



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, September 17, 2026
CASE #:	ZMA-2026-00013
AGENT:	Modulus Architects & Land Use Planning
APPLICANT:	Isaiah 61:3 Properties
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Lot 4A-1, Block 3 (Exclusively Northerly Portion 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); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano
ADDRESS/LOCATION:	Valiente Rd. NW between Kimmick Dr. NW and Calle Nortena NW
PROPERTY AREA:	Approximately 6.5 acres
EXISTING ZONING:	MX-L
PROPOSED ZONING:	MX-M
STAFF PLANNER:	Daniel Soriano

CASE SUMMARY: The applicant is requesting that this application be withdrawn from the September 17, 2026 EPC hearing. This application requests a Zoning Map Amendment (ZMA) from MX-L to MX-M. The application was previously deferred by staff to allow time for comment from Indian Nations, Tribes, Pueblos, and Tribal Representatives.

Following a post-submittal facilitated meeting on August 24, 2026, the applicant is requesting to withdraw, and intends to submit a new application, seeking a ZMA for the lot abutting the subject site to the west, Lot 1A-1, from MX-M to MX-L.

Neighborhood Associations within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations, and all property owners within 100 feet of the site were notified as required.

Staff is in agreement with the withdrawal request.

STAFF RECOMMENDATION: WITHDRAWAL of Case # ZMA-2026-00013.

From: [Angela Piarowski](#)
To: [Jane Baechle](#); [Soriano, Daniel](#)
Cc: [Trula Howe](#); [Jones, Megan D.](#); [Rene" Horvath](#); [Mike T. Voorhees](#); [Laura Hudman](#); phcrumpsf@gmail.com
Subject: RE: Oak Grove Zone Map Amendment Request -
Date: Monday, August 31, 2026 4:34:31 PM
Attachments: [image003.png](#)
[image002.png](#)
[image005.png](#)

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Good afternoon all,

After careful consideration, I have decided to withdraw my request for a Zone Map Amendment to MX-M and submit a new application for MX-L zoning, as requested. While I do not necessarily believe it is required, I want to act in the spirit of good faith and transparency. Ultimately, the school would like to move forward, and obtaining WSCONA's support would be a strong example of how good development and WSCONA can work together.

Megan and Daniel, I will send my formal request to withdraw our Zone Map Amendment request in the morning and will submit the new application for the next hearing date.

Thank you all for your willingness to listen and work with me on these requests.

All my best,
Angela

Angela M. Piarowski, CEO/Managing Partner

Modulus Architects & Land Use Planning

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From: Jane Baechle <jane.baechle@gmail.com>

Sent: Wednesday, August 26, 2026 12:45 PM

To: Soriano, Daniel <dsoriano@cabq.gov>

Cc: Angela Piarowski <angela@modulusarchitects.com>; Trula Howe <trula@modulusarchitects.com>; Jones, Megan D. <mdjones@cabq.gov>; Rene' Horvath <aboard111@gmail.com>; Mike T. Voorhees <mike@cyonic.com>; Laura Hudman