexibility in permissive mixed use where residents

could live, work, learn, shop, and play together. **The request furthers Goal 5.2-Complete Communities.**

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

The request would facilitate the future development of the subject site under the MX-H zone, which could help foster a community where people could not only work but live in an area offering a mix of uses that are conveniently accessible from surrounding neighborhoods. The subject site is located within ¼ mile of a Major Transit Corridor, with a bus route along Rio Grande Blvd. to allow for convenient access into and out of the area. Future redevelopment of the subject site could expand either residential or commercial opportunities. Added possibilities could contribute a wider range of options for a distinct, complete community within a designated MRA that has been developing with a mix of uses over the past few decades. **The request generally furthers Policy 5.2.1-Land Uses.**

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 wholly within an Area of Change where development is anticipated and encouraged. The request reinforces the existing mix of uses (NR-LM, PD, MX-M, R-1, R-ML, MX-H, MX-T, NR-BP) and general development intensity that characterizes the area especially to the north, south, and west. IDO Use and Development Standards, as well as any other City regulations, would also help ensure that the use, character, and intensity of any future growth and redevelopment would conform to the proposed zone district and protect adjacent properties. **The request furthers Goal 5.6-City Development Areas.**

POLICY 5.6.2 AREAS OF CHANGE: 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 request could facilitate growth and more intense development expected in an Area of Change and within the Sawmill/ Wells Park Community MRA where change is encouraged. Also, this location is within a ¼ mile of the Rio Grande Blvd Major Transit Corridor serviced by ABQRide. The request to MX-H would allow higher intensity uses, but overall, included uses are less intense than the current NR-BP zoning. More specifically, MX-H differs from NR-BP in that MX-H allows residential uses and some of the most intense uses (e.g., adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility) would be removed should the request be approved. **The proposal furthers Policy 5.6.2-Areas of Change.**

CHAPTER 9: HOUSING

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.

The request encourages the subject site to be redeveloped into a multi-family use as the MX-H zone district allows a variety of residential uses. Although multifamily dwelling units, townhomes, live-work, multi-family, and group living could enhance the neighborhood character, maintain compatibility with surrounding land uses, and respond to its development context with appropriate densities, site design, and relationship to the street, a site plan is not a part of this request, and cannot be analyzed nor guaranteed. **The request furthers Policy 9.2.1-Compatibility.**

Partly Applicable Goals & Policies

Goals and policies that were selected by the applicant and are partially applicable to this request are reviewed below. Staff analysis follows the stated goal or policy.

CHAPTER 5: LAND USE

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

The request could support additional growth in the Sawmill neighborhood where there is existing infrastructure and public facilities. However, the subject site is currently occupied by an active, architectural building products warehouse facility, and future growth could be negligible. The request would allow the current use on the subject site to continue as nonconforming, but would have expansion restrictions if that use continues. **The request partially furthers Policy 5.3.1-Infill Development.**

CHAPTER 8: ECONOMIC DEVELOPMENT

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

Approval of the requested zone change would allow for an existing building to be adaptively repurposed or new local businesses and/ or residences to be built at the subject site. However, since this request does not consider design of development, analysis as to what type of place would be created cannot be analyzed. **The request partially furthers Goal 8.1-Placemaking.**

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request could facilitate different development intensities, densities, uses, and building scale that could encourage economic development. Namely, MX-H would

allow small- to large-scale destination retail as well as low- to high-intensity commercial, residential, light industrial, and institutional uses. However, since this request does not review a specific project, it is not possible to determine whether a future development would be interesting, although it is supported. **The request partially furthers Policy 8.1.1-Diverse Places.**

POLICY 8.2.1 LOCAL BUSINESS: Emphasize local business development.

Although the request could foster a range of development intensities, densities, uses, and building scale at the subject site, it does not specifically guarantee or foster relationships and partnerships that emphasize local business development. **The request partially furthers Policy 8.2.1-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 MX-H zone district allows a variety of high-intensity residential uses including multifamily dwelling units, townhomes, live-work, and group living. Therefore, the request would allow the subject site to be redeveloped into residential use. However, a site plan review for the subject site is not a part of this request, and although the applicant is proposing future multi-family residences, such development is not guaranteed, although it is supported. **The request partially furthers Goal 9.1-Supply.**

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

The MX-H zone district allows a variety of high-intensity residential uses that supports increase housing density. Permissive uses include high density options including live-work, multi-family, dormitory, and group living. The subject site is located in a neighborhood with adequate services and amenities to a mixed-use community. However, although the applicant is proposing a future multi-family development, such a project is not guaranteed with a zone change, although it is supported. **The request partially furthers Goal 9.3-Density.**

Inapplicable Goal

One goal selected by the applicant is not applicable to this request and is reviewed below. Staff analysis follows the included goal.

CHAPTER 7: URBAN DESIGN

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

Since this request does not consider a proposed development, analysis as to a context-sensitive design and resulting sense of place cannot be provided. **Goal 7.3 Sense of Place is not applicable.**

Integrated Development Ordinance (IDO)

IDO Zoning

The application for this request was submitted on May 7, 2026 and is subject to the regulations and processes of the IDO effective as of May 6, 2026.

The current zone district for the subject site is NR-BP. Although an NR-BP designation requires the approval of a Master Development Plan (MDP). The subject site was originally developed pre-IDO under M-1, Light Manufacturing Zoning, which did not require an MDP. Any approvals granted prior to the effective date of the IDO remain valid, subject to expiration pursuant to § 14-16-[6-4\(W\)](#) (Expiration of Approvals) and to amendment pursuant to IDO § 14-16-[6-4\(Y\)](#) (Amendments of Pre-IDO Approvals) until replaced with an approval subject to allowable uses and development standards of the IDO pursuant to the procedures in Part 14-[16-6](#) (Administration and Enforcement).

The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses [IDO § 14-16-[2-5\(B\)](#)].

Proposed Zoning

The purpose of the MX-H (Mixed-Use – High Intensity) zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations IDO § 14-16-[2-4\(D\)](#)].

Overlay Zones

The subject site is within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12). These regulations prevail over other IDO regulations to ensure protection for designated areas; deviations to Overlay Standards are not allowed. The purpose of the 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. Namely, the overall goals of the Sawmill/Wells Park CPO are to protect and strengthen the district's distinct, walkable, mixed-use character while guiding context-sensitive development.

Definitions

Allowable Use: A land use allowed in a particular zone district by [Table 4-2-1](#) as a primary or accessory use, whether allowed permissively or conditionally. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.

Dwelling, Live-work: A residential dwelling unit that includes a dedicated work space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, and in which the type or size of the work performed is larger or more extensive than that allowed as a home occupation.

General Retail, Medium: An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.

Group Home, Medium: A facility housing between 9 and 18 unrelated individuals receiving services, plus those providing services.

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

Mixed-Use – Transition Zone District (MX-T): 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.

Residential Community Amenity: A use provided for the comfort and convenience of residents of more than 1 unit in a low-density or multi-family residential development, including but not limited to a clubhouse, exercise room, swimming pool, tennis court, community room, or laundry room.

Zone District: One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO

Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan

The subject site is within the Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan, which is an implementation plan to upgrade and rehabilitate

the area. This MRA Plan development incorporated community participation to help overall planning vision, goals, and redevelopment projects. Goals included in this document reaffirm earlier documents (i.e., Sawmill Revitalization Study, 1996; Sawmill/Wells Park Sector Plan).

Public concerns revolved around gentrification, the concentration of undesirable uses, and environmental protection. The overall vision was to maintain the area's original scale and character, yet allow appropriate scale mixed use opportunities that support local and community beneficial jobs and services. A more specific objective included maintaining an area with mixed use balanced with different types of housing scattered throughout the community rather than concentrated. Community also agreed that housing should permanently conserve low-income options while also offering market rate units, in the form of townhouses, courtyard housing, live/work housing, and apartments. Walking, bicycling, and public transportation use in addition to driving circulation improvements are also important.

The subject site is located within the Cultural/Commercial Corridor Sub-area, an area identified as important in promoting a mix of uses that attracts locals and tourists alike through economic incentives for local manufacturers, artisans and business owners.

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." The burden is on the applicant to provide sound justification for the change, not on the City to show why the change should not be made.

- A. 14-16-[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: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by clearly facilitating the City's Goals and Policies listed [in the applicant's justification letter].

Staff: The applicant's policy-based response justifies how the proposed zone district could improve the area by 1) expanding permissive uses to allow a variety of high-density Household and Group Living, and 2) increase the mix of uses adjacent to a more walkable downtown and the Old Town and Indian School Activity Centers. The request could contribute to making the area a more desirable place to live. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any significant conflicts with the Comprehensive Plan, as amended. In fact, the request could also facilitate the realization of MRA Plan goals.

Applicable citations: Goal 4.1-Character, Policy 4.1.3-Placemaking, Policy 4.1.4-Neighborhoods; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Policy 9.2.1 Compatibility.

Partially-Applicable citations: Policy 5.3.1-Infill Development; Goal 8.1-Placemaking, Policy 8.1.1 Diverse Places, Policy 8.2.1 Local Business; Goal 9.1 Supply, Goal 9.3 Density.

Inapplicable citations: Goal 7.3-Sense of Place. **The response to Criterion A is generally sufficient.**

- B. 14-16-[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: The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.

Staff: The subject site is completely located in an Area of Change, as designated by the Comp Plan. **The response to Criterion C is sufficient.**

- C. 14-16-[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).

Applicant: *The zone change to MX-H satisfies Criteria 2 and 3, as it benefits the community, as outlined in the ABC Comp Plan. This proposed change aligns with the Area of Change and the Central ABQ CPA, both of which emphasize the need for increased multi-family housing options. Additionally, the Sawmill/Wells Park community has transitioned from its historically industrial uses to a mixed-use area. Surrounding the site, there has been a growth in mixed-use developments, such as the Sawmill Artisan Lofts directly to the north, featuring ground-floor commercial spaces and two floors of apartments above. The MX-H zone will support the goal of establishing a vibrant mixed-use community by enabling development that allows residents to live, work, and enjoy leisure activities. The New Mexico Building Code now permits five-story wood-frame constructions. The purpose of the MX-H zone is to facilitate multi-family residential development up to five stories tall. With a maximum building height of 68 feet, the MX-H zone supports higher-density development in line with its intent. The proposed zone change to MX-H will help align it with the evolving characteristics of the Sawmill/Wells Park CPO-12 and MRA.*

Staff: There have been significant changes in neighborhood and community conditions that affect the site that can justify this request, and the request could be more advantageous with thoughtful, context-driven development.

The existing NR-BP zoning evolved from early industrial activities in the area, including the lumber mill in the early 1900s. These uses were later represented as S-I Industrial / Wholesale / Manufacturing zoning applied with the adoption of the original 1996 Sector Development Plan. Since the 2000s, new investment and redevelopment have repurposed the area dominated by undeveloped properties, large warehouses and industrial uses, to the current moderate density, mixed-use area with a goal of walkability per the Comp Plan and Sawmill/ Wells Park Community Metropolitan Redevelopment Area Plan.

The 2024 Central ABQ Community Planning Area (CPA) Assessment also advocated for permanently affordable housing, transitional housing options, greater housing density, and more mixed uses that could spur further investment—each of which could be achieved through this request. **The response to Criterion C is sufficient.**

- D. 14-16-[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 § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: *Most uses permitted in the NR-BP zone, except for car washes, cannabis-related activities, light vehicle repair, and animal services like veterinary hospitals and pet care, are unlikely to harm the neighborhood or community.*

Table 2 below provides a comparison of the differences in permissive uses between NR-BP and MX-H. Cannabis, car wash, light vehicle repair, veterinary hospital uses are subject to Use-Specific standards (USS), which are designed to mitigate any harmful

impacts. For car wash, the USS includes separation from residential zones and lots containing residential use in any mixed-use zone. For cannabis retail, the USS contains a myriad of requirements that protect adjacent or nearby sensitive uses, such as schools, day care, and other cannabis retail within 660 feet. Cannabis cultivation and manufacturing are also subject to strict USSs, including being conducted within a fully enclosed building. Veterinary hospital is a permissive use but prohibits the treatment of large animals.

TABLE 4: PERMISSIVE USE COMPARISON - NR-BP VS. MX-H		
USE	MX-H	NR-BP
RESIDENTIAL USES		
Household Living		
Dwelling, townhouse	P	-
Dwelling, live-work	P	CA
Dwelling, multi-family	P	CV
Group Living		
Assisted living facility or nursing home	P	-
Community residential facility, small	P	-
Community residential facility, large	P	-
Dormitory	P	-
Group home, small		-
Group home, medium	P	-
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	C
Elementary or middle school	P	P
Fire station or police station	P	P
High school	P	P
Hospital	P	P
Museum	P	P
Parks and open space	P	P
Religious institution	P	P
Sports field	P	P
University or college	P	P
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Compost facility, small	A	P
Kennel	-	P
Nursery	-	P
Veterinary hospital	P	P
Other pet services	P	P
Food, Beverage, and Indoor Entertainment		
Adult entertainment	-	P
Auditorium or theater	P	P
Bar	P	P
Catering service	P	P
Health club or gym	P	P
Mobile food truck court	P	P
Nightclub	P	P
Residential community amenity, indoor	P	-

Restaurant	P	P
Tap room or tasting room	P	P
Other indoor entertainment	P	P
Lodging		
Campground or recreational vehicle park	-	P
Hotel or motel	P	P
Motor Vehicle-related		
Car wash	C	P
Light vehicle fueling station	P	P
Light vehicle repair	P	P
Light vehicle sales and rental	P	P
Paid parking lot	A	P
Parking structure	P	P
Offices and Services		
Bank	P	P
Blood services facility	C	P
Club or event facility	P	P
Commercial services	P	P
Construction contractor facility and yard	C	P
Medical or dental clinic	P	P
Mortuary	P	P
Office	P	P
Personal and business services, small	P	P
Personal and business services, large	P	P
Research or testing facility	P	P
Self-storage	P	P
Outdoor Recreation and Entertainment		
Residential community amenity, outdoor	P	-
Other outdoor entertainment	A	P
Retail Sales		
Adult retail	P	P
Art gallery	P	
Bakery goods or confectionery shop	P	P
Building and home improvement materials store	C	P
Cannabis retail	P	P
Farmers' market	P	P
General retail, small	P	P
General retail, medium	P	C
General retail, large	C	P
Grocery store	P	-
Pawn shop	P	P
Transportation		
Helipad	CA	P
Park-and-ride lot	C	P
Transit facility	P	P
INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	P	P
Cannabis cultivation	P	P

Cannabis-derived products manufacturing	P	P
Light manufacturing	A	P
Telecommunications, Towers, and Utilities		
Drainage facility	P	P
Electric utility	P	P
Energy Storage System (ESS)	P	P
Geothermal energy generation	A	P
Major utility, other	P	P
Solar energy generation	P	P
Freestanding	P	P
Waste and Recycling		
Recycling drop-off bin facility	A	P
Wholesaling and Storage		
Warehousing	C	P
Wholesaling and distribution center	C	P

Staff: The subject site is surrounded by PD, NR-LM, R-1, and MX-M lots. Regarding harmful uses, this request is for uses that are generally considered less intense, and actually eliminates a variety of uses that could be considered harmful. Examples of Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility. Otherwise, there are no added permissible uses that are typically considered harmful.

