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ENVIRONMENTAL PLANNING COMMISSION

NOTICE OF DECISION

Case Number: [ZMA-2026-00015](#) - Zoning Map Amendment (Zone Change)
Hearing Date: 10-15-2026
Applicant: WAC
Subject Property: 115 Candelaria Rd NW
Case Description: WAC Investments, LLC, Agent for Ginger Jackson, requests a Zoning Map Amendment (Zone Change) from MX-M to NR-LM for all or a portion of Lot 2, Block 1, Monkbridge Addition, located at 115 Candelaria Rd NW, between 2nd St NW and Commercial St NE, approximately 0.5 acres. (G-14)
Staff Planner: Dustin Kiska

DECISION

On October 15, 2026, the Environmental Planning Commission (EPC) voted to **APPROVE** Case # [ZMA-2026-00015](#), a Zoning Map Amendment (Zone Change), based on the following Findings 1-22.

FINDINGS

1. This request is for a Zoning Map Amendment from the MX-M (Mixed-use Medium Intensity) zone district to the NR-LM (Non-residential Light Manufacturing) zone district for an approximately 0.5-acre parcel legally described as all or a portion of Lot 2 of Block 1, Monkbridge Addition, located at 115 Candelaria Road NW (“the subject site”) between 2nd St. and the railroad tracks.
2. The purpose of the zone change is to allow for light vehicle repair and outdoor vehicle storage land uses.
3. The EPC is the decision-making body for this request because the subject site is within an Area of Change and is less than 20 acres [IDO § 14-16-6-7(G)(1)(a)3]. The request is a quasi-judicial matter.

4. In 2011, the Zoning Hearing Examiner established the nonconforming status of a structure on the site used as a residence since 1959. The Zoning Hearing Examiner found that there would be no significant public purpose served by requiring removal of the use and that continued use would not create a significant disparity between the existing zoning and the status of the established building.
5. In 2020 the City Council amended the IDO to establish a North 4th Street Corridor Protection Overlay zone (CPO-9), including properties along 2nd, 3rd, and 4th streets north of Mountain Rd. NW. The CPO zone largely carried over regulations from the North 4th Corridor Plan, repealed when the IDO became effective in 2018.
6. The 4000sf. warehouse space located at the north edge of the property operated as a welding shop and the 1000sf. residential dwelling unit was converted to an office use during the operation of that business until 2023. Roughly in the year 2023/2024 the warehouse space experienced a fire, and all that remains is the concrete slab and the CMU walls. The subject site is now vacant.
7. The 0.05-acre subject site is a Bernalillo County Assessor Parcel within a larger City Platted Parcel. The Assessor Parcel is a legally platted lot pursuant to IDO definitions of a lot.
 - A. Lot: A tract or parcel of land, exclusive of public right-of-way, that meets the following criteria: Is a portion of one or more platted lots, which portion was placed on the records of the Bernalillo County Assessor prior to November 16, 1973, provided that such portion met all requirements of area and dimension of the zone in which it was located when created.
 - B. A deed for the subject site from 1959 reflects the current legal description for the property, therefore the lot is legal and a subsequent platting action is not necessary for this zone change.
8. The LRRS designates 2nd Street NW as an Existing Regional Principal Arterial.
9. The LRRS designates Candelaria NW as an Existing Community Principal Arterial.
10. The LRBS shows an Existing Bicycle Lane on Candelaria Rd. NW.
11. The Albuquerque/Bernalillo County Comprehensive Plan, the Near North Valley Community Planning Area (CPA) Assessment Report, the North Corridor Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The subject site is within the Near North Valley Community Planning Area (CPA).
13. The subject site is within the North Corridor MRA.
14. The subject site is also within ¼ mile of the 4th Street Main Street Corridor.

15. The subject site is within an Area of Change as designated by the Comprehensive Plan and the following policies apply:
16. The request is consistent with the following Goals and Policies related to CHAPTER 4: COMMUNITY IDENTITY.

