

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
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ENVIRONMENTAL PLANNING COMMISSION
NOTICE OF DECISION

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

Hearing Date: 08-20-2026

Applicant: Regina Okoye

Subject Property: 4410 and 4412 The 25 Way NE, Albuquerque NM, 87109

Case Description: 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 Northerly 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

DECISION

On August 20, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Case # Plan-2026-00001, for a Major Amendment to a Master Development Plan, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS

1. The request is for a Major Amendment to the controlling ‘The 25’ Master Development Plan (MDP). The subject area is legally described as 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 Northerly 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, located at 4410 and 4412 The 25 Way NE (the “subject site”), at the northern intersection of Pan American West Fwy NE and Jefferson St. NE, south of Presidential Dr. NE, approximately 49-acres in total.

2. The amendment is needed to facilitate the demolition of a vacant restaurant with drive-through and expansion of an existing hotel on Tracts H1-A-1-A and H1-A-1-B within the MDP.
3. The request includes the following amendments to the MDP
 - A. Updates the Land Use Summary Table to:
 - i. Change the land uses listed from “restaurant/retail” on tract H1-A-1-B and hotel on tract “H1-A-1-A” to “hotel” only on both tracts.
 - ii. Increase the maximum hotel rooms allowed from “90” to “135 Rooms.”
 - B. Revises lots H1-A-1-A and H1-A-1-B into a single tract depicted on the MDP. This will be finalized through a future replat with the Development Hearing Officer (DHO).
 - C. Increases the maximum building height to for the combined lots (H1-A-1-A) and (H1-A-1-B) to comply with applicable building height standards in the IDO for the NR-BP zone district.
4. IDO §14-16-6-4(Y)(1)(b) states that all requested amendments that do not qualify as minor amendments will be considered as Major Amendment per table 6-4-4. Master Development Plans may be amended by the procedures in § 14-16-6-4(X)(3) per § 14-16- 2-5(B)(3)(f) for the NR-BP zone district standards.
5. The EPC is hearing the major amendment request as the original decision-maker to approve the ‘The 25’ Master Development Plan [IDO § 14-16-6-4(Y)(3)(b) and IDO § 14- 16-6-4(Y)(1)(b)]. The request is a quasi-judicial matter.
6. History:
 - A. In February 1999 “The25” Master Development Plan was approved by the EPC for the approximately 46.4-acre subject site. The development included restaurants, a hotel, a bank with drive-through, and offices. The Pre-IDO zoning designation was IP (Industrial Park).
 - B. In June 2003, a Conditional Use was approved for Krispy Kreme doughnuts restaurant with drive-through on tract H1-A-1-B of the subject site, replacing the bank with drive-through.

This restaurant subsequently moved out, and the building was most recently occupied by a Genghis Grill, which has also moved out. The building with drive-through remains vacant to current day.

- C. In 2011 an administrative amendment changed the land use of tract H1-A-1-A of the subject site from retail/restaurant to an 85-room capacity hotel. Also, in 2011 a Variance to maximum height was approved by the Zoning Hearing Examiner to allow a 64-foot hotel to be constructed.
 - D. In 2015 an administrative amendment was approved to reflect a change of use from a bank to a restaurant with drive-through for tract (K1-A) of the subject site, but this tract is not part of the amendment area.
- 7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 - 8. The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
 - 9. The Subject site is located on the Jefferson Multi-Modal Corridor and Premium Transit Corridor. It is also within 1,320 feet (¼ mile) of the San Mateo Blvd. NE Major Transit corridor area.
 - 10. The subject site is within the North I-25 Community Planning Area (CPA). Stretching from Edith Boulevard to Interstate 25 and from Montañó Road to Sandia Pueblo, the North I25 (CPA) spans parts of Albuquerque and Bernalillo County. Serving as a northern gateway, it is mainly characterized by commercial and industrial zones, with few residential areas, functioning more as an employment hub than a residential community.
 - 11. The Subject Site is zoned NR-BP (Non-Residential Business Park). The purpose of the NRBP zone district is to accommodate a wide range of non-residential uses in a campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.
 - 12. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 5: Land Use:

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

The Master Development Plan is considered a business park and utilizes development areas by being wholly in an Area of Change, where growth and more intense development is encouraged. The subject area is not in a designated center, but it is along the Jefferson St. NE multi-modal corridor. The major amendment will facilitate the expansion of an existing hotel within the MDP, rather than expanding that development in an undeveloped area. The request would facilitate appropriate density at a scale that already exists within the MDP area, and it will not exceed the underlying NR-BP zoning designation for the maximum building height.

- B. **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 request promotes efficient development patterns, by reactivating an underutilized building and proposes to replace it with an already existing use, a hotel. The request promotes a more efficient development pattern that would maximize the utility of existing infrastructure and public facilities, because it fits with the existing site and does not create sprawl at the urban edge. Consolidating two lots into one lot, will allow an already functioning use to expand which will help reinvest in the business park and commercial corridor. The request will allow for the existing hotel property to overtake the underutilized property, within an already built-up business park, served by streets, sidewalks, drainage facilities, and has existing landscaping design. This efficient use of land can support the public good, and it is within an Area of Change where more intense development is desired.

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

The subject site is connected to adjacent infrastructure and public facilities including water, sewer, road, and electric infrastructure. There are nearby transit options and easy access to existing services reducing the need for major new infrastructure investments and fills a gap in an already developed area. The request promotes desired infill development, which helps maximizes land use, reduces sprawl, and utilizes existing infrastructure.

- D. **GOAL 5.6 CITY DEVELOPMENT AREAS:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located wholly within an Area of Change. The request would direct infill growth to an area where development is encouraged and expected and replace a vacant building, with an existing hotel use that is ready to expand. The amendment would align with the 'The 25' Business Park Master Development Plan character and enhance existing

the development by providing more employment opportunities and overnight stay in a developed area of the city.

- E. POLICY 5.6.2 AREA OF CHANGE: Direct growth and more intense development to Centers, Corridors, Industrial and Business Parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change and adjacent to the Jefferson St. Multi-modal Corridor and Premium Transit Corridor. The request directs growth to 'The 25' MDP which is zoned as a business park where more intense development is encouraged. By enabling redevelopment in a location already identified for growth and change, the request supports the policy's direction of growth, even though it is not in a Center, in this case, along a corridor and within a business park.

13. The request is consistent with the following Comprehensive Plan Policy regarding land uses, infill development and city development areas from Chapter 7: Urban Design.

- A. POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendment to the subject site promotes infill that enhances the built environment by revitalizing an underutilized use of the existing business park, which will allow for the expansion of the adjacent hotel use, while maintaining the existing infrastructure. The amendment area to the subject site is located along the Pan American frontage road, and also visible from internal circulation streetscapes within the business park and buffered by existing landscape planters. It is uncertain at this time what the building materials and style of the future expansion of the hotel use will entail, and if it will be a duplication of the existing structure, but it is understood that the future development will comply with applicable building height standards in the IDO for the NR-BP zone district.

14. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land uses, infill development and city development areas from Chapter 8: Economic Development.

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

The proposed amendment to the subject site would facilitate the expansion of an existing hotel use in the 'The 25' MDP, by providing an expanded hotel service that connects employment opportunities to nearby offices and businesses, which can attract and retain both employees, talent, and customers to the MDP area. The amended site can help reinforce the Comprehensive Plan's intent for placemaking for the Master Development Plan by creating attractive, economically vibrant environments that encourage businesses to invest, expand, and remain competitive over time.

- B. POLICY 8.1.5 AVAILABLE LAND: Maintain sufficient land that is appropriately zoned to accommodate projected employment.

