City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, November 19, 2026
Project #:	**PR-2026-000174**
CASE #:	ZMA-2026-00014
AGENT:	Modulus Architects & Land Use Planning
APPLICANT:	Isaiah 61:3 Properties
APPLICATION:	Zoning Map Amendment – EPC
LEGAL DESCRIPTION:	Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision, Unit 26 (A replat of block 3, together with a portion of Kimmick Dr. NW & Calle Norteña NW, Volcano Cliffs Subdivision)
ADDRESS/LOCATION:	Valiente Rd. NW between Kimmick Dr. NW and Calle Norteña NW
PROPERTY AREA:	Approximately 7 acres
EXISTING ZONING:	MX-M
PROPOSED ZONING:	MX-L
STAFF PLANNER:	Daniel Soriano, Senior Planner

CASE SUMMARY: This request is a Zoning Map Amendment (zone change) from MX-M to MX-L to create consistent zoning with the eastern abutting lots to facilitate the development of a proposed Pre-K through 12th grade school. The applicant has adequately justified the request pursuant to IDO §14-16-6-7G)(3), and has demonstrated that this request furthers a preponderance of applicable Comp Plan Goals and Policies. Public Notification requirements were met pursuant to IDO §14-16-6-4(J). A post-submittal facilitated meeting was held on August 24, 2026, as a result, the Westside Coalition of Neighborhood Associations are in support of this request. Staff has received one letter in support of this request, and none in opposition.

This is a quasi-judicial matter.

STAFF RECOMMENDATION: APPROVAL of Case # ZMA-2026-00014 based on Findings #1-22 in this report.

Table of Contents

I. MAPS 1

AERIAL MAP 1
IDO ZONING MAP 2
LAND USE MAP 3
HISTORY MAP 4
PUBLIC FACILITIES / COMMUNITY SERVICES MAP 5

II. INTRODUCTION 6

REQUEST 6
EPC ROLE 6
HISTORY/BACKGROUND 6
SITE CONTEXT 7
ROADWAY SYSTEM 7
BIKEWAYS / TRAILS 7
TRANSIT 8

III. ANALYSIS OF CITY PLANS AND ORDINANCES 8

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK 1) 8
City Development Areas 8
Community Planning Area (CPA) 8
Center & Corridor Designations 9
Applicable Goals & Policies 9
Inapplicable Goals & Policies 11
INTEGRATED DEVELOPMENT ORDINANCE (IDO) 12
IDO Zoning 12
Proposed Zoning 12
Overlay Zones 12
Definitions 13

