

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
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ENVIRONMENTAL PLANNING COMMISSION NOTICE OF DECISION

Case Number: [ZMA-2026-00008](#), Zoning Map Amendment (Zone Change)

Hearing Date: 06-18-2026

Applicant: Titan Development

Subject Property: 1050 18th St NW, Albuquerque NM, 87104

Case Description: 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

DECISION

On June 18, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Case # [ZMA-2026-00008](#), a Zoning Map Amendment (Zone Change), based on the following Findings.

FINDINGS

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 ($\frac{1}{4}$ 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.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **July 3, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), [§ 14-16-6-4\(U\)](#) (Appeals). A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

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

Sincerely,



for Alan Varela
Planning Director

AV/MJ/CH

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