Future development would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)] as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)], DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (see IDO Table 4-2-1: Allowable Uses). **The response to Criterion D is sufficient.**

- E. 14-16-[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.

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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: Given that the subject property is currently developed and in operation on the parcel from which the subject property was created, the zone change request will meet Criteria 1 since there is existing capacity to extend infrastructure services to the new lot, and the surrounding area is fully developed. A Traffic Impact Study (TIS) is anticipated for the development of new multi-family housing on the property.

Staff: This request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, street lighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone. **The response to Criterion E is sufficient.**

- F. 14-16-[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.

Applicant: The zoning map amendment is not based on the property's location on a major street. The subject property is located at the intersection of Bellamah Avenue and 18th Street, which are both classified as local urban streets. The zone change is requested to develop the property to its fullest potential by allowing a use similar to the surrounding uses to the north, which is a mixed-use development with retail and restaurant spaces on the ground level and two additional stories of apartments on top. The proposed zone change is appropriate for the location within the Sawmill area because it supports the area's mixed-use identity while ensuring that the character of the surrounding single-family neighborhoods is maintained.

Staff: The subject site is not located on a major street and is not the applicant's justification for the zone change. The subject site is a fully developed parcel comprised of a warehouse facility operating an architectural product storage and distribution center in an Area of Change, Sawmill/Wells Park MRA, and Central ABQ CPA which forward a vision with goals for a walkable, mixed-use area. Therefore, the requested zone change is not based completely on the property's location, but rather, on the appropriate size and location within the neighborhood to support a future development of multi-family housing. **The response to Criterion F is sufficient.**

- G. 14-16-[6-7\(G\)\(3\)](#)(g): The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant: *The Applicant's justification is not based on the cost of the land or economic considerations. The MX-H zone is ideal for the Sawmill area because it supports the growing mixed-use development patterns as the area moves away from its historically industrial uses. The proposed zone change to MX-H would allow the development of complementary housing in a growing area of the city, where the community identity is known for a mix of land uses, specifically residential housing supporting economic development.*

Staff: The applicant's justification is not based completely or predominantly upon the cost of land. However, economic considerations do play a role in the request for the higher intensity MX-H zone district vs MX-M since it is more cost effective to build denser housing. Nevertheless, the applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates this request is based on the intent to develop the property for multi-family housing within a walkable district within the City. **The response to Criterion G is generally sufficient.**

- H. 14-16-[6-7\(G\)\(3\)](#)(h): The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies:
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

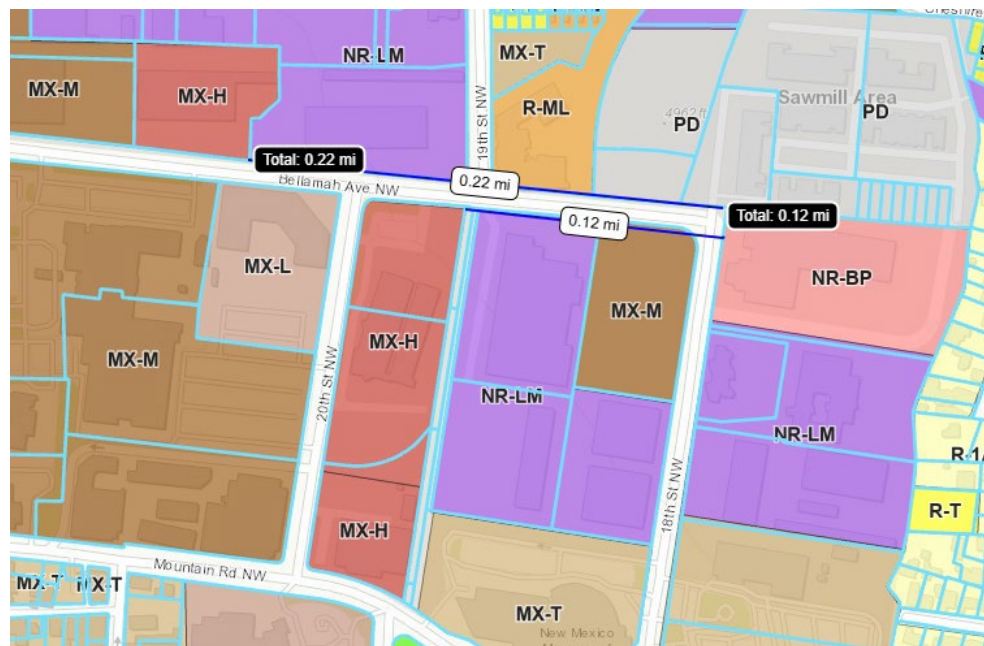
Applicant: *The zone change request to MX-H does not assign a different zone district from the surrounding areas to a small section or one premise to create a "spot zone". Instead, it aligns the site with the existing and permitted uses in the neighboring zone. To the north, the Sawmill Artisan community is a mixed-use development zoned Planned Development (PD), approved by the EPC in 2007 through a Site Development Plan. This development features ground-floor retail and commercial spaces, including the Flamenco Institute, Pondarosa Brewery, Lost Cultures Tea Bar, a hair salon, a bakery, and more. Above the commercial units, there are two floors of apartments, and future townhouses are planned for the remaining vacant parcels within the approved Site Development Plan.*

To the west of the subject site, a vacant site is zoned Mixed-Use Medium Intensity (MX-M). This proposed MX-H zone is almost identical in permissive uses (a mixed-use zone

analysis has been provided in the updated justification letter accompanying the ZMA EPC application dated June 2, 2026) with the primary difference being the allowable building height within the zones. The MX-M zone allows a building height of 48 feet, and the MX-H zone allows a building height of 68 feet. Although building heights vary, the permissive uses within the MX-M and MX-H zones are intended to accommodate both residential and commercial development appropriate for the communities they are zoned in.

The MX-M zone to the west and the PD zone to the north are similar to the MX-H zone in use and would not form a spot zone. The MX-H zone would enhance the mixed-use character of the Sawmill area where it is located. The proposed zone change to MX-H will also facilitate a transition from the existing mixed-use development in the PD zone to the Non-Residential Light-Manufacturing (NR-LM) zone to the south of the site. The uses permitted in the MX-H zone support the development of a mixed-use area at a slightly higher intensity than the current PD zone but lower than the NR-LM zone.

The subject property is 4.06 acres. In addition, there are existing MX-H zone districts in the surrounding area, located just 0.1 and 0.2 miles from the subject property. There are similar patterns below, in which the MX-H zone serves as the transition between MX-L, MX-M, and the NR-LM zones.



Distance Between Existing MX-H Zones and the Subject Site in the Sawmill Area

The proposed zone change to MX-H is consistent with the established development pattern and land use character of the surrounding area and does not constitute spot zoning. The request supports the continued evolution of the Sawmill neighborhood as a mixed-use district by allowing a compatible mix of residential and commercial uses that are already present in adjacent developments. The zone change request has been supported by the City of Albuquerque Metropolitan Redevelopment Agency (MRA) in its

written agency comments on this ZMA EPC case (ZMA-2026-0008). The written statement is as follows:

“The proposed zone map amendment is located within the Sawmill/Wells Park Metropolitan Redevelopment (MR) Area. Rezoning the property from NR-BP to MX-H aligns with the goals of the MR Area plan. The Sawmill/Wells Park MR Plan calls for enhancing the area as a mixed-income and mixed-use community. The parcel in question is specifically located in the Cultural/Commercial Corridor Sub-area in the plan, which identifies the creation of a mixed-use zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities. Changing the zoning to MX-H would increase the possibility of future development that would enhance the mixed-use character identified as a priority in the area. Additionally, the MR Area Plan prioritizes pedestrian connections and pedestrian activities. Increasing the area’s residential and mixed-use development possibilities will add opportunities for more feet on the street, instead of cars, adding to the vibrant pedestrian environment identified as a goal in the plan. In conclusion, the MRA supports the proposed zone change for 1050 18th Street NW from NR-BP to MX-H.”

Overall, the MX-H zone provides an appropriate transition between the mixed-use development to the north and the more intensive NR-LM zoning to the south while maintaining compatibility with the MX-M zoning to the west. By aligning the subject property with neighboring mixed-use districts and supporting orderly growth, the proposed zone change advances the goals of the Comprehensive Plan, the Sawmill/Wells Park MRA, the ABQ Central CPA, and the Sawmill/Wells Park CPO-12.

Staff: The Zoning Map Amendment does not apply a zone district different from surrounding zone districts. Namely, the subject site is in an area with a notable diversity of zone districts; within 1,320-foot radius (¼ mile) of the subject site, there properties are zoned PD, NR-LM, MX-H, MX-M, MX-L, MX-T, R-ML, R-T, R-1, and NR-PO-C. Furthermore, the existing MX-H zoning consists of four lots covering more than 7.3 acres. Therefore, MX-H and the permissive land uses are already established in the nearby surroundings.

Although not a transition between R-1 and the more intense uses of MX-H, the request would not add any uses that could be considered harmful, and in fact, the request would reduce the number and intensity of permissible uses already allowed at the subject site. Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility.

The current allowable maximum height for NR-BP (the subject site) and adjacent NR-LM property to the south is 65 ft, which is nearly equivalent to the 68 feet maximum height allowable within 100 feet of the lot line, although further than 100 feet from the lot line, there is no height maximum for the approximate 300 x 600 ft

subject site. Maximum heights for the PD development to the north is 48 feet and 48 feet for the property zoned MX-M to the west. However, there are IDO Use and Development Standards like Landscaping, Buffering and Screening; Walls and Fences; Neighborhood Edges; and Building Design that mitigate site use and design (see IDO § 14-16-4, § 14-16-5).

The applicant has demonstrated that the request would further the implementation of applicable Comp Plan goals and policies. **The response to Criterion H is sufficient.**

V. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	NA
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes See Attachment E
<i>Posted Sign</i>	Yes	Yes Posted 06-03-2026
<i>Published Legal Ad</i>	Yes	Yes Published 06/03/2026
<i>Web Posting</i>	Yes	Yes Posted 06/11/2026

Neighborhood/Public

Notification requirements are found in IDO § 14-16-6, in the Procedures [Table 6-1-1](#) and are further explained in IDO § 14-16-[6-4\(J\)](#), Public Notice. Property owners within 100 feet of the subject site were notified as required.

According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Sawmill Area Neighborhood Association, which was notified as required.

Staff is unaware of any public comment at the time of the writing of this staff report; there is no known support or opposition to this request.

Commenting Agencies

City departments and other interested agencies reviewed this application. Comments from 13 different agencies were received. Long Range Planning and Metropolitan Redevelopment Agency Comments support the request. Although no response requires further action at this time, many give direction for future development. Full responses are found at the end of this report under Agency Comments in Attachment F.

Indian Nations, Tribes, or Pueblos

The subject site is not within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was not required [IDO § 14-16-[6-4\(B\)](#) and [Table 6-1-1](#)].

VI. Conclusion

The request is for a Zoning Map Amendment (i.e., zone change) from an NR-BP (Non-residential – Business Park) zone district to MX-H (Mixed-use – High Intensity Zone District) for an approximate 4.1-acre site, comprising all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L located at 1050 18th St NW (the “subject site”). The subject site is located at the intersection of Bellamah Ave. NW and 18th St. NW. The intention of the zoning map amendment is to facilitate the redevelopment of a warehouse site into multi-family housing.

The subject site is located within an Area of Change, as designated by the Comprehensive Plan. The subject site is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor, within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12), and within the boundaries of the Sawmill/ Wells Park Community Metropolitan Development Area Plan. Overlay Zone regulations prevail over other IDO regulations to ensure protection for designated areas.

The Sawmill Area Neighborhood Association located within 660-feet of the subject site and property owners within 100 ft were notified as required [IDO §14-16-6-4(J)]. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos. No Facilitated Meeting was requested and no public comment was submitted by the time of this writing.

City departments and other interested agencies reviewed this application. Long Range Planning and Metropolitan Redevelopment Agency Comments support the request. The sign posting was verified with photos submitted by the applicant and in the field by the staff planner.

The applicant has adequately justified the request by demonstrating that the proposed zoning furthers applicable Comprehensive Plan goals and policies, could reinforce the established character of the surrounding area, and could be more advantageous to the community than the current zoning.

Recommendation

APPROVAL of Case # ZMA-2026-00008, a request for Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, based on Findings 1-16.

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

Case #: ZMA-2026-00008

1. This is a request for a Zoning Map Amendment (zone change) for all or a portion of Tract B-1, a Replat of Tract B, Division of Lands of Freeway - Oldtown L, located at 1050 18th St. NW, at the intersection of Bellamah Avenue NW and 18th Street NW (the “subject site”), containing approximately 4.1-acres.
2. The applicant is requesting a zone change from NR-BP (Non-residential – Business Park to MX-H (Mixed Use-High Intensity Zone District) to facilitate the redevelopment of a storage and distribution center (warehouse and office land use) into multi-family dwellings.
3. History/Background:
 - A. In 1996, the City adopted the Sawmill/Wells Park Sector Development Plan (amended in 2000 and 2002), which replaced an earlier 1978 Sawmill Sector Development Plan.
 - B. The City adopted Tax Increment Financing (TIF) for the district in 2006 with an update to the Sawmill/Wells Park Community MRA Plan.
 - C. More recent investments have attracted tourists and new residents to the Sawmill area, which is now a mix of hotels, galleries, historic and multi-family dwellings, artist studios, breweries, small businesses, and a repurposed 1930s lumber warehouse that has become the Sawmill Market.
 - D. The subject site currently serves a wholesale distributor of specialty building products. The existing warehouse structure was originally built around 1987 with M-1, Light Manufacturing Zoning. The Sawmill-Wells Park SDP rezoned the property as S-I (Sawmill Industrial) zoning, which included light industrial, retail commercial, and limited live/work uses. This zone district was meant to encourage manufacturing that could provide well-paid jobs in an area generally separated from housing. Site upgrades for offices and site drainage were made in 2003.
 - E. The Sawmill-Wells Park SDP was repealed in 2018 when the IDO went into effect. The S-I zoning was converted to NR-BP because S-I allowed live-work permissively, and NR-BP allowed live-work as a conditional accessory use, while NR-LM did not allow live-work at all.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Plan, the Central Albuquerque Community Planning Area (CPA) Assessment Report, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Change, and is located within 1,320 feet (1/4 mile) of the Rio Grande Blvd Major Transit Corridor Area, as designated by the Comp Plan.

