



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, August 20, 2026
CASE #:	ZMA-2026-00010
AGENT:	The Hensley Engineering (THE) Group
APPLICANT:	Loretta Chavez
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3
ADDRESS/LOCATION:	Sage Rd SW, south of San Ygnacio Rd SW between Coors Blvd SW and the Amole del Norte Diversion Channel
PROPERTY AREA:	Approximately 6.6 acres
EXISTING ZONING:	PD
PROPOSED ZONING:	R-1
STAFF PLANNER:	Catherine Heyne

CASE SUMMARY: The requested Zoning Map Amendment from PD to R-1 is requested to facilitate the future development of a residential single-family subdivision. The subject site is within an Area of Consistency and the Southwest Mesa CPA.

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.

South West Alliance of Neighbors and Stinson Tower NA are within 660 feet of the subject site and were notified as required. Property owners within 100 feet were also notified as required. As of this writing, Staff is unaware of any support or opposition.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00010 based on Findings 1-20.

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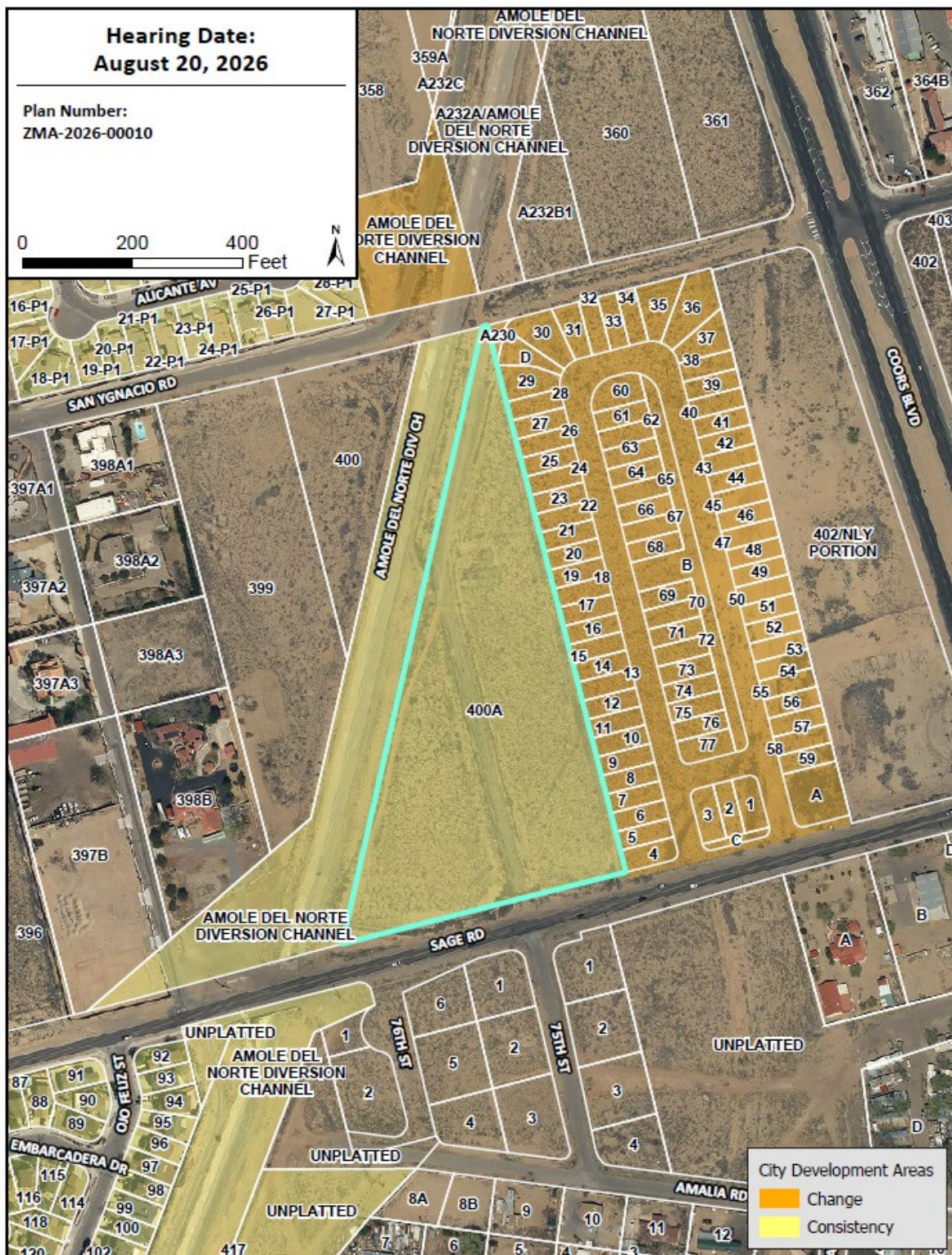
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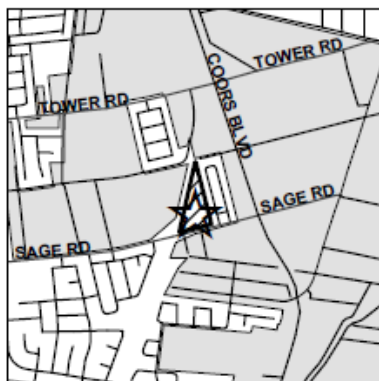
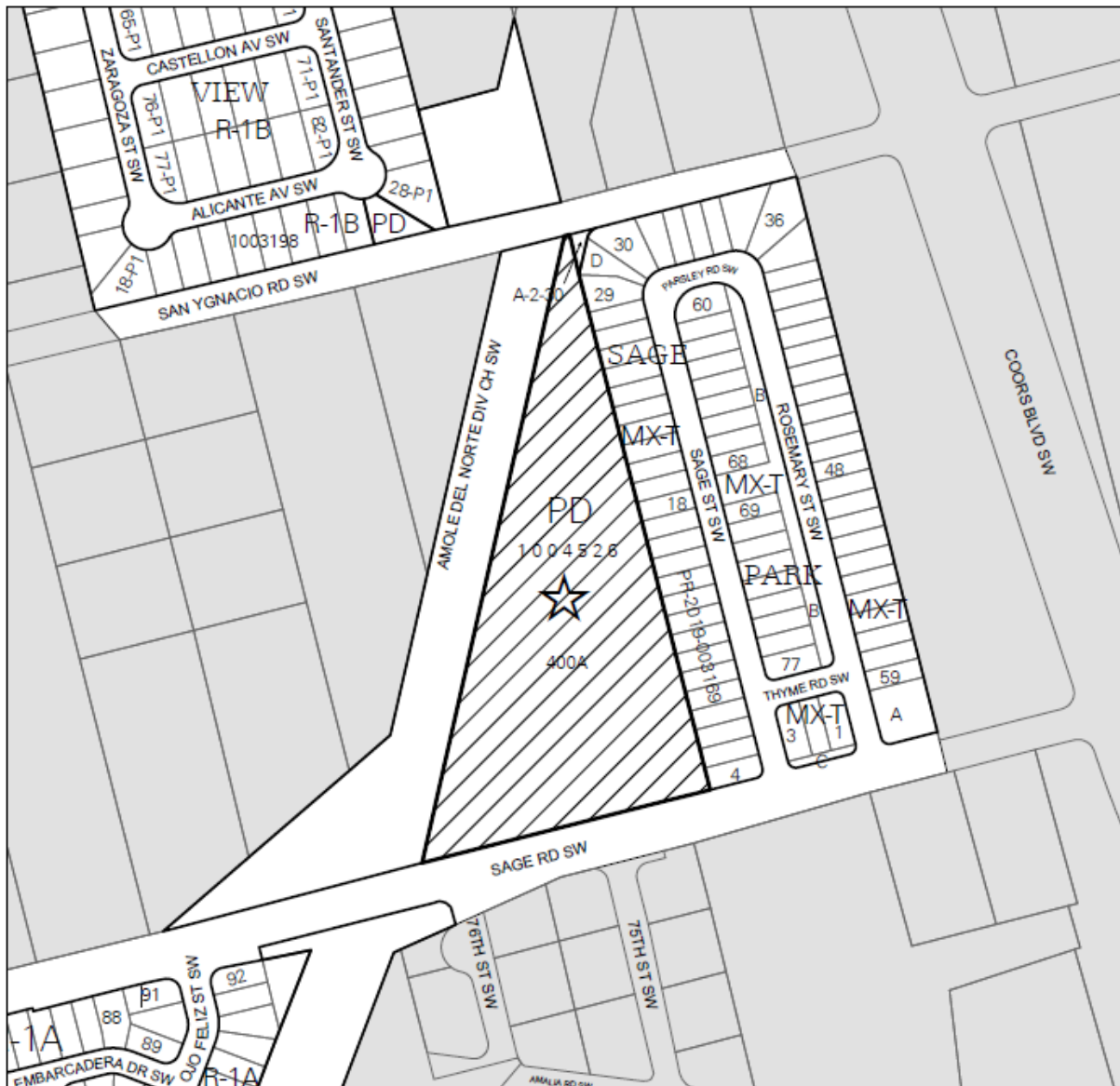
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I. Maps

Aerial Map

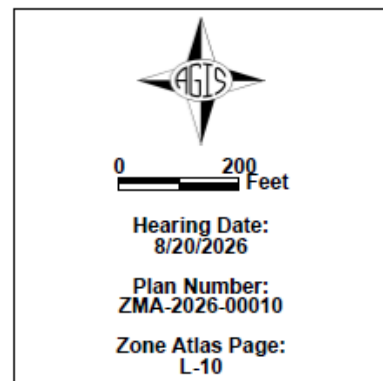


IDO Zoning Map

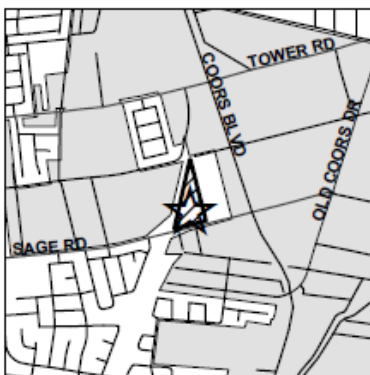
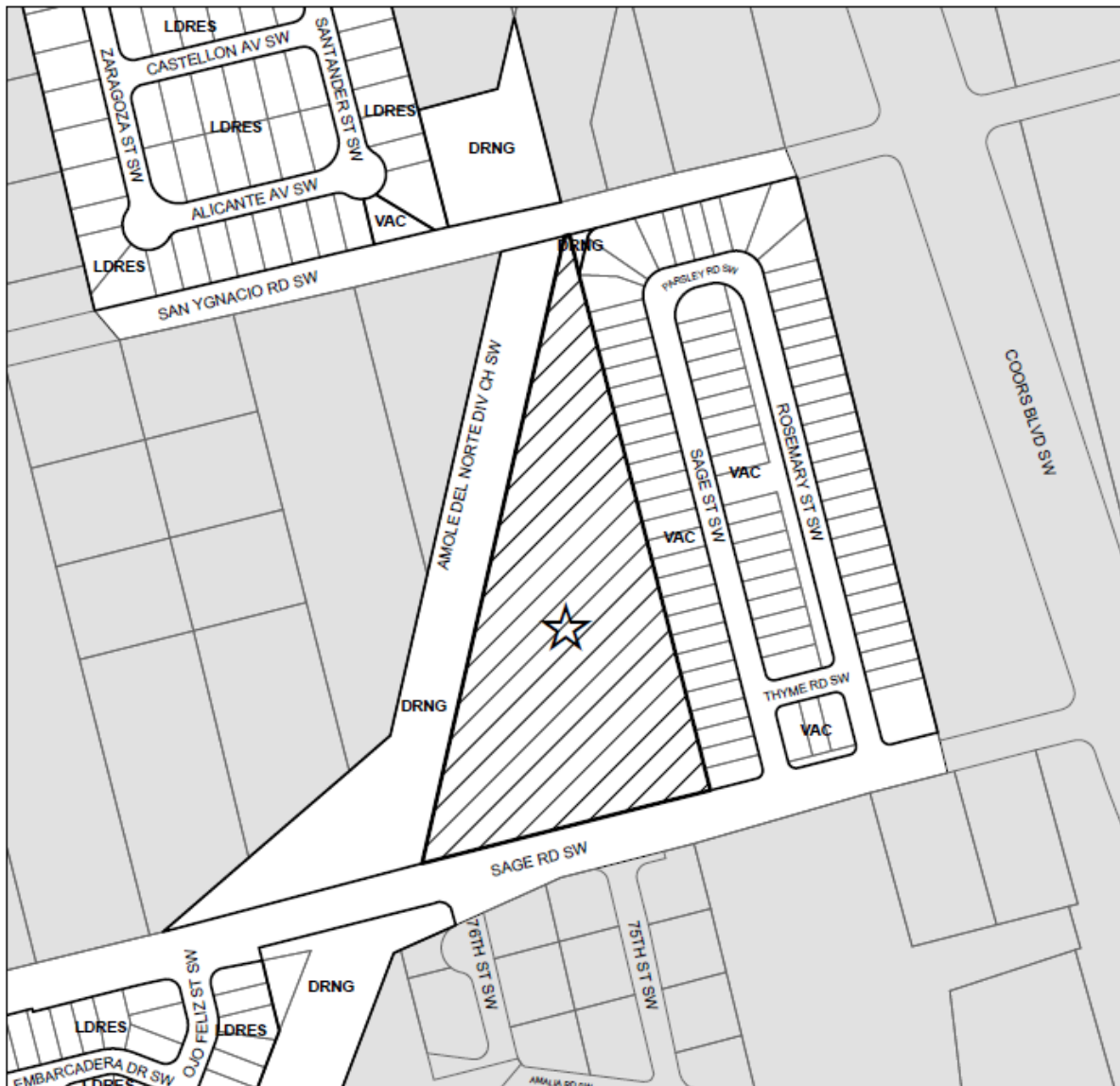


IDO ZONING MAP

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
DRNG | Drainage
VAC | Vacant