The proposed amendment will allow the following; consolidation of a lot line, and update the land use table to the MDP, which will allow more rooms for the hotel use, and allow more building height per the associated consolidated lots. The amendments, will utilize a blighted property to facilitate the expansion of a use that is already functioning on the site, a hotel, therefore it maintains this land which is appropriately zoned at NR-BP to accommodate projected employment. The expanded use will create employment opportunities, which will facilitate continued reinvestment of an existing commercial property.

15. IDO §14-16-6-6(F)(3) states that any application for an amendment to an MDP will be approved if it meets all of the Review and Decision Criteria § 14-16-6-6(F)(3)(a-d).

- A. 6-6(F)(3)(a) The MDP is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site (Development) Plan, the request is consistent with applicable Comprehensive Plan goals and policies regarding Community Identity, Land Use, Urban Design, and Economic Development.

- B. 6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

The request is for a major amendment to 'The 25' Master Development Plan (MDP). The amended MDP complies with all provisions of the IDO, the DPM and other adopted City regulations, therefore the following will be true; when the MDP amendment to remove a lot line is approved, the lot consolidation will go through the correct DHO process, re-plat application through the DRB under the IDO ordinance. Also, the tracts will comply with applicable building height standards in the IDO for the NR-BP zone district on that lot, and the hotel room quantities, which were established per the MDP, will be increased on the consolidated lot. Pursuant to IDO §14-16-6-4(O), the City Staff may impose conditions necessary to bring the application into compliance with the requirements of this IDO or other adopted City regulations. All conditions must be met prior to final sign off of the MDP.

- C. 6-6(F)(3)(c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The subject site is already served by existing infrastructure and public facilities including water, sewer, power, gas, internet, and fire suppression, as well as roads, sidewalks, which has adequate capacity to serve the proposed development. There are no foreseen burdens

on the existing infrastructure such as streets, trails and sidewalk systems, as there will be no changes to the existing infrastructure and capacity serving the development will be unchanged. Potential burdens on these systems will be mitigated, through future platting applications submitted to the DHO or specific site plans and building permits submitted for development. Any future capacity needs would be addressed through the Development Facilitation Team (DFT) and/or building permit process.

- D. 6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The amendment mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable because it proposes a lower intensity development from a restaurant with drive-through to hotel use. It proposes a proactive re-use of an underutilized use on the property, and enhances compatibility with the surrounding commercial development. The increase in building height for consolidated tracts H1-A-1-A & H1-A-1-B will be pursuant to the IDO and not in any conflict with development standards of the MDP, therefore views are not an impact. Future redevelopment of the site will continue to be subject to Site Plan review, engineering review, and building permit approval to ensure compliance with the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and all applicable City regulations. Any project-specific impacts identified during those reviews will be addressed through the City's development review process.

16. There are no neighborhood associations within 660 feet of the MDP. Property owners within 100 feet of the subject site were also notified as required.
17. A number of reviewing agencies provided comments on this request including Long Range Planning, Urban Forestry and PNM. Significant comments that affect the request were received relating to the project supports Comprehensive Plan goals and policies like growth in Centers and Corridors, and Infill Development, and it aligns with North -I-25 CPA community feedback indicating concerns with vacant properties. Other agency comments address maintenance like tree pruning requirements and standard electrical service connection by the power company. Any comments requiring specific action are listed in the conditions of approval. See Appendix (H) for a list of Agency Comments provided.
18. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement [see IDO §14-16-6-4(B)].

CONDITIONS OF APPROVAL

1. The applicant shall coordinate with the Staff Planner to ensure all Conditions of Approval have been met, prior to receiving a signed off copy of the Master Development Plan.
2. Site Plan Sheets - Conditions of Approval:
 1. The site plan shall include the full Legal Description on the Amendment sheet.

2. Text of the amendment 'delta #9' shall be changed from 'Major Development' to 'Major Amendment. met.
3. The Master Development Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
4. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **September 4th, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

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

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

Sincerely,



for Alan Varela
Planning Director

AV/MJ/DK

cc: Agent, Regina Okoye ginaokoye1234@icloud.com
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EPC file