6. The subject site is within the Sawmill/ Wells Park Community Metropolitan Redevelopment Area and Central ABQ Community Planning Area.

7. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 4 - Community Identity:

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

The request to change the zone from NR-BP to MX-H is intended to facilitate the development of high density, multi-family dwellings on the nearly 4.1-acre subject site. Otherwise, the zone change would maintain or enable less intense, mixed uses than those currently allowed permissively (e.g., residential, community center or library, indoor and outdoor residential community amenities, art gallery, grocery store, and medium retail) but would enhance and preserve the emerging higher density, mix-use of the community to the north, west, and south. The zone change would not introduce new harmful uses to the area.

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

The requested zone change could facilitate the development of land uses similar or less in intensity to the existing mixed-use development comprised of residential, commercial, community, and light manufacturing uses in the adjacent Sawmill Market area. The request would protect the identity and cohesiveness of the neighborhood by contributing to the Sawmill District's identity as a growing live, learn, work, shop, and play community, which ensures the appropriate location of development and mix of uses.

C. POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Approval of the requested zone change would allow the continued revitalization of the Sawmill neighborhood, a designated MRA within the City. Added uses as the result of an MX-H designation could enhance the existing mixed-use district of residential, commercial, manufacturing, and lodging uses. Existing neighborhoods should be protected and preserved through IDO Use and Developmental Standards (IDO § 14-16-4 and § 14-16-5) as well as DPM and other City regulation, that ensure any future development would conform to the proposed zone district. Although, the surrounding Sawmill/Wells Park neighborhood may be considered a traditional community within the city, the redevelopment of Sawmill, especially along Bellamah Ave. NW, has helped meet and can further advance MRA and Central ABQ CPA goals.

8. The request furthers the following applicable goals and policies from the 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 zone change would facilitate the development of residential in addition to community uses, which are not permissible in the existing NR-BP zone district. The request could foster additional flexibility in permissive mixed use where residents could live, work, learn, shop, and play together.

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

The request would facilitate the future development of the subject site under the MX-H zone, which could help foster a community where people could not only work but live in an area offering a mix of uses that are conveniently accessible from surrounding neighborhoods. The subject site is located within ¼ mile of a Major Transit Corridor, with a bus route along Rio Grande Blvd. to allow for convenient access into and out of the area. Future redevelopment of the subject site could expand either residential or commercial opportunities. Added possibilities could contribute a wider range of options for a distinct, complete community within a designated MRA that has been developing with a mix of uses over the past few decades.

- C. **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 wholly within an Area of Change where development is anticipated and encouraged. The request reinforces the existing mix of uses (NR-LM, PD, MX-M, R-1, R-ML, MX-H, MX-T, NR-BP) and general development intensity that characterizes the area especially to the north, south, and west. IDO Use and Development Standards, as well as any other City regulations, would also help ensure that the use, character, and intensity of any future growth and redevelopment would conform to the proposed zone district and protect adjacent properties.

- D. **POLICY 5.6.2 AREAS OF CHANGE:** 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 request could facilitate growth and more intense development expected in an Area of Change and within the Sawmill/ Wells Park Community MRA where change is encouraged. Also, this location is within a ¼ mile of the Rio Grande Blvd Major Transit Corridor serviced by ABQRide. The request to MX-H would allow higher intensity uses, but overall, included uses are less intense than the current NR-BP zoning. More specifically, MX-H differs from NR-BP in that MX-H allows residential uses and some of the most intense uses (e.g., adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility) would be removed should the request be approved.

9. The request furthers the 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—from the Comprehensive Plan Chapter 9 - Housing:

The request encourages the subject site to be redeveloped into a multi-family use as the MX-H zone district allows a variety of residential uses. Although multifamily dwelling units, townhomes, live-work, multi-family, and group living could enhance the neighborhood character, maintain compatibility with surrounding land uses, and respond to its development context with appropriate densities, site design, and relationship to the street, a site plan is not a part of this request, and cannot be analyzed nor guaranteed.

10. The request partially furthers the Policy 5.3.1 Infill Development—Support additional growth in areas with existing infrastructure and public facilities—from the Comprehensive Plan Chapter 5 - Land Use:

The request could support additional growth in the Sawmill neighborhood where there is existing infrastructure and public facilities. However, the subject site is currently occupied by an active, architectural building products warehouse facility, and future growth could be negligible. The request would allow the current use on the subject site to continue as nonconforming, but would have expansion restrictions if that use continues.

11. The request partially furthers the goal and policies from the Comprehensive Plan Chapter 8 - Economic Development:

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

Approval of the requested zone change would allow for an existing building to be adaptively repurposed or new local businesses and/ or residences to be built at the subject site. However, since this request does not consider design of development, analysis as to what type of place would be created cannot be analyzed.

- B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request could facilitate different development intensities, densities, uses, and building scale that could encourage economic development. Namely, MX-H would allow small- to large-scale destination retail as well as low- to high-intensity commercial, residential, light industrial, and institutional uses. However, since this request does not review a specific project, it is not possible to determine whether a future development would be interesting, although it is supported.

- C. Policy 8.2.1 LOCAL BUSINESS: Emphasize local business development.

Although the request could foster a range of development intensities, densities, uses, and building scale at the subject site, it does not specifically guarantee or foster relationships and partnerships that emphasize local business development.

12. The request partially furthers the goal and policy from the 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 MX-H zone district allows a variety of high-intensity residential uses including multifamily dwelling units, townhomes, live-work, and group living. Therefore, the request would allow the subject site to be redeveloped into residential use. However, a site plan review for the subject site is not a part of this request, and although the applicant is proposing future multi-family residences, such development is not guaranteed, although it is supported.

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

The MX-H zone district allows a variety of high-intensity residential uses that supports increase housing density. Permissive uses include high density options including live-work, multi-family, dormitory, and group living. The subject site is located in a neighborhood with adequate services and amenities to a mixed-use community. However, although the applicant is proposing a future multi-family development, such a project is not guaranteed with a zone change, although it is supported.

13. 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 applicant's policy-based response justifies how the proposed zone district could improve the area by 1) expanding permissive uses to allow a variety of high-density Household and Group Living, and 2) increase the mix of uses adjacent to a more walkable downtown and the Old Town and Indian School Activity Centers. The request could contribute to making the area a more desirable place to live. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any significant conflicts with the Comprehensive Plan, as amended. In fact, the request could also facilitate the realization of MRA Plan goals.

Applicable citations: Goal 4.1-Character, Policy 4.1.3-Placemaking, Policy 4.1.4-Neighborhoods; Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Policy 9.2.1 Compatibility.

Partially-Applicable citations: Policy 5.3.1-Infill Development; Goal 8.1-Placemaking, Policy 8.1.1 Diverse Places, Policy 8.2.1 Local Business; Goal 9.1 Supply, Goal 9.3 Density.

Inapplicable citations: Goal 7.3-Sense of Place.

- 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).

The subject site is completely located in an Area of Change, as designated by the Comp Plan.

- 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:
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).

There have been significant changes in neighborhood and community conditions that affect the site that can justify this request, and the request could be more advantageous with thoughtful, context-driven development.

The existing NR-BP zoning evolved from early industrial activities in the area, including the lumber mill in the early 1900s. These uses were later represented as S-I Industrial/ Wholesale/ Manufacturing zoning applied with the adoption of the original 1996 Sector Development Plan. Since the 2000s, new investment and redevelopment have repurposed the area dominated by undeveloped properties, large warehouses and industrial uses, to the current moderate density, mixed-use area with a goal of walkability per the Comp Plan and Sawmill/ Wells Park Community Metropolitan Redevelopment Area Plan.

The 2024 Central ABQ Community Planning Area (CPA) Assessment also advocated for permanently affordable housing, transitional housing options, greater housing density, and more mixed uses that could spur further investment—each of which could be achieved through this request.

- 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 § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The subject site is surrounded by PD, NR-LM, R-1, and MX-M lots. Regarding harmful uses, this request is for uses that are generally considered less intense, and actually eliminates a variety of uses that could be considered harmful. Examples of Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility. Otherwise, there are no added permissible uses that are typically considered harmful.

Future development would be required to meet applicable IDO use specific standards [e.g., IDO § 14-16-4-3(D) & (E)] as well as Development Standards (e.g., Dimensional Standards (IDO § 14-16-5-1), Landscape Buffering and Screening (IDO § 14-16-5-6), Neighborhood Edges (IDO § 14-16-5-9)), DPM standards, and in the case of Cannabis related uses, New Mexico state law regulation, including, but not limited to, requirements regarding minimum spacing from other uses or facilities. These regulations are designed to further mitigate any potential adverse impacts associated with such activities and serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses, although it cannot outright prohibit permissive uses within a zone district (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 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.

This request meets Criterion 1. There is existing infrastructure at the subject site and includes streets, sidewalks, utility facilities, sewer and water system facilities, street lighting, and other improvements used by the public and in common by the property owners. Drainage and flood control for the site may be required for any future redevelopment. The subject site should have adequate capacity to serve the development made possible by the change of zone.

- 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 not located on a major street and is not the applicant's justification for the zone change. The subject site is a fully developed parcel comprised of a warehouse facility operating an architectural product storage and distribution center in an Area of Change, Sawmill/Wells Park MRA, and Central ABQ CPA which forward a vision with goals for a walkable, mixed-use area. Therefore, the requested zone change is not based completely on the property's location, but rather, on the appropriate size and location within the neighborhood to support a future development of multi-family housing.

- 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 based completely or predominantly upon the cost of land. However, economic considerations do play a role in the request for the higher intensity MX-H zone district vs MX-M since it is more cost effective to build denser housing. Nevertheless, the applicant has adequately demonstrated that the request clearly facilitates a variety of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant indicates this request is based on the intent to develop the property for multi-family housing within a walkable district within the City.

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

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.

-
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

The Zoning Map Amendment does not apply a zone district different from surrounding zone districts. Namely, the subject site is in an area with a notable diversity of zone districts; within 1,320-foot radius (¼ mile) of the subject site, there properties are zoned PD, NR-LM, MX-H, MX-M, MX-L, MX-T, R-ML, R-T, R-1, and NR-PO-C. Furthermore, the existing MX-H zoning consists of four lots covering more than 7.3 acres. Therefore, MX-H and the permissive land uses are already established in the nearby surroundings.

Although not a transition between R-1 and the more intense uses of MX-H, the request would not add any uses that could be considered harmful, and in fact, the request would reduce the number and intensity of permissible uses already allowed at the subject site. Uses that would no longer be allowed include adult entertainment, helipad, large retail, paid parking lot, carwash, kennel, and blood services facility.

The current allowable maximum height for NR-BP (the subject site) and adjacent NR-LM property to the south is 65 ft, which is nearly equivalent to the 68 feet maximum height allowable within 100 feet of the lot line, although further than 100 feet from the lot line, there is no height maximum for the approximate 300 x 600 ft subject site. Maximum heights for the PD development to the north is 48 feet and 48 feet for the property zoned MX-M to the west. However, there are IDO Use and Development Standards like Landscaping, Buffering and Screening; Walls and Fences; Neighborhood Edges; and Building Design that mitigate site use and design (see IDO § 14-16-4, § 14-16-5).

The applicant has demonstrated that the request would further the implementation of applicable Comp Plan goals and policies.

14. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Sawmill Area Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.
15. Comments from 13 different agencies were received. Long Range Planning and Metropolitan Redevelopment Agency comments support the request. Although no response requires further action at this time, many give direction for future development.
16. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for Agency Comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives, and no comment as an Agency was received.

Notice of Decision Distribution

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EPC file

A) PHOTOGRAPHS

Subject Site Photos

Figure 1: Birdseye of the Sawmill Market area – looking WNW (Google Earth, 08/25/2023).



Figure 2: Overview of subject site - looking NE.



Figure 3: Overview of 18th St NW and the subject site (right of photo) - looking N.



Figure 4: Overview of 18th St NW and the subject site (left of photo) - looking S.



Figure 5: Subject site (left) and Sawmill Community Land Trust development (48 ft height) - looking W.



Figure 6: Overview of R-1, Single-family dwellings, east of subject site – view to SE.



B) APPLICATION INFORMATION

April 21, 2026

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Property Owner Letter of Authorization – 1050 18th Street NW

To whom it may concern:

Chamisal Sawmill LLC & Hakeem Sawmill LLC & Titan Sawmill LLC authorize Consensus Planning, Inc. to act as agents for all meetings, applications, public hearings, and other formal representation related to the request for a Zone Map Amendment for a 4.06-acre property located at 1050 18th Street NW. The property is legally described as follows:

Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L

Sincerely,

Name Chris Pacheco

Signature 

Position Manager

Date 4/21/2026

Mailing Address 6300 Riverside Plaza Lane
NW, Ste. 200,
Albuquerque, NM 87120



June 2, 2026

Mr. Renn Halstead, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Halstead,

The purpose of this letter is to request a Zone Map Amendment on behalf of Titan Development. The subject site is located at 1050 18th Street NW and is legally described as *Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L*. The property is approximately 4 acres in size and is developed and currently operating as a warehouse. The request seeks a Zone Map Amendment from Non-Residential Business Park (NR-BP) to Mixed-Use High Intensity (MX-H) with the intent of developing multi-family housing on the site.

This request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.



Site Context (subject site outlined in yellow)

EXISTING CONDITIONS

The subject site is approximately 4 acres in size, zoned NR-BP, and currently developed with a warehouse facility that operates as a storage and distribution center for Rugby Architectural Building Products. The site has been developed as a warehouse since the early 1990s. The subject site is located at the intersection of Bellamah Avenue NW and 18th Street NW, directly south of The Artisan at Sawmill Village Apartments. The existing warehouse is a permissive use within the current NR-BP zoning. Through the requested zone map amendment from NR-BP to MX-H, the warehouse becomes a nonconforming use that is still operable per section 14-

PRINCIPALS

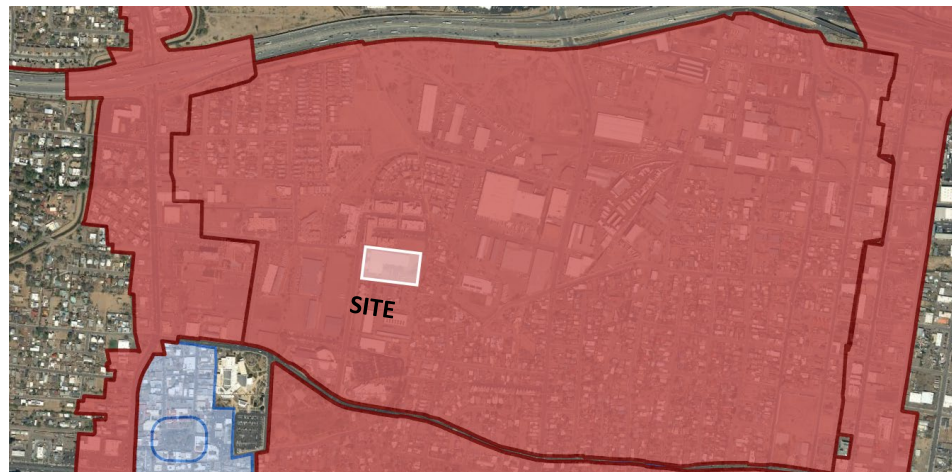
James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

16-6-8(C)(1) of the IDO and does not require a Conditional Use Permit if this request is granted.