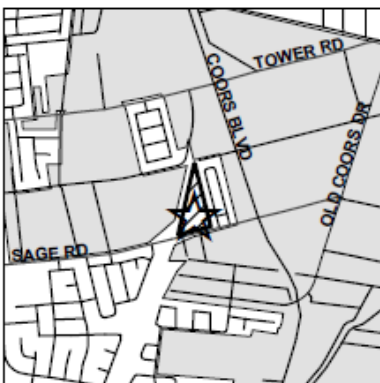
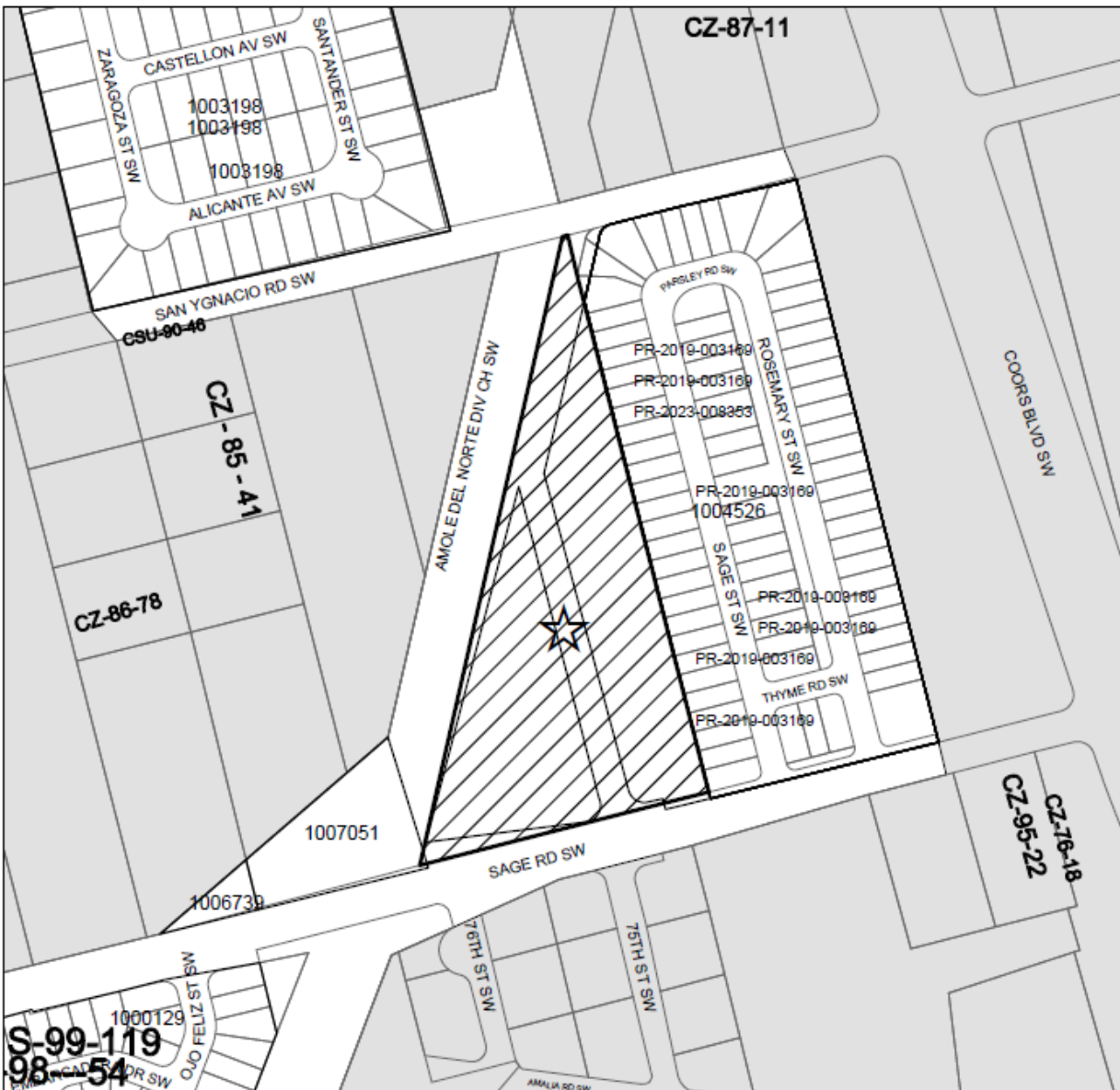
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Hearing Date:
8/20/2026

Plan Number:
ZMA-2026-00010

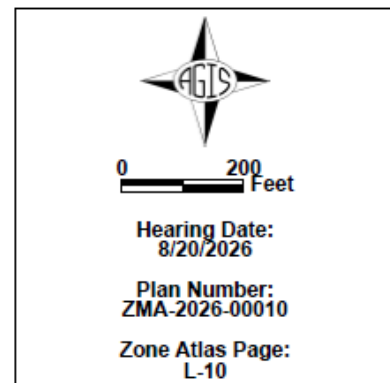
Zone Atlas Page:
L-10

History Map

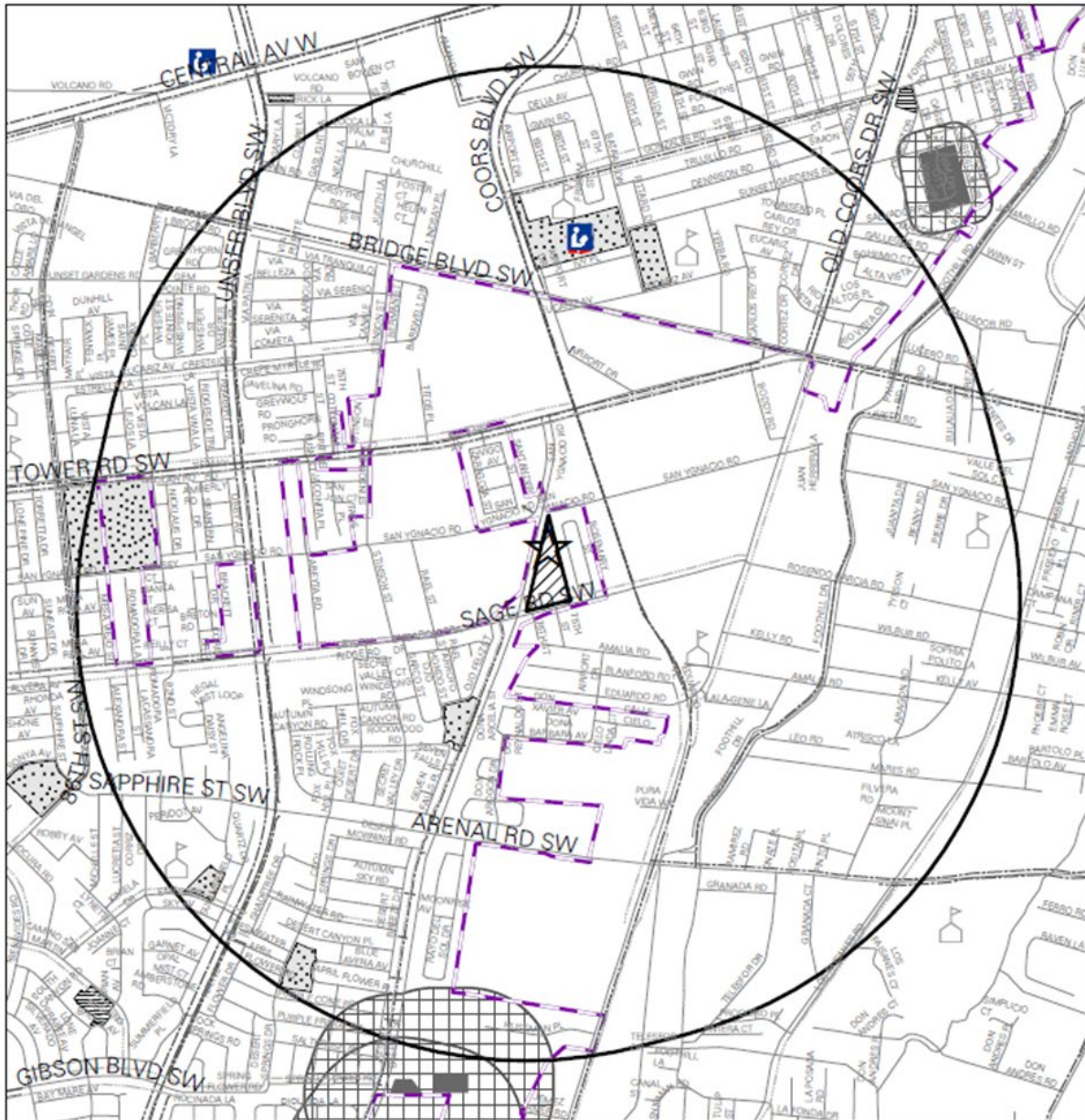


HISTORY MAP

Note: Gray shading
Indicates County.



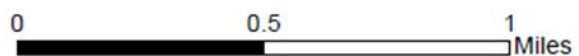
Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer



Plan Number: ZMA-2026-00010



II. Introduction

Request

The request is for a Zoning Map Amendment (zone change) from PD (Planned Development Zone District) to R-1 (Residential – Low-Density Zone District) for an approximately 6.6-acre site, which is legally described as all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3 (the “subject site”). The subject site is on Sage Rd. SW and does not have an assigned street address. It is located south of San Ygnacio Rd SW between Coors Blvd. SW (about 0.1 miles to the east), and the adjacent Amole del Norte Diversion Channel to the west.

The requested zone change to R-1 is intended to facilitate a future low-density residential development, specifically a single-family subdivision. Staff’s analysis is based on the change of land uses between PD and R-1 and not a proposed future use.

EPC Role

The EPC is the final decision-making body for this request because the subject site is within an Area of Consistency and less than 10 gross acres of land [IDO § 14-16-[6-7\(G\)\(1\)\(a\)2](#)]. The request is a quasi-judicial matter.

History/Background

The subject site, as well as the adjacent lots to the east, northwest, and west (Amole del Norte Diversion Channel), were annexed by the City in March 2005 (O-04-50/O-2005-20). The properties to the northwest and east are single-family subdivisions, with the adjacent property to the east under construction.

Prior to the IDO, the subject site was zoned R-D (Residential and Related Uses Zone, Developing Area) and was originally bisected north-south by 75th St. SW. This right-of-way was vacated with portions of the Amole del Norte Diversion Channel/Sage Rd. in April 2008 (Project # 1004526, 08DRB-70093). Albuquerque's R-D zoning designation allowed a mixture of dwelling unit types and incidental related commercial activities. R-D properties generally converted to Planned Development (PD) when the IDO became effective in 2018.

The property is undeveloped.

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>PD</i>	<i>Consistency</i>	<i>Undeveloped</i>
<i>North</i>	PD	Change	Drainage
	R-1	Consistency	Low-density Residential
	County	(Developing Urban)	Undeveloped

<i>Location</i>	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>South</i>	UNCL County	Consistency (Developing Urban)	Drainage Undeveloped
<i>East</i>	MX-T	Change	Low-density Residential
<i>West</i>	UNCL County	Consistency (Developing Urban)	Drainage Undeveloped; Single Family Residential

The subject property is part of the most southwestern extent of the Albuquerque City limits. AMAFCA’s Amole del Norte Diversion Channel, designated as a Major Arroyo, runs southwest to northeast and delineates the western boundary and southwest corner of the subject site.

The subject site forms a “peninsula” of city lots that extend from the southeast into unincorporated Bernalillo County, Developing Urban land. Developing Urban Areas in the county are areas designated by the Comprehensive Plan (Volume II) with potential for a variety of uses, commercial and residential in designated areas, particularly under Area Plans, Sector Plans, and Master Plans. Residential density is generally limited to up to five dwelling units per acre.

County zoning ranges from A-1 (Rural Agricultural), R-1 (Single Family Residential), C-1 (Neighborhood Commercial), M-H (Mobile Home and Single Family Residential), M-1 (Light Industrial) [[Bernalillo County Zoning Categories](#)].

The adjacent property within the city and zoned R-1 to the north is developed as a low-density, single family residential subdivision. The property within the city to the east is zoned MX-T. This nearly 10-acre parcel was recently subdivided into four tracts including 77 lots for a new single-family subdivision (PR-2019-003169, SD-2024-000151).

The southwest corner of the subject property abuts the AMAFCA arroyo and R-1 zoned property within the city limits, with properties zoned PD and NR-PO-A within about 0.2 miles. Most nearby R-1 zoned tracts within the city limits are developed with low-density, single-family dwellings established as suburban subdivisions.

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 Sage Rd. SW as a Major Collector. Collectors collect traffic from local residential streets and connect it to the larger arterial system. Major collectors should prioritize bicyclists and pedestrians and allow cyclists to travel for long segments of their trips.

The LRRS designates the north-south Coors Blvd., around 0.1 miles to the east, as a Regional Principal Arterial. In the Albuquerque metro area, a Regional Principal Arterial is a high-speed, high-capacity roadway that moves large volumes of vehicles (people) and freight regionally over long distances. This type of roadway typically features limited access points to prevent traffic congestion and crashes. Principal Arterials are heavily optimized for passenger vehicles, regional freight, express buses, and bus rapid transit.

San Ygnacio Rd., directly to the north of the property, remains an informal dirt road at the subject site, but is partially paved for a portion north of the subdivision to the east. This pathway does not cross the AMAFCA drainage bordering the subject site along the west but previously turned south to cross the subject site as the now vacated 75th St. SW (Project # 1004526).

The MRCOG's 2040 Limited Access Facilities Map shows nearby Coors Blvd. as having limited access from Rio Bravo Blvd. SW north to the Rio Rancho city limits.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map also designates the nearby north-south Coors Blvd. as a Primary Freight Corridor.

Bikeways / Trails

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

The LRBS shows a Proposed Protected Bike Lane planned for Sage Rd. SW. Protected bike lanes are a type of buffered bike lane that separate bikes from vehicle travel lanes with a physical barrier and a buffer area. The physical barrier provides protection to cyclists and may be designed with bollards, curbing, or raised planters.

The LRBS indicates that this roadway is a Level 4 for Traffic Stress (LTS) for a cyclist. LTS 4 assumes a high level of interaction or proximity with higher speed traffic, which is a level of stress acceptable only to "strong and fearless" cyclists.

The LRBS indicates that there is an Existing Bike Lane heading north and south along Coors Blvd. SW at Sage Rd. SW. Bike lanes are travel lanes dedicated to carrying bicycle traffic in the same direction as adjacent motor vehicle traffic. These lanes are identified through signs, striping, or other pavement markings.

Historically, this area has been rural, so sidewalks are found mostly on parcels within the city limits or new development within the unincorporated County, accounting for less than 60% of the length of Sage Rd. The MRCOG Pedestrian Level of Traffic Stress map indicates that pedestrian travel along Sage Rd is PLTS 3 (Pedestrian Level of Traffic Stress). PLTS 3 indicates a moderate stress level that would be somewhat uncomfortable for able-bodied adults.

Transit

According to the MRMPO Long Range Transit Network map, the subject site is within the ABQ Ride Connect Southwest Mesa Response Zone. The ABQ RIDE Connect is the City's

on-demand micro transit service that operates within designated "Demand Response Zones." It functions as a free, localized ride-share service—using electric vans to transport passengers between local destinations or to connect them to larger bus routes, servicing areas that may have lower population density or less demand for traditional fixed-route bus service.

The nearest fixed transit route is ABQ Ride Route 155, which runs north-south along Coors Blvd. (approximately 0.1 to the east) with a frequency of 40 minutes to an hour. The route connects Rio Bravo Blvd. SW to the Northwest Transit Center near Cottonwood Mall.

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 Consistency as designated by the Comprehensive Plan. An Area of Consistency has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context.

Community Planning Area (CPA)

The subject site is located in the Southwest Mesa Community Planning Area (CPA). Stretching between I-40 to the north, Dennis Chavez Boulevard to the south, and between the city limit to the west and Coors Boulevard to the east, the Southwest Mesa Community Planning Area (CPA) encompasses many distinct neighborhoods.

The current land use and settlement patterns originated with land grant communities established in the 1690s and early 1700s following Spain's reconquest of New Mexico. Over the subsequent centuries, development has transformed various aspects of both the built and natural environments, including land use patterns with rural areas near the Rio Grande, historic and modern subdivisions toward the west, and a segment of Historic Route 66 bisecting the CPA in the north.

Southwest Mesa CPA Assessment Report policy recommendations encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on undeveloped land as well as affordable homeownership opportunities and multi-generational living arrangements.

Center & Corridor Designations

The subject site is not located within a Center but is located within 1,320 feet (1/4 mile) of the Coors 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.

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 PD to R-1 is intended to facilitate the future development of a single-family residential subdivision on the nearly 6.6-acre subject site. This zone change would support a traditional land development approach, resulting in a long-established suburban form that aligns with the existing character of the surrounding city limits. Therefore, R-1 zoning could enhance, protect, and preserve residential and community-focused uses within city limits. **The request generally furthers Goal 4.1-Character.**

CHAPTER 5: LAND USE

POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request is in an area with access to adjacent existing infrastructure and public facilities, including roads, utilities, city parks, bus service, etc. The subject site also neighbors properties within the City limits that have been or are in the process of being developed as single-family housing subdivisions. **The request furthers Policy 5.3.2 Leapfrog Development.**

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 Consistency where the request should reinforce the surrounding development character and intensity within the city limits. For example, adjacent R-1 zoning to the north and southwest supports single-family home subdivisions, and the approximate 10-acre MX-T zoned property adjacent to the east, is also being developed with single-family homes. Although allowing residential structures, surrounding properties within the county would cap residential dwellings at 5 per acre. Agriculturally zoned lots are typically limited to one single-family dwelling or manufactured home per lot.