IV. ZONING MAP AMENDMENT (ZONE CHANGE) 14

V. PUBLIC & AGENCY CONCERNS 20

NEIGHBORHOOD/PUBLIC 20
INDIAN NATIONS, TRIBES, OR PUEBLOS 20
COMMENTING AGENCIES 21

VI. CONCLUSION 21

RECOMMENDATION 21
FINDINGS, ZONING MAP AMENDMENT 21
NOTICE OF DECISION DISTRIBUTION 30

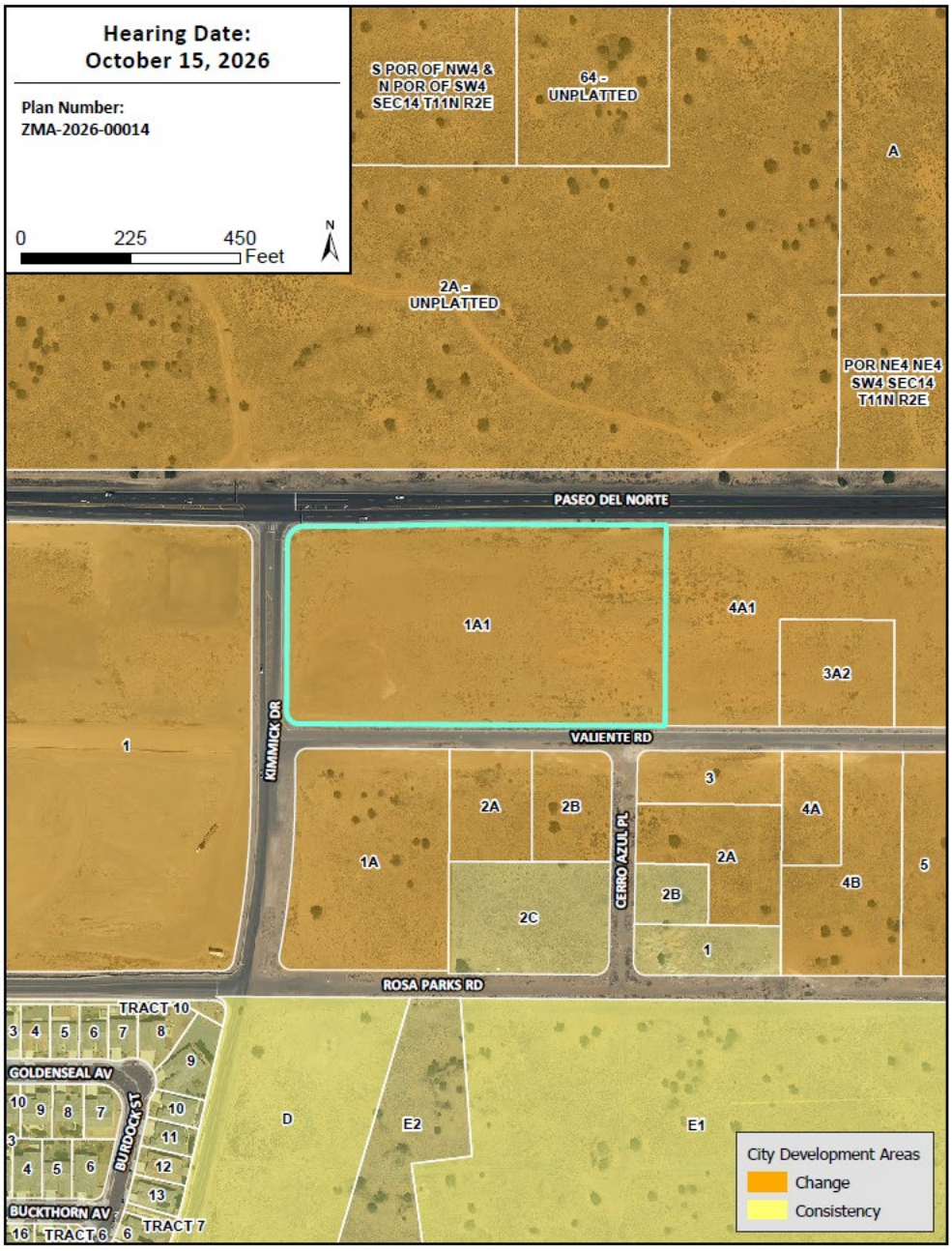
VII. ATTACHMENTS 31

ATTACHMENTS

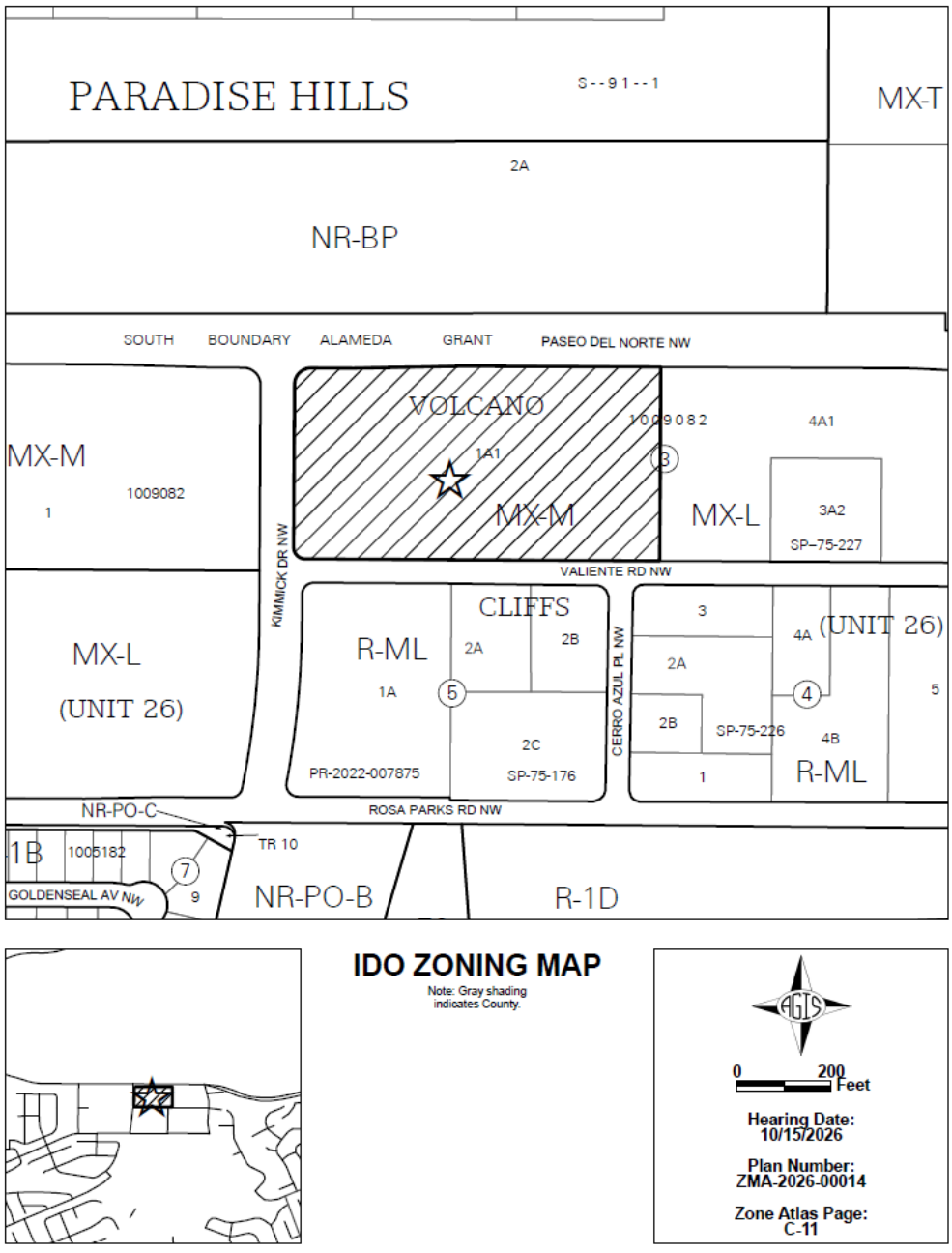
A) PHOTOGRAPHS ..... A
B) HISTORY ..... B
C) APPLICATION INFORMATION C
D) STAFF INFORMATION ..... D
E) PUBLIC NOTICE ..... E
F) POST-SUBMITTAL FACILITATED MEETING ..... F
G) PUBLIC COMMENT ..... G
H) AGENCY COMMENTS ..... H