This site is within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12) and Central ABQ Community Planning Area (CPA). The Central ABQ CPA identifies the community identity of the Sawmill/Wells Park Neighborhood to be a mix of historic homes, hotels, a food hall, artist studios, breweries, and small businesses. More recent investments in both the Sawmill and Wells Park neighborhoods are attracting a significant number of tourists and new residents to the area.



Subject Site within the Sawmill/Wells Park CPO-12

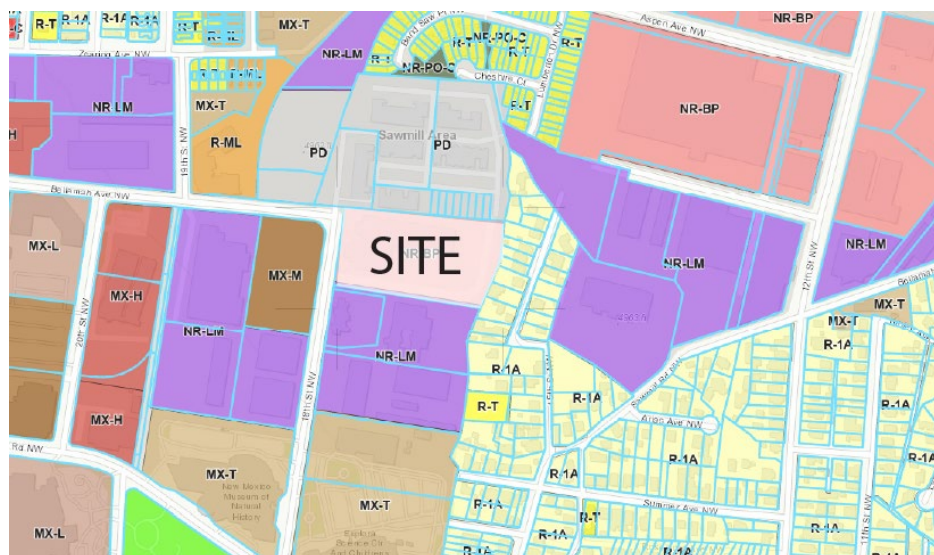
The Sawmill/Wells Park Character Protection Overlay (CPO-12) advocates for mixed-use development as a way to revive former industrial zones, expand housing options, and foster a walkable, transit-focused neighborhood. It highlights key corridors, aiming to transform vacant and industrial areas into lively districts combining residential, commercial, office, and retail spaces within a pedestrian-friendly setting. The plan emphasizes opportunities for vertically mixed-use buildings, with residences above ground-floor commercial spaces, and supports higher-density housing near transit to reduce car reliance and boost local businesses. It also notes that older industrial zones, should gradually shift toward a mix of residential, office, and retail uses, reflecting the neighborhood's changing character. Projects like Sawmill Village and other redevelopment sites are championed as examples of mixed-use developments with live-work units, commercial spaces, restaurants, and housing. Overall, CPO-12 encourages a land use pattern that integrates housing, jobs, services, and cultural amenities, fostering a more connected, economically vital, and sustainable community.

SURROUNDING ZONING AND LAND USE

The properties around the subject site are zoned Planned Development (PD), Non-Residential Light Manufacturing (NR-LM), Mixed-Use Medium Intensity (MX-M), and Single-Family Residential (Small Lot) (R-1A). These zones consist of established

residential neighborhoods, a mixed-use apartment complex, corporate offices, and a vacant lot.

TABLE 1: ADJACENT ZONING AND LAND USE		
DIRECTION	ZONING	LAND USE
North	PD	Multi-family Residential
South	NR-LM	Commercial Services
East	R-1A	Low-density Residential
West	MX-M	Vacant, Manufacturing



Subject Site and Adjacent Zoning

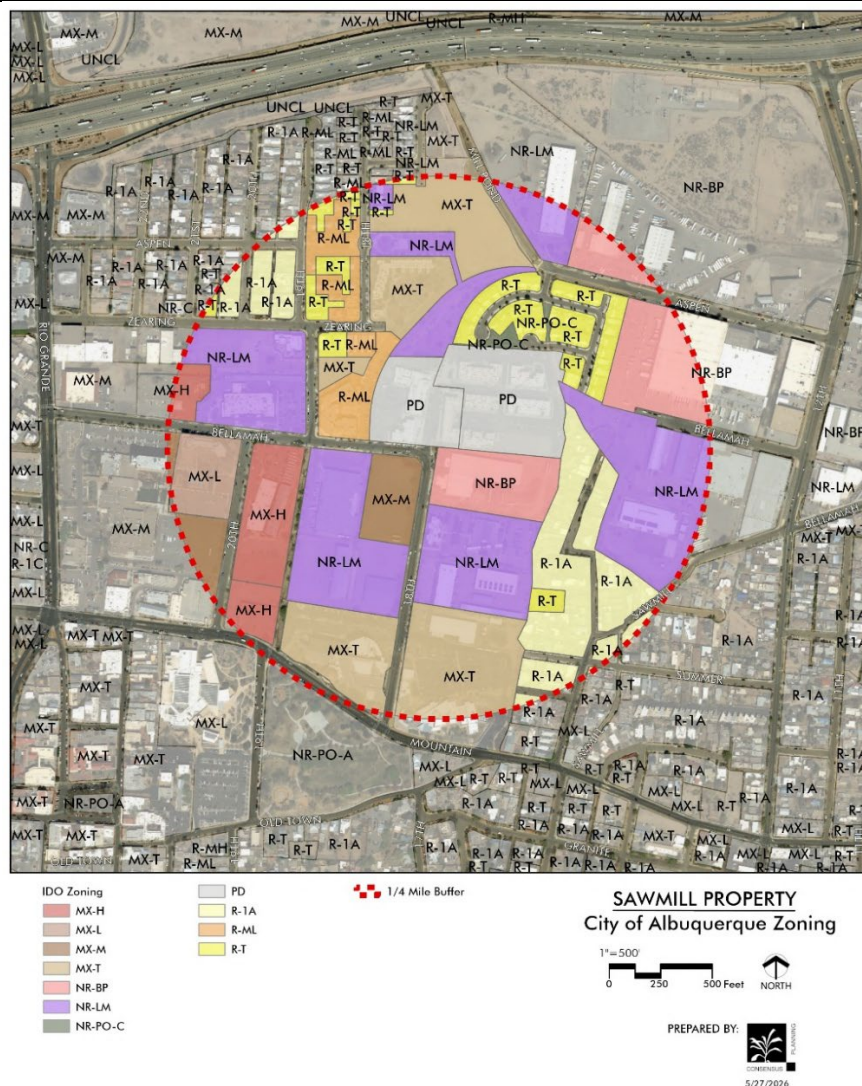
Table 2 and the accompanying ¼ mile radius zoning map show the variety of zoning districts, highlighting how the Sawmill/Wells Park neighborhood has developed into a highly integrated mixed-use area. Out of roughly 109.8 acres analyzed, no single zoning district dominates. Instead, the neighborhood features a balanced mix of residential, mixed-use, commercial, employment, and industrial zones. Mixed-use zones make up about 29% of the area, while residential zones account for around 20%. Industrial and employment zones, including NR-LM and NR-BP, comprise about 39%, reflecting the neighborhood's industrial history. Planned Development (PD) and other specialized districts add to the zoning diversity.

This zoning pattern shows that the Sawmill/Wells Park neighborhood is no longer defined by industrial development. Instead, it now functions as a mixed-use district where residences, employment centers, businesses, hospitality, cultural sites, and institutions coexist. The proposed MX-H zoning aligns with this pattern and supports the area's transition by allowing more residential, commercial, and community-focused uses. MX-H is suitable because it promotes higher-density housing and urban residential development while enabling employment, retail, and service uses that foster a complete community. As redevelopment continues throughout the Sawmill area, MX-H provides a zoning framework that enhances the neighborhood's evolving character, promotes development, and advances the MRA

and Comprehensive Plan's goals for mixed-use growth, housing options, and investment in Areas of Change.

TABLE 2: Zoning within ¼ Mile Radius of Subject Site

ZONING	PERCENTAGE OF TOTAL ACRAGE	TOTAL ACRAGE PER ZONE
MX-H	6%	6.3
MX-L	2%	2.7
MX-M	4%	4.0
MX-T	17%	19.2
NR-BP	9%	10.4
NR-LM	30%	33.3
NR-PO-C	<1%	0.5
PD (Mixed-Use)	9%	10.1
R1-A	10%	11.4
R-ML	4%	4.8
R-T	6%	7.1
TOTAL		109.8 acres



Zoning within a ¼ Mile Radius of Subject Site

MX-H ZONE DISTRICT APPROPRIATENESS

The Mixed-Use Zone Permissive Use Comparison Table highlights the strong similarities among the MX-L, MX-M, and MX-H districts, showing that each is designed to support a mix of residential, commercial, civic, and institutional land uses. The table indicates that all mixed-use zones permit essential uses such as multi-family housing, townhouses, live-work units, offices, restaurants, retail stores, community facilities, and parks, aligning with the City's goal of fostering complete communities. Although the MX-H zone allows a wider variety and higher intensity of uses than the lower-intensity districts, its overall land use pattern remains consistent with the mixed-use concept envisioned for the Sawmill/Wells Park area. The comparison emphasizes that the MX-H zone promotes higher-density residential and urban housing options while still preserving compatibility with commercial and community-oriented uses that shape the neighborhood's emerging mixed-use character.

TABLE 3: MIXED-USE ZONES PERMISSIVE USE COMPARISON			
USE	MX-L	MX-M	MX-H
RESIDENTIAL USES			
Household Living			
Dwelling, townhouse	P	P	P
Dwelling, live-work	P	P	P
Dwelling, multi-family	P	P	P
Group Living			
Assisted living facility or nursing home	P	P	P
Community residential facility, small	P	P	P
Community residential facility, large	P	P	P
Dormitory	P	P	P
Group home, small	P	P	
Group home, medium	P	P	P
CIVIC AND INSTITUTIONAL USES			
Adult or child day care facility	P	P	P
Community center or library	P	P	P
Elementary or middle school	P	P	P
Fire station or police station	-	P	P
High school	P	P	P
Hospital	-	P	P
Museum	P	P	P
Parks and open space	P	P	P
Religious institution	P	P	P
Sports field	C	P	P
University or college	C	P	P
Vocational school	P	P	P

COMMERCIAL USES			
Agriculture and Animal-related			
Community garden	P	P	P
Compost facility, small	A	P	A
Compost facility, medium	A	P	-
Veterinary hospital	P	P	P
Other pet services	P	P	P
Food, Beverage, and Indoor Entertainment			
Auditorium or theater	A	P	P
Bar	C	P	P
Catering service	-	P	P
Health club or gym	P	P	P
Mobile food truck court	P	P	P
Nightclub	-	P	P
Residential community amenity, indoor	P	P	P
Restaurant	P	P	P
Tap room or tasting room	C	P	P
Other indoor entertainment	P	P	P
Lodging			
Hotel or motel	P	P	P
Motor Vehicle-related			
Car wash	C	P	C
Light vehicle fueling station	C	P	P
Light vehicle repair	C	P	P
Light vehicle sales and rental	C	P	P
Paid parking lot	P	P	A
Parking structure	P	P	P
Offices and Services			
Bank	P	P	P
Club or event facility	P	P	P
Commercial services	P	P	P
Medical or dental clinic	P	P	P
Mortuary	C	P	P
Office	P	P	P
Personal and business services, small	P	P	P
Personal and business services, large	-	P	P
Research or testing facility	P	P	P
Outdoor Recreation and Entertainment			
Residential community amenity, outdoor	P	P	P
Retail Sales			
Adult retail	-	-	P

Art gallery	P	P	P
Bakery goods or confectionery shop	P	P	P
Cannabis retail	P	P	P
Farmers' market	P	P	P
General retail, small	P	P	P
General retail, medium	-	P	P
Grocery store	P	P	P
Pawn shop	C	P	P
Transportation			
Park-and-ride lot	C	P	C
Transit facility	C	P	P
INDUSTRIAL USES			
Manufacturing, Fabrication, and Assembly			
Artisan manufacturing	P	P	P
Cannabis cultivation	P	P	P
Cannabis-derived products manufacturing	P	P	P
Telecommunications, Towers, and Utilities			
Drainage facility	P	P	P
Electric utility	P	P	P
Energy Storage System (ESS)	P	P	P
Major utility, other	P	P	P
Solar energy generation	P	P	P
Freestanding	P	P	P

The MX-H zone district suits the Sawmill/Wells Park area because it reflects the neighborhood's shift from a primarily industrial zone to a lively mixed-use community with residential, commercial, employment, cultural, and entertainment functions. The comparison of permissible uses shows that all mixed-use districts (MX-L, MX-M, and MX-H) share a core framework including multi-family housing, townhouses, live-work units, restaurants, retail, offices, community facilities, parks, and schools. These similarities support that the MX-H zone aligns with the area's existing development pattern and is supported by the Sawmill/Wells Park CPO-12. MX-H offers more flexibility and intensity, better supporting the urban character emerging in the Sawmill District by allowing a wider variety of housing types and higher-density residences. Unlike the traditional industrial zoning previously in parts of the area, MX-H promotes urban housing options such as multi-family units, live-work spaces, townhouses, assisted living facilities, and group living arrangements, creating a complete community where residents can live, work, shop, and enjoy recreation close by. The State of New Mexico and the City of Albuquerque recently adopted a change in the New Mexico Commercial Building Code to allow for Type V construction of 5-story buildings. This change was driven by the desire to increase density of multi-family and mixed-use buildings in the most economical construction typology. When the MX-M zone was created, the maximum height for wood-frame buildings was four stories. The goal of the proposed MX-H zone is to

facilitate a multi-family residential development up to five stories tall. The MX-H zone allows buildings up to 68 feet tall, accommodating five-story structures, whereas the MX-M zone limits building height to 48 feet. As redevelopment progresses within the Sawmill neighborhood, the MX-H designation provides suitable development standards that match the area's transformation into a mixed-use district, supporting infill development, increasing housing options, and strengthening the neighborhood's identity. This approach aligns with the objectives of the Sawmill/Wells Park CPO-12 and the Comprehensive Plan policies that promote higher-density housing, mixed-use growth, and reinvestment in Areas of Change.

