

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
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ENVIRONMENTAL PLANNING COMMISSION
NOTICE OF DECISION

Case Number: [ZMA-2026-00009](#) - Zoning Map Amendment (Zone Change)

Hearing Date: 07-16-2026

Applicant: Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc.

Subject Property: 6500 Hanover Rd. NW

Case Description: Retail Southwest, agent for Paseo Nuevo, Ltd. Co., Paseo Nuevo Development, Ltd. Co., Beckner Road Equities, Inc., Gordon L. Skarsgard, Patience P. Skarsgard, Joshua J. Skarsgard, Eakin Santa Fe Investments, LLC, L4 Properties, LLC, and Matheu Family Living Trust dated February 21, 2000, requests a Zoning Map Amendment from MX-M to NR-C for all or a portion of Tract 2-A, Block 0000, Plat of Tract 2-A, Mira Mesa Estates being a Replat of Tracts 2 & 3), located at 6500 Hanover Rd NW, between 64th street and 68th street, approximately 5 acres. (J-10)

Staff Planner: Dustin Kiska

DECISION

On July 16, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Case # [ZMA-2026-00009](#), Zoning Map Amendment (Zone Change), based on the following Findings.

FINDINGS

1. The request is for a Zoning Map Amendment (zone change) from MX-M (Mixed Use – Medium Intensity) to NR-C (Non-Residential – Commercial), for an approximately 5.0-acre site, and legally described as all or a portion of Tract 2-A, Block 0000 Plat of Tract 2-A Mira Mesa Estates (being a Replat of Tracts 2 & 3, located at 6500 Hanover Rd. NW, between 64th and 68th St NW (the “subject site”).
2. The applicant is requesting a zone change to NR-C to facilitate the adaptive re-use of an existing 25,500 SF warehouse building and a 20,500 SF office building with uses allowed in

the NR-C zone district. The applicant is in communication with several different users for the office and warehouse buildings, although an end user has not been selected. These range from retail and commercial services to medical service users, etc. The request would not create a spot zone.

3. If the zone change is approved, the existing structures on the site will become nonconforming and will be subject to IDO § 14-16-6-8(D)(3). The existing warehouse was originally constructed at 42 feet max roof pitch height, and the maximum allowable height in the NR-C zone district is 38 feet. Therefore, all or any additions to that structure, cannot exceed 38 ft, and all future development will be subject to all the regulations of the NR-C zone district. The EPC must carefully consider the appropriateness of all permissive uses allowed in NR-C in Table 4-2-1 in the Integrative Development Ordinance (IDO).
4. The EPC is the final decision-making body for this request because the subject site is within an Area of Consistency and is less than 10 acres [IDO § 14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.
5. The original zoning of the subject site was C-2 (for Shopping Center/Commercial) uses which changed to MX-M (mixed use-moderate intensity) with the adoption of the IDO in 2018. The existing development on the subject site was permitted under the C-2 zone district.
6. In 2007 a Site Development Plan was approved for the Hanover Business Park, consisting of (3) office buildings on to the south, west, and east of the site, with parking in the middle and shipping and receiving on the perimeter, to house a mix of retail and service use. Project #1005482 is the controlling site plan.
7. In 2009, an amendment to site development plan for project #1005482/07EPC00430, Hanover Business Park – phase development was approved. The (20,500 SF) Building ‘C’ as indicated, and related infrastructure, for building permit, for Tracts 2 and 3, Mira Mesa Estates, was the only completed construction to the south of the site, phase 1.
8. In 2021 an administrative amendment (SI-2020-00731) was approved to allow for the construction of a new warehouse. In 2023, the warehouse was completed and opened for operation, consisting of a 25,500 SF clear span, 42-foot ceiling, with full soundproofing, power and temperature control. The facility was certified as a film facility under New Mexico’s film production promotion policy. The 2007 office building was used for specialized production and post-production. The third office was illustrated as ‘planned future building,’ for this phase but was never completed. The facility was used for film production for less than two years, and the site has been vacant since 2025. Any future construction might trigger a major amendment to the controlling site plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Mesa 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.

10. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development. While these areas may see some infill development and new uses, new development or redevelopment will need to be compatible in scale and character with the surrounding area. Area of Consistency is designated to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character.
11. The Subject Site is within the Southwest Mesa Community Planning Area (CPA). This area Stretches between I-40 to the north and Dennis Chavez Boulevard to the south and between the city limit to the west and Coors Boulevard to the east. Southwest Mesa CPA encompasses many distinct neighborhoods including parts of the South Valley and neighborhoods above the escarpment to the southwest boundary line of Albuquerque city limits. The Southwest Mesa has rural areas near the South Valley and Rio Grande as well as old and new subdivisions toward the south west. It includes a stretch of west Historic Route 66, and is home to some of the oldest families and region's rich history and cultural traditions.
12. The request furthers the following, applicable Comprehensive Plan policies from Chapter 4- Community Identity:

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

This request is for a zone change from Mixed-Use medium intensity zone district to Non-Residential Commercial with the intent to re-purpose an existing 20,500 SF office building, and a 25,000 SF warehouse on the site with uses allowable in the NR-C zone district. Residential and mixed zoning are to the west and south. Commercial zoning could create medium-scale retail, office, commercial, and institutional jobs and shopping opportunities that could enhance the nearby Coors Corridor to the east and provide neighborhood scale transition zone that can protect the existing multi-family residential dwellings to the west and south.

B. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would facilitate the opportunity to re-use a vacant office building and warehouse space with uses permitted in the NR-C zone district. There are many appropriately scaled uses in the NR-C zone district that could occupy the underutilized site, such as restaurant, indoor sports, health club or event facility, medical, or educational institutional uses.

C. POLICY 4.3 SOUTHWEST MESA CPA: Sub Policy 4.3.12.5: Support development that promotes the unique identity of the Southwest Mesa.

The request could facilitate the introduction of new businesses on the westside of Albuquerque, close to residential dwellings and close to centers and corridors. The unique

identity of the Southwest Mesa is preserved by activating the underutilized space and not encouraging sprawl. This promotes a walkable neighborhood development pattern, reducing the need to use a vehicle, which is ideal to the character of the past southwest mesa, which has become predominantly auto dependent to access goods and services.

D. Sub Policy 4.3.12.7: Encourage development that incorporates neighborhood scale services.

The subject site is adjacent to multifamily and single-family housing. The request could allow for desired neighborhood scale services, like educational, pet, religious, small business, or neighborhood friendly activity spaces, or recreational services, which are all permissive in the NR-C zone district. The subject site is in an area of consistency; therefore, neighborhood scale services will provide a gradual transition between the more intense uses along the Coors Corridor in an area of change.

E. Sub Policy 4.3.12.8: Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.

The subject site has two large existing buildings that have been vacant since 2023, last used for the film industry. This policy encourages zone changes that allow new desired uses to acquire and activate vacant properties. The applicant intends to do exactly that by proceeding with a zone change, that if approved could allow a diverse option of desired uses on the property. The re-use of vacant buildings is beneficial to the city because there is existing infrastructure, it is in close proximity of public access, and it does not encourage more sprawl on the westside.

13. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 5 - Land Use:

A. POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request can guide appropriate density and scale to the area that match the intensity of its surrounding development, because it will be re-using an existing building, and not changing the current scale of the development. Inserting new businesses can further evolve the area into a more diverse commercial area. The proposed redevelopment can create additional permanent job opportunities close to the residential properties and retain live-work on the westside, and minimize the need to cross the river for employment. This reinforces the notion of Area of Consistency, where development should be designed carefully to reinforce the character, scale, and intensity of surrounding neighborhoods or non-residential development.

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

The zone change to NR-C could create medium-scale retail, office, commercial, and institutional job and shopping opportunities that would be appropriate within walking distance to the Coors corridor, and the nearby neighborhood. Added medium and community scale businesses could enhance the availability of neighborhood accessible amenities where residents could work, shop, and play together. A zone change to NR-C could provide residents access to a variety of services in the area.

- C. **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 could facilitate re-activating the vacant buildings on the subject site with the ability to populate them with a mix of medium-scale retail, office, commercial, and institutional uses including some light industrial uses that could serve both neighborhood and area-wide needs, accessible by vehicle or a short walk from surrounding neighborhoods. Re-using the existing buildings, promotes a sustainable and healthy community, because it will not encourage urban sprawl, it is activating underutilized space, and it is conveniently accessible to the neighborhood reducing the need to use a car to get to the site.

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

The zone change to NR-C is intended to introduce new medium-scale retail, office, commercial, and institutional uses, that also do not increase in scale to its neighboring single-family and multi-family housing in the area. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, like sidewalks, roads, water, electric, and within 5- minute walk to transit stops and public facilities or services, it is re-using an underutilized or abandoned property, multiple tenants can move into the vacant buildings, and it has the ability to serve both neighborhood and area-wide needs of employment and additional service options.

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

The request would enable re-development on a vacant lot/building within an Area of Consistency. The proposed zone change will promote utilizing existing infrastructure, schools, retail and services, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, as well as it will re-use and infill existing buildings on the site with new tenants, reducing the need for construction, all are representative of efficient infill development envisioned by the Comprehensive Plan.

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

This request would enhance a vacant/developed lot in an area that is outside centers and 1/4 mile outside of a corridor, while enhancing the character of the nearby single family and multi-family neighborhoods and school, by allowing a mix of community scale retail, commercial and some light industrial uses to the vacant property. The subject site is located on the fringe of higher intensity Area of Change that supports the Coors Corridor, and lower intensity multi-family and single-family housing, therefore the zone change could provide a community scale need between intensities.

14. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 8 – Economic Development:

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request could contribute to improved quality of life for existing and new residents to the area, by re-activating a vacant property and the existing structures, and reducing future blight. New uses introduced under the NR-C zone district could be a variety of civic, commercial, dining, and light industrial uses that could fill the existing buildings with diverse business types and contribute to a robust and resilient and diverse economy.

15. The request partially furthers the **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 request would reinforce the character and intensity of the surrounding area, by re-utilizing existing buildings with new uses such as, medium-scale retail, office, commercial, and institutional uses, that do not increase in scale.

16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) § 14-16-6-7(G)(3)-Review and Decision Criteria "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.":

- A. 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 the City's goals and policies as listed below. The applicant has provided the required policy-based response, which demonstrates that the zone change is generally or partially consistent with the health, safety, and general welfare of the City. The request is consistent with the overall scale, character, and zoning of the surrounding area and could bring new commercial, retail, and light industrial services to the area. Staff's analysis of the Comp Plan finds that the request generally furthers 14,

and partially furthers 7, Goals and policies presented with the request. The goals and policies outlined in the ABC

Comprehensive Plan, that this request aligns with, include:

Applicable citations: Goal 4.1-Character, Policy 4.1.2-Identity and Design, Goal 4.3.12-Southwest Mesa CPA (Sub-policies 5,7,8,), Policy 5.1.2-Development Areas, Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.6.3-Areas of Consistency, 8.1.2-Resilient Economy;

Partially-Applicable citations; Goal 5.6-City Development Areas;

- B. 6-7(G)(3)(b): The subject site is completely located in an Area of Consistency, as designated by the Comp Plan. A zone change to NR-C may be more advantageous by providing services that can replace a deficit of jobs in relation to housing on the westside. Permissive uses that can be beneficial include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs.
- C. 6-7(G)(3)(c): The subject site is wholly located within an Area of Consistency and not wholly or partially in an Area of Change, as designated by the Comp Plan.
- D. 6-7(G)(3)(d): Based on the above, the proposed zone change would not result in permissive uses that are incompatible with surrounding development due to IDO requirements that significantly constrain these uses. Uses that could be potentially hazardous that are not already permissive in the MX-M, are large vehicle refueling, light manufacturing, recreational vehicle park, outdoor entertainment, or recycling drop-off. Due to the site being populated by existing buildings, many of the potentially harmful uses will not function. The site is adjacent to multifamily and single-family residential, which require screening, distance measures, and may become non permissive due to the close proximity of residents. All future development under the NR-C zone district would be subject to applicable IDO Use-specific Standards that would serve to protect and preserve the identity of the neighborhood by mitigating the impacts of potentially incompatible uses. (See IDO Table 4-2-1: Allowable Uses)
- E. 6-7(G)(3)(e): The subject site is served by existing infrastructure and public improvements, and the request meets the requirement by ensuring that future uses will have adequate capacity per point one in the criteria. The site will have potential to be developed with a variety of civic, commercial, dining, and light industrial uses, which will continue to utilize existing infrastructure, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, as well as it will re-use and infill existing buildings on the site.
- F. 6-7(G)(3)(f): The subject site is located within a ¼ mile of Coors Blvd. NW, a Major Transit Corridor, but is situated along a local Major Collector Street. Hanover Rd. NW. which generally serves as a connector between residential areas. The applicant has

provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency or possible future platting and to allow infill development. The existing infrastructure will adequately serve the subject site and future land uses granted in the NR-C zone district. The site is served by sidewalk access, bus stops within a 5-minute walk on average and a bike route along Hanover Rd, providing the subject site with multiple transportation options for pedestrian and vehicle access.

G. 6-7(G)(3)(g): The applicant's justification is not completely or predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan goals and policies and would facilitate the redevelopment of the subject site's vacant property.

H. 6-7(G)(3)(h): The request to NR-C would not create a spot zone. The subject site is surrounded by residential – Multi-family (R-ML), mixed-use – Medium density (MX-M), and non-residential – commercial (NR-C) zone districts. Uses are primarily residential, business, and light industrial. This allows for the subject site to be a transition of intensities from the southern residential to the northern MX-M zone districts, while maintaining congruency with the existing adjacent NR-C zoned property. Staff agrees with the applicant's justification that this request will not create a spot zone.

17. Comments from 6 different agencies were received. Long Range Planning comments support the request and no response requires further action at this time.
18. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Los Volcanes Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.
19. 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 31, 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,

A handwritten signature in black ink that reads "Megan Jones". The script is cursive and fluid.

for Alan Varela
Planning Director

AV/MJ/DK

cc: Josh Skarsgard, josh@retailsouthwest.com
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