I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

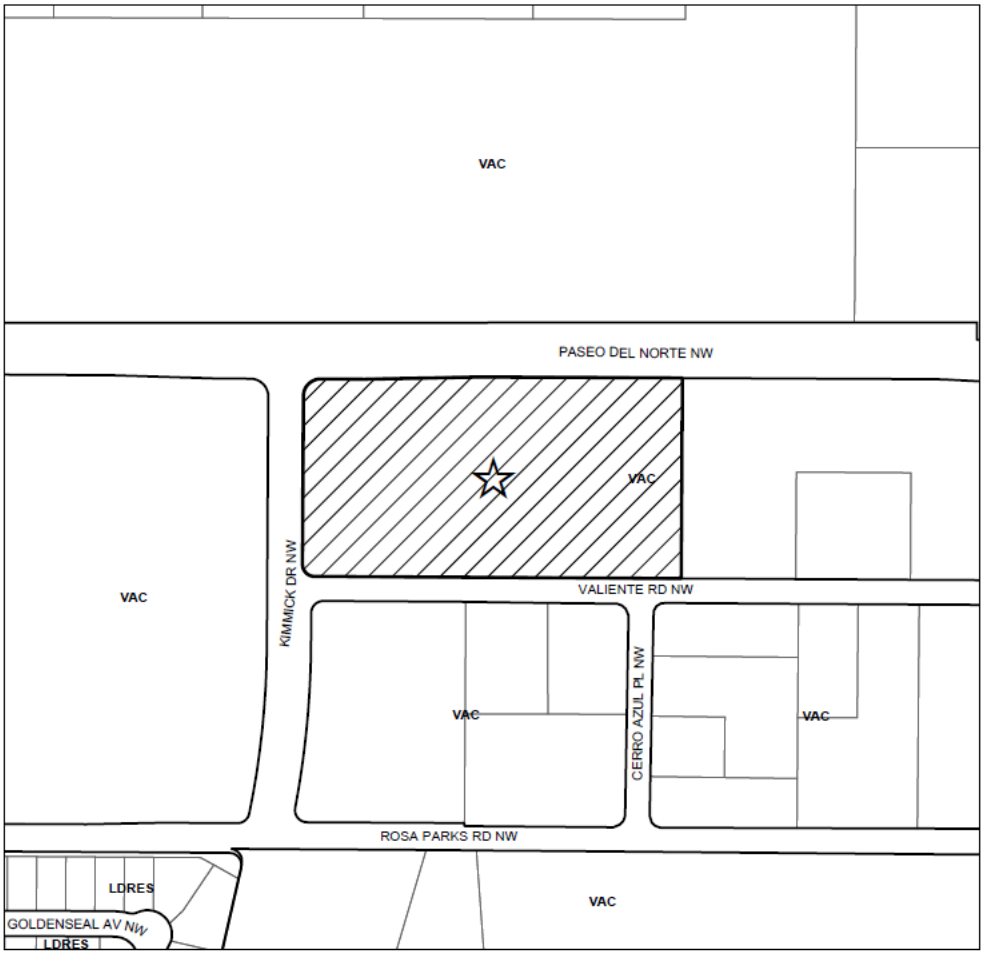
0 200 Feet

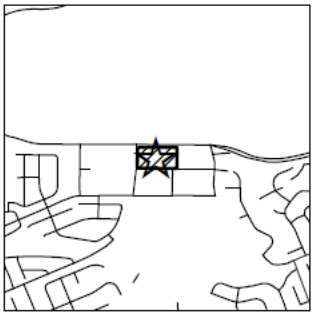
Hearing Date: 10/15/2026

Plan Number: ZMA-2026-00014

Zone Atlas Page: C-11

Land Use Map





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential

VAC | Vacant

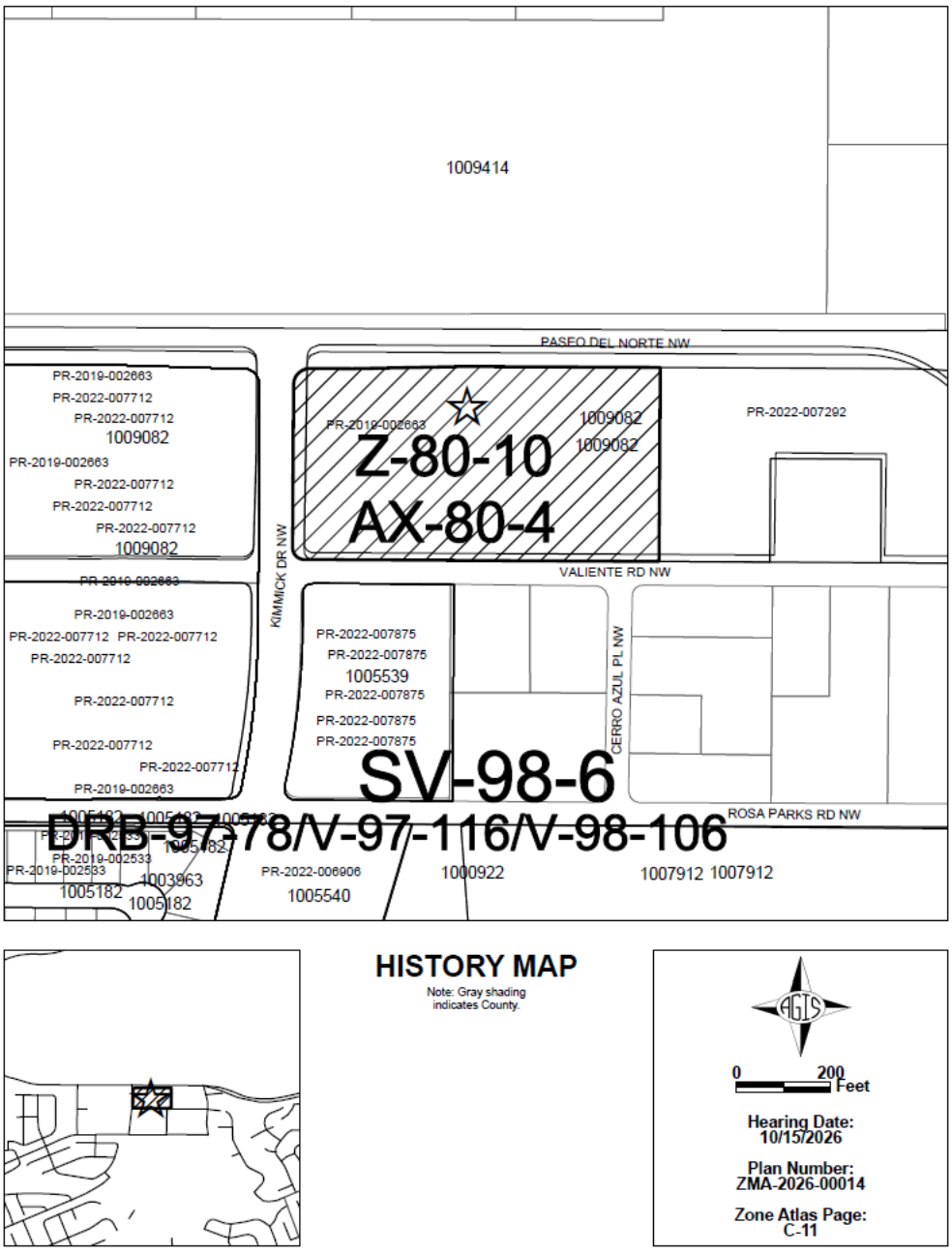
0 200 Feet

Hearing Date:
10/15/2026

Plan Number:
ZMA-2026-00014

Zone Atlas Page:
C-11

History Map



HISTORY MAP

Note: Gray shading indicates County.

0 200 Feet

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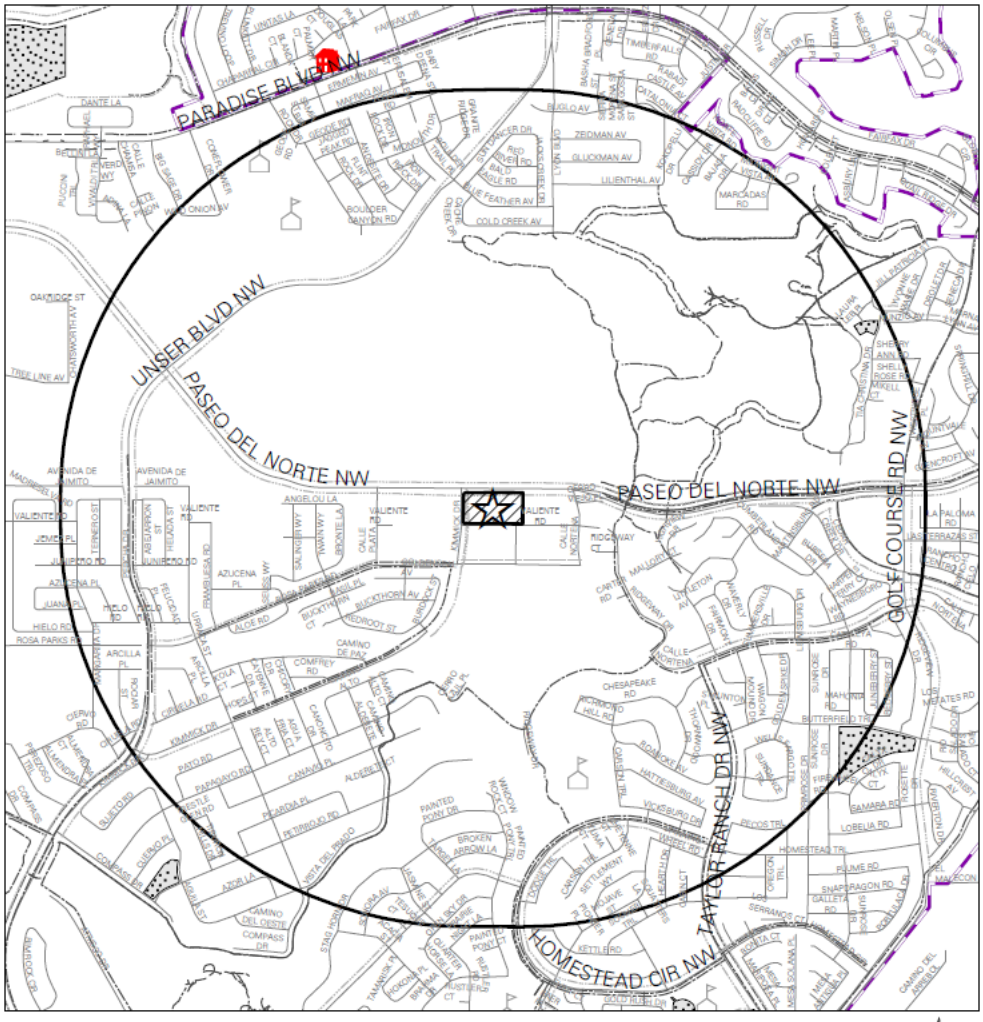
C-11