IDO Use and Development Standards, as well as other City regulations, would help ensure that the use, character, and intensity of any future growth and development would conform to the proposed zone district and protect adjacent city-limit properties. **The request furthers Goal 5.6-City Development Areas.**

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.

The request would protect and enhance the character of existing single-family neighborhoods, especially those developed under R-1 zoning, as well as areas outside of Centers and Corridors, parks, and Major Public Open Space. This could be achieved through the addition of allowed low-density residential and community amenity uses permitted by R-1 use regulations at the subject site. **The proposal furthers Policy 5.6.3-Areas of Consistency.**

CHAPTER 9: HOUSING

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

The R-1 zone district would allow for a variety of low-intensity residential uses at the subject site, a location that has adequate services and nearby amenities. This location along Sage Road could be appropriate for R-1 zoning since adjacent properties within the city limits as well as adjacent R-1 properties in the county to the west, also support residential uses. However, the Southwest Mesa CPA Assessment Report Policy recommendations encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on undeveloped land as well as affordable homeownership opportunities and multigenerational living arrangements. **The request generally furthers Goal 9.3-Density.**

Partially Applicable Goal & Policy

Two goals and two policies selected by the applicant are partially applicable to this request. Staff analysis follows the respective goals and policies below.

CHAPTER 4: COMMUNITY IDENTITY

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 requested zone change could facilitate the development of land uses that could maintain the suburban identity and cohesiveness of adjacent neighborhoods within city limits. The request would reinforce the established suburban identity and cohesiveness of city-based residential neighborhoods by contributing to the appropriate-scale of development and mix of uses although surrounded by a more dispersed, urbanizing unincorporated Bernalillo County. However, since this request is for a zone change, the actual mix of uses and building design cannot be reviewed until a future Site Plan is submitted. **The request partially furthers Policy 4.1.3-Placemaking.**

CHAPTER 5: LAND USE

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

Although the request is intended to add a single-family housing subdivision to the area, a site plan is not being reviewed at this time and the EPC considers all future land uses made allowable with this zone change to R-1. The zone change could continue the development of a traditional suburban residential pattern that could take advantage of existing infrastructure and public facilities. R-1 zoning could also add to the area's housing supply. However, the addition of more single-family homes would contribute to the current unequal jobs-housing balance on the westside and associated necessity to commute. **The request partially furthers Goal 5.2- Complete Communities.**

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 request could facilitate the addition of low-density housing that could help meet current and future needs. R-1 housing options range from single-family dwellings to cluster and cottage development to duplex, town houses, and multi-family dwellings. A variety of housing types could lead to a variety of price levels to ensure more balanced housing options, although the intent of this zone change is to develop single-family homes in a subdivision setting. However, since this request is for a zone change and not a Site Plan review, the quality and housing supply cannot be evaluated in terms of price levels or balanced housing options. Also, the proposed zone change could result in the construction of community-focused amenities and not housing. **The request partially furthers Goal-9.1 Supply.**

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 R-1 zone district allows for a variety of low-intensity residential uses that could include higher density living options. Although adding housing 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 therefore, compatibility cannot be analyzed. Also, the proposed zone change could result in the construction of community-focused amenities and not housing. **The request partially furthers Policy 9.2.1-Compatibility.**

Inapplicable Goals & Policy

Two goals and one policy selected by the applicant are not applicable to this request. Staff analysis follows the included goals and policy below.

CHAPTER 7: URBAN DESIGN

GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Since this request does not consider a proposed development, analysis as to a context-sensitive infrastructure design and design patterns cannot be provided.

Goal 7.6-Context-Sensitive Infrastructure is not applicable.

POLICY 7.6.2 TRANSPORTATION INFRASTRUCTURE: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Since this request does not consider a proposed development, an analysis regarding infrastructure capacity, design, and maintenance cannot be provided. **Policy 7.6.2-**

Transportation Infrastructure is not applicable.

CHAPTER 9: HOUSING

GOAL 9.2 SUSTAINABLE DESIGN: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposed zone change to R-1 could promote housing design that is sustainable and compatible with the natural and built environment. However, since this request does not consider a proposed development, an analysis regarding context-sensitive design and environmental compatibility cannot be provided. **Goal 9.2-Sustainable**

Design is not applicable.

Integrated Development Ordinance (IDO)

IDO Zoning

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

The current zoning at the subject site is PD. The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits [IDO § 14-16-[2-6\(A\)](#)].

Proposed Zoning

The purpose of the R-1 (Residential – Low-Density) Zone District is to provide for neighborhoods of low-density residential development with a variety of housing options. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family and two-family dwellings, with limited civic and institutional uses to serve the surrounding residential area [IDO § 14-16-2-3(B)].

Overlay Zones

The subject site is not within any Overlay Zone.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite corners of an intersection diagonally (e.g., “kitty corner” or “catty corner” or “caddy corner”) are not considered adjacent.

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.

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Development:

Developing Urban (Bernalillo County Comprehensive Plan, 2023): Areas with potential for a variety of uses, commercial and residential in designated areas, particularly under Area Plans, Sector Plans, and Master Plans. Residential density is generally limited to up to five dwelling units per acre.

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.

Low-density Residential Development: Properties with residential development of any allowable primary use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO.

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.

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."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, 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 furthering the City's goals and policies as listed below. The request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate the need for housing.*

Staff: The applicant's policy-based response justifies how the proposed zone district furthers a preponderance of applicable goals and policies. The application demonstrates that the proposed R-1 zone district (1) could add needed dwelling units or community-focused amenities; (2) would be consistent in scale and density with surrounding single-family subdivisions within city limits; (3) has access to existing infrastructure, services, and amenities; (4) would not add harmful uses to the area; and (5) generally aligns with the objectives for designated Developing Urban Areas of the neighboring unincorporated Bernalillo County. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any conflicts with the Comprehensive Plan, as amended.

Applicable citations: Goal 4.1-Character; Policy 5.3.2-Leapfrog Development, Goal 5.6-City Development Areas, Policy 5.6.3-Areas of Consistency; Goal 9.3-Density.

Partially-Applicable citations: Policy 4.1.2-Identity and Design; Goal 5.3-Efficient Development Pattern; Goal 9.1-Supply, Policy 9.2.1-Compatibility.

Inapplicable citations: Goal 7.6-Context-Sensitive Infrastructure, Policy 7.6.2-Transportation Infrastructure; Goal 9.2-Sustainable Design. **The response to Criterion A is 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 requested Zone Map Amendment meets criterion 2 because the adjacent property has been developed as single family residential.

The requested Zone Map Amendment meets criterion 3 because the R-1 zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan and other adopted City plans. PD zoning is intended for projects that cannot be accommodated through the use of other zone districts and may include non-residential uses. The subject property is located entirely within an Area of Consistency, and rezoning from PD to R-1 would clearly reinforce and strengthen the established character and intensity of the surrounding single-family residential area. The R-1 zone district allows development at a scale, density, and intensity consistent with adjacent subdivisions to the northwest and east and would not permit development substantially different from the prevailing suburban residential pattern of the area. This is supported by Policy 5.6.3 (Areas of Consistency), which calls for aligning zoning and development standards with established residential patterns.

Staff: The applicant has demonstrated through their justification letter and analysis of Comp Plan goals and policies that the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Consistency within the city limits, and would not permit development that is significantly different from that character.

The existing zoning could be inappropriate because there have been significant changes in neighborhood and community conditions that affect the site per Criterion 2. Namely, in 2005, the subject site was annexed by the City, and then as recently as 2017 with the adoption of the IDO, the subject site was designated as an Area of Consistency. Areas of Consistency are established as stable, fully developed parts of the city where new development must respect the existing scale, character,

and intensity of the existing built environment, which in this case, the surrounding development within the city limits consist largely of single-family suburban development in R-1 zoning. However, if surrounding county lands are included in the analysis, less than approximately 50% of the adjacent lots are developed with primary buildings. Additionally, the Southwest Mesa CPA Assessment Report Policy recommendations encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.

The proposed R-1 zone district could be more advantageous to the community with thoughtful, context-driven development (Criterion 3). Also, future R-1 development would align with current patterns of land use, development density, and intensity within the city limits. **The response to Criterion B 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 subject site is located entirely in an Area of Consistency. Therefore, the section does not apply.*

Staff: The subject site is not located in an Area of Change, but is completely located in an Area of Consistency, as designated by the Comp Plan. **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: *The requested rezoning from PD to R-1 does not introduce permissive uses that would be harmful to adjacent property, the surrounding neighborhood, or the community. To the contrary, the R-1 zone district reduces the range of permissive uses allowed under the existing PD zoning. The propose zone primarily allows single-family residential development, and the R-1 zone further focuses development on residential use consistent with adjacent neighborhoods. Any uses permitted under the R-1 zone district would remain subject to applicable IDO Use-specific Standards, where required, to ensure potential impacts are adequately mitigated. As a result, the proposed zoning*

would not allow uses that are harmful to surrounding properties and satisfies the requirements of IDO §6-7(G)(3)(d).

Staff: The subject site is surrounded by R-1 and MX-T zone districts, as well as agricultural and residential uses within unincorporated Bernalillo County. This request does not include permissive uses that would be harmful to adjacent property, and instead focuses strictly on residential development and associated community uses. Conversely, allowable uses and development standards for the PD zone district can be negotiated from any of those listed in Table 4-2-1: Allowable Uses, and are applied on a case-by-case basis.

Future development would be required to meet applicable IDO Use-specific standards (IDO § 14-16-[4-3](#)) 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 any other applicable City regulation. **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.
 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: *The requested Zone Map Amendment meets criterion (3) of IDO §6-7(G)(3)(e) because the City's existing infrastructure and public improvements will have adequate capacity to serve the development enabled by the proposed zoning when the applicant fulfills its obligations under the IDO, the Development Process Manual (DPM), and any required Infrastructure Improvements Agreement (IIA). The subject property is adjacent to existing and stubbed public infrastructure, including roadways and utilities along Sage Road SW, which are designed to serve residential development in this area.*

Staff: This request meets Criterion 3. The subject site should have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA). **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 request is grounded in land use compatibility, feasibility of development under existing conditions, and implementation of the ABC Comprehensive Plan within a designated Area of Consistency. Accordingly, the applicant's justification for the requested Zone Map Amendment is not completely based on the property's location on a major street, and the application satisfies the requirements of IDO §6-7(G)(3)(f).*

Staff: Although the subject site is located along the Major Collector Sage Rd SW, the applicant's justification is not completely based on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. Furthermore, the applicant is proposing a zone change that is consistent with the adjacent properties within the city limits, which could support a future development of single-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 for the requested Zone Map Amendment is not based completely or predominantly on economic considerations or the cost of land. The primary consideration for the zone change is to provide for specific land use criteria and efficiency in the development process that will encourage the single-family development of the site. The requested rezoning to R-1 is therefore grounded in land-use compatibility and Comprehensive Plan implementation, and not primarily financial considerations, and meets the intent of IDO §6-7(G)(3)(g).*

Staff: While economic considerations factor in to a decision to develop, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not conflict with them, including the fact that the proposed R-1 zone district would restrict development to development that aligns with adjacent residential uses. **The response to Criterion G is 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 proposed Zone Map Amendment does not constitute spot zoning or strip zoning. The requested R-1 zoning extends and aligns with existing R-1 zoning to the northwest, southwest and with residential development to the east that functions consistent with R-1 standards. The rezoning would result in a more cohesive and logical zoning pattern that reflects existing and anticipated residential development rather than applying a significantly different zone district to a single isolated parcel. The subject property also does not function as a linear zone change along a roadway. By consolidating zoning to reflect established land-use patterns and support implementation of the ABC Comprehensive Plan, the proposed rezoning satisfies IDO §6-7(G)(3)(h).*

Staff: The Zoning Map Amendment does not apply a zone district different from surrounding zone districts. Namely, the subject site is adjacent to lots designated as R-1 zone districts. Furthermore, the existing MX-T zoning adjacent to the east support a subdivision of single-family homes. Therefore, R-1 land uses are already established in the nearby surroundings. 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

Public Notice	Required?	Met?
<i>Email to Neighborhood Associations (NA) within 660 feet</i>	Yes	Yes See Attachment 06/26/2026
<i>Mailed Notice to Property Owners within 100 feet</i>	Yes	Yes See Attachment 06/29/2026
<i>Posted Sign</i>	Yes	Yes Posted 08/04/2026
<i>Published Legal Ad</i>	Yes	Yes Published 08/03/2026
<i>Web Posting</i>	Yes	Yes Posted 08/13/2026

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 South West Alliance of Neighbors and Stinson Tower NA, which were 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 agencies were received: Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), Albuquerque Public Schools (APS), Albuquerque Metropolitan Arroyo Flood Control (AMAFCA), Bernalillo County Planning & Development Services, Bernalillo County Transportation, Environmental Health Department, Hydrology, Long Range Planning, Parks & Recreation Department (City & Opens Space Trails and Urban Forestry), Public Service Company of New Mexico (PNM), Solid Waste, and Fire Department. None oppose the request.

Although no response requires further action at this time, many give direction for future development. No response requires further action at this time. 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

Recommendation

APPROVAL of Case # ZMA-2026-00010, a request for Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, based on Findings 1-20.

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

Case #: ZMA-2026-00010

1. This is a request for a Zoning Map Amendment (zone change) for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd. SW, south of San Ygnacio Rd SW between Coors Blvd. SW and the Amole del Norte Diversion Channel (the “subject site”), containing approximately 6.6-acres. The subject site does not have an assigned street address.
2. The applicant is requesting a zone change from PD (Planned Development Zone District) to R-1 (Residential – Low-Density Zone District) to facilitate future low-density residential development, specifically a single-family subdivision.
3. History/Background:
 - A. The subject site, as well as the adjacent lots to the east, northwest, and west (Amole del Norte Diversion Channel), were annexed by the City in March 2005 (O-04-50/O-2005-20).
 - B. Prior to the IDO, the subject site was zoned R-D (Residential and Related Uses Zone, Developing Area) and was originally bisected north-south by 75th St. SW.

This right-of-way was vacated with portions of the Amole del Norte Diversion Channel/Sage Rd. in April 2008 (Project # 1004526, 08DRB-70093).

4. The Albuquerque/Bernalillo County Comprehensive Plan, the Southwest Mesa 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 Consistency, and is located within 1,320 feet (1/4 mile) of the Coors Blvd Major Transit Corridor Area, as designated by the Comp Plan.
6. The subject site is within Southwest Mesa Community Planning Area.
7. The subject site is zoned PD. The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits [IDO § 14-16-2-6(A)].
8. The request is to change the existing zoning to R-1. The purpose of the R-1 (Residential – Low-Density) Zone District is to provide for neighborhoods of low-density residential development with a variety of housing options. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family and two-family dwellings, with limited civic and institutional uses to serve the surrounding residential area [IDO § 14-16-2-3(B)].
9. The request furthers GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities from the Comprehensive Plan Chapter 4 - Community Identity:

The request to change the zone from PD to R-1 is intended to facilitate the future development of a single-family residential subdivision on the nearly 6.6-acre subject site. This zone change would support a traditional land development approach, resulting in a long-established suburban form that aligns with the existing character of the surrounding city limits. Therefore, R-1 zoning could enhance, protect, and preserve residential and community-focused uses within city limits.
10. The request furthers the following applicable goal and policies from the Comprehensive Plan Chapter 5 - Land Use:
 - A. POLICY 5.3.2 LEAPFROG DEVELOPMENT: Discourage growth in areas without existing infrastructure and public facilities.