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

The subject site is in an area that maintains the character as a service-based corridor, with mechanical, electrical, and automotive businesses, consisting of automotive repair, light vehicle fueling and a commercial retail convenience store. There is nearby housing zoned R-1 and a mobile home park zoned MX-M. The purpose of the up-zone to NR-LM is to allow for outdoor vehicle storage. The change to NR-LM zoning could allow small-scale retail, office, commercial, and light industry jobs that could enhance the nearby 2nd Street Corridor. The property is currently a vacant lot, and the request could protect the identity and cohesiveness of the nearby distinct communities, while contributing to and enhancing the emerging higher density, non-residential use of the service community within the block the lot exists.

B. POLICY 4.1.1 – DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The requested zone change could facilitate the development of land uses that are consistent with the character of the area by supporting permissive uses that would align with those of properties in the surrounding area. Future development under NR-LM zoning would be required to meet applicable buffering, design, and dimensional standards to mitigate any potential impact to adjacent properties.

C. 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 subject site is located in the middle of the block between the 2nd St. corridor and the railroad tracks along Candelaria Rd. NW, and is within a ¼ mile of the 4th St. Main St Corridor. The request would facilitate the opportunity to reactivate the site with an automotive related use that is similar by nature, at an appropriate scale to neighboring properties, making it a prime location for this services type. Therefore, the requested zoning will allow improvement and redevelopment of the subject site that is appropriate in scale, location, and character of the surrounding area.

17. The request is consistent with the following Goals and Policies related to CHAPTER 5: LAND USE.

A. POLICY 5.2.1 - LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The requested zone change could facilitate re-activating the site with a mix of employment opportunities that include light manufacturing, service, automotive uses, and warehouse uses. The proposed outdoor vehicle storage business is in line with other land uses along Candelaria and in the surrounding area, and is in a location that is conveniently accessible from the surrounding neighborhoods. The subject site is in an area with a variety of developed commercial, and automotive uses making it an appropriate location for this land use.

- 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 zone change from MX-M to NR-LM is intended to introduce new light vehicle repair and outdoor vehicle storage uses to the area, that are congruent to existing zoning and uses of adjacent properties, and will not put any burdens on the existing infrastructure. The requested zone change will be a more efficient use of land to support the public good, by promoting development that maximizes a lot that is already served by existing infrastructure, like sidewalks, roads, water, electric, and transit stops and public facilities or services. It is re-activating an underutilized or blighted property, and the intended use, has the ability to serve economic development needs.

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

The subject site is already fully served by existing infrastructure, including roads, utilities, retail, light industrial and services. The request would enable development on a vacant lot within an Area of Change. The Comprehensive Plan encourages directing new growth to infill locations where public infrastructure investments can be maximized, and redevelopment can occur without extending utilities or expanding into undeveloped areas. The proposed zone change will allow for desired development of new businesses on vacant or underutilized land with an established infrastructure. The proposed zone change will promote utilizing existing infrastructure, public facilities, and transportation investments without requiring the extension of utilities or the consumption of undeveloped land, which is representative of efficient infill development envisioned by the Comprehensive Plan.

- 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 growth and development in an Area of Change where it is expected and encouraged, by allowing light manufacturing, automotive, commercial, and institutional uses, that do not change the character of the area. The subject site is located in an area where higher intensity industrial uses already exist and are encouraged, and supported by the nearby 2nd St. Corridor. This allows for lower intensity multi-family and single-family housing in Areas of Consistency to be protected; therefore, the zone change will continue efficient

development where it is desired. The proposed change can allow for redevelopment of an underutilized site which will bring economic activity and job creation to reinforce the character and the surrounding community.

18. 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 and does not significantly conflict with them and demonstrates consistency with the City's health, safety, morals and general welfare. Applicable Goals and Policies regarding Community Identity, Land Use, and Economic Development were provided by the Applicant.

Applicable citations: Goal 4.1. Character; Policy 4.1.1 – Distinct Communities; Policy 4.1.2 Identity and Design; Goal 5.3 Efficient Development Patterns; Policy 5.3.1 Infill Development; Goal 5.6 City Development Areas; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Policy 8.1.2 Resilient Economy; Policy 8.1.5 Available Land.

- B. 6-7(G)(3)(b): The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations:

If the proposed amendment is located wholly or partially 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).

The subject site is completely located in an Area of Change, as designated by the Comp Plan.