Public Facilities / Community Services Map



Plan Number: ZMA-2026-00014

II. Introduction

Request

This request is a Zoning Map Amendment for an approximately 7-acre subject site, located on an unaddressed parcel on Valiente Rd. NW (the "subject site"), between Kimmick Dr. NW and Calle Norteña NW.

The subject site is currently zoned MX-M (Mixed-use Medium Intensity). The applicant is requesting a zone change to MX-L (Mixed-use Low Intensity) to be consistent with zoning of the abutting lots to the east, a necessary step before development. The subject site is proposed to be a future Pre-K through 12th grade school. In addition to the proposed school, all land uses that are permissive in the MX-L zone district are analyzed in this report.

EPC Role

The Environmental Planning Commission (EPC) is the decision-making body for this request because the subject site is less than 20 gross acres and is located entirely within an Area of Change [IDO § 14-16-6-7(G)(1)(a)3].

The request is a quasi-judicial matter.

History/Background

The subject site is within the boundaries of the now-repealed Volcano Cliffs Sector Development Plan and was zoned VCMX (Volcano Cliffs Mixed-Use). The sector plan was established to guide development to preserve views and protect the unique location next to the Petroglyph National Monument. The purpose of the VCMX zone district was to provide small offices, shops, community facilities or townhomes with ground floor home occupations including office, retail and service activities at the neighborhood scale. With the effective date of the IDO in 2018, the subject site was converted to MX-L.

On October 10, 2019, the EPC approved a Zoning Map Amendment from MX-L to MX-M for the westernmost lot of the subject site, Lot 1A-1, and a portion of the lot east of the site across Kimmick Dr. NW (PR-2019-002663/RZ-2019-00043). An appeal of the ZMA was heard on February, 11, 2020. City Council denied the appeal and affirmed the EPC's approval (AC-19-17). The proposed ZMA will revert the subject site back to the MX-L zone district.

On August 20, 2026, the EPC approved a Variance to structure height in the Northwest Mesa Escarpment View Protection Overlay (VPO-2) to allow for a 19' tall single structure on the eastern abutting lot, which was needed for the proposed school administrative building (VA-2026-00109).

Site Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***MX-M***	***Area of Change***	***Undeveloped***
North	MX-T/NR-BP	Area of Change	Undeveloped
South	R-ML	Area of Change	Undeveloped
East	MX-L	Area of Change	Undeveloped
West	MX-M	Area of Change	Undeveloped

The subject site is in a mostly undeveloped area on top of the escarpment in the northwest quadrant of the city. Paseo del Norte Blvd. NW intersects with Calle Norteña NW northeast of the subject site.

The immediate surrounding area is zoned R-ML to the south and MX-L to the east, and existing development in the vicinity of the subject site consists of low-density residential dwellings southeast of the subject site and two more low-density residential subdivisions within a quarter mile southwest of the site, both zoned R-1.

The volcanic escarpment is east of the subject site, connected to the Piedras Marcadas Canyon within the Petroglyph National Monument, which is also designated as Major Public Open Space.

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 Paseo del Norte Blvd. NW as an Existing Regional Principal Arterial.

The LRRS designates Kimmick Dr. NW as a Proposed Minor Collector and Calle Nortena NW as a Proposed Major Collector.

The MRCOG's 2040 Limited Access Facilities Map shows Paseo del Norte NW as a limited access arterial roadway.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions, although Paseo del Norte east of Coors does have freight restrictions.

Bikeways / Trails

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

The LRBS shows a Proposed Paved Trail traveling west along Paseo del Norte NW, beginning where Paseo intersects Calle Norteña NW. Additionally, a Proposed Protected Bike Lane is shown along Paseo del Norte NW, where there is an existing buffered bicycle lane. The proposed bike lane will travel along Paseo del Norte from Golf Course Rd NW to Calle Norteña NW.

The LRBS shows a Proposed Bike Lane and Proposed Paved Trail along Kimmick Dr. NW.

Transit

The ABQ-Ride bus stop nearest to the subject site is located at Paseo Del Norte NW and Golf Course Rd. NW, served by ABQ-Ride Route 157, which currently operates on a 35-minute headway. This stop is approximately 0.81 miles from the subject site, about a 15-minute walk on average.

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 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.

Community Planning Area (CPA)

The subject site is located within the Northwest Mesa CPA.

The Northwest Mesa CPA encompasses the area west of the Rio Grande to the city's western edge, between Montano and Gila Roads, and the Bernalillo/Sandoval County line to the north. Made up of many single-family residential subdivisions with commercial businesses along Coors Boulevard, the Northwest Mesa CPA area is highlighted by its unique and culturally significant topography, including but not limited to, the Petroglyph National Monument, Boca Negra Canyon and Piedras Marcadas Canyon that contribute to the character of the area, but also necessitates development standards meant to protect and preserve the important landscapes.

The Northwest Mesa CPA assessment report was accepted by City Council on December 1, 2025.

Center & Corridor Designations

The subject site is not within a Comprehensive Plan designated Center or Corridor.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy.

Goals and policies selected by staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

POLICY 4.1.4, NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

POLICY 4.1.4 SUB-POLICY (a): Respect existing neighborhood values and social, cultural, recreational resources.