The request is in an area with access to adjacent existing infrastructure and public facilities, including roads, utilities, city parks, bus service, etc. The subject site also neighbors properties within the City limits that have been or are in the process of being developed as single-family housing subdivisions.

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- B. 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 Consistency where the request should reinforce the surrounding development character and intensity within the city limits. For example, adjacent R-1 zoning to the north and southwest supports single-family home subdivisions, and the approximate 10-acre MX-T zoned property adjacent to the east, is also being developed with single-family homes. Although allowing residential structures, surrounding properties within the county would cap residential dwellings at 5 per acre. Agriculturally zoned lots are typically limited to one single-family dwelling or manufactured home per lot.

IDO Use and Development Standards, as well as other City regulations, would help ensure that the use, character, and intensity of any future growth and development would conform to the proposed zone district and protect adjacent city-limit properties.

- C. 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.

The request would protect and enhance the character of existing single-family neighborhoods, especially those developed under R-1 zoning, as well as areas outside of Centers and Corridors, parks, and Major Public Open Space. This could be achieved through the addition of allowed low-density residential and community amenity uses permitted by R-1 use regulations at the subject site.

11. The request furthers Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities from the Comprehensive Plan Chapter 9 – Housing.

The R-1 zone district would allow for a variety of low-intensity residential uses at the subject site, a location that has adequate services and nearby amenities. This location along Sage Road could be appropriate for R-1 zoning since adjacent properties within the city limits as well as adjacent R-1 properties in the county to the west, also support residential uses. However, the Southwest Mesa CPA Assessment Report Policy recommendations encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on undeveloped land as well as affordable homeownership opportunities and multigenerational living arrangements.

12. The request partially furthers 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 from the Comprehensive Plan Chapter 4 – Community Identity.

The requested zone change could facilitate the development of land uses that could maintain the suburban identity and cohesiveness of adjacent neighborhoods within city limits. The request would reinforce the established suburban identity and cohesiveness of city-based residential neighborhoods by contributing to the appropriate-scale of development and mix of uses although surrounded by a more dispersed, urbanizing unincorporated Bernalillo County. However, since this request is for a zone change, the actual mix of uses and building design cannot be reviewed until a future Site Plan is submitted.

13. The request partially furthers GOAL 5.3 EFFICIENT DEVELOPMENT PATTERN: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good from the Comprehensive Plan Chapter 5 - Land Use.

Although the request is intended to add a single-family housing subdivision to the area, a site plan is not being reviewed at this time and the EPC considers all future land uses made allowable with this zone change to R-1. The zone change could continue the development of a traditional suburban residential pattern that could take advantage of existing infrastructure and public facilities. R-1 zoning could also add to the area's housing supply. However, the addition of more single-family homes would contribute to the current unequal jobs-housing balance on the westside and associated necessity to commute.

14. The request partially furthers one goal and one 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 request could facilitate the addition of low-density housing that could help meet current and future needs. R-1 housing options range from single-family dwellings to cluster and cottage development to duplex, town houses, and multi-family dwellings. A variety of housing types could lead to a variety of price levels to ensure more balanced housing options, although the intent of this zone change is to develop single-family homes in a subdivision setting. However, since this request is for a zone change and not a Site Plan review, the quality and housing supply cannot be evaluated in terms of price levels or balanced housing options. Also, the proposed zone change could result in the construction of community-focused amenities and not housing.

- B. 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 R-1 zone district allows for a variety of low-intensity residential uses that could include higher density living options. Although adding housing 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 therefore, compatibility cannot be analyzed. Also, the proposed zone change could result in the construction of community-focused amenities and not housing.

15. 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 furthers a preponderance of applicable goals and policies. The application demonstrates that the proposed R-1 zone district (1) could add needed dwelling units or community-focused amenities; (2) would be consistent in scale and density with surrounding single-family subdivisions within city limits; (3) has access to existing infrastructure, services, and amenities; (4) would not add harmful uses to the area; and (5) generally aligns with the objectives for designated Developing Urban Areas of the neighboring unincorporated Bernalillo County. As such, the proposed zone change is consistent with the health, safety, and general welfare of the City and does not present any conflicts with the Comprehensive Plan, as amended.

Applicable citations: Goal 4.1-Character; Policy 5.3.2-Leapfrog Development, Goal 5.6-City Development Areas, Policy 5.6.3-Areas of Consistency; Goal 9.3-Density.

Partially-Applicable citations: Policy 4.1.2-Identity and Design; Goal 5.3-Efficient Development Pattern; Goal 9.1-Supply, Policy 9.2.1-Compatibility.

Inapplicable citations: Goal 7.6-Context-Sensitive Infrastructure, Policy 7.6.2-Transportation Infrastructure; Goal 9.2-Sustainable Design.

- 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.

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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 applicant has demonstrated through their justification letter and analysis of Comp Plan goals and policies that the new zone would clearly reinforce and strengthen the established character of the surrounding Area of Consistency within the city limits, and would not permit development that is significantly different from that character.

The existing zoning could be inappropriate because there have been significant changes in neighborhood and community conditions that affect the site per Criterion 2. Namely, in 2005, the subject site was annexed by the City, and then as recently as 2017 with the adoption of the IDO, the subject site was designated as an Area of Consistency. Areas of Consistency are established as stable, fully developed parts of the city where new development must respect the existing scale, character, and intensity of the existing built environment, which in this case, the surrounding development within the city limits consist largely of single-family suburban development in R-1 zoning. However, if surrounding county lands are included in the analysis, less than approximately 50% of the adjacent lots are developed with primary buildings. Additionally, the Southwest Mesa CPA Assessment Report Policy recommendations encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.

The proposed R-1 zone district could be more advantageous to the community with thoughtful, context-driven development (Criterion 3). Also, future R-1 development would align with current patterns of land use, development density, and intensity within the city limits.

- 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).

The subject site is not located in an Area of Change, but is completely located in an Area of Consistency, as designated by the Comp Plan.

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- 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 R-1 and MX-T zone districts, as well as agricultural and residential uses within unincorporated Bernalillo County. This request does not include permissive uses that would be harmful to adjacent property, and instead focuses strictly on residential development and associated community uses. Conversely, allowable uses and development standards for the PD zone district can be negotiated from any of those listed in Table 4-2-1: Allowable Uses, and are applied on a case-by-case basis.

Future development would be required to meet applicable IDO Use-specific standards (IDO § 14-16-4-3) 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 any other applicable City regulation.

- 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 3. The subject site should have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

- 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.

Although the subject site is located along the Major Collector Sage Rd SW, the applicant's justification is not completely based on the subject site's location; rather, the applicant has adequately demonstrated that the request furthers and does not conflict with a preponderance of applicable Comp Plan goals. Furthermore, the applicant is proposing a zone change that is consistent with the adjacent properties within the city limits, which could support a future development of single-family housing.

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

While economic considerations factor in to a decision to develop, the applicant's justification is not completely or predominantly based upon the cost of land or economic considerations. Rather, the applicant's request furthers a preponderance of applicable Comprehensive Plan Goals and Policies and does not conflict with them, including the fact that the proposed R-1 zone district would restrict development to development that aligns with adjacent residential uses.

- 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 adjacent to lots designated as R-1 zone districts. Furthermore, the existing MX-T zoning adjacent to the east support a subdivision of single-family homes. Therefore, R-1 land uses are already established in the nearby surroundings. The applicant has demonstrated that the request would further the implementation of applicable Comp Plan goals and policies.

16. A Zoning Map Amendment does not require a Traffic Scoping Form. Traffic will be reviewed during Site Plan for appropriate vehicle and pedestrian access, infrastructure improvements, and any necessary mitigations.
17. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the South West Alliance of Neighbors and Stinson Tower NA, which were notified as required.
18. Property owners within 100 feet of the subject site were notified as required.
19. Comments from 13 different agencies were received, and no agency opposes the request. Although no response requires further action at this time, many give direction for future development.
20. 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 overview of subject site – looking SW (Google Earth, 11/06/2025).



County

Figure 2: Overview of subject site - looking WNW.



Figure 3: Overview of subject site - looking N.



Figure 4: Overview of subject site - looking E.



Figure 5: Panoramic overview - looking S.



B) HISTORY



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 2, 2008

Project# 1004526

08DRB-70093 VACATION OF PUBLIC RIGHT OF WAY

08DRB-70106 BULK LAND VARIANCE

08DRB-70107 MAJOR - PRELIMINARY PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75th ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s).

At the April 2, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The Bulk Land Variance was approved. The Preliminary Plat was approved with delegation to Planning to record.

If you wish to appeal this decision, you must do so by April 17, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is written over a horizontal line.

Jack Cloud, AICP, DRB Chair

Cc: Precision Surveys Inc. – 8500-A Jefferson NE – Albuquerque, NM 87113
Cc: Rio Grande Brokerage – 2324 Isleta Blvd SW – Albuquerque, NM 87105

See Infrastructure
RED "mts"
for Tower

Zone
ATLAS
L-10

1003198
1004526

**CITY of ALBUQUERQUE
SIXTEENTH COUNCIL**

COUNCIL BILL NO. Q-04-50 ENACTMENT NO. 0-2005-020

SPONSORED BY: Miguel Gomez, By Request

ORDINANCE .

1
2 **ANNEXATION, 04EPC 00059, ANNEXING 40 ACRES, MORE OR LESS,**
3 **LOCATED ON THE AMOLE DEL NORTE DIVERSION CHANNEL, BETWEEN**
4 **SAGE ROAD SW AND TOWER ROAD SW, AND AMENDING THE ZONE MAP**
5 **TO ESTABLISH RD/R-1 ZONING AS PER EXHIBIT A, ATTACHED.**
6 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
7 **ALBUQUERQUE:**

8 **Section 1. AREA PROPOSED FOR ANNEXATION. The owners of the area**
9 **annexed hereby presented a property signed petition to annex the following**
10 **territory: 40 acres, more or less, located on Amole Del Norte Diversion**
11 **Channel, between Sage Road SW and Tower Road SW; and more particularly**
12 **described as follows:**

13 **A. Lots 355, 356, 400, and 401, Town of Atrisco Grant; and**
14 **Tracts A & B, Lands of Hector Rojo.**

15 **B. All of the right-of-way adjoining the land described in A. of this**
16 **section to the extent it is not already in the City.**

17 **Section 2. ANNEXATION ACCEPTED. The area specified in Section 1**
18 **above is designated Developing Urban in the Comprehensive Plan which makes**
19 **it suitable for annexation. Furthermore, the petition for annexation meets the**
20 **requirements of Resolution 54-1990 (City's Annexation Policy). Therefore, the**
21 **area specified in Section 1 above is hereby annexed.**

22 **Section 3. ZONE MAP AMENDED. The request for R-1 zoning is justified**
23 **per Resolution 270-1980 because it will allow residential and commercial**
development that is consistent with the existing property located to the

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1 southwest, which is more advantageous to the community. Therefore, the
2 zone map adopted by Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby
3 amended, establishing RD/R-1 zoning for the area specified in Section 1 above.

4 Section 4. FINDINGS ACCEPTED. The Council shall adopt the following
5 zone map amendment findings:

6 1. This is a request for establishment of RD/R-1 zoning for
7 approximately 39 acres, Lots 355, 356, 400, 401, Town of Atrisco Grant and
8 Lots A & B, Lands of Hector Rojo, located on the Amole del Norte Diversion
9 Channel, between Sage Road SW and Tower Road SW. The site is currently
10 undeveloped and includes a portion of the Amole del Norte Diversion Channel.
11 The site is currently zoned County A-1 and Diversion Channel.

12 2. The applicant requests RD/R-1 zoning for lots 355, 356, Town of
13 Atrisco Grant and for lots A and B, Lands of Hector Rojo as per the
14 Tower/Unser Sector Development Plan. Together these lots are approximately
15 15.1 acres.

16 3. The subject site is designated Developing Urban in the
17 Comprehensive Plan with a goal to create a quality urban environment with
18 identifiable, individual but integrated communities. The request for annexation
19 will implement this stated goal and will also implement the following policies for
20 Developing Urban areas:

21 a. This request for annexation and establishment of RD/R-1 zoning,
22 recommended by the Tower/Unser Sector Development Plan for the
23 northern portion of the annexation request, will allow the subject
24 property to achieve appropriate density patterns and design (Policy b).

25 b. This site is appropriate for annexation because it is vacant and
26 contiguous to existing and programmed urban facilities and services.
27 In addition, there are a variety of community and public services that
28 are accessible to this site (Policy e).

29 c. The applicant proposes to develop single-family homes (6 du/net
30 acre), which respects existing neighborhood values, natural
31 environmental conditions and carrying capacities, scenic resources,



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1 and resources of other social, cultural, and recreational concern
2 (policy d).

3 4. The elementary schools in this area, including Mary Ann Binford
4 Elementary School, Truman Middle School, and West Mesa High School, are
5 operating close to or above their designed capacity and are projected to accrue
6 substantial enrollment increases in the next 5 years. An elementary school,
7 located at 86th Street and Tower Road, is slated to open in the fall of 2004 to
8 provide relief to Mary Ann Binford Elementary School. This new school is
9 expected to have an enrollment of 900 students, a number that would bring the
10 school above maximum capacity when it opens. This request for annexation
11 will add a strain to the overcrowded public schools in the region (West Side
12 Strategic Plan, Policy 2.5).

13 5. This request for establishment of RD/R-1 zoning supports the goals
14 for the Bridge/Westgate Community, as identified in the West Side Strategic
15 Plan by allowing this site to receive urban style services appropriate in this
16 community (Policy 3.40). At the same time, this request may lead to an
17 increase in the demand for public service facilities in this community, i.e.
18 schools, transit facilities, fire/police stations, libraries, or other community
19 services (Policy 3.44).

20 6. This request for a zone change from County A-1 to City RD/R-1
21 meets the requirements of R-270-1980 because the annexation constitutes a
22 changed condition that makes the current County A-1 zoning inappropriate
23 given the urban services that will become accessible to the site (Section 1.D).
24 Most importantly though, the requested zoning is more advantageous to the
25 community as articulated by the goals and policies of the Comprehensive Plan,
26 West Side Strategic Plan, and Tower/Unser Sector Development Plan.

27 7. According to the Office of Community and Neighborhood
28 Coordination, as of February 26, 2004, there were no known Recognized
29 Neighborhood Associations in this area affected by this request. There is
30 neighborhood opposition to this request.



Mary Herrera

Perm. Co. REX

R 19.99

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1 8. Several residents did not have actual notice of the County
2 Commission Hearing approving annexation of the subject property.

3 Section 5. PRE-ANNEXATION AGREEMENT AND PRE-ANNEXATION
4 AGREEMENT ADDENDUM. The City and the applicant for annexation have
5 agreed to all the measures listed in the attached Annexation Agreement and
6 Addendum, labeled EXHIBIT B.

7 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
8 clause, word or phrase of this ordinance is for any reason held to be invalid or
9 unenforceable by any court of competent jurisdiction, such decision shall not
10 affect the validity of the remaining provisions of this ordinance. The Council
11 hereby declares that it would have passed this ordinance and each section,
12 paragraph, sentence, clause, word or phrase thereof irrespective of any
13 provisions being declared unconstitutional or otherwise invalid.

14 Section 7. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take
15 effect five days after publication by title and general summary and when a plat
16 of the territory hereby annexed is filed in the office of the County Clerk.