THE REQUEST

The Applicant is requesting a zone change from NR-BP to MX-H to allow new multi-family residential housing in an area of the city that is rapidly growing economically and as a tourist destination. Primary land uses include multi-family housing, commercial services, and low-density residential housing, all of which are identified as key uses that define the Sawmill/Wells Park community identity. Per the IDO, "The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers." The MX-H zone will allow for the development of multi-family housing that will support economic growth and add vitality within the Sawmill/Wells Park community and complement existing multi-family development adjacent to the site.

ZONE MAP AMENDMENT – JUSTIFICATION AND POLICY ANALYSIS

6-7(G)(3) An application for a Zone 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.

Applicant Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by clearly facilitating the City's Goals and Policies listed below:*

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

Applicant Response: *The change to MX-H zone facilitates Goal 4.1 by promoting community enhancement, protection, and preservation. The MX-H zone facilitates the development of new multi-family housing that complements ongoing projects in the Sawmill District and helps maintain the area's community identity. The Central ABQ CPA Assessment Report identified that there is an "overall lack of housing, indicating a need for a*

variety of housing opportunities.” The proposed zone change to MX-H will support the emerging mixed-use character of the area and provide the opportunity for a variety of permissive housing to fulfill the opportunities of the area. The area features a mix of commercial, industrial, institutional, and residential uses that have historically defined the Sawmill neighborhood. To ensure the protection of the community character, development in this area will follow standards set by the IDO and the Sawmill/Wells Park CPO-12, including setbacks, building height and massing, landscaping, outdoor lighting, signage, Neighborhood Edges (14-16-5-9), Landscape Buffering and Screening (14-16-5-9), and Mixed-Use High intensity dimensional standards (14-16-5-1). These measures will ensure that this unique community within the Central ABQ CPA is transformed in a way that enhances, protects, and preserves the surrounding character.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response: *The change to the MX-H zone facilitates Policy 4.1.4 by maintaining the community identity of Sawmill/Wells Park as a mixed-use area that allows residents to live close to job opportunities, while also protecting existing neighborhoods. This zone change would enable multi-family housing within the Sawmill district's redevelopment area and ensure the preservation of the established single-family homes to the east. Future development on the site will comply with the Neighborhood Edge Buffer per section 14-16-5-9 of the IDO, which separates high-intensity uses from low-density residential areas that are protected lots.*

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contributes to distinct identity and sense of place.

Applicant Response: *The zone change facilitates Policy 4.1.3 by reinforcing the Sawmill/Wells Park community's identity as outlined in the Central ABQ CPA report. This community is characterized as a mixed-use area with both residential and commercial developments, continuously evolving within one of the city's major tourist zones. It enables the development of multi-family housing that complements local industries in the Sawmill District, facilitating residents to live near their workplaces. Additionally, the mixed-use designation opens opportunities for local businesses to contribute to the district's expanding economy.*

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

Applicant Response: *The zone change facilitates Goal 5.2 by establishing a mixed-use zone that would support the development of multi-family housing, allowing residents to live in a community with job opportunities, restaurants,*



hotels, food hall, museums, recreational trails, and parks. The Sawmill/Wells Park neighborhood is developed as a mix of residential, commercial, and institutional uses where people can live, work, learn, shop, and play. The proposed multi-family development supports this existing community identity by providing residents with a place to live that offers access to these local amenities.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Applicant Response: *The zone change facilitates Policy 5.2.1 by establishing a mixed-use zone for multi-family housing, bringing residential options to the Sawmill District, which currently has a mix of restaurants, hotels, commercial and retail spaces, and museums. The Sawmill/Wells Park neighborhood has historically featured a mix of residential, commercial, restaurant, and industrial areas, enabling residents to live near their workplaces. This diverse land use pattern has persisted as Sawmill has undergone redevelopment in the last decade. The proposed zone change will allow for this mixed-use land use to continue and expand the vitality of a healthy, sustainable, and distinct community.*

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

Applicant Response: *The zone change to MX-H clearly facilitates Policy 5.3.1 by supporting additional growth and infill development on the subject site, with access to existing infrastructure and public facilities. The subject property has access to existing infrastructure, including street access, storm drainage, water and sewer, and other systems. The zone change will support development of the subject site and maximize the use of existing infrastructure and public facilities adjacent to the generally developed residential neighborhood to the north and east of the subject site.*

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

Applicant Response: *The zone change to MX-H clearly facilitates Policy 5.6 by promoting growth in an Area of Change, where such development is anticipated and encouraged. The MX-H zone enables the construction of multi-family housing to meet housing needs across the city and is situated within a mixed-use community featuring access to restaurants, recreational trails, parks, hotels, and institutions. Creating an additional mixed-use zone within this area strengthens the character and adds appropriate density consistent with the surrounding environment.*

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.

Applicant Response: *This zone change clearly facilitates this policy, which will help direct growth and more intense development to an area where it is encouraged, the Area of Change, and to an area within the Sawmill/Wells Park Metropolitan Redevelopment Area (MRA). The subject site is within the “Cultural/Commercial Corridor” identified in the Sawmill/Wells Park MRA, which is intended to be a mixed-use zone that allows a variety of residential live/work uses and serves as an employment incubator that protects the existing neighborhood. The proposed MX-H zone supports the purpose of the identified Cultural/Commercial Corridor by allowing a variety of permissive uses to be developed on the site. The MX-H zone designation allows for high-density, multi-family housing, which is consistent with the goals of the Areas of Change and the Sawmill/Wells Park MRA, helping to bring the site into alignment with these designations while respecting the overall historic character and integrity of the surrounding neighborhood.*

Policy 5.6.2 sub-policies:

(d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

(h) Encourage development in areas with a highly connected street grid and frequent transit services.

Applicant’s Response: *The zone change clearly facilitates sub-policies (d) and (h), and the subject site is in an Area of Change, which clearly facilitates the MX-H zone designation, allowing for multi-family housing development, which helps support employment opportunities and encourages higher-density housing. The request encourages development that promotes the use of local transportation methods that are connected to the street grid.*

Goal 7.3 Sense of Place: Reinforce sense of place through context sensitive design of development and streetscape.

Applicant Response: *The zone change to MX-H will clearly facilitate Goal 7.3 because the MX-H zone supports the shift in development away from being historically industrial to mixed-use that allows people to live, work, and play within the community, which reinforces the sense of place through sensitive design of development and streetscape. The subject site is located within the Sawmill/Wells Park CPO-12, which provides development standards to be applied to a future Site Plan that addresses setbacks, building height and bulk, landscaping, grading, lighting, architectural design and details, and signs, ensuring future development will reinforce its sense of place.*

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

Applicant Response: *The zone change to MX-H furthers this goal by aligning the existing and shifting use of the Sawmill area with the zoning and expanding the permissive land uses that could also allow new development in this area. The uses permitted in the MX-H zone district will complement the uses in the Sawmill/Wells Park area, thereby contributing to places where businesses and talent stay and thrive.*

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Applicant Response: *The zone change clearly facilitates this policy, as the proposed MX-H zone permits various uses that bridge the intensity and building scale between the NR-LM district to the south and the PD district to the north. It encourages mixed-use development, bringing economic opportunities to the area. The purpose of the MX-H district is to accommodate large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential development, aligning with the surrounding area's development. This is reflected in the diverse uses nearby, including Explora, The Natural History Museum, Sawmill Market, Hotel Chaco, Sawmill Artisan Lofts, the Flamenco Institute, and the Albuquerque Collegiate Charter School.*

Policy 8.2.1 Local Business: Emphasizes local business development.

Applicant Response: *The zone change furthers this policy by providing the opportunity for local employers to expand and diversify the employment base through retail, commercial, mixed-use, and other permissive uses in the MX-H zone. This pattern can be seen just north in the Sawmill area, where new local businesses have developed. The MX-H zone also allows for new high-density residential that will support the existing and new local businesses.*

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.

Applicant Response: *The zone change clearly facilitates this goal, and will contribute to a sufficient supply and range of high-quality housing types that meet the current and future needs of the population at a variety of price levels. The proposed MX-H zone designation encourages multi-family housing options, while not allowing single-family housing. Multi-family housing will create a more equitable stock of housing options for people of differing lifestyles and incomes. The MX-H district aligns with the Central*



ABQ Assessment Report Policy, “encourage housing options that support all family types, lifestyles, household sizes, and household incomes.”

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.

Applicant Response: *The zone change to MX-H facilitates Policy 9.2.1 by encouraging housing development that complements the surrounding multi-family housing directly north of the subject site while also protecting the single-family housing to the east. The proposed development will be compatible with the surrounding land use because it would provide residents with the opportunity to live near areas of economic opportunity. New multifamily housing is consistent with the standards of the Sawmill/Wells Park CPO-12 to ensure appropriate densities, site design, and relationship to established streets.*

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

Applicant Response: *The zone change to MX-H facilitates Goal 9.3 because it provides a mixed-use zone in an Area of Change and a Sawmill/Wells Park MRA where residential and commercial uses create the community identity. The proposed multi-family housing development is appropriately placed and is surrounded by amenities and services that are easily accessible by multiple modes of transportation.*

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 will clearly reinforce or strengthen the established character of the surrounding Area of Consistency and will not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate clearly facilitates it meets any of the following criteria:

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

Applicant's Response: The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.

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

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

Applicant's Response: The zone change to MX-H satisfies Criteria 2 and 3, as it benefits the community, as outlined in the ABC Comp Plan. This proposed change aligns with the Area of Change and the Central ABQ CPA, both of which emphasize the need for increased multi-family housing options. Additionally, the Sawmill/Wells Park community has transitioned from its historically industrial uses to a mixed-use area. Surrounding the site, there has been a growth in mixed-use developments, such as the Sawmill Artisan Lofts directly to the north, featuring ground-floor commercial spaces and two floors of apartments above. The MX-H zone will support the goal of establishing a vibrant mixed-use community by enabling development that allows residents to live, work, and enjoy leisure activities. The New Mexico Building Code now permits five-story wood-frame constructions. The purpose of the MX-H zone is to facilitate multi-family residential development up to five stories tall. With a maximum building height of 68 feet, the MX-H zone supports higher-density development in line with its intent. The proposed zone change to MX-H will help align it with the evolving characteristics of the Sawmill/Wells Park CPO-12 and MRA.

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

Applicant Response: Most uses permitted in the NR-BP zone, except for car washes, cannabis-related activities, light vehicle repair, and animal services like veterinary hospitals and pet care, are unlikely to harm the neighborhood or community.

Table 2 below provides a comparison of the differences in permissive uses between NR-BP and MX-H. Cannabis, car wash, light vehicle repair, veterinary hospital uses are subject to Use-Specific standards (USS), which are designed to

mitigate any harmful impacts. For car wash, the USS includes separation from residential zones and lots containing residential use in any mixed-use zone. For cannabis retail, the USS contains a myriad of requirements that protect adjacent or nearby sensitive uses, such as schools, day care, and other cannabis retail within 660 feet. Cannabis cultivation and manufacturing are also subject to strict USSs, including being conducted within a fully enclosed building. Veterinary hospital is a permissive use but prohibits the treatment of large animals.

TABLE 4: PERMISSIVE USE COMPARISON - NR-BP VS. MX-H

USE	MX-H	NR-BP
RESIDENTIAL USES		
Household Living		
Dwelling, townhouse	P	-
Dwelling, live-work	P	CA
Dwelling, multi-family	P	CV
Group Living		
Assisted living facility or nursing home	P	-
Community residential facility, small	P	-
Community residential facility, large	P	-
Dormitory	P	-
Group home, small		-
Group home, medium	P	-
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	C
Elementary or middle school	P	P
Fire station or police station	P	P
High school	P	P
Hospital	P	P
Museum	P	P
Parks and open space	P	P
Religious institution	P	P
Sports field	P	P
University or college	P	P
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Compost facility, small	A	P
Kennel	-	P
Nursery	-	P
Veterinary hospital	P	P
Other pet services	P	P
Food, Beverage, and Indoor Entertainment		
Adult entertainment	-	P
Auditorium or theater	P	P
Bar	P	P
Catering service	P	P
Health club or gym	P	P
Mobile food truck court	P	P
Nightclub	P	P
Residential community amenity, indoor	P	-

Restaurant	P	P
Tap room or tasting room	P	P
Other indoor entertainment	P	P
Lodging		
Campground or recreational vehicle park	-	P
Hotel or motel	P	P
Motor Vehicle-related		
Car wash	C	P
Light vehicle fueling station	P	P
Light vehicle repair	P	P
Light vehicle sales and rental	P	P
Paid parking lot	A	P
Parking structure	P	P
Offices and Services		
Bank	P	P
Blood services facility	C	P
Club or event facility	P	P
Commercial services	P	P
Construction contractor facility and yard	C	P
Medical or dental clinic	P	P
Mortuary	P	P
Office	P	P
Personal and business services, small	P	P
Personal and business services, large	P	P
Research or testing facility	P	P
Self-storage	P	P
Outdoor Recreation and Entertainment		
Residential community amenity, outdoor	P	-
Other outdoor entertainment	A	P
Retail Sales		
Adult retail	P	P
Art gallery	P	
Bakery goods or confectionery shop	P	P
Building and home improvement materials store	C	P
Cannabis retail	P	P
Farmers' market	P	P
General retail, small	P	P
General retail, medium	P	C
General retail, large	C	P
Grocery store	P	-
Pawn shop	P	P
Transportation		
Helipad	CA	P
Park-and-ride lot	C	P
Transit facility	P	P
INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	P	P
Cannabis cultivation	P	P

Cannabis-derived products manufacturing	P	P
Light manufacturing	A	P
Telecommunications, Towers, and Utilities		
Drainage facility	P	P
Electric utility	P	P
Energy Storage System (ESS)	P	P
Geothermal energy generation	A	P
Major utility, other	P	P
Solar energy generation	P	P
Freestanding	P	P
Waste and Recycling		
Recycling drop-off bin facility	A	P
Wholesaling and Storage		
Warehousing	C	P
Wholesaling and distribution center	C	P

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: *Given that the subject property is currently developed and in operation on the parcel from which the subject property was created, the zone change request will meet Criteria 1 since there is existing capacity to extend infrastructure services to the new lot, and the surrounding area is fully developed. A Traffic Impact Study (TIS) is anticipated for the development of new multi-family housing on the property.*

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

Applicant's Response: *The zoning map amendment is not based on the property's location on a major street. The subject property is located at the intersection of Bellamah Avenue and 18th Street, which are both classified as local urban streets. The zone change is requested to develop the property to its fullest potential by allowing a use similar to the surrounding uses to the north, which is a mixed-use development with retail and restaurant spaces on the*

ground level and two additional stories of apartments on top. The proposed zone change is appropriate for the location within the Sawmill area because it supports the area's mixed-use identity while ensuring that the character of the surrounding single-family neighborhoods is maintained.