The requested zone change from MX-M to MX-L is in response to community feedback and concerns raised through the City's Land Use Facilitation Program. Following the requested post-submittal facilitated meeting, the applicant withdrew a previous application to extend the MX-M zoning across the project site and instead, applied for a zone change to downzone the subject site. This addresses the neighborhood concerns regarding higher intensity impacts of MX-M uses, creates consistent zoning across the project site and will enhance, protect and preserve neighborhoods by limiting the possibility for potentially harmful land uses to be developed. **This request furthers Policy 4.1.4, Neighborhoods and Sub-Policy (a).**

CHAPTER 5: LAND USE

*GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

This ZMA request will create singular consistent zoning across the subject site along with the eastern abutting lots that provides a more straightforward process for future subdivisions and development. The proposed, future use of the subject site is a Pre-K through 12th Grade School with associated accessory uses to include student sports fields. While there is not a site plan being reviewed with this request, the proposed zone district seeks to reverse a previous zone change and revert the site back to MX-L, which offers a variety of land uses that, when combined with the close proximity of residential uses, could foster a community where residents can live, work, learn, shop, and play together. **This request furthers Goal 5.2, Complete Communities.**

*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 subject site is located on top of the escarpment in an area that is largely undeveloped, those that have been developed are predominately residential uses. Should the zone change to MX-L be approved, the permissive land uses of MX-L will contribute to a potential mix of uses that will help create a healthy, sustainable and distinct community with easily accessible and compatible non-residential land uses from the surrounding neighborhoods. **This request furthers Policy 5.2.1, Land uses.**

POLICY 5.2.1, SUB-POLICY (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The proposed zone change from MX-M to MX-L is intended to ease community concerns of more intensive land uses while still creating consistent, singular zoning with the eastern abutting lots to potentially facilitate the development of a new school that will encompass all three lots along Valiente Rd. NW, between Kimmick Dr. NW and Calle Norteña NW. The MX-L zone district will reduce the MX-M available permissive land uses that could negatively impact the surrounding area, while maintaining the flexibility to provide goods, services and amenities, at an appropriate scale and intensity, that is within walking and biking distance of nearby neighborhoods. **This request furthers Policy 5.2.1, Sub-Policy a.**

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.

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

A form of infill development, the subject site is on a lot that is undeveloped with existing infrastructure and public facilities in the area that, could be efficiently utilized for a potential future school land use on the subject site that could support the public good. The requested ZMA will create consisting zoning across multiple lots that would create a more straightforward approval process to facilitate a potential future site of a K through 12th grade school. **This request furthers Goal 5.3, Efficient Development Patterns and Policy 5.3.1, Infill 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.

This Zoning Map Amendment request to MX-L will introduce fewer intensive uses on a subject site that is within an Area of Change, where this type of growth is expected and desired. In creating a consistent zoning framework will help facilitate future growth that is compatible with existing surrounding residential land uses, while maintaining appropriate intensity. Development on this subject site will be required to meet the use

specific standards, zone district dimensional standards and regulations of both the Character Protection Overlay and View Protection Overlay zone districts that will mitigate any negative impacts to the surrounding communities in Areas of Consistency. **The request furthers Goal 5.6, City Development Areas.**

POLICY 5.6.2, SUB-POLICY (g): Encourage development where adequate infrastructure and community services exist.

The subject site is located on top of the escarpment, an area that is experiencing an influx of proposed development projects with generally adequate infrastructure to support the existing land uses. A recently approved subdivision plat includes a public infrastructure improvement agreement that will ensure potential land uses in the MX-L zone district will have sufficient infrastructure capacity. Additionally, existing community services including City Parks, Open Space, community centers, sports facilities, and fire stations are located in the surrounding area. **This request furthers Policy 5.6.2, Sub-Policy (g).**

POLICY 5.6.2, SUB-POLICY (f): Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The proposed project was originally going to see the entire subject area of a future school zoned MX-M, however, following a post-submittal facilitated meeting with neighborhood representatives, the applicant withdrew the original MX-M request, opting to downzone the subject site to satisfy community concerns about potential land use impacts to the surrounding area due to a higher intensity zone district across the subject area. While there is not a site plan associated with this zone change request, this request was created in an effort to ease community concerns. **This request partially furthers Policy 5.6.2, Sub-Policy (f).**

Inapplicable Goals & Policies

POLICY 5.6.2 AREAS 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 as designated in the Comprehensive Plan. However, the subject site is not located within a Comp Plan designated Center or Corridor, not located in a industrial or business park, nor Metropolitan Redevelopment Area. **Policy 5.6.2, Areas of Change, is inapplicable.**

Policy 7.3.2 COMMUNITY CHARACTER: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

A site plan is not being reviewed with this request, and the design of future development is not being considered with this request. **Policy 7.3.2, Community Character, is inapplicable.**

POLICY 12.3.8 EDUCATION: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

The subject site could be developed as a school in the near future, however, staff is only considering the Zoning Map Amendment request from MX-M to MX-L at this time. There is no guarantee that the subject site will be developed as a school. **Policy 12.3.8 Education, is inapplicable.**

Integrated Development Ordinance (IDO)

The application for this request was submitted on July 09, 2026 and is subject to the regulations and processes of the IDO effective as of April 20, 2026.

IDO Zoning

The subject site is currently zoned Mixed-use Medium Intensity (MX-M) Zone District. The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

Proposed Zoning

The applicant is proposing a ZMA to a Mixed-use Low Intensity (MX-L) zone district. According to IDO §14-16-2-4(B), The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

Overlay Zones

The subject site is within the boundaries of the Volcano Mesa Character Protection Overlay Zone (CPO-13). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

Additionally, the subject site is within the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that

are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended. Specifically, VPO-2 protects views looking to and from the Petroglyph National Monument.

Definitions

Accessory Use:	A land use that is subordinate in use, area, or purpose to a primary land use on the same lot or, in any Mixed-use or Non-residential zone district, the same premises. An accessory use may or may not be located in an accessory structure. For the purposes of this IDO, accessory uses are listed in Table 4-2-1, may have separate Use-specific Standards, or may be defined as incidental to another primary use. See also Use Definitions for Primary Use.
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. See also Use Definitions for Permissive Use, Conditional use, and Accessory Use.
Amendment:	Any repeal, modification, or addition to a regulation or prior approval; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.
Permissive Use:	A land use that is allowed by-right in a particular zone district, either as a primary or accessory use. Permissive Primary uses are listed as P in Table 4-2-1. Permissive Accessory uses are listed as A in Table 4-2-1.
Premises:	Any lot or combination of abutting or adjacent lots held in single ownership, together with the development on that lot or lots; there may be multiple occupancy.
School:	An accredited public or private institution offering a course of education recognized by the State as leading to a high school diploma or equivalent. Accessory uses may include student sports fields or facilities, playgrounds, gardens, and an accessory dwelling unit for a caretaker. This use is divided into: 1. Elementary or middle school: An educational facility for grades kindergarten through 8. 2. High school: An educational facility for grades 9 through 12.
Zone Boundary:	The boundary of a zone district is a lot line unless clearly otherwise shown on the Official Zoning Map, in which case, the boundary of

a zone is determined by use of the scale of measurement shown on the Official Zoning Map.