29 X:\SHARE\Legislation\Sixteen\O-50fin.doc

30

1 PASSED AND ADOPTED THIS 7th DAY OF March, 2005
2 BY A VOTE OF: 5 FOR 4 AGAINST.

3
4 Yes: 5

5 No: Gomez, Grtego, Heinrich, O'Malley

6 Brad Winter

7 Brad Winter, President

8 City Council

9
10
11
12 APPROVED THIS 1st DAY OF April, 2005

13
14
15 Bill No. O-04-50

16
17 Martin J. Chavez

18 Martin J. Chavez, Mayor

19 City of Albuquerque

20
21 ATTEST:

22
23 [Signature]

24 City Clerk



Mary Herrera

Bern. Co. PHX

R 19.00

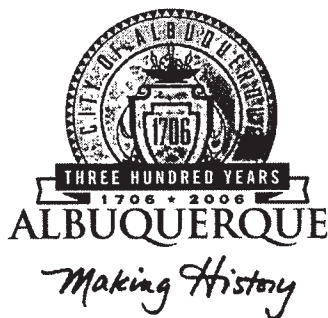
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June 2, 2005

Albuquerque Excavators
7201 Isleta Blvd SW
Albuquerque, NM 87022

CERTIFICATE OF ZONING

Annexation & Establishment of Zoning	Date of Final Action: April 1, 2005
Council Bill: O-05-50	Enactment #: O-2005-020
File: 04EPC-00059 / 04EPC-00265	Project #: 1003198
LEGAL DESCRIPTION: annexation and establishment of zoning for all or a portion of Lot(s) 355, 356, 400, 401, Town of Atrisco Grant, and Tract(s) A & B, Lands of Hector Rojo, and establishment of RD/R-1 zoning, located on Amole Del Norte Diversion Channel between Sage Road SW and Tower Road SW, containing 40 acres, more or less. (L-10)	

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

RD/R-1 zoning
(see attached ordinance)

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


for Richard Dineen
Planning Director

cc: Rio Grande Engineering, 3500 Comanche Blvd NE, Abq., NM 87107
Michael Hennelly, 3617 San Ygnacio SW, Abq., NM 87121
Jose Delgado, 3617 San Ygnacio SW, Abq., NM 87121
Joe Cruz, 3617 San Ygnacio SW, Abq., NM 87121
Edward Baca, 3617 San Ygnacio SW, Abq., NM 87121
File



C) APPLICATION INFORMATION

06/15/2026

City of Albuquerque
Planning, Engineering, and Building Departments
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement Applications and full development process for the acres on Sage Road with legal description of: Tract numbered Four-Hundred-A (400-A) of Bulk Land Plat of Tract 400-A of Tracts allotted from TOWN OF ATRISCO GRANT, UNIT 3, City of Albuquerque, Bernalillo, New Mexico as the same is shown and designated on the Replat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 23 2008, in Plat Book 2008C, Page 111.

To Whom It May Concern:

Loretta Chavez, owner of the aforementioned property, hereby authorizes The Group, Ron Hensley, and its members to obtain information, submit and process entitlements, permits and all related applications, easements vacations and similar, and act as an agent for Loretta Chavez for entitling, zoning, permitting, platting and subdividing property. Loretta Chavez is the owner of this property and has full authority to allow these actions.

Sincerely,

Loretta Chavez

<i>Loretta Chavez</i>	dotloop verified 06/17/26 4:46 PM MDT IFAO-DXGL-P758-YIVK
-----------------------	--



July 27, 2026

Environmental Planning Commission
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Justification Letter – Zone Map Amendment (ZMA)
Subject: Rezoning Request for Tract 401 Unit 3 Town of Atrisco Grant

Environmental Planning Commission Members,

On behalf of the owner, Loretta Chavez, THE Group respectfully submits this justification letter in support of a request for a Zoning Map Amendment (ZMA) in accordance with the procedures and review criteria outlined in the Integrated Development Ordinance (IDO), specifically IDO §14-16-6-7(G).

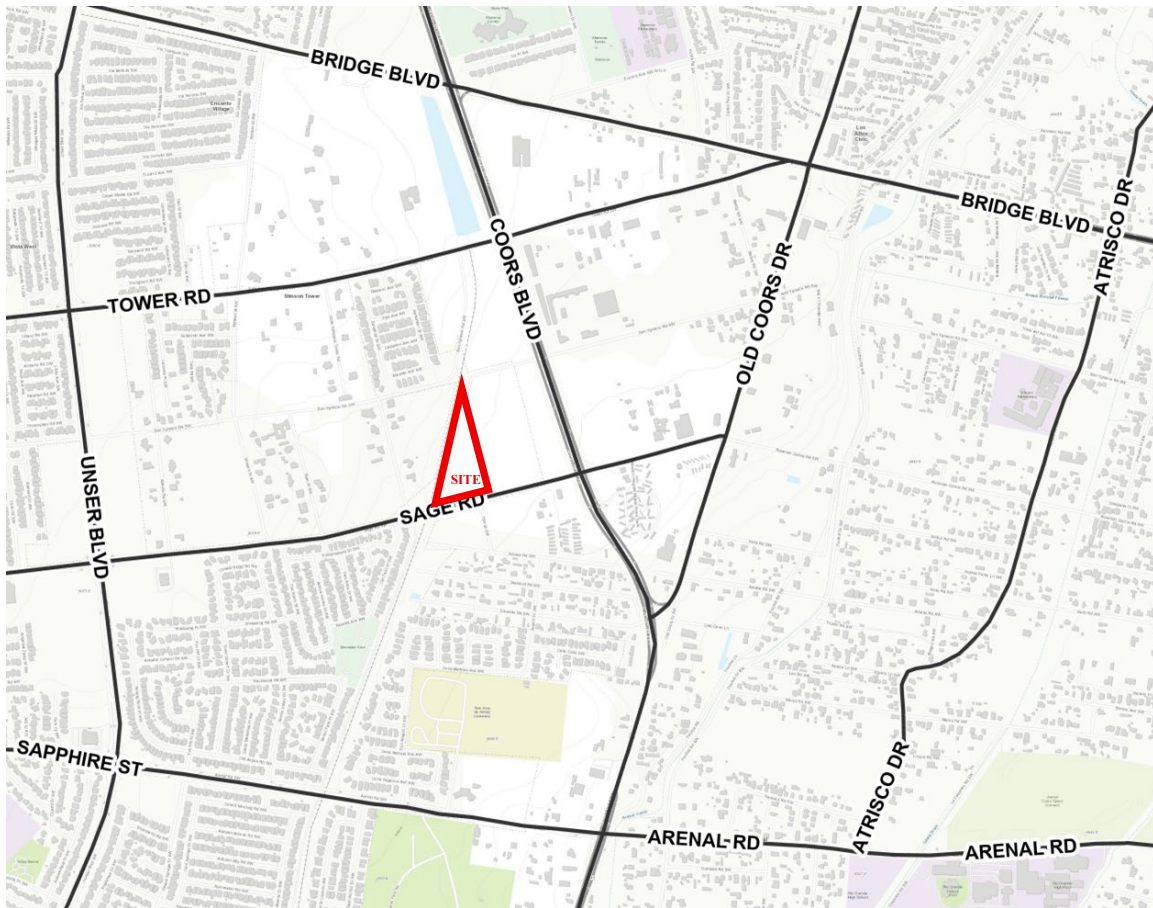
The subject property is legally described as Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3 Town of Atrisco Grant, located at Sage Rd SW, south of San Ygnacio Rd SW between Coors Blvd SW and Rael St SW approximately 0.25 miles West of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, comprised of approximately 6.6 acres. The property is currently zoned PD (Planned Development Zone District) and does not currently have an assigned street address.

The applicant requests a Zoning Map Amendment from PD to R-1 (Residential – Low-Density Zone District). The proposed rezoning would align the subject property with the R1-A and R-1B zoning of the Area of Consistency and the detached single-family use of the adjacent subdivision.

The requested rezoning is not intended to increase density for economic gain, but rather to enable development that is feasible, context sensitive, and consistent with the surrounding land uses. The requested Zoning Map Amendment is therefore consistent with the established and ongoing pattern of development in the area. The current zoning allows for accommodation of small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts. An R-1 zoning reinforces the existing neighborhood character, and the requested Zoning Map Amendment is therefore consistent with the established and ongoing pattern of development in the area.

Site Overview

The site is approximately 0.25 miles West of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel.



Vicinity Map

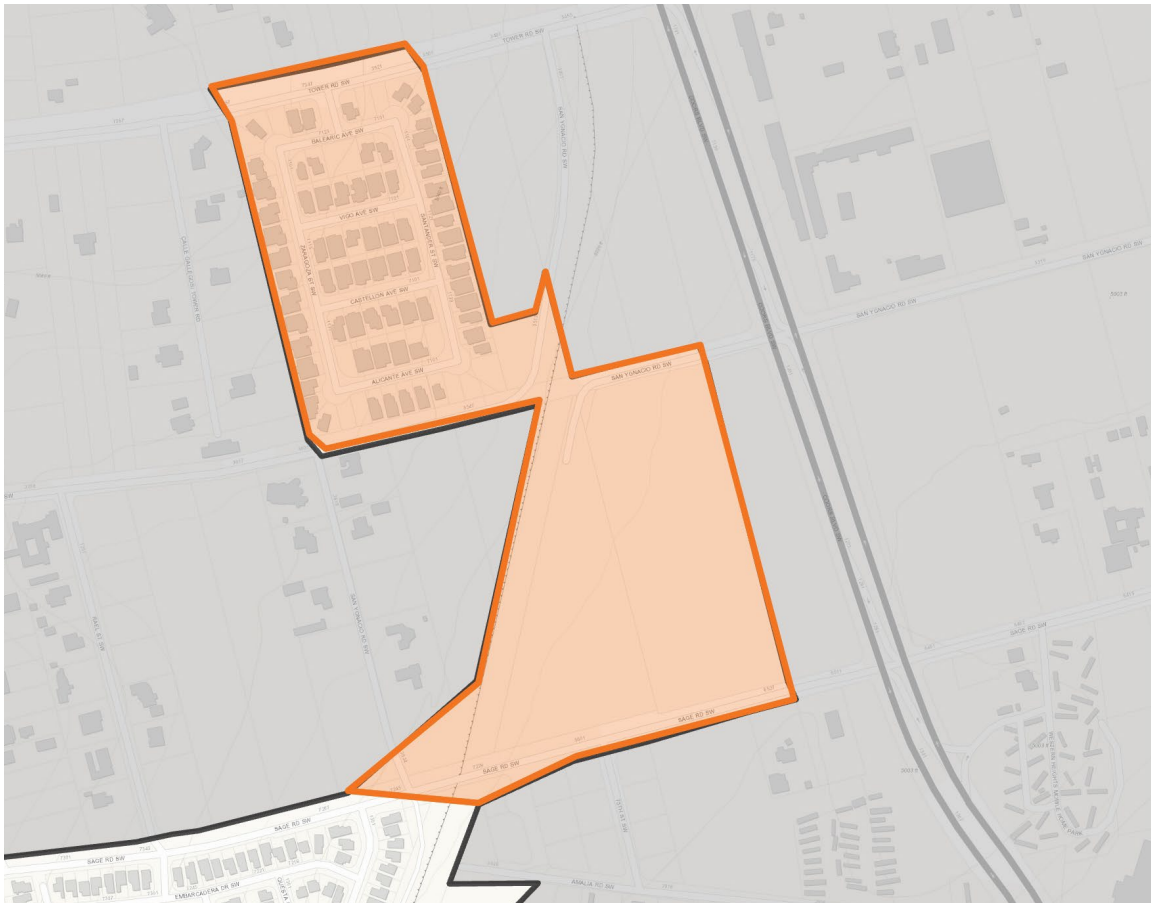
- Current Zoning: PD (Planned Development Zone District)
- Proposed Zoning: R-1 (Residential - Single Family Zone District)
- Current Use: Vacant
- Planned Use: Single Family Detached Residential Subdivision

Site History

In 2004, the separate owners of several tracts of land combined in a development plan and applications for annexation and establishment of zoning within the City.

In March 2004, the Board of County Commissioners reviewed and approved an application for annexation into the City of Albuquerque of Tracts 355, 356, 400 and 401, Unit 3, Town of Atrisco Grant, Tracts A and 8, Lands of Hector Rojo, plus a portion of the Amole del Norte Diversion Channel, located west of Coors Boulevard SW between Tower, San Ygnacio and Sage Roads SW.

The County action was followed with the adoption of City Ordinance O-04-50 aka 20-2005 annexing 40 acres, more or less, located on the Amole del Norte diversion channel, between Sage Road SW and Tower Road SW, and amending the zone map to establish RD/R-1 zoning.



O-04-50 aka 20-2005 Annexation Map

After annexation, Tracts 355 and 356 (the northern tracts), were to be developed as single family residential homes, and the tracts were developed as single family homes in the Autumn View Subdivision in 2005.

In 2007, the remaining area was submitted for platting under a single project of a residential subdivision. However, economic conditions prohibited the project from going forward. In addition, external conditions affecting Tract 400-A prohibited further actions effecting the site.

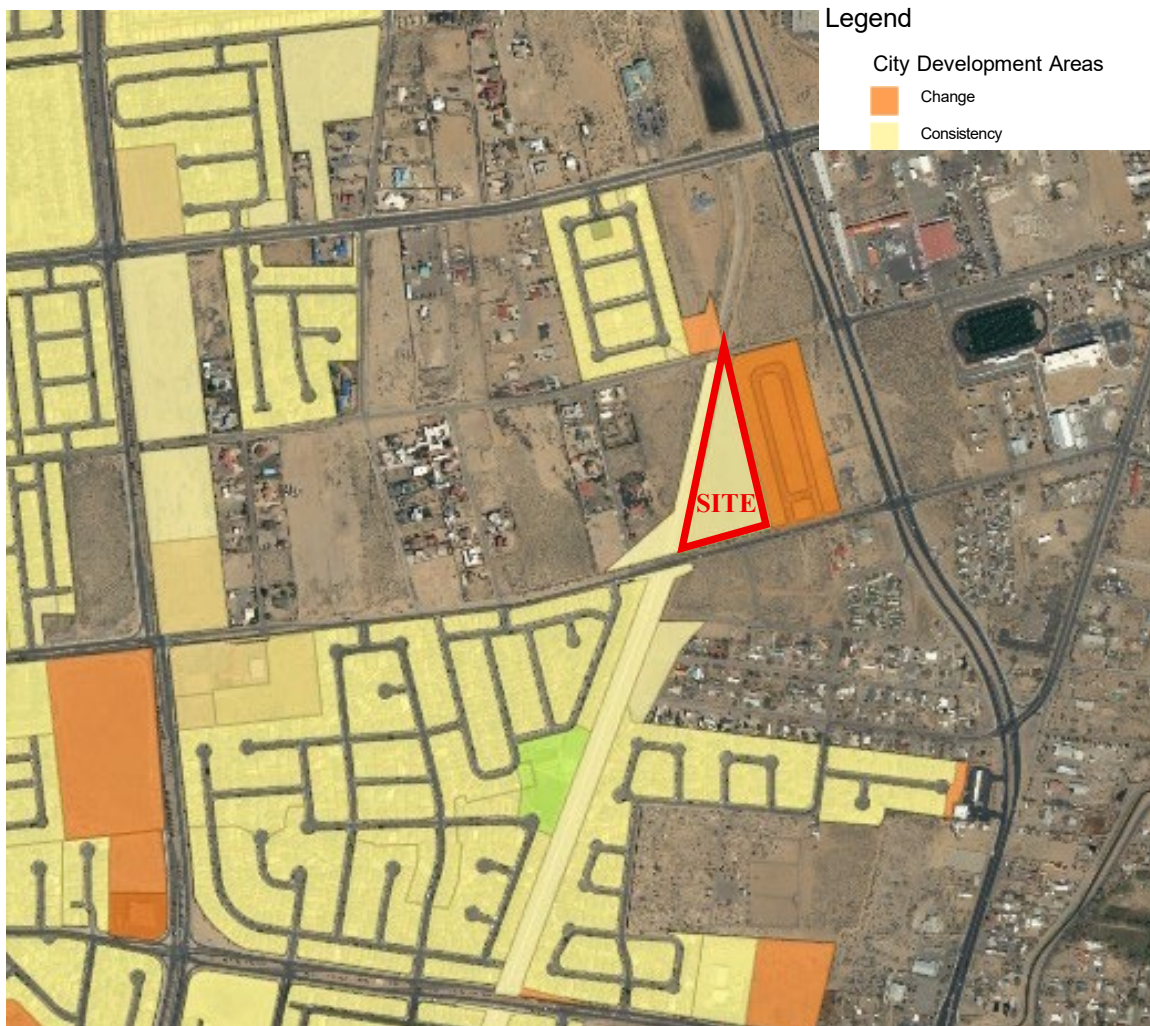
In 2017, the IDO was adopted and the zoning for the undeveloped portion of the annexed area was given a zoning designation of PD, With the adoption of the IDO, there was an initial period of time for rezoning of sites that had been designated as PD, Therefore, the owner of Tract 401, adjacent to the site to the east, used this process to change the zoning to MX-T. However, this site, Tract 400-A, was prevented from using this process due to external conditions.