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: *The Applicant's justification is not based on the cost of the land or economic considerations. The MX-H zone is ideal for the Sawmill area because it supports the growing mixed-use development patterns as the area moves away from its historically industrial uses. The proposed zone change to MX-H would allow the development of complementary housing in a growing area of the city, where the community identity is known for a mix of land uses, specifically residential housing supporting economic development.*

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

1. The subject property is different from the surrounding land clearly facilitates 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: *The subject property is not considered a spot zone due to the adjacency of the MX-M zoning to the west and the PD zoning to the north, which is currently developed as a mixed-use multi-family residential community. The PD zoning for the property to the north is similar in allowable uses to the MX-H zone, but it is developed under a Site Plan approved prior to the IDO, and the allowable uses in the MX-M zone are almost identical to the allowable uses in the MX-H zone. These two zones provide the zoning context that supports the MX-H zone as they are similar and provide a transition between adjacent industrial and single-family zoning and land uses. When reviewed in a broader context, the Sawmill Community contains a wide range of zoning, including MX-H to the west. In addition, the policy goals of the ABQ Comprehensive Plan are clearly facilitated by a zoning amendment that furthers the goals of the housing, transportation, and community identity policies.*

CONCLUSION



The Sawmill neighborhood has shifted from a historic-industrial area into one of Albuquerque's most dynamic and rapidly evolving districts. This project builds upon significant changes taking place in the Sawmill neighborhood that include:

- A strong mixed-use district (housing + hospitality + retail);
- A tourism and entertainment hub near Old Town and Downtown;
- A model for redevelopment using public-private partnerships; and
- A focal point for growth tied to new multi-modal infrastructure (Rail Trail).

The proposed Zone Map Amendment for NR-BP to MX-H on the property located at 1050 18th Street NW will further numerous Comprehensive Plan goals and policies regarding neighborhoods, complete communities, land uses, efficient development patterns, infill development, city development areas, and sense of place. The zone change will provide a more logical, consistent, and predictable zoning and land use pattern and intensity of uses along the Sawmill/Wells Park neighborhood. The subject property will be in alignment with the abutting zoned properties to the north and east in an area served by existing infrastructure, access to a multi-modal network, and provide an appropriate transition to the adjacent single-family neighborhood to the east.

Based on the information provided in this letter, the Applicant respectfully requests the EPC's approval of a zone change from NR-BP to MX-H.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier'. The signature is stylized with loops and a large initial 'J'.

James K. Strozier, FAICP
Principal

To: Catherine Heyne and Megan Jones, City of Albuquerque Planning Department

From: Jim Strozier and Alyssa Ortiz, Consensus Planning, Inc

Date: June 4, 2026

Re: Response to Criteria 6-7(G)(3)(h) of the IDO

This memo responds to Criteria 6-7-(G)(3)(h) of the Integrated Development Ordinance (IDO) for a Zone Map Amendment (ZMA) that will be heard before the Environmental Planning Commission (EPC). The ZMA request is from Non-Residential Business Park (NR-BP) to Mixed-Use High Intensity (MX-H) for the property located at 1050 18th Street NW. This proposed zone change will bring the property into alignment with the mixed-use character of the Sawmill area as identified in the Sawmill/Wells Park Metropolitan Redevelopment Area Plan (MRA), Central ABQ Community Planning Assessment (CPA) Report, and Sawmill/Wells Park Character Protection Overlay (CPO-12).

Below is the response to Criteria 6-7-(G)(3)(h), which is one of the required criteria to justify the ZMA request according to section 6-7(G) of the IDO:

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

1. The subject property is different from the surrounding land clearly facilitates 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.

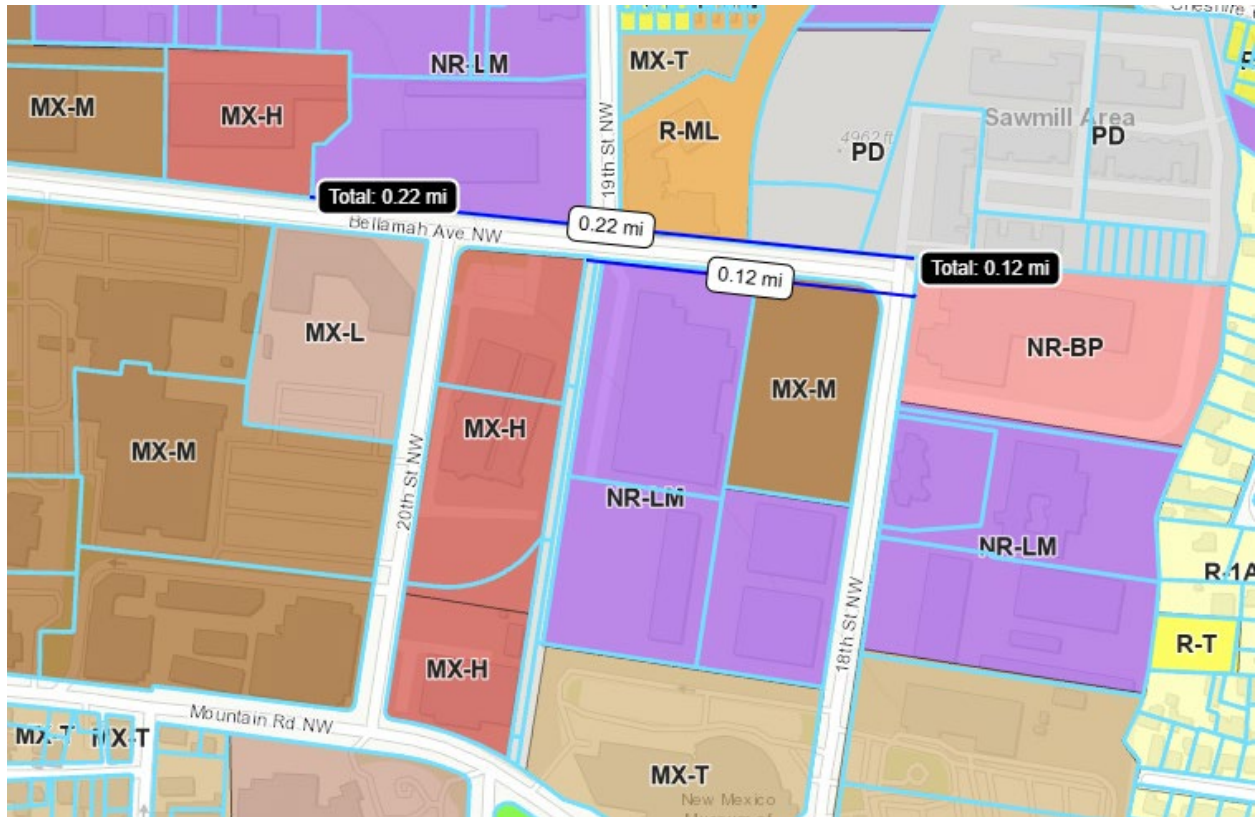
The zone change request to MX-H does not assign a different zone district from the surrounding areas to a small section or one premise to create a “spot zone”. Instead, it aligns the site with the existing and permitted uses in the neighboring zone. To the north, the Sawmill Artisan community is a mixed-use development zoned Planned Development (PD), approved by the EPC in 2007 through a Site Development Plan. This development features ground-floor retail and commercial spaces, including the Flamenco Institute, Ponderosa Brewery, Lost Cultures Tea Bar, a hair salon, a bakery, and more. Above the commercial units, there are two floors of apartments, and future townhouses are planned for the remaining vacant parcels within the approved Site Development Plan.

To the west of the subject site, a vacant site is zoned Mixed-Use Medium Intensity (MX-M). This proposed MX-H zone is almost identical in permissive uses (a mixed-use zone analysis has been provided in the updated justification letter accompanying the ZMA EPC application dated June 2, 2026) with the primary difference being the allowable building height within the zones. The MX-M zone allows a

building height of 48 feet, and the MX-H zone allows a building height of 68 feet. Although building heights vary, the permissive uses within the MX-M and MX-H zones are intended to accommodate both residential and commercial development appropriate for the communities they are zoned in.

The MX-M zone to the west and the PD zone to the north are similar to the MX-H zone in use and would not form a spot zone. The MX-H zone would enhance the mixed-use character of the Sawmill area where it is located. The proposed zone change to MX-H will also facilitate a transition from the existing mixed-use development in the PD zone to the Non-Residential Light-Manufacturing (NR-LM) zone to the south of the site. The uses permitted in the MX-H zone support the development of a mixed-use area at a slightly higher intensity than the current PD zone but lower than the NR-LM zone.

The subject property is 4.06 acres. In addition, there are existing MX-H zone districts in the surrounding area, located just 0.1 and 0.2 miles from the subject property. There are similar patterns below, in which the MX-H zone serves as the transition between MX-L, MX-M, and the NR-LM zones.



Distance Between Existing MX-H Zones and the Subject Site in the Sawmill Area

The proposed zone change to MX-H is consistent with the established development pattern and land use character of the surrounding area and does not constitute spot zoning. The request supports the continued evolution of the Sawmill neighborhood as a mixed-use district by allowing a compatible mix of residential and commercial uses that are already present in adjacent developments. The zone change request has been supported by the City of Albuquerque Metropolitan Redevelopment Agency (MRA) in its written agency comments on this ZMA EPC case (ZMA-2026-0008). The written statement is as follows:

“The proposed zone map amendment is located within the Sawmill/Wells Park Metropolitan Redevelopment (MR) Area. Rezoning the property from NR-BP to MX-H aligns with the goals of the MR Area plan. The Sawmill/Wells Park MR Plan calls for enhancing the area as a mixed-income and mixed-use community. The parcel in question is specifically located in the Cultural/Commercial Corridor Sub-area in the plan, which identifies the creation of a mixed-use zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities. Changing the zoning to MX-H would increase the possibility of future development that would enhance the mixed-use character identified as a priority in the area. Additionally, the MR Area Plan prioritizes pedestrian connections and pedestrian activities. Increasing the area’s residential and mixed-use development possibilities will add opportunities for more feet on the street, instead of cars, adding to the vibrant pedestrian environment identified as a goal in the plan. In conclusion, the MRA supports the proposed zone change for 1050 18th Street NW from NR-BP to MX-H.”

Overall, the MX-H zone provides an appropriate transition between the mixed-use development to the north and the more intensive NR-LM zoning to the south while maintaining compatibility with the MX-M zoning to the west. By aligning the subject property with neighboring mixed-use districts and supporting orderly growth, the proposed zone change advances the goals of the Comprehensive Plan, the Sawmill/Wells Park MRA, the ABQ Central CPA, and the Sawmill/Wells Park CPO-12.

C) STAFF INFORMATION

Project Memo 1

DATE: May 27, 2026
TO: Planners: Jim Strozier, Alyssa Ortiz, Consensus Planning
FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
cheyne@cabq.gov, (505) 924-3310
RE: Zoning Map Amendment for 1050 18th St NW (Case # ZMA-2026-00008)

I've completed an initial review of the proposed Zoning Map Amendment (ZMA), and would like to discuss the justification letter and general project. I will be available throughout this process to answer questions about procedures and requirements. After this review, I ask you to please provide the following:

⇒ A revised Justification letter as described in this memo posted to ABQ-Plan by:

Tuesday, June 2, 2026 at 9a

⇒ Photos of posted signs as described in this memo posted to ABQ-Plan by:

Wednesday, June 3, 2026 at 5p

Note: If you have difficulty with these deadlines, please let me know.

1) Introduction

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description for the subject property. This will be used in the Legal ad and should be reflected in all site descriptions:
 - All or a portion of Tract B-1, a Replat of Tract B Division of Lands of Freeway - Oldtown L; approximately 4.1 acres, located at 1050 18th St NW 87104.
- C. It's my understanding that the application is for a zone change from NR-BP to MX-H with the intent of developing multi-family housing on the site.
 - Since the subject site is less than 20 gross acres of land located entirely in an Area of Change, this is a quasi-judicial matter decided by the EPC.
- D. Is there anything else you'd like to tell us about the request?

2) Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **June 18, 2026**. Final staff reports will be available one week prior on **June 11, 2026** at:

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

- C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **June 3, 2026**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood

- Requirements for Public Meetings are found in IDO [Table 6-1-1](#): Summary of Development Review Procedures.
 - **NOTE:** An old public notification form was used for the email and/or first-class mailing to Neighborhood Association representatives and Property Owners. For all future projects, please use the new form found [here](https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice): <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- A. According to Planning's April 22, 2026 email, there is no Major Public Open Space within 660' of the subject site to prompt an offer of a Pre-submittal Tribal Meeting.
- B. Property Owner Notification seems complete with records provided showing letters mailed to the 17 property owners that were listed as within 100 feet of the subject site.
- C. ONC has determined that the Sawmill Area Neighborhood Associations is within 660 ft of the subject site. The contacts for that organization were notified via email May 6, 2026.
- D. Sign Posting
1. The Sign Posting Agreement included seems complete.
 2. Signs must be posted on or before 9:00 am on **Wednesday, June 3, 2026** and should be left up until **Friday, July 3, 2026** (15 days before and 15 days after the EPC hearing date). Please make sure that the Case # the sign itself. If the project has a separate Project #, this should also be included.
 - a. We encourage applicants to take a photo at the time the signs are posted to demonstrate that this step has been fulfilled. Please submit any photos by the end of the day **Wednesday, June 3, 2026**.
 - b. For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

4) Project Letter

- The IDO Amended as of May 6, 2026 will be used to review this request: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- The project letter seems to be complete and off to a good start. I have included guidance and revision recommendations in the following sections.

A. General Recommendations

1. Since this area is becoming less industrial and more mixed-use, the overall request makes sense. Can you elaborate as to why this zone district was chosen?
2. This is a request for a Zoning Map Amendment, meaning that all uses indicated as permissive would be allowed in that zone. Although the applicant indicates that they are interested in developing multi-family housing, a property owner would not be restricted to only this use because they proposed an interest in that development type. The application will be analyzed in relation to all permissive uses.
3. This request is for a zone change, so I don't see that the request pertains to infill, as development is not being considered at this time. See below C.1.d.
4. Overall, the justification letter requires significant revisions to strengthen the request. As per IDO §14-16-[6-4\(E\)\(3\)](#), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

B. Existing Conditions

1. An image of the CPO-12 was included in this section. If you introduce this, could you elaborate why it is important and what it is showing?

C. Review and Decision Criteria - IDO§14-16-6-7(H)(3):

1. **6-7(G)(3)(a):** Please revise.
 - a. The justification needs to be strengthened for all presented goals and policies. The provided text focuses on housing, but a zone change would not just allow for housing. Ensure that the responses consider the options that would result from a zone change.
 - b. Since analysis of sub-policies is not required, staff's analysis will remain focused on goals and policies.
 - c. The provided goals and policies are not analyzed in numerical order and some mistitled (i.e., Policy vs Goal). Please double check that goal and policy numbers correspond accordingly.
 - d. Goal 4.1: please elaborate on **how/ in what way** a transformation would enhance, protect, and preserve the surrounding character. The provided response seems contradictory.
 - e. P 5.3.1, G 7.3, P 7.3.4, G 9.1, P 9.2.1, G 9.3: do not apply or only partially apply since this request is for a zone change, not development, e.g.,

Infill Development: Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

- f. Policy 5.6.2: How does this request fit with the MRA plan?