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) 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.

<u>Applicant Response:</u> The proposed Zoning Map Amendment is consistent with the health, safety, and general welfare of the City because it promotes orderly land use planning by replacing an internal split-zoning condition with a single, consistent MX-L zoning designation across contiguous property under common ownership. Establishing one zoning framework provides greater predictability for future land use and development while applying the lower-intensity of the two existing mixed-use zone districts across the subject property.

The requested amendment also reflects the outcome of the City's Land Use Facilitation Program, following a facilitated meeting requested by neighborhood representatives and area property owners. During the facilitated meeting, neighborhood representatives expressed that they did not oppose consolidation of the zoning districts but raised concerns regarding the broader range of uses and greater development intensity that could be permitted under a unified MX-M designation in the future. Because the underlying land-use objective of eliminating the internal zoning boundary can be achieved under either MX-M or MX-L, the applicant elected to withdraw the previous application and pursue a new Zoning Map Amendment to extend the existing MX-L designation across the western parcel.

The current request therefore achieves the fundamental planning purpose of the Zone Map Amendment while reducing, rather than increasing, the potential intensity and range of permissive uses available on the western parcel. The resulting unified MX-L

designation provides a logical and predictable zoning framework, responds to concerns identified through the facilitated process, and furthers the applicable goals and policies of the ABC Comprehensive Plan.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use and Community Identity, therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

POLICY 4.1.4 Neighborhoods & SUB-POLICY (a); *GOAL 5.2 Complete Communities; *POLICY 5.2.1 Land Uses & SUB-POLICY (a); GOAL 5.3 Efficient Development Patterns; GOAL 5.6 City Development Areas; POLICY 5.3.1 Infill Development; SUB-POLICY 5.6.2(g). **The applicant's response meets Criterion A.**

(b) 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).

Applicant Response: This criterion does not apply. The subject property is located wholly within an Area of Change, as designated by the ABC Comprehensive Plan, and no portion lies within an Area of Consistency.

Staff: The subject site is not within an area of consistency. It is wholly in an area of change. **The applicant's response meets Criterion B.**

(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 Response: The subject property is located wholly within an Area of Change, and this requested Zoning Map Amendment satisfies criterion (3) because the MX-L zone district is more advantageous to the community than retaining the existing MX-M designation on the western parcel.

The requested ZMA will establish a consistent MX-L zoning designation across the contiguous property under common ownership, eliminating the internal boundary between two different zone districts, and allowing the property to be governed by a single set of use and development standards. Additionally, the amendment applies the lower intensity of the two districts to the property. Rather than expanding developmental potential, or the range of permissive uses, the change to MX-L reduces the potential development intensity and range of permissive uses available on the western parcel, while maintaining the mixed-use zoning appropriate for an Area of Change.

The requested MX-L designation is also advantageous to the community because it directly responds to concerns identified through the Facilitated Meeting requested by property owners regarding the potential long-term effects of extending MX-M zoning across the property. Neighborhood representatives provided written support for consolidation of the existing zoning under MX-L rather than MX-M. Therefore, the requested MX-L designation achieves both the elimination of the split-zoning condition and the application of a lower-intensity mixed-use zone district that addresses the concerns identified through the facilitated process. As demonstrated in the response to Criterion (a) above, the resulting unified MX-L zoning also furthers applicable goals and policies of the ABC Comprehensive Plan.

Staff: The proposed MX-L zone district is more advantageous to the community than the existing MX-M zone district because it better implements the land use, development intensity, infill and connectivity objectives of the ABC Comprehensive Plan and Northwest Mesa Community Planning Area (CPA) Assessment. The subject

site is located within an Area of Change where urban scale development that benefits job growth is encouraged. The MX-L zone district will facilitate growth at an appropriate intensity that reflects the needs of the surrounding community. The proposed downzone from MX-M to MX-L was a result of a post-submittal facilitated meeting with members of the community and WSCONA, who expressed concern with a previous up zone request to zone the entire premises MX-M. **The applicant's response meets Criterion C.**

(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 Response: The requested Zoning Map Amendment satisfies this criterion because the change from MX-M to MX-L does not introduce a higher-intensity zone district or expand the range of permissive uses available on the western parcel. Rather, the requested amendment applies the lower-intensity MX-L zone district already established on the remainder of the subject property, reducing the potential intensity and range of permissive uses available on the western parcel.

Uses permitted within the MX-L zone district remain subject to all applicable Use-specific Standards of IDO §14-16-4-3, as well as applicable dimensional, design, buffering, landscaping, parking, access, lighting, and other development standards intended to address potential impacts on adjacent properties and the surrounding community. Accordingly, the requested zoning does not introduce permissive uses that would be harmful to adjacent property, the neighborhood, or the community.

Staff: The proposed MX-L zone district would not introduce potentially harmful permissive uses as compared to the existing MX-M zone district. The change to a Mixed-Use Low Intensity zone district, would be considered a downzone, and permissive uses granted by this zone are generally subordinate in intensity and density in comparison to the Mixed-Use Medium Intensity zone district. The proposed MX-L zone district would not introduce uses that would be considered harmful to adjacent properties, neighborhoods or communities. **The applicant's response meets Criterion D.**

(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 Response: The requested Zoning Map Amendment satisfies this criterion because the change from MX-M to MX-L reduces, rather than increases, the potential development intensity of the western parcel and does not create additional infrastructure demand associated with an increase in zoning intensity. Additionally, the subject property is within a recently approved subdivision plat that establishes a framework for the public infrastructure and improvements needed to serve future development.

Further, the requested amendment does not alter the requirement that any future development demonstrate adequate infrastructure capacity and comply with all applicable requirements of the IDO, DPM, ABCWUA, and relevant City review and approval processes. Therefore, the requested amendment will not create development potential that exceeds the capacity of existing or approved/required infrastructure and public improvements.

Staff: Future development is required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review process. Based on the existing infrastructure and public improvements serving the site, Staff analysis finds that the existing infrastructure has adequate capacity to accommodate the needs of the permissive uses allowed by the proposed zone change and concludes that the request satisfies Criterion (e)(1). **The response to Criterion E is sufficient.**

(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant Response: The justification for the requested Zoning Map Amendment is not based on the property's location on a major street. Rather, the primary basis for the request is to establish a unified zoning designation across the subject property, eliminating the existing internal zoning boundary that constrains the orderly use and development of the property and allowing future development to occur under a single, consistent set of use and development standards.