Development of Tract 401 to the east of the site continued with approval and construction of the Sage Park Subdivision and associated single family homes.

Planning Context

The subject property is approximately 6.6 acres surrounded by unincorporated areas of the County except to the east and zoned PD. The land use on the subject property is “vacant” and the site has never been developed.

The predominant land use within the area is single family residential and vacant land. The site is predominantly surrounded by County lands, but the analysis is focused on nearby City uses and patterns rather than County. The site is designated as an Area of Consistency in the ABC Comprehensive Plan. Areas of Consistency are intended to reinforce the established character of surrounding development. The proposed R-1 zoning would enable development that is compatible in scale, density, and character with adjacent residential neighborhoods and would reinforce the existing development pattern in the area.



City Development Areas

Zoning and Land Use

The subject property is currently zoned PD (Planned Development Zone District). Per the IDO, “the purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts”.

Adjacent zoning and land use include a developed single-family residential subdivision to the east zoned MX-T, and a developed residential subdivision to the northwest that is zoned R-1B and to the southwest that is zoned R-1A.

Overall, the land use in the area is characterized by detached single family residential subdivisions and vacant land. The development enabled by the proposed ZMA matches the character of the existing land use and zoning.



Zoning and Land Use

The Request

The applicant requests approval of a Zone Map Amendment from PD to R-1 to enable development of a residential subdivision that is consistent with the dimensional standards and established development pattern of surrounding neighborhoods. The allowable uses in the PD are extensive and applied on a case-by-case basis to reflect a negotiated agreement for allowable uses and modified development standards, and the R-1 zone district is limited to the uses listed IDO §4-2 Table 4-2-1 where primary land uses include single-family and two-family dwellings, with limited civic and institutional uses to serve the surrounding residential area. A key distinction between the two districts is that the PD zone can allow a broader range of permissive uses. As a result, the requested rezoning would not introduce new or more intensive land uses, but would maintain a residential focus that is consistent with the surrounding area.

The requested Zone Map Amendment is supported by applicable goals and policies of the ABC Comprehensive Plan and satisfies the approval criteria for a Zoning Map Amendment reviewed by the Environmental Planning Commission pursuant to IDO §6-7(G), as discussed below.

Zoning Map Amendment Justification

This request for a Zoning Map Amendment complies with the criteria outlined in the IDO §6-7(G)(3) as follows:

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 Comprehensive Plan, as amended, and other applicable plans adopted by the City.*

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 request is consistent with the overall scale, character, and zoning of the surrounding area and will facilitate the need for housing.

Furthering Goals and Policies in the ABC Comprehensive Plan

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

The proposed zone change enhances, protects, and preserves distinct communities by aligning the zoning of the subject property with the established single-family residential character and dimensional standards of adjacent development. Rezoning from PD to R-1 will ensure development at a scale and lot size consistent with nearby subdivisions by limiting the possible permissive uses allowed in the PD zone district and focusing the site on low-density residential development, the proposed zoning reinforces the existing neighborhood pattern, avoids the introduction of incompatible uses, and supports continued development that reflects the character of surrounding residential areas.

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 proposed zone change protects the identity and cohesiveness of surrounding neighborhoods by ensuring that future development on the subject property is appropriately scaled and located to match adjacent residential subdivisions. Rezoning to R-1 will ensure dimensional standards, including lot size and setbacks, that are consistent with nearby development and will result in a subdivision pattern comparable to the established neighborhoods to the northwest, east and southwest. The R-1 zone district limits the range of permissive uses relative to the PD zone and focuses development on single-family residential use, thereby avoiding the introduction of uses or development patterns that would be inconsistent with the surrounding area. By enabling development that reflects the

prevailing residential scale and use pattern, the proposed zoning supports neighborhood continuity and reinforces the established identity of the area consistent with Policy 4.1.2.

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 proposed zone change promotes efficient development patterns by enabling use of existing public infrastructure and utilities that are already extended to the perimeter of the site. The subject property is directly adjacent to Sage Road, where public utilities and transportation infrastructure are in place and available for extension into the site. While the site does not constitute true infill development, it represents a highly efficient edge condition that is substantially more efficient than leapfrog development patterns. By allowing residential development at a scale consistent with surrounding neighborhoods and supported by existing facilities, the proposed rezoning supports orderly growth, minimizes infrastructure inefficiencies, and advances the public good consistent with Goal 5.3.

POLICY 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The proposed zone change discourages leapfrog development by directing growth to a location that is already served by existing public infrastructure and facilities. The subject property is immediately adjacent to existing infrastructure. the proposed development represents an orderly and efficient extension of the existing urban pattern and avoids the inefficiencies associated with leapfrog growth, consistent with Policy 5.3.2 of the ABC Comprehensive Plan.

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 proposed zone change supports the intent of City Development Areas by reinforcing the established character and intensity of development within an Area of Consistency, as designated by the ABC Comprehensive Plan. The subject property is surrounded by existing single-family residential subdivisions that are anticipated to develop with similar residential character. The proposed zone change supports the intent of City Development Areas by reinforcing the established character and intensity of development within an Area of Consistency, as designated by the ABC Comprehensive Plan. The subject property is in the area of existing single-family residential subdivisions. Rezoning from PD to R-1 will enable development at a scale, density, and intensity that is consistent with adjacent neighborhoods, including nearby subdivisions and pre-IDO residential development that functions under comparable dimensional standards. The requested zoning does not introduce development intensity beyond what is already established in the area, but instead ensures that future development reinforces the prevailing residential pattern. The proposed rezoning is consistent with Goal 5.6 by directing development in a manner that strengthens the character and intensity of the surrounding Area of Consistency.

Policy 5.6.3 Areas of Consistency: *Protect and enhance the character of single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

The proposed zone change protects and enhances the character of the surrounding Area of Consistency by enabling development that is compatible with existing single-family neighborhoods, and reinforces a residential development pattern that reflects the established character of the area. By aligning zoning with surrounding land uses and development patterns, the proposed rezoning ensures that future development reinforces, rather than alters, the character of nearby neighborhoods, consistent with Policy 5.6.3 of the ABC Comprehensive Plan.

While this analysis does not include a request for a specific development, policies within Goals 7.6 and 9.1, the following are included for consideration.

Goal 7.6 Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed zone change supports context-sensitive infrastructure planning by enabling development at a density and scale that aligns with existing infrastructure design and the established residential development pattern in the area. Rezoning from PD to R-1 allows dimensional standards that are consistent with nearby subdivisions served by similar roadway sections, utility extensions, bikeways, trails and pedestrian facilities. Development under the R-1 zone district will utilize existing stubbed infrastructure and require extensions that are appropriately sized for residential uses. By matching infrastructure design to the intended development pattern and making efficient use of existing systems, the proposed rezoning minimizes lifecycle costs and supports responsible resource use, consistent with Goal 7.6 of the ABC Comprehensive Plan.

Policy 7.6.2 Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

The proposed zone change supports context-appropriate transportation infrastructure by enabling development at a scale and intensity that aligns with the surrounding residential development pattern and existing roadway network. The subject property is served by Sage Road, a collector, and is proximate to regional principal arterials that are designed to accommodate higher traffic volumes and multimodal travel. In addition, the development will be required to meet IDO standards for pedestrian facilities supporting multiple travel modes consistent with the surrounding context. By aligning transportation infrastructure design and capacity with the established residential setting and anticipated travel demand, the proposed rezoning is consistent with Policy 7.6.2 of the ABC Comprehensive Plan.

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 proposed zone change supports Goal 9.1 by enabling the addition of market-rate single-family residential lots in a location where infrastructure is available and surrounding development patterns support residential use. The City has identified additional housing as a key need. Rezoning the subject property from PD to R-1 will allow development of approximately 40 single-family lots at lot sizes consistent with nearby subdivisions, contributing to the supply of housing in the city. With efficient residential development at a scale and price point compatible with the surrounding suburban context, the proposed rezoning advances the City's objective of ensuring a sufficient and balanced supply of housing options consistent with Goal 9.1 of the ABC Comprehensive Plan.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

The proposed zone change promotes sustainable and compatible housing development by directing residential growth to a location that is contiguous with existing development, served by existing infrastructure. The development in this location that is contiguous with the city edge makes efficient use of stubbed infrastructure. The proposed rezoning avoids inefficient land consumption and supports an orderly, sustainable extension of the established residential pattern.

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 proposed zone change encourages compatible housing development by requiring residential use that reflects the development pattern of the surrounding area. Rezoning the subject property from PD to R-1 will allow lot sizes, setbacks, and residential street relationships that are consistent with nearby and adjacent single-family subdivisions. The R-1 zone district supports low-density residential development that is compatible in use and scale with nearby neighborhoods and does not introduce land uses or intensities that would be inconsistent with the surrounding land use pattern. By aligning zoning standards with the existing development context and facilitating housing that complements adjacent residential uses, the proposed rezoning advances the intent of Policy 9.2.1 of the ABC Comprehensive Plan.

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

The proposed zone change supports a housing density in an appropriate location that is supported by existing infrastructure, services, and amenities. Rezoning the subject property from PD to R-1 allows a level of residential density that is consistent with surrounding single-family subdivisions. The site is served by existing roadway and utility infrastructure and is located near parks, open space, pedestrian facilities, and regional trail connections, providing amenities that support residential development at the proposed scale. By facilitating housing where services and amenities are already available and development intensity is appropriate to the context, the proposed rezoning advances the intent of Goal 9.3 of the ABC Comprehensive Plan

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 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).*

The requested Zone Map Amendment meets criterion 2 because the adjacent property has been developed as single family residential.

The requested Zone Map Amendment meets criterion 3 because the R-1 zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan and other adopted City plans. PD zoning is intended for projects that cannot be accommodated through the use of other zone districts and may include non-residential uses. The subject property is located entirely within an Area of Consistency, and rezoning from PD to R-1 would clearly reinforce and strengthen the established character and intensity of the surrounding single-family residential area. The R-1 zone district allows development at a scale, density, and intensity consistent with adjacent subdivisions to the northwest and east and would not permit development substantially different from the prevailing suburban residential pattern of the area. This is supported by Policy 5.6.3 (Areas of Consistency), which calls for aligning zoning and development standards with established residential patterns.

6-7(G)(3)(c) *If the subject property is located partially or completely in an Area of Change (as shown in the ABC Comprehensive 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 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 Comprehensive Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).*

The subject site is located entirely in an Area of Consistency. Therefore, the section does not apply.

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

The requested rezoning from PD to R-1 does not introduce permissive uses that would be harmful to adjacent property, the surrounding neighborhood, or the community. To the contrary, the R-1 zone district reduces the range of permissive uses allowed under the existing PD zoning. The proposed zone primarily allows single-family residential development, and the R-1 zone further focuses development on residential use consistent with adjacent neighborhoods. Any uses permitted under the R-1 zone district would remain subject to applicable IDO Use-specific Standards, where required, to ensure potential impacts are adequately mitigated. As a result, the proposed zoning would not allow uses that are harmful to surrounding properties and satisfies the requirements of IDO §6-7(G)(3)(d).

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.*

The requested Zone Map Amendment meets criterion (3) of IDO §6-7(G)(3)(e) because the City's existing infrastructure and public improvements will have adequate capacity to serve the development enabled by the proposed zoning when the applicant fulfills its obligations under the IDO, the Development Process Manual (DPM), and any required Infrastructure Improvements Agreement (IIA). The subject property is adjacent to existing and stubbed public infrastructure, including roadways and utilities along Sage Road SW, which are designed to serve residential development in this area.

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

The request is grounded in land use compatibility, feasibility of development under existing conditions, and implementation of the ABC Comprehensive Plan within a designated Area of Consistency. Accordingly, the applicant's justification for the requested Zone Map Amendment is

not completely based on the property's location on a major street, and the application satisfies the requirements of IDO §6-7(G)(3)(f).

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 for the requested Zone Map Amendment is not based completely or predominantly on economic considerations or the cost of land. The primary consideration for the zone change is to provide for specific land use criteria and efficiency in the development process that will encourage the single-family development of the site. The requested rezoning to R-1 is therefore grounded in land-use compatibility and Comprehensive Plan implementation, and not primarily financial considerations, and meets the intent of IDO §6-7(G)(3)(g).

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 Comprehensive Plan, as amended, and at least one of the following applies:*

- 1. The subject property is different from the 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.*

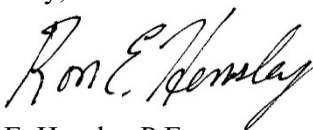
The proposed Zone Map Amendment does not constitute spot zoning or strip zoning. The requested R-1 zoning extends and aligns with existing R-1 zoning to the northwest, southwest and with residential development to the east that functions consistent with R-1 standards. The rezoning would result in a more cohesive and logical zoning pattern that reflects existing and anticipated residential development rather than applying a significantly different zone district to a single isolated parcel. The subject property also does not function as a linear zone change along a roadway. By consolidating zoning to reflect established land-use patterns and support implementation of the ABC Comprehensive Plan, the proposed rezoning satisfies IDO §6-7(G)(3)(h).

Conclusion

The requested Zone Map Amendment from PD to R-1 represents a logical and appropriate extension of the existing residential zoning pattern in this area. The proposed rezoning would reinforce neighborhood character, support the City's housing objectives, and allow for development that is compatible with surrounding land uses, infrastructure capacity, and adopted planning policies.

Based on the justification provided in this letter, we respectfully request your approval to rezone the subject property from PD to R-1.

Sincerely,



Ron E. Hensley P.E.

ron@thegroup.cc

D) STAFF INFORMATION

Project Memo 1

DATE: July 23, 2026
TO: Ron Hensley, THE Group
FROM: Catherine Heyne, Planner, City of Albuquerque Planning Department
cheyne@cabq.gov, (505) 924-3310
RE: Zoning Map Amendment for Sage Dr SW (Case # ZMA-2026-00010)

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, July 28, 2026 by noon

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

Wednesday, August 5, 2026 at 9a

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 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3; approximately 6.6 acres, located at Sage Rd SW, south of San Ygnacio Rd SW between Coors Blvd SW and Rael St SW.
- C. It's my understanding that the application is for a zone change from PD to R-1 with the intent to develop the property with a single-family detached residential subdivision.
 - Since the subject site is less than 20 gross acres of land located entirely in an Area of Consistency, 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 **August 20, 2026**. Final staff reports will be available one week prior on **August 13, 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 **August 6, 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.