- 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 located wholly in an Area of Change. The applicant has demonstrated through their analysis of ABC Comp Plan goals and policies that the NR-LM zone is more advantageous to the community and would not allow land uses that are significantly different from the character of the surrounding area. The Near North Valley CPA Assessment supports the redevelopment of vacant and underutilized properties. The proposed NR-LM zone district could be more advantageous to the community with thoughtful, context-driven development that would align with the current character of the area, patterns of land use, development density and intensity within the Metro Redevelopment area by providing new businesses and employment near housing.

- 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 MX-M and NR-LM zone districts, within the block it is located, as well as light industrial and residential uses within unincorporated Bernalillo County land. The zone change could introduce new uses that could be harmful, and if the intended automotive repair use were to fail over time, some unwanted uses could take its place, but it is unlikely because the intended use and any future site plan development would be subject to a Cumulative Impacts analysis, that will help alleviate and mitigate reasons that can cause harm like, light, sound, smells, or hazardous materials, to its adjacent properties and residential properties within 660 ft. Future uses would require a Cumulative Impacts Analysis pursuant to IDO 14-16-5-2(E)(2), making the design of the development, subject to guidelines that will promote sensitivity to the nearby neighborhood or adjacent residential properties.

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 regulations.

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.

The subject site is served by existing infrastructure and public improvements, including Candelaria Rd, as well as sidewalks, water and sewer utilities, street lighting, and other public facilities. The request meets the requirement by ensuring that future uses will 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.

The applicant has provided justification for the zone change that is unrelated to the property's location on a major street. Instead, the justification focuses on bringing the zoning into conformance by matching the adjacent lots for congruency. The existing infrastructure will adequately serve the subject site and future land uses granted in the NRLM zone district. The site is served by sidewalk access, bus stops within a 10-minute walk on average and bike lanes along Candelaria Rd and 2nd St. NW, providing the subject site with multiple transportation options for pedestrian and vehicle access.

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

The applicant's justification is not completely or predominantly based upon Economic considerations, nor is the justification based completely or predominantly upon the cost of land. Rather, the justification emphasizes consistency with the existing land use pattern, proximity to transit and amenities, and alignment with applicable Comprehensive Plan

goals and policies and would facilitate the redevelopment of the subject site's vacant property.

H. 6-7(G)(3)(h): The 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 request to NR-LM would not create a spot zone. The subject site is surrounded by mixed-use – Moderate intensity (MX-M) and non-residential – light manufacturing (NR-LM) zone districts. Uses are primarily office business, light vehicle repair and light industrial. This allows for congruency of intensities within the block it is located. The subject site is a County Parcel, and a deed from prior to November 16, 1973 was obtained, therefore it is a legally platted lot. This eliminates the occurrence of floating zone lines along the inner boundary line of the plat within the previously platted lot. This eliminates the occurrence of floating zone lines along the inner boundary line of the plat within the previously platted lot. There is existing NR-LM zoning caddy-corner to the subject site; therefore, Staff agrees with the applicant's justification that this request will not create a spot zone.

19. According to the Office of Neighborhood Coordination (ONC), the subject site is within 660-feet of the Greater Gardner and Monkbridge Neighborhood Association, the Stronghurst Improvement Association Incorporated, the Near North Valley Neighborhood Association, and the North Valley Coalition of Neighborhood Associations, which were notified as required.
20. Most reviewing agencies stated they had no adverse comments. Long Range Planning submitted comments stating the development expands economic development and employment opportunities, and directs more intense development into an area where change is encouraged. But that the request conflicts with the creation of healthy and sustainable uses by encouraging commercial and industrial uses at a site outside of Centers and Corridors. Solid Waste stated that this request will have to set up, ‘refuse service’ at this location, and PNM stated that there are existing overhead utility lines at this location and to request service if needed.

21. The subject site is not located within 660 feet of Major Public Open Space or tribal land. Therefore, a tribal meeting offer was not required in accordance with IDO § 14-16-6- 4(B) and Table 6-1-1.
22. 48-hour comments were received regarding the existing fence material and height on the subject site. EPC notes that the existing fence may be either nonconforming or illegal and will require further coordination with Code Enforcement to confirm what may be needed. A wall permit or adjustments for compliance may be needed in the future.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **October 30, 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:

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