2. **Criterion 6-7(G)(3)(b):** Please update.
 - The text included as part of this Criterion text is out of date. Please use IDO Amended as of May 6, 2026 to review this request: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
3. **Criterion 6-7(G)(3)(c):** Please revise.
 - a. Please strengthen, as this is a request for a zone change which would not only allow for housing but other uses.
 - b. According to your Conclusion there have been significant changes in the neighborhood.
4. **Criterion 6-7(G)(3)(d):** Please revise.
 - a. The text included as part of this Criterion text is out of date. Please use IDO Amended as of May 6, 2026 to review this request: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
 - b. Please make sure that the provided Use Comparison table (Table 2) is reflective of IDO Table 4-2-1: Allowable Uses.
 - c. It would strengthen your request to compare the allowable uses of MX-M and -H as part of the justification.
5. **Criterion 6-7(G)(3)(f):** Please revise.
 - The request is for a zone change that would allow a variety of uses as permissible. Can you be more specific regarding “similar to the surrounding uses to the north”.
6. **Criterion 6-7(G)(3)(g):** Please revise.
 - The request is for a zone change that would permissively allow a variety of uses.
7. **Criterion 6-7(G)(3)(h):** Please revise.
 - a. The response indicates that the proposed MX-H zone district is not a spot zone. However, the reasoning is not clear. How specifically is the proposed MX-H zoning similar to MX-M and PD zoning?
 - If this is a spot zone, responses to goals and policies must be reinforced to show that this request clearly facilitates the zoning amendment AND the response must show that any point 1-3 applies.
 - b. The response indicates that this zone change provides “a transition between adjacent industrial and single family zoning and land uses,” but the subject site is adjacent to R-1 to the east and MX-H is a considerably higher intensity zone district. Please review IDO § 14-16-2-4(D)(1).
8. **Criteria 6-7(H)(3)(b & c):** Please remove. These criteria are not required for a Zoning Map Amendment – EPC.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

May 12, 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 **June 18, 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 June 1, 2026.

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

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

Plan # [ZMA-20269-00008](#)

Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway – Oldtown L, located at 1050 18th Street NW, between 18th Street and 15th Street, approximately 4.24 acres. (J-13)

Staff Planner: Catherine Heyne

Plan # [SP-2026-00048](#)

Site Plan – EPC, Major Amendment

Consensus Planning, Inc., agent for Dillard’s Properties, Inc., requests a Site Plan – EPC, Major Amendment for all or a portion of Tract A1A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second Revision Plat Cottonwood Mall, located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 11.63 acres. (B-13)(B14)

Staff Planner: Dustin Kiska



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, June 18, 2026 at 8:40 a.m.**, using Zoom (online).

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

Attend by Phone
(719) 359-4580
Webinar ID: 839 3255 9165
Find your local number: <https://cabq.zoom.us/j/83932559165>
Please contact City Planning staff via the information below for any of the following:
To request details about the cases below.
At least 72 hours prior to the hearing:

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

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

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, June 3, 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>

Plan # ZMA-2026-00008
Zoning Map Amendment (Zone Change)

Consensus Planning, Inc., agent for Titan Development, requests a Zoning Map Amendment from NR-BP to MX-H for all or a portion of Tract B-1 a Replat of Tract B Division of Lands of Freeway - Oldtown L, located at 1050 18th Street NW, between 15th St. and 18th St. NW, approximately 4.1 acres. (J-13)

Staff Planner: Catherine Heyne

Project #: PR-2025-020058
Plan # SP-2026-00048
Site Plan EPC, Major Amendment
Consensus Planning, Inc., agent for Dillard's Properties, Inc., requests a Site Plan EPC, Major Amendment for all or a portion of Tract A1A, Plat of tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1, Second revision plat for Cottonwood Mall; Tract B-4-A-1-A & Tract B-4-A-1-B, Plat for Tracts B-4-A-1-A & B-4-A-1-B Cottonwood Mall (being comprised of Tract B-4-A-1); Tract B-4-A-2, Plat for tracts B-4-A-1 & B-4-A-2, 2nd revision for Cottonwood Mall (being com-

prised of Tract B-4-A); Tracts B5A1, B3A, B1A1 & B2A Plat of Tracts A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-AB-4-A & B-5-A-1, second revision plat for Cottonwood Mall; Tract C-4, C-8, C-9, Replat of Tracts H-1 & H-2, Seven Bar Ranch, now comprising Cottonwood Mall; Tract C-7A-1, C-7A-2, Plat for Tracts C-7A-1 AND C-7A-2 being comprised of Tract C-7A, Cottonwood Mall; Tract C-5A, C-6A1 of Tracts C-5A & C-6A1 (Being a replat of Tracts C-5 & C-6A); Tract C-3-A, C-2A-1, Plat of Tracts C-2A-1 AND C-3A, Cottonwood Mall (being a replat of Tracts C-2A AND C-3); Tract C1A of Tracts C-1A & C-2A Cottonwood Mall; Lot 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio subdivision (Being A Replat of Portions of Lots 12, 13 & 14 Questa del Rio subdivision & Tract D-2 Cottonwood Mall); Lots 12-A, 13-A and 14-A of Lots 12-A, 12-B, 13-A & 14-A Questa del Rio Subdivision (being a replat of portions of Lots 12, 13 & 14 Questa del Rio subdivision & TR D-2 Cottonwood Mall); and Lots 12-B-1 & 12-B-2, Plat of Lots 12-B-1 & 12-B-2 Questa del Rio subdivision., located at 10000 Coors Blvd Bypass NW, between Eagle Ranch and Seven Bar Loop Rd, approximately 100 acres. (B-13)(B14)
Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

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

Journal: June 3, 2026

D) PUBLIC NOTICE

Re: Tribal Meeting Request - Zoning Map Amendment – EPC

From PlanningEPC <PlanningEPC@cabq.gov>

Date Wed 4/22/2026 2:08 PM

To Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Hello Alyssa,

The property at 1050 18th ST NW **is not** within 660 feet of Major Public Open Space or Tribal land and the offer of a [Pre-submittal Tribal Meeting](#) is **not required** pursuant to IDO [§14-16-6-4\(B\)](#).

Please reach out to us with any questions you may have.

Thank you,



Nichole Maher

Sr. Administrative Assistant

Current Planning/EPC | UD&D

o (505) 924-3845

e nmaher@cabq.gov

cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>

Sent: Wednesday, April 22, 2026 11:49 AM

To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>

Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

[Details](#)

Application Type: Zoning Map Amendment – EPC

Subject Property Location: 1050 18TH ST NW, ALBUQUERQUE NM 87104

Name of Requestor: Alyssa Ortiz

Company: Consensus Planning

Requestor's Email: ortiz@consensusplanning.com

Project Summary: A Zone Map Amendment request from Non-Residential Business Park (NR-BP) to Mixed-Use High Intensity (MX-H).

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

1050 18TH ST NW_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Wed 5/6/2026 11:54 AM
To Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachment (5 MB)
IDOZoneAtlasPage_J-13-Z.pdf;

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	Phone
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		5052502361

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 status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-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 it to the 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 of projects 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: Tuesday, May 5, 2026 11:41 AM
To: Office of Neighborhood Coordination <ortiz@consensusplanning.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

Alyssa Ortiz

Telephone Number

5057649801

Email Address

ortiz@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Subject Site Information

Legal description of the subject site for this project:

TRACT B-1 A REPLAT OF TRACT 'B' DIVISION OF LANDS OF FREEWAY - OLDTOWN L

Physical address of subject site:

1050 18TH ST NW, ALBUQUERQUE NM 87104

Subject site cross streets:

18th St NW & Bellamah Ave NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J13

Link for map

Captcha

Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC

From Alyssa Ortiz <Ortiz@consensusplanning.com>

Date Wed 5/6/2026 4:20 PM

To browne.amanda.jane@gmail.com <browne.amanda.jane@gmail.com>; davidwstryker@gmail.com <davidwstryker@gmail.com>

Cc Jim Strozier <cp@consensusplanning.com>; Ian Robertson <irobertson@titan-development.com>; Josh Rogers <jrogers@titan-development.com>

 1 attachment (6 MB)

NEIGHBORHOOD ASSOCIATION NOTIFICATION PACKET.pdf;

Dear Neighborhood Association Representative,

This notification is to inform that Consensus Planning has submitted a Zone Map Amendment for the property at 1050 18th Street NW on behalf of Titan Development. The property is legally described as *Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L*. The request is to change the current zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High-Intensity (MX-H). The property is currently developed and functions as a warehouse for storage and distribution by Rugby Architectural Building Products. After the zone change, the warehouse will continue to operate on the property as a nonconforming use and will not require a conditional use permit under section 14-1-6-6-8(C)(1) of the IDO. The purpose of this Zone Map Amendment request is to allow the property to be developed as multi-family housing in the future.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,

Alyssa Ortiz

Planner I

Consensus Planning, Inc.

302 Eighth Street NW

Albuquerque, NM 87102

505.764.9801

Relayed: Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>

Date Wed 5/6/2026 4:20 PM

To browne.amanda.jane@gmail.com <browne.amanda.jane@gmail.com>; davidwstryker@gmail.com <davidwstryker@gmail.com>

 1 attachment (20 KB)

Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

browne.amanda.jane@gmail.com (browne.amanda.jane@gmail.com)

davidwstryker@gmail.com (davidwstryker@gmail.com)

Subject: Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC



May 7, 2026

Re: Zone Map Amendment for 1050 18th Street NW

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

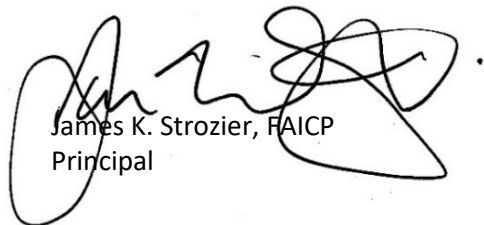
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Neighboring Property Owner,

This notification is to inform that Consensus Planning has submitted a Zone Map Amendment for the property at 1050 18th Street NW on behalf of Titan Development. The property is legally described as *Tract B-1 A Replat of Tract 'B' Division of Lands of Freeway – Oldtown L*. The request is to change the current zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High-Intensity (MX-H). The property is currently developed and functions as a warehouse for storage and distribution by Rugby Architectural Building Products. After the zone change, the warehouse will continue to operate on the property as a nonconforming use and will not require a conditional use permit under section 14-1-6-6-8(C)(1) of the IDO. The purpose of this Zone Map Amendment request is to allow the property to be developed as multi-family housing in the future.

As part of the IDO regulations, we are providing you with notification of this application. Per section 14-16-6-4(K)(1) of the IDO, a post-submittal facilitated meeting may be required at least 15 calendar days prior to the scheduled hearing. If you have any questions or need more information regarding these requests, please do not hesitate to email us at ortiz@consensusplanning.com or contact us by phone at (505) 764-9801.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zone Map Amendment

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application? ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 1050 18th Street NW Albuquerque, NM 87104

Name of property owner: Chamisal Sawmill LLC & Hakeem Sawmill LLC & Titan Sawmill LLC

Name of applicant: Applicant: Titan Development / Agent: Consensus Planning

Date, time, and place of public meeting or hearing, if applicable: June 18, 2026 at 8:40am

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

Address, phone number, or website for additional information:

Please contact Consensus Planning at ortiz@consensusplanning.com or by phone at (505) 764-9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

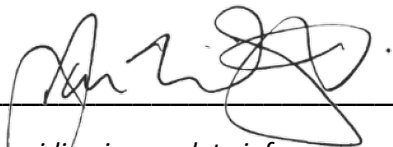
☐ Summary of pre-submittal neighborhood meeting, if one occurred.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(J\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 05/07/2026 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY **N/A**

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

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

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

Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice*: May 7, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(J\)](#).¹

- ☒ Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.*
- ☒ Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address* 1050 18th Street NW Albuquerque, NM 87104
Location Description Bellamah Ave NW & 18th St NW
2. Property Owner* Chamisal Sawmill LLC & Hakeem Sawmill LLC & Titan Sawmill LLC
3. Agent/Applicant [if applicable] Agent: Consensus Planning / Applicant: Titan Development
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

- ☒ Zoning Map Amendment EPC (EPC or Council)
- ☐ Other: _____

Summary of project/request²*:

Request for a Zone Map Amendment from Non-Residential Business Park (NR-BP)
to Mixed Use High-Intensity (MX-H).