Staff: The requested zone change is not based completely on the property's location, but rather, the desire to establish consistent zoning with the eastern abutting lot to potentially facilitate the development of a proposed K-12 school campus that will encompass all three lots along Valiente Rd. NW, between Kimmick Dr. NW and Calle Norteña NW. The proposed school project will be required to comply with IDO

regulations that restrict development over different zoning designations. **The applicant's response meets Criterion F.**

(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant Response: The justification for the requested Zoning Map Amendment is not based completely or predominantly on the cost of land or economic considerations. Rather, the primary basis for the request is to establish a unified zoning designation across the subject property, eliminating the existing internal zoning boundary and promoting orderly future use and development under a single, consistent set of use and development standards. The requested change from MX-M to MX-L is based on land-use and planning considerations, including the application of the lower-intensity zone district across the property and consistency with applicable goals and policies of the ABC Comprehensive Plan.

Staff: The applicant's justification is not based completely or predominantly on the cost of land or economic considerations. The applicant has adequately demonstrated that the request clearly furthers a variety of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them. The applicant indicates that this request is to establish consistent zoning with an abutting lot to facilitate the development of a proposed school on the subject site. **The applicant's response meets Criterion G.**

(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 Response: The requested Zoning Map Amendment will not create a spot zone or strip zone. Rather, the amendment will extend the existing MX-L zoning designation across the western parcel, eliminating the internal boundary between the MX-M and MX-L zone districts and establishing a unified MX-L zoning designation across the contiguous property under common ownership.

Staff: There are MX-L zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone**. The applicant's response meets Criterion H.**

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes	Yes See Appendix E
Posted Sign	Yes	Yes Posted 9/30/2026
Published Legal Ad	Yes	Yes Published 09/29/2026
Web Posting	Yes	Yes Posted 11/12/2026

Neighborhood/Public

The Office of Neighborhood Coordination (ONC) verified that there is one recognized neighborhood association within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations (WSCONA), which was notified as required. Property owners within 100 feet of the site were also notified by the applicant, as required.

In response to a previous ZMA request on the abutting lot from MX-L to MX-M (ZMA-2026-00013), a post-submittal facilitated meeting was requested by WSCONA, which was held on August 24, 2026. In an effort to preclude some unwanted uses in the event the development plan for the subject site were to change, WSCONA requested the application be changed, so that the entire project area of the future proposed school is downzoned to MX-L instead of up zoned to MX-M. The applicant agreed to this request, and withdrew the ZMA application from MX-L to MX-M. Following the meeting, WSCONA provided an e-mail thanking the applicant for mitigating concerns around the overall project, and an intention to support the request.

As of this writing, no individuals have reached out to the Planning Department to express opposition or support for this request.

Indian Nations, Tribes, or Pueblos

The subject site is within 660 feet of Major Public Open Space and a tribal meeting offer was required [IDO § 14-16-6-4(B)]. The applicant offered a pre-submittal tribal meeting as required, and has held discussions surrounding the school project with Indian Nations, Tribes and Pueblos, receiving letters expressing no concern from Navajo Nation and the Pueblo of Pojoaque.

Commenting Agencies

Most reviewing agencies states no adverse comments. Detailed comments were provided from CABQ Long Range Planning, CABQ Parks and Recreation/Forestry, and PNM.

Long Range Planning stated that the request supports a number of Comprehensive Plan goals and policies, and did not express any concerns with the project.

Parks and Recreation/Forestry states no concerns regarding the zone change, but did include comments surrounding a future landscape plan as the project moves forward.

PNM provided comments that request the applicant contact PNM's New Service Delivery Department to coordinate electric service and ensure any easement conditions and terms are being met.

VI. Conclusion

Recommendation

APPROVAL of Project # PR-2026-000174, Case # ZMA-2026-00014, a Zoning Map Amendment – EPC request for all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision, Unit 26 (A replat of block 3, together with a portion of Kimmick Dr. NW & Calle Norteña NW, Volcano Cliffs Subdivision), approximately 7 acres, located on an unaddressed parcel on Valiente Rd. NW, between Kimmick Dr. NW and Calle Norteña NW, based on Findings #1-22 in this report.

Findings, Zoning Map Amendment

Case #: ZMA-2026-00014

1. This request is a Zoning Map Amendment from the MX-M (Mixed-use Medium Intensity) zone district to the MX-L (Mixed-use Low Intensity) zone district for an approximately 7-acre subject site legally described as all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision, Unit 26 (A replat of block 3, together with a portion of Kimmick Dr. NW & Calle Norteña NW, Volcano Cliffs Subdivision), located on an unaddressed parcel on Valiente Rd. NW (the "subject site") between Kimmick Dr. NW and Calle Norteña NW.
2. The purpose of the zone change is to match the zone district of the two lots that abut the site directly to the east in order to facilitate the development of a proposed Pre-K through 12th Grade school that will encompass three lots along Valiente Rd. NW, between Kimmick Dr. NW and Calle Norteña NW.
3. The EPC is the final decision-making body 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. The subject site is within the boundaries of the now-repealed Volcano Cliffs Sector Development Plan and was zoned VCMX (Volcano Cliffs Mixed-Use). The purpose of the VCMX zone district was to provide small offices, shops, community facilities or townhomes with ground floor home occupations including office, retail and service activities at the neighborhood scale.
5. With the effective date of the IDO in 2018, the subject site was converted to Mixed-use Low Intensity (MX-L).
6. On October 10, 2019, the EPC approved a Zoning Map Amendment from MX-L to Mixed-use Medium Intensity (MX-M), for the subject site, and a portion of the lot east of the site across Kimmick Dr. NW (PR-2019-002663/RZ-2019-00043). An appeal of the ZMA was heard on February, 11, 2020. City Council denied the appeal and affirmed the EPC's approval (AC-19-17).
7. On August 20, 2026, the EPC approved a Variance to structure height in VPO-2 to allow for a 19' tall single structure on the eastern abutting lot, which was needed for the proposed school administrative building (VA-2026-00109).
8. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The subject site is within 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.
10. The subject site is also located within the Northwest Mesa Community Planning Area (CPA). The Northwest Mesa CPA encompasses the area west of the Rio Grande to the city's western edge, between Montano and Gila Roads, and the Bernalillo/Sandoval County line to the north.

    The Northwest Mesa CPA assessment report was accepted by City Council on December 1, 2025.
11. The subject site is within the boundaries of the Volcano Mesa Character Protection Overlay Zone (CPO-13). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.
12. The subject site is within the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified

in the ABC Comp Plan, as amended. Specifically, VPO-2 protects views looking to and from the Petroglyph National Monument.

13. The subject site is currently zoned Mixed-use Medium Intensity (MX-M). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

14. The applicant is proposing a ZMA to a Mixed-use Low Intensity (MX-L) zone district. According to IDO §14-16-2-4(B), The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

15. A school (elementary, middle and high school), and incidental sports field are permissive in the MX-L zone district.

16. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 4 – Community Identity:

    A. POLICY 4.1.4, NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

       POLICY 4.1.4 SUB-POLICY (a): Respect existing neighborhood values and social, cultural, recreational resources.