- A. Please add a few sentences about your public outreach and outreach requirements.
- B. The applicant is required to offer a Pre-Submittal Tribal Meeting if the subject property is within 660 feet of Major Public Open Space. Please upload the correspondence with Planning regarding the [Pre-submittal Tribal Meeting Request](#) to [ABQ-Plan](#) by tomorrow, Friday, July 24, 2026.
- In Table [6-1-1](#), there is an X in the "Tribal" column, so you are required to email the Planning Department to see if the subject property triggers the requirement to offer a pre-submittal Tribal Meeting. If this has not been completed, please reach out to Planning: [Pre-submittal Tribal Meeting Request](#) to complete the record.
- C. Property Owner Notification seems complete with records provided showing letters mailed June 29, 2026 to the 6 property owners that were listed as within 100 feet of the subject site.
- D. ONC determined that the South West Alliance of Neighborhoods and Stinson Tower NA are within 660 ft of the subject site. The contacts for that organization were notified via email June 26, 2026.
- E. Sign Posting
1. The Sign Posting Agreement included seems complete.
 2. Signs must be posted on or before 9:00 am, **Wednesday, August 5, 2026**, and should be left up until **Friday, September 4, 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, August 5, 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

- A. 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>

- B. The project letter seems to be complete and off to a good start. I have included guidance and revision recommendations in the following sections.

1. General Recommendations

- a. The justification letter requires general 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. History/ Background: Please provide a brief historical overview for this parcel
- c. This is a request for a Zoning Map Amendment, meaning that all uses indicated as permissive would be allowed in that zone. Although the focus of this request is a single-family home subdivision, other types of housing would be permissive, and the application will be analyzed in relation to all permissive uses.
 - Please briefly incorporate all the options that would result from a zone change.
- d. The provided text rightly focuses on City annexed properties, but the subject site is predominantly surrounded by County lands. Please acknowledge that this analysis is focused on nearby City uses and patterns rather than County.

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

- a. **6-7(G)(3)(a):** Please review and revise where necessary.
 - i. Goals 5.3 and 5.6 are duplicated. Please combine/remove extraneous response.
 - ii. This request is for a proposed zone change. The following goals and policies would be more applicable to a site plan with specific development outlined: Goal 7.6, Policy 7.6.2, Goal 9.2, Policy 9.2.1.
- b. **Criterion 6-7(G)(3)(c):** Please include a response.
- c. **Criterion 6-7(G)(3)(d):** Please include a response.
- d. **Criterion 6-7(G)(3)(g):** Please review and revise where necessary.
 - This response seems to indicate that financial considerations were not part of the decision-making process (i.e., “rather than financial considerations”). Is that correct?
- e. **Criterion 6-7(G)(3)(h):** The response argues that this is not a spot zone.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

July 14, 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, Athena Beshur
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, Hodgin 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, Davin Nelson
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 **August 20, 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 August 3, 2026.

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

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

Project # PR-2021-003169

Case # [ZMA-2026-00010](#)

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 401, Unit 3, Town of Atrisco Grant, located approximately 0.25 miles west of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel, approximately 6.37 acres, between Coors and Unser. (L-10)
Staff Planner: Catherine Heyne

Case # [ZMA-2026-00011](#)

Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of TR A-1 PLAT OF TR A-1, B-1 & B-2 SLADE-OLSON Subdivision (Comprising of Lots 1, 2, 3 BLK A, K. W. PHILLIPS ADON TR A & TR B SLADE-OLSON TR 195A2, TR 202A & TR 203A MRGCD MAP 37), located at 229 Lomas Blvd NE, between Broadway Blvd and 1st St. NW, approximately 2.77 acres. (J-14)
Staff Planner: Megan Jones

Case # [ZMA-2026-00013](#)

Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # [VA-2026-00109](#)

Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC of 4 feet to a structure height of up to 19 feet for all or a portion of Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision,

Unit 26, being Comprised of Lot 4A-1 and Portion of Lot 1A-1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente NW, between Kimmick and Calle Nortena, approximately 4.879 acres. (C-11)
Staff Planner: Daniel Soriano

Case # [PLAN-2026-00002](#)
Community Planning Area (CPA) Assessment
Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-62(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # [PLAN-2026-00003](#)
Community Planning Area (CPA) Assessment
Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: Dj Felipe

Case # [MDP-2026-00001](#)
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC and Levine Investments Limited Partnership requests an Amendment to a Master Development Plan for all or a portion of Lot H1A1A TR H1-A-1-A TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25 CONT 1.2894 AC and Lot H1A1B TR H1-A-1-B TRACTS H1-A-1-A AND H1-A-1-B BEING A REPLAT OF TRACT H1-A-1 THE 25, THE 25, located at 4410 and 4412 The 25 Way NE, between The 25 Way NE and Jefferson St NE, approximately 2 acres. (F-17)
Staff Planner: Dustin Kiska

E) PUBLIC NOTICE

From: Flores, Susanna A.
To: "ron@thegroup.cc"
Subject: 99999 Sage Rd. _Public Notice Inquiry Sheet Submission
Date: Thursday, May 28, 2026 3:38:55 PM
Attachments: [snaap001.png](#)
[ZAP L-10.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	Alternative Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)		Jerry	Gallegos	jgallegoswccdg@gmail.com		417 65th ST SW	Albuquerque	NM	87121	5053855809	5053855809
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com		1413 Hilda Ct NW	Albuquerque	NM	87105		5053851251
Stinson Tower NA	stnapres@gmail.com	Bruce	Rizzieri	stnapres@outlook.com	rizzierinm@gmail.com	1225 Rael Street SW	Albuquerque	NM	87121	5055858096	
Stinson Tower NA	stnapres@gmail.com	Emilio	Chavez	epchavez49@gmail.com		3670 Tower RD SW	Albuquerque	NM	87121		5056048704

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-names=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: Thursday, May 28, 2026 11:49 AM

To: Office of Neighborhood Coordination <ron@thegroup.cc>

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

RON HENSLEY

Telephone Number

5054101622

Email Address

ron@thegroup.cc

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE

City

Albuquerque

State

NM

ZIP

87124

Subject Site Information

Legal description of the subject site for this project:

Tract 401 Unit 3 Town of Atrisco Grant

Physical address of subject site:

99999 Sage Rd.

Subject site cross streets:

75th and Sage

Other subject site identifiers:

This site is located on the following zone atlas page:

L-10

Link for map

Captcha

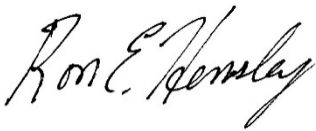
From: ron@thegroup.cc
Sent: Friday, June 26, 2026 11:26 AM
To: 'jgallegoswccdg@gmail.com'; 'housealbchrome@gmail.com'; 'stnapres@outlook.com'; 'rizzierinm@gmail.com'; 'epchavez49@gmail.com'
Cc: 'ron@thegroup.cc'
Subject: Neighborhood Association Notification of a Zone Map Amendment Application to CABQ EPC
Attachments: HOA Notice Attachment.pdf

Dear Neighborhood Association Representative,

This notification is to inform that THE Group is submitting a Zone Map Amendment for the property on Sage Road SW on behalf of Loretta Chavez. The property is legally described as Tract 401 Unit 3 Town of Atrisco Grant, approximately 0.25 miles West of Coors Blvd. NW on Sage Rd adjacent to the Amole del Norte Channel. The request is to change the current zoning from Planned Development Zone District (PD) to Residential – Low-Density Zone District (R-1). The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts. The purpose of this Zone Map Amendment request is to allow the property to only be developed as single family housing. The property is currently vacant.

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 ron@thegroup.cc or contact us by phone at (505) 410-1622.

Sincerely,



Ron E. Hensley P.E.





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: Sage Road

Name of property owner: Loretta Chavez

Name of applicant: Loretta Chavez - Agent: THE Group / Ron Hensley

Date, time, and place of public meeting or hearing, if applicable: August 20, 2026 8:40 AM

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:

THE Group by email at ron@the.group.cc or by phone at (505) 410-1622

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)

6/26/26

(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
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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.

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.

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

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

Date of Notice*: 8/10/2026

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* Unassigned on Sage Rd.
Location Description Sage Rd. and Amole del Norte Channel
2. Property Owner* Loretta Chavez
3. Agent/Applicant [if applicable] THE Group / Ron Hensley
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*:

Zoning Map Amendment from PD to R-1

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*: August 20 8:40 am

Location*³: <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: Ron Hensley

Email: ron@thegroup.cc

Phone: 505-410-1622

Website or project page: _____

Attachments, as relevant: _____

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

1. Zone Atlas Page(s)*⁴ L-10

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] 6.37
2. IDO Zone District PLANNED DEVELOPMENT ZONE DISTRICT PD
3. Overlay Zone(s) [if applicable] _____ Select Select Select Select
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] VACANT

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.abq-zone.com>

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

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

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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.

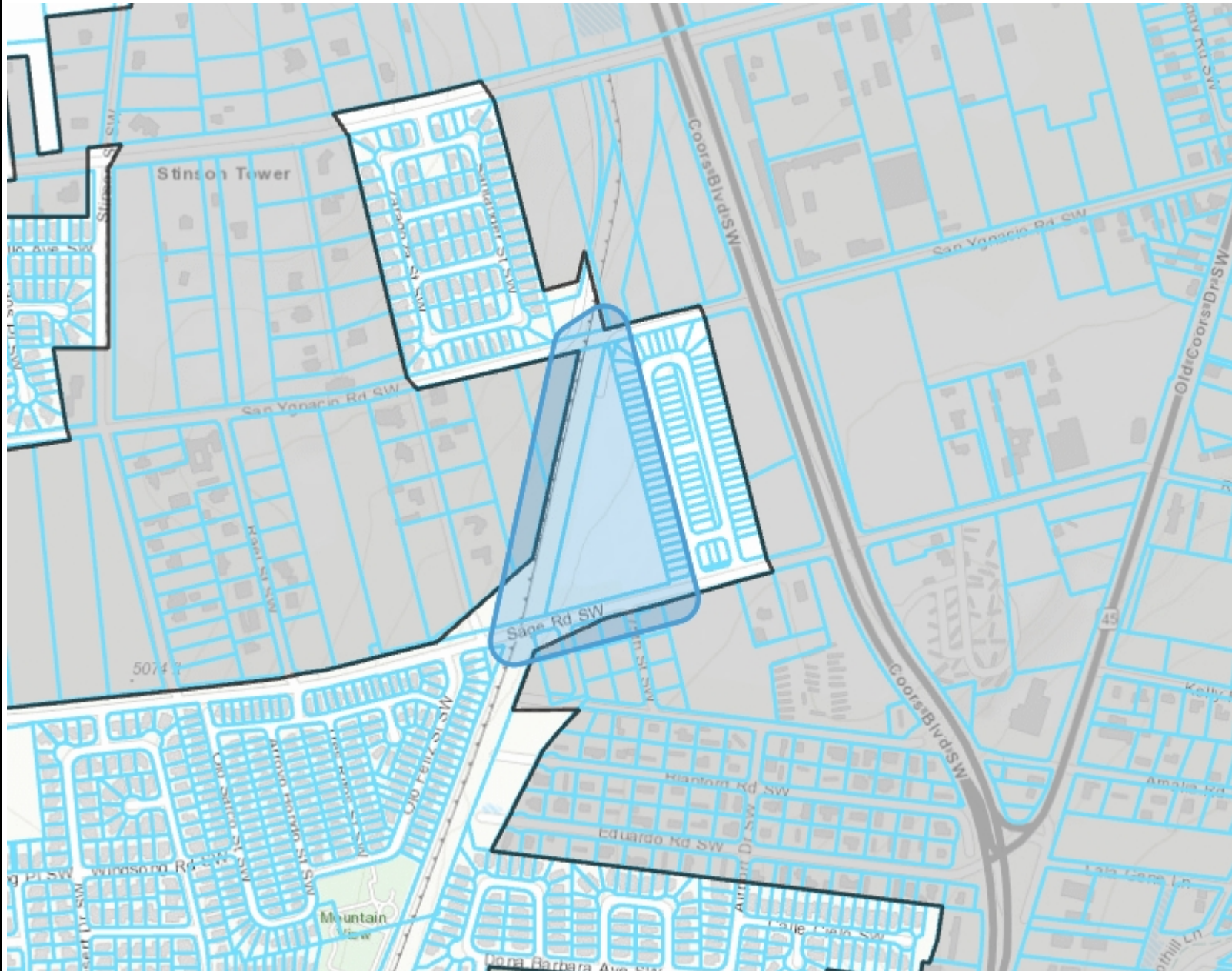


Tract 401 Unit 3 Town of Atrisco Grant



Legend

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



Notes

1,240 0 620 1,240 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/9/2026 © City of Albuquerque

1: 7,441

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



The **H**ENSLEY **E**NGINEERING **G**ROUP

June 30, 2026

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on Thursday, August 20, 2026, at 8:40 AM for the request below. The EPC hearing will be held via Zoom. To access the hearing online use the following link and select the August 20th hearing date:

External Link: Zoom Link: <https://cabq.zoom.us/j/83932559165>

Call in: (719) 359-4580

Meeting ID: 839 3255 9165

REQUEST

THE Group, Agents for Loretta Chavez, is submitting an application for a Zoning Map Amendment request to change the current zoning from PD to R-1 (Residential – Single-Family Zone District). The property is located at located at Sage Road SW, Albuquerque and with a legal description of Tract 401 Unit 3 Town of Atrisco Grant | UPC 101005649208540522 (see enclosed Zone Atlas page L-10-Z). Included in this mailing is an exhibit showing the tract plat.

If you have any questions or would like more information, contact Ron Hensley at (505) 410-1622 or email at ron@thegroup.cc. You can also check the Environmental Planning Commission website for information Environmental Planning Commission — City of Albuquerque . NM 87103

Send,

A handwritten signature in black ink that reads "Ron E. Hensley". The signature is written in a cursive, flowing style.

Ron E. Hensley P.E.



OFFICIAL PUBLIC NOTIFICATION FORM
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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: Sage Road

Name of property owner: Loretta Chavez

Name of applicant: Loretta Chavez - Agent: THE Group / Ron Hensley

Date, time, and place of public meeting or hearing, if applicable: August 20, 2026 8:40 AM

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:

THE Group by email at ron@the.group.cc or by phone at (505) 410-1622

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)

6/26/26

(Date)

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PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

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

- ☐ a. Location of proposed buildings and landscape areas.
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- ☐ 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.

