



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, August 20, 2026
CASE #:	VA-2026-00109
AGENT:	Modulus Architects & Land Use Planning
APPLICANT:	Isaiah 61:3 Properties
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision); Lot 4A-1, Block 3 (Exlc N'ly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano
ADDRESS/LOCATION:	Valiente Rd. NW between Kimmick Dr. NW and Calle Nortena NW
PROPERTY AREA:	Approximately 13-acres
EXISTING ZONING:	MX-M & MX-L
STAFF PLANNER:	Daniel Soriano
CASE SUMMARY:	This request is a variance of 3 feet and 11 inches to the maximum building height of 15 feet within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone to allow a building height of 18 feet 11 inches. The applicant has requested a deferral to the September 17, 2026 EPC hearing. The deferral period will provide the applicant additional time to fulfill Variance – EPC IDO requirements for a request in VPO-2, including updating application materials and attaining required approvals. Neighborhood Associations within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations, and all property owners within 100 feet of the site were notified as required. Staff is in agreement with the deferral request.
STAFF RECOMMENDATION:	DEFERRAL of Case # VA-2026-00109.

From: [Trula Howe](#)
To: [Jones, Megan D.](#); [Angela Piarowski](#)
Cc: [Aranda, James](#); [Renz-Whitmore, Mikaela J.](#); [Chen, Tiequan](#); [Varela, Alan M.](#); [Soriano, Daniel](#)
Subject: RE: VA-2026-00109 EPC Height Variance - Oak Grove School
Date: Friday, July 31, 2026 8:05:40 AM
Attachments: [image002.png](#)

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Good morning, Megan, all

At this time, and based on your recommendation, we request to defer this to the September 17 hearing.

Please let me know what else you need from us at this time, and when is the deadline to submit our updated materials for that hearing.

Thank you, and have a great weekend!

Trula M. Howe, Vice President

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 267.7686

Email: trula@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

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Find me on LinkedIn: [Trula Howe](#)

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From: Jones, Megan D. [<mailto:mdjones@cabq.gov>]

Sent: Thursday, July 30, 2026 2:09 PM

To: Trula Howe <trula@modulusarchitects.com>; Angela Piarowski <angela@modulusarchitects.com>

Cc: Aranda, James <jmaranda@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>; Soriano, Daniel <dsoriano@cabq.gov>

Subject: VA-2026-00109 EPC Height Variance - Oak Grove School

Importance: High

Good afternoon,

Thank you for reaching out regarding the deadline for the revisions requested to the application materials (justification letter and view analysis requirements). Prior to discussing extending the deadline we have a couple of items to discuss with your team moving forward.

As you are aware, there are certain requirements that need to be met as part of an application for a Variance-EPC for building heights in the VPO-2. The following items are of concern/need to be addressed:

1. Exception to Building height in VPO-2

Based on Hydrology's review of the conceptual grading and drainage plan, the request does not meet Variance EPC applicability standards for an exception to a building height in the VPO-2 pursuant to IDO 14-16-6-6(N)(1)(c)2.

The conceptual G&D plan shows that the admin building maximum height is 5342.76 ft, subtract the building height of 18.92 ft, then the finished floor (FF) elevation is at 5323.84 ft which is lower than the proposed maximum FF elevation of 5324.65. This indicates there should be ground cut instead of fill. According to IDO 14-16-6-6(N)(1)(c)2. "A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage."

As requested as part of the revisions to your justification letter, please verify which of the following exceptions applies to this building:

6-6(N)(1)(c) applies to requests for Variances to standards in § 14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for 1 of the following exceptions to structure height:

1. A Variance to allow up to 4 feet of additional height for non residential structures to screen rooftop equipment.
2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage.

Based on conversations previously held, it is staff's understanding that the variance is NOT to screen mechanical equipment.

2. Approved Grading & Drainage Plan

Pursuant to IDO 14-16-6-6(N)(2)(g)4. Requests for a Variance to structure height in VPO-2 shall include a G&D Plan that has been approved by the City Engineer. Based on City Hydrology's review of the conceptual G&D Plan and analysis, it has been determined that Hydrology would need to see the final G&D Plan to determine the details and whether fill or cut is required.

As of 7/30/2026 Hydrology staff has not received an application for a final G&D Plan. In order to move forward with the Variance application, EPC staff will need to review the approved G&D plan to verify that grading requirements necessitate a minimum amount of fill for proper drainage required.

Based on the above information EPC staff cannot move forward with the review of the variance request until Hydrology has approved a final G&D plan and it is determined if the building would meet 6-6(N)(1)(c)2. for an exception to building height.

At this time, staff suggests that Modulus defer the Variance-EPC request to a subsequent hearing until the G&D Plan is approved and it is determined If grading requirements necessitate a minimum

amount of fill for proper drainage and an exception to building height is possible through a variance-EPC.

Please let me know if you have any questions and how the applicant would like to move forward. We are available if you would like to meet to discuss this in detail and to help move the conversation and application forward.

Thank you for your understanding.

Megan Jones, MCRP | MPA

Principal Planner

Current Planning / EPC

Urban Design & Development

o 505.924.3352

e mdjones@cabq.gov

cabq.gov/planning