       The requested zone change from MX-M to MX-L is in response to community feedback and concerns raised through the City's Land Use Facilitation Program. Following the requested post-submittal facilitated meeting, the applicant withdrew a previous application to extend the MX-M zoning across the project site and instead, applied for a zone change to downzone the subject site. This addresses the neighborhood concerns regarding higher intensity impacts of MX-M uses, creates consistent zoning across the project site and will enhance, protect and preserve neighborhoods by limiting the possibility for potentially harmful land uses to be developed.

17. The request furthers the following applicable goals and policies from the Comprehensive Plan Chapter 5 – Land Use:

    A. GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

       This ZMA request will create singular consistent zoning across the subject site along with the eastern abutting lots that provides a more straightforward process

for future subdivisions and development. The proposed, future use of the subject site is a Pre-K through 12th Grade School with associated accessory uses to include student sports fields. While there is not a site plan being reviewed with this request, the proposed zone district seeks to reverse a previous zone change and revert the site back to MX-L, which offers a variety of land uses that, when combined with the close proximity of residential uses, could foster a community where residents can live, work, learn, shop, and play together.

B. 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 subject site is located on top of the escarpment in an area that is largely undeveloped, those that have been developed are predominately residential uses. Should the zone change to MX-L be approved, the permissive land uses of MX-L will contribute to a potential mix of uses that will help create a healthy, sustainable and distinct community with easily accessible and compatible non-residential land uses from the surrounding neighborhoods.

C. POLICY 5.2.1, SUB-POLICY (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

   The proposed zone change from MX-M to MX-L is intended to ease community concerns of more intensive land uses while still creating consistent, singular zoning with the eastern abutting lots to potentially facilitate the development of a new school that will encompass all three lots along Valiente Rd. NW, between Kimmick Dr. NW and Calle Norteña NW. The MX-L zone district will reduce the MX-M available permissive land uses that could negatively impact the surrounding area, while maintaining the flexibility to provide goods, services and amenities, at an appropriate scale and intensity, that is within walking and biking distance of nearby neighborhoods.

D. 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.

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

   A form of infill development, the subject site is on a lot that is undeveloped with existing infrastructure and public facilities in the area that, could be efficiently utilized for a potential future school land use on the subject site that could support the public good. The requested ZMA will create consisting zoning across multiple

lots that would create a more straightforward approval process to facilitate a potential future site of a K through 12th grade school.

E. 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.

This Zoning Map Amendment request to MX-L will introduce fewer intensive uses on a subject site that is within an Area of Change, where this type of growth is expected and desired. In creating a consistent zoning framework will help facilitate future growth that is compatible with existing surrounding residential land uses, while maintaining appropriate intensity. Development on this subject site will be required to meet the use specific standards, zone district dimensional standards and regulations of both the Character Protection Overlay and View Protection Overlay zone districts that will mitigate any negative impacts to the surrounding communities in Areas of Consistency.

F. POLICY 5.6.2, SUB-POLICY (g): Encourage development where adequate infrastructure and community services exist.

The subject site is located on top of the escarpment, an area that is experiencing an influx of proposed development projects with generally adequate infrastructure to support the existing land uses. A recently approved subdivision plat includes a public infrastructure improvement agreement that will ensure potential land uses in the MX-L zone district will have sufficient infrastructure capacity. Additionally, existing community services including City Parks, Open Space, community centers, sports facilities, and fire stations are located in the surrounding area.

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.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. The applicant provided policy-based responses adequately demonstrating that the request furthers a preponderance of applicable Goals and Policies regarding Land Use and

Community Identity, therefore, the request is consistent with the City's health, safety, morals, and general welfare.

Applicable citations:

*POLICY 4.1.4 Neighborhoods & SUB-POLICY (a); *GOAL 5.2 Complete Communities; *POLICY 5.2.1 Land Uses & SUB-POLICY (a); GOAL 5.3 Efficient Development Patterns; GOAL 5.6 City Development Areas; POLICY 5.3.1 Infill Development; SUB-POLICY 5.6.2(g).*

B. 6-7(G)(3)(b): 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 not within an area of consistency. It is wholly in an area of change.

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 proposed MX-L zone district is more advantageous to the community than the existing MX-M zone district because it better implements the land use, development intensity, infill and connectivity objectives of the ABC Comprehensive Plan and Northwest Mesa Community Planning Area (CPA) Assessment. The subject site is located within an Area of Change where urban scale development that benefits job growth is encouraged. The MX-L zone district will facilitate growth at an appropriate intensity that reflects the needs of the surrounding community. The proposed downzone from MX-M to MX-L was a result of a post-submittal facilitated meeting with members of the community and WSCONA, who expressed concern with a previous up zone request to zone the entire premises MX-M.

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 proposed MX-L zone district would not introduce potentially harmful permissive uses as compared to the existing MX-M zone district. The change to a Mixed-Use Low Intensity zone district, would be considered a downzone, and permissive uses granted by this zone are generally subordinate in intensity and density in comparison to the Mixed-Use Medium Intensity zone district. The proposed MX-L zone district would not introduce uses that would be considered harmful to adjacent properties, neighborhoods or communities.

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.

Future development is required to comply with all applicable IDO requirements and the Development Process Manual (DPM), including any infrastructure improvements determined necessary through the City's development review

process. Based on the existing infrastructure and public improvements serving the site, Staff analysis finds that the existing infrastructure has adequate capacity to accommodate the needs of the permissive uses allowed by the proposed zone change and concludes that the request satisfies Criterion (e)(1).

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 requested zone change is not based completely on the property's location, but rather, the desire to establish consistent zoning with the eastern abutting lot to potentially facilitate the development of a proposed K-12 school campus that will encompass all three lots along Valiente Rd. NW, between Kimmick Dr. NW and Calle Norteña NW. The proposed school project will be required to comply with IDO regulations that restrict development over different zoning designations.

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 based completely or predominantly on the cost of land or economic considerations. The applicant has adequately demonstrated that the request clearly furthers a variety of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them. The applicant indicates that this request is to establish consistent zoning with an abutting lot to facilitate the development of a proposed school on the subject site.

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.

There are MX-L zoned parcels adjacent to and surrounding the subject site and this request would not create a spot zone.

19. The requested Zoning Map Amendment is evaluated using the review criteria in IDO § 14-16-6-7(G)(3) and establishes the property's zoning designation rather than approving a

specific development proposal. Any future development would be subject to applicable IDO requirements and development review processes

20. The Office of Neighborhood Coordination (ONC) verified that there is one recognized neighborhood association within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners within 100 feet of the site were also notified, as required. As of this writing, staff has not received