5. This application will be decided at a public hearing by*:

☒ Environmental Planning Commission (EPC) ☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC) ☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Hearing Date/Time*: June 18, 2026 at 8:40am

Location*³: Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580 Webinar ID: 839 3255 9165

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

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

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

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

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

Preferred project contact name: Alyssa Ortiz

Email: ortiz@consensusplanning.com

Phone: (505) 764-9801

Website or project page: _____

Attachments: _____

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

1. Zone Atlas Page(s)*⁴ J13

2. Was Pre-submittal Neighborhood Meeting held? ☐ Yes ☒ No

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

N/A

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

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 4.06
2. IDO Zone District Non-Residential Business Park NR-BP
3. Overlay Zone(s) [if applicable] Sawmill/Wells Park CPO-12 Select Select Select
4. Center or Corridor Area [if applicable] N/A
5. Current Land Use(s) [vacant, if none] Industrial - Warehouse

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan:

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

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

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

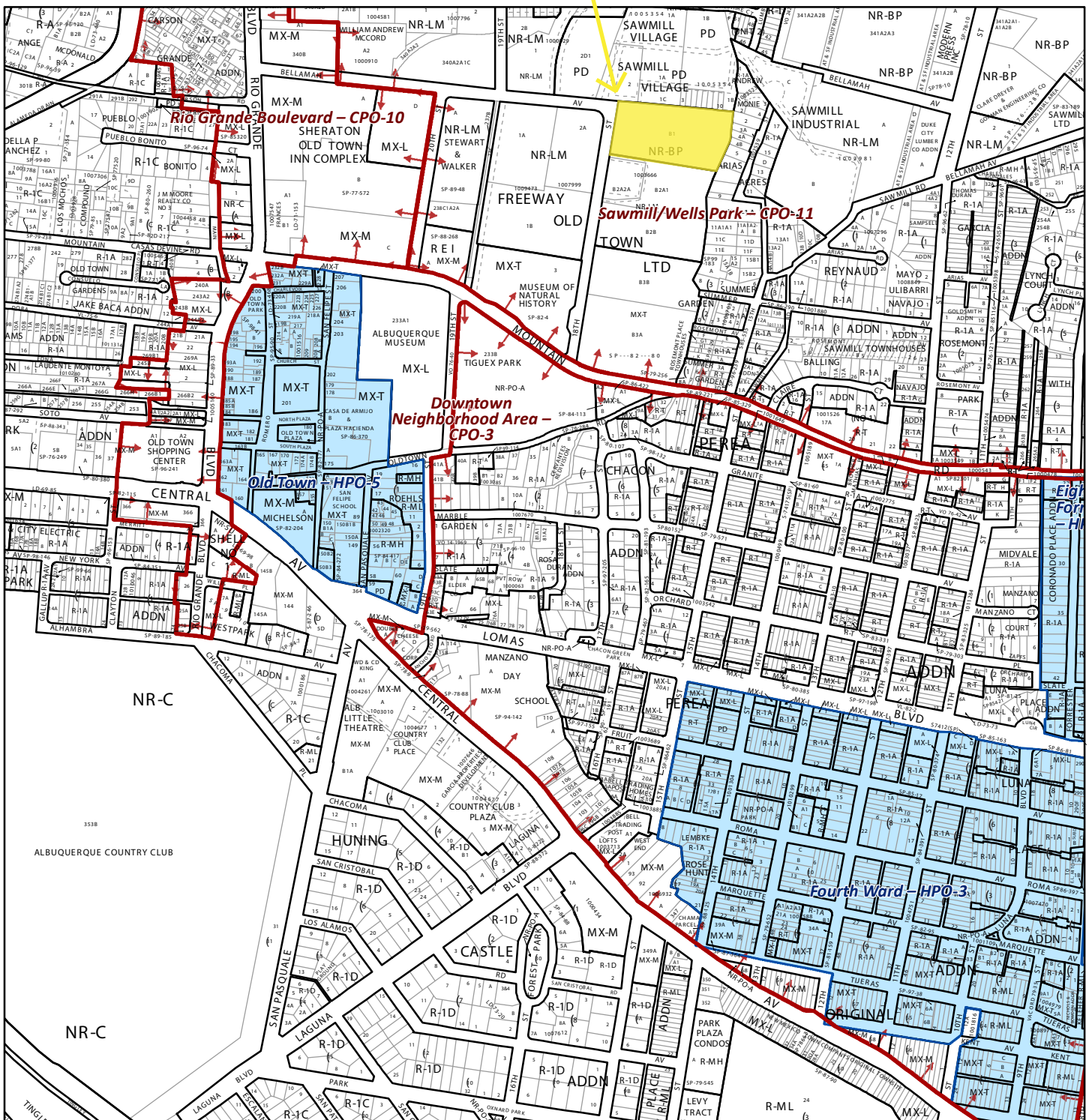
Notificación de Acceso Lingüístico.
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

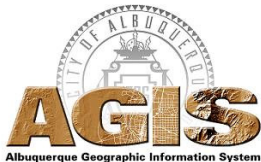
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

SITE

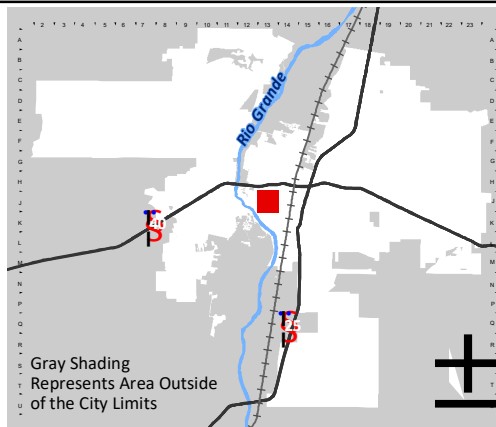


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
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

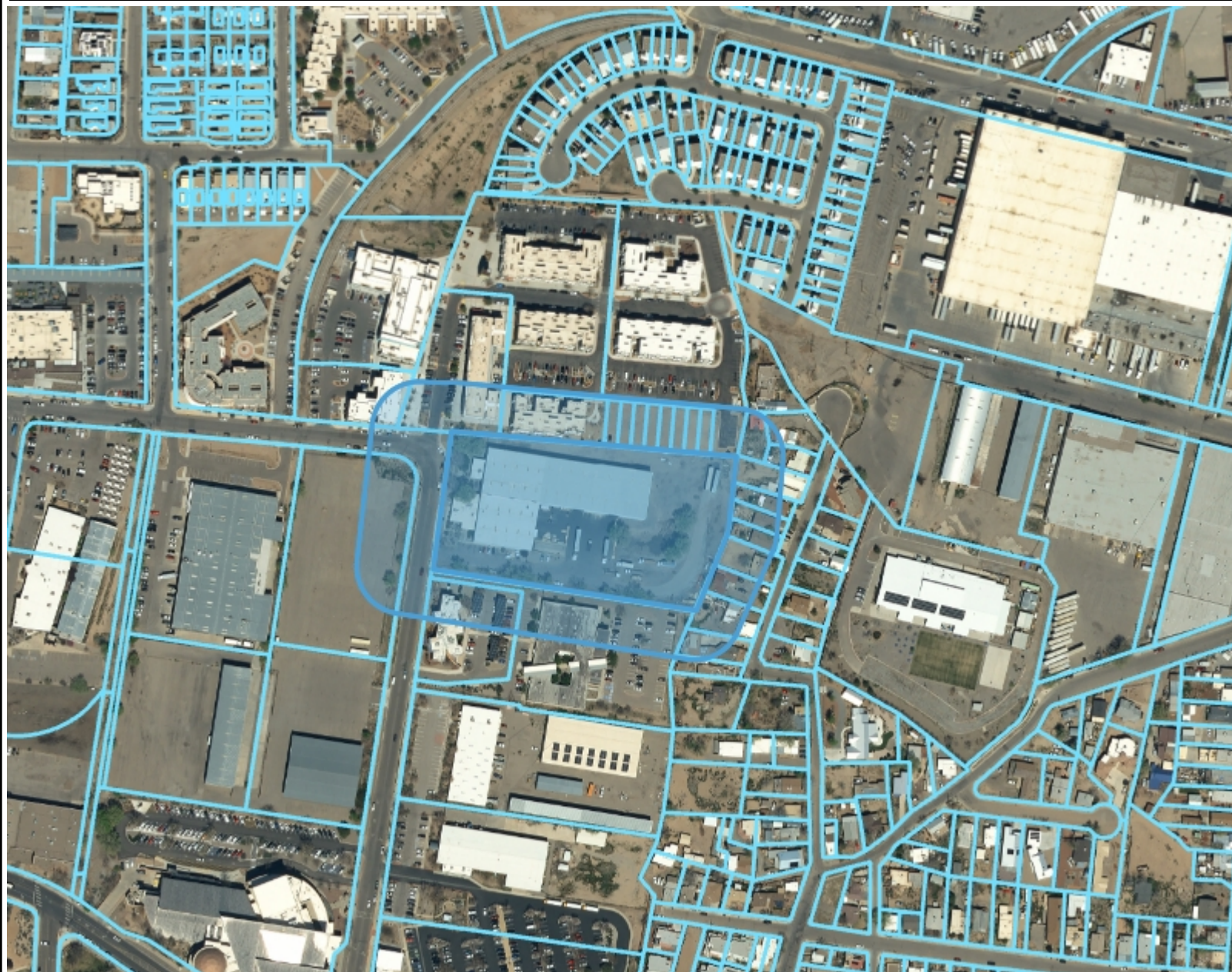


City of Albuquerque



Legend

- City of Albuquerque Municipal
- Bernalillo County Assessor Pa
- Outside City Limits



Notes

100ft Buffer for 1050 18th St NW
Prepared by Consensus Planning

620 0 310 620 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/27/2026 © City of Albuquerque

1: 3,721

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

OWNER
DREAMCATCHER SAWMILL LLC
SULLIVAN ANGEL
PARDO ROBERTO CARLOS
PARDO ABELARDO M
ANDRADE PABLO M & NORMA
VALENCIA ALEJANDRA
GOODWILL INDUSTRIES OF NEW MEXICO
MARRUFO ABIGAIL
SANTANA MARIA CONCEICAO
AGUSTIN ELENA M
BLANCHFIELD SEAN
CHAMISAL SAWMILL LLC & HAKEEM SAWMILL LLC & TITAN SAWMILL LLC
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STRYKER DAVID W & REYNIS LEE A
SAWMILL COMMUNITY LAND TRUST
SAWMILL COMMUNITY LAND TRUST

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1403 15TH ST NW
1401 15TH ST NW
1421 15TH ST NW
5000 SAN MATEO BLVD NE
1405 15TH ST NW
1335 15TH ST NW
15 TEYPANA DR
PO BOX 25441
6300 RIVERSIDE PLAZA LN NW SUITE 200
990 18TH ST NW FLOOR 2
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ALBUQUERQUE NM 87104-2203
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AGUSTIN ELENA M
15 TEYPANA DR
TIJERAS NM 87059-7829

ANDRADE PABLO M & NORMA
1401 15TH ST NW
ALBUQUERQUE NM 87104

BLANCHFIELD SEAN
PO BOX 25441
ALBUQUERQUE NM 87125-0441

CHAMISAL SAWMILL LLC & HAKEEM
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DREAMCATCHER SAWMILL LLC
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GOODWILL INDUSTRIES OF NEW MEXICO
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8529 ASPEN AVE NE
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MARRUFO ABIGAE
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RVT
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990 18TH ST NW FLOOR 2ND
ALBUQUERQUE NM 87104-2053

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1500 15TH ST NW
ALBUQUERQUE NM 87104-2128

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1415 15TH ST NW
ALBUQUERQUE NM 87104-2126

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ALBUQUERQUE NM 87104

Consensus Planning, Inc.
302 8th Street NW
Albuquerque NM 87102



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AGUSTIN ELENA M
15 TEYRANA DR
TIJERAS NM 87059-7829

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGESM PITNEY BOWES
ZIP 87102 \$ 000.74⁰
02 7H
0006057985 MAY 07 2026

CHAMISAL SAWMILL LLC & HAKEEM
SAWMILL LLC & TITAN SAWMILL LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

FIRST-CLASS



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FIRST-CLASS



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FIRST-CLASS



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ZIP 87102 \$ 000.74⁰
02 7H
0006057985 MAY 07 2026

GOODWILL INDUSTRIES OF NEW MEXICO
5000 SAN MATEO BLVD NE
ALBUQUERQUE NM 87109-2426

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

1. LOCATION

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

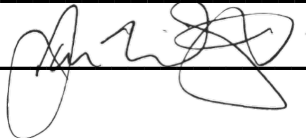
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: 1050 18th Street NW Albuquerque, NM 87104

Applicant/Agent Signature  **Date:** 05/07/2026

Jun 3, 2026 at 6:52:40
N 3885443 E 3482
1050 18th St N
Albuquerque NM 871
United Sta

REQUEST
Zone Map Amendment from
Non-Residential Business Park (NR-BP)
to Mixed-Use High Intensity (MX-H).

The City of Albuquerque Environmental Planning Commission will hold a
public hearing Zoom Link: <https://cabq.zoom.us/j/83932559165> Call in: (719) 359-4580
Webinar ID: 839 3255 9165 on June 18th, 2026 at 8:30 AM. All Persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.
Required to be posted from June 3, 2026 to July 3, 2026
by Consensus Planning (505) 764-9801
applicant/agent phone
REFER TO FILE# ZMA-2026-0008
It is illegal for an unauthorized person to remove or tamper with this sign

E) AGENCY COMMENTS

PLANNING DEPARTMENT

Hydrology

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

Long Range Planning

This is a request for a Zone Map Amendment (ZMA) for a subject site in an Area of Change within the Central ABQ Community Planning Area (CPA), which was completed and accepted by City Council in 2024. It lies within the Sawmill/Wells Park Community Protection Overlay zone (CPO-12) and the Sawmill/Wells Park Metropolitan Redevelopment Area. The subject site is not within any Comp Plan Centers or Corridors.

Some Comp Plan goals and policies cited are not applicable to the ZMA request and some are partially applicable. Goal 4.1, Policies 4.1.3 and 4.1.4 (enhance and protect the community); and Goal 7.3 and Policy 7.3.4 (infill to enhance the environment) are not applicable because a ZMA cannot guarantee that those conditions will be met. Goal 9.1 and Policy 9.2.1 are only partially applicable. Although the request would allow more housing types, it cannot ensure that housing would be built and that it would enhance the neighborhood character. In addition, analysis of the request will need to review any harmful permissive uses and show that it clearly facilitates the ABC Comp Plan.

This ZMA request would support complete communities with a mix of uses in areas with existing infrastructure (Goal 5.2, Policy 5.2.1, and Policy 5.3.1). It encourages more intense development in Areas of Change, higher-density housing, and with a connected street grid (Goal 5.6, Policy 5.6.2 and sub-policies d), and h). The request supports increased housing density in areas outside of Centers & Corridors (Goal 9.3 and Policy 9.3.2). The request is in line with Policies from the Central ABQ CPA Assessment that support higher density and more housing options (Policy 1 and sub-policy a).

Transportation Development Services

No objection.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Environmental Health Department

No comment.

Fire Department

Approved. Fire will inspect Fire1. Fire2, alarm, sprinkler, hood systems as needed for review at later times with projects submitted through the Tyler portal.

Metropolitan Redevelopment Agency (MRA)

The proposed zone map amendment is located within the Sawmill/Wells Park Metropolitan Redevelopment (MR) Area. Rezoning the property from NR-BP to MX-H aligns with the goals of the MR Area plan. The Sawmill/Wells Park MR Area Plan calls for enhancing the area as a mixed-income and mixed-use community. The parcel in question is specifically located in the Cultural/Commercial Corridor Sub-area in the plan, which identifies the creation of a mixed-use zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities. Changing the zoning to MX-H would increase the possibility of future development that would enhance the mixed-use character identified as a priority in the area. Additionally, the MR Area Plan prioritizes pedestrian connections and pedestrian activities. Increasing the area's residential and mixed-use development possibilities will add opportunities for more feet on the street, instead of cars, adding to the vibrant pedestrian environment identified as a goal in the plan. In conclusion, the MRA supports the proposed zone change for 1050 18th Street NW from NR-BP to MX-H.

Solid Waste Department

No comment

Urban Forestry, Parks & Recreation Department

Forestry has no objection to the proposed action. Please note IDO 5-2 for future development. 5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site. 5-2(C)(2)(d) Large stands of mature trees.

The subject property contains what is defined as a large stand of mature trees that shall require an evaluation from the Office of the City Forester.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No objections in regard to zoning however, existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

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

Bernalillo County Planning & Development Services

No adverse comments.

Bernalillo County Transportation

No adverse comments. No nearby Bernalillo County roads or intersections.

Public Service Company of New Mexico (PNM)

There are two major PNM facilities and/or easements along the rear (east end) of the subject site.

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

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

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

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

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

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

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