UPC	OWNER	OWNADD	OWNADD2	SITUSADD	SITUSADD2
101005649208540522	CHAVEZ FRANCES LORETTA & CHAVEZ LORETTA CHRISTINE	1197 15TH ST SE	RIO RANCHO NM 87124-3512	SAGE RD SW	ALBUQUERQUE 87121
101005544950510107	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	SAGE RD SW	ALBUQUERQUE NM 87121
101005644002440805	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103		ALBUQUERQUE NM 87121
101005646303040208	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	76TH ST SW	ALBUQUERQUE NM 87121
101005646313340520	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	N/A	ALBUQUERQUE NM 87121
101005647410240524	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	SAGE RD SW	ALBUQUERQUE 87121
101005647616940130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103		ALBUQUERQUE 87121
101005647903440305	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	3119 76TH ST SW	ALBUQUERQUE NM 87121
101005648919440125	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103		ALBUQUERQUE 87121
101005649003740304	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	3123 75TH ST SW	ALBUQUERQUE NM 87121
101005650104740406	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	N/A	ALBUQUERQUE NM 87121
101005651316340511	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	SAGE RD SW	ALBUQUERQUE 87121
101105600013733239	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1223 SAGE ST SW	ALBUQUERQUE NM 87121
101105600014033238	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1221 SAGE ST SW	ALBUQUERQUE NM 87121
101105600014433237	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1217 SAGE ST SW	ALBUQUERQUE NM 87121
101105600014733236	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1213 SAGE ST SW	ALBUQUERQUE NM 87121
101105600015033235	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1211 SAGE ST SW	ALBUQUERQUE NM 87121
101105600015433234	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1207 SAGE ST SW	ALBUQUERQUE NM 87121
101105600015833233	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1205 SAGE ST SW	ALBUQUERQUE NM 87121
101105600016233232	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	PARSLEY RD SW	ALBUQUERQUE NM 87121
101105600113033241	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1231 SAGE ST SW	ALBUQUERQUE NM 87121
101105600113433240	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1227 SAGE ST SW	ALBUQUERQUE NM 87121
101105600116633231	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	6933 PARSLEY RD SW	ALBUQUERQUE NM 87121
101105600212733242	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1233 SAGE ST SW	ALBUQUERQUE NM 87121
101105600312333243	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1237 SAGE ST SW	ALBUQUERQUE NM 87121
101105600411633245	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1243 SAGE ST SW	ALBUQUERQUE NM 87121
101105600412033244	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1241 SAGE ST SW	ALBUQUERQUE NM 87121
101105600511333246	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1247 SAGE ST SW	ALBUQUERQUE NM 87121
101105600611033247	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1251 SAGE ST SW	ALBUQUERQUE NM 87121
101105600810633248	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1253 SAGE ST SW	ALBUQUERQUE NM 87121
101105600910033250	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1261 SAGE ST SW	ALBUQUERQUE NM 87121
101105600910333249	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1257 SAGE ST SW	ALBUQUERQUE NM 87121
101105601009633251	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1263 SAGE ST SW	ALBUQUERQUE NM 87121
101105601109333252	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1267 SAGE ST SW	ALBUQUERQUE NM 87121
101105601208933253	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1271 SAGE ST SW	ALBUQUERQUE NM 87121
101105601308633254	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1273 SAGE ST SW	ALBUQUERQUE NM 87121
101105601408333255	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1277 SAGE ST SW	ALBUQUERQUE NM 87121
101105601507933256	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1281 SAGE ST SW	ALBUQUERQUE NM 87121
101105601607633257	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1283 SAGE ST SW	ALBUQUERQUE NM 87121
101105601707233258	CLEARBROOK INVESTMENTS INC	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	1287 SAGE ST SW	ALBUQUERQUE NM 87121
101005644811240509	CRUZ JOE & ANNETTE	3616 SAN YGNACIO SW	ALBUQUERQUE NM 87121	3570 SAN YGNACIO RD SW	ALBUQUERQUE NM 87121
101005643807740512	CRUZ JOE M & ANNETTE	3616 SAN YGNACIO SW	ALBUQUERQUE NM 87121	3616 SAN YGNACIO RD SW	ALBUQUERQUE NM 87121
101005649717241028	LEYVA RODRIGUEZ JESUS	7100 ALICANTE AVE SW	ALBUQUERQUE NM 87121-5463	7100 ALICANTE AVE SW	ALBUQUERQUE 87121
101105601003130505	PADILLA GARY E & LILLIAN & CHAVEZ LEOPOLDO & DALENA & BURAK MARK M & ETAL	8500 ELENA DR NE	ALBUQUERQUE NM 87122-3796	2901 AMALIA RD SW	ALBUQUERQUE NM 87121
101005650604040407	PADILLA GARY E & LILLIAN & CHAVEZ LEOPOLDO & DALENA & ETAL	8500 ELENA DR NE	ALBUQUERQUE NM 87122-3796	3126 75TH ST SW	ALBUQUERQUE NM 87121

9589 0710 5270 4195 3498 35

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque NM 87121

Certified Mail Fee \$15.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07
Total Postage and Fees \$10.77

Sent To LEYVA RODRIGUEZ JESUS
Street at 7100 ALICANTE AVE SW
City, Sta ALBUQUERQUE NM 87121-5463

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque NM 87103

Certified Mail Fee \$15.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07
Total Postage and Fees \$10.77

Sent To CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4195 3498 42

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque NM 87122

Certified Mail Fee \$15.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07
Total Postage and Fees \$10.77

SPADILLA GARY E & LILLIAN & CHAVEZ
LEOPOLDO & DALENA & ETAL
8500 ELENA DR NE
ALBUQUERQUE NM 87122-3796

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4195 3498 73

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque NM 87113

Certified Mail Fee \$15.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07
Total Postage and Fees \$10.77

Sent To CLEARBROOK INVESTMENTS INC
8801 JEFFERSON ST NE BLDG A
ALBUQUERQUE NM 87113-2439

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4195 3498 66

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque NM 87121

Certified Mail Fee \$15.30
\$4.40
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☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07
Total Postage and Fees \$10.77

Sent To CRUZ JOE & ANNETTE
3616 SAN YGNACIO SW
ALBUQUERQUE NM 87121

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4195 3498 80

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rio Rancho NM 87124

Certified Mail Fee \$15.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07
Total Postage and Fees \$10.77

Sent To CHAVEZ FRANCES LORETTA & CHAVEZ
LORETTA CHRISTINE
1197 15TH ST SE
RIO RANCHO NM 87124-3512

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

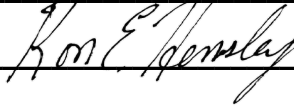
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved 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.

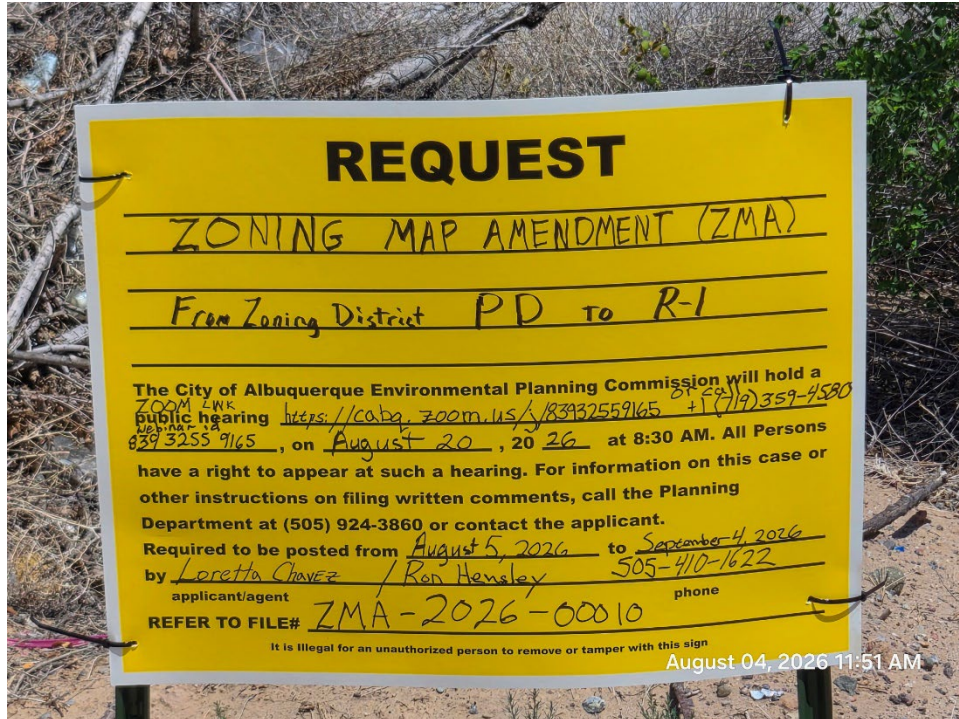
Project Number & Address: PR-2019-003169 99999 Sage Road miles (025 miles west of Coors)

Applicant/Agent Signature  **Date:** 6/30/26



The **H**ENSLEY **E**NGINEERING **G**ROUP

August 4, 2026



Civil

*

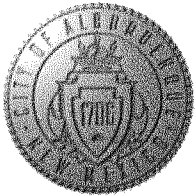
Environmental

*

Water Resources

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

505-410-1622



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, August 20, 2026 at 8:40 a.m.**, using Zoom (online).

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

Attend by Phone
(719) 359-4580
Meeting 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, August 5, 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>

Case # ZMA-2026-00010
Zoning Map Amendment (Zone Change)

The Hensley Engineering (THE) Group, agent for Loretta Chavez, requests a Zoning Map Amendment from PD to R-1 for all or a portion of Tract 400-A of Bulk Land Plat of Tract 400-A of Tracts allotted from Town of Atrisco Grant, Unit 3, located on Sage Rd south of San Ygnacio Rd SW between Coors Blvd SW and the

Amole del Norte Diversion Channel, approximately 6.6 acres. (L-10)
Staff Planner: Catherine Heyne

Case # ZMA-2026-00011
Zoning Map Amendment (Zone Change)

City of Albuquerque Council Services Planning Staff, agent for City of Albuquerque Metropolitan Redevelopment Agency requests a Zoning Map Amendment from NR-LM to MX-M for all or a portion of Tract A-1 Plat of Tract A-1, B-1 & B-2, Slade-Olson Subdivision (Comprising Lots 1, 2, 3, Block A, K, W, Phillips Addition, Tract A), located at 229 Lomas Blvd.

NE (the "subject site") between Broadway Blvd. NE and Commercial St. NE, approximately 3 acres. (J-14)
Staff Planner: Megan Jones

Case # ZMA-2026-00013
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-L to MX-M for all or a portion of Lot 4A-1, Block 3 (Exc N'y 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 portion of Kimmick Drive NW & Calle Nortena), approximately 4.9-acres; and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, approximately 1.2-acres, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 6.5 acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # VA-2026-00109
Variance - EPC

Modulus Architects & Land Use Planning, agent for Isaiah 61:3 Properties LLC, requests a Variance - EPC for an exception to building height in VPO-2 for all or a portion of Lots 1A-1 and 4A-1 (Excluding the Northernly portion out to the R/W), 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) and Lot 3A-2, Block 3, Volcano Cliffs Subdivision, unit 26, a replat of lots 2A & 3A, Block 3, Volcano Cliffs Subdivision, located at 99999 Valiente Rd. NW, between Kimmick and Calle Nortena, approximately 13.1-acres in total. (C-11)
Staff Planner: Daniel Soriano

Case # PLAN-2026-00002
Community Planning Area (CPA)
Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montañito Road to the north, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (F12-F16)(G11-G16)(H12-H15)
Staff Planner: Jude Miller

Case # PLAN-2026-00003
Community Planning Area (CPA)

Assessment Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montañito Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: DJ Felipe

Case # MDP-2026-00001
Master Development Plan

Regina Okoye, agent for Dreamcatcher Sawmill LLC, and Levine Investments Limited Partnership, requests an Amendment to a Master Development Plan for all or a portion of Tract M and L, Plat of Tracts A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L & M The 25; Tracts B1-A, B2-A, C-1, E-1, F-1 and G-1, Plat of Tracts B1-A, B2-A, C-1, E-1, F-1 & G-1 The 25; Tracts J-1-A-1, J-1-B-1 and K-1-A, Plat of Tracts J-1-A-1, J-1-B-1 & K-1-A The 25; Tracts D-1 and D-2, Plat of Tract D-1 & D-2 The 25; Tracts H1-A-1-A and H1-A-1-B, Tracts H1-A-1-A and H1-A-1-B, Being a Replat of Tract H1-A-1 The 25; Southerly portion and Northernly portion of a Portion of Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25; Tract I-1, Plat of Tracts H1-A, I-1 & J-1 The 25; and Tract A-1, Plat of Tracts A-1 & H1-A-1 The 25 (the "subject site"), located at 4410 and 4412 The 25 Way NE (the "amendment area"), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total. (E-17) Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

APPROVED BY

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

Journal: August 3, 2026

F) 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) from PD to R-1 for a vacant parcel on Sage Road SW between Coors and Unser Boulevards. The site is within the Southwest Mesa Community Planning Area (CPA). It lies within an Area of Consistency and within a ¼ mile of the Coors Boulevard Major Transit Corridor.

The request supports some Comprehensive Plan Policies. It protects the identity of surrounding low-density residential areas and would encourage complementary infill development on a vacant lot (Policy 4.1.2; Policy 5.2.1). The request supports growth in areas with existing infrastructure (Policy 5.3.1). It protects the character of existing single-family neighborhoods and aligns the appropriate zone with existing land uses (Policy 5.6.3, sub-policy d). Staff notes that the applicant has not included any SW Mesa CPA policies as part of their required policy analysis. Policy 4 along with its related sub-policies refer to increasing dense and mixed-use housing options, and affordable homeownership opportunities.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Albuquerque Public Schools (APS)

APS has no objection to the request as submitted. The proposed zoning change would facilitate low-density single-family residential development that is compatible with the surrounding residential neighborhood and consistent with the Comprehensive Plan's designation of the area as an Area of Consistency.

The following schools will be impacted:

- i. Elementary School: Helen Cordero Elementary School
- ii. Elementary School: Edward Gonzales Elementary School
- iii. Middle School: Truman Middle School
- iv. High School: Rio Grande High School.

The proposed development is estimated to generate the following student enrollment:

Residential Units: 40

- v. Estimated Elementary School Students: 9

- vi. Estimated Middle School Students: 5
- vii. Estimated High School Students: 5
- viii. Estimated Total Number of Students from the Project: 19

School Capacity

School	2025-2026 (40th Day) Enrollment	Facility Capacity	Space Available
Helen Cordero Primary School	450	616	166
Edward Gonzales Elementary School	341	504	163
Truman Middle School	525	930	405
Rio Grande High School	875	1840	965

Currently, all the schools have adequate capacity to accommodate additional students. APS recommends that any future development be shared for review to assess potential impacts on school capacity, student enrollment, and transportation circulation. The proposed small commercial component does not introduce uses that would negatively impact student life, health, or safety. APS also recommends maintaining safe pedestrian and vehicular access to support students residing in the area.

Environmental Health Department

No comments. The proposed development is located outside the landfill buffer zone; therefore, no landfill-related review or conditions are required.

Fire Department (AFD)

The Fire Department does not have oversight or decision-making authority regarding EPC operations. Fire personnel will continue to prioritize and address departmental workload as it is received, including Fire 1 reviews, Fire 2 reviews, fire alarm reviews, fire sprinkler reviews, and all other Fire Department responsibilities. 7/14/2026 LMMH 1335.

Parks & Recreation Department, City & Opens Space Trails

The subject site abuts the Amole del Norte Diversion Channel, which is considered a Major Arroyo and a MPOS Link. Parks & Recreation requires paved multi-use trail along the east side of the channel along the property edge. This will create a link between existing paved trail to the south of the site north to San Ygnacio. Trail will need to be included on an IIA (Infrastructure Agreement) for any development or subdivision applications.

Parks & Recreation Department, Urban Forestry,

Forestry has no objection to the requested action.

Solid Waste Department

No comment.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No objections. Future development will require a Request for Availability. Infrastructure improvements will be anticipated.

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 comment.

Bernalillo County Transportation

At time of subdivision, Bernalillo County Transportation Planning request a review due to concerns at the Sage Rd and Coors Blvd intersection. Bernalillo County is willing to coordinate with the City of Albuquerque to locate the Amole Arroyo Trail on the west side of the channel.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along or within the Sage Rd SW right-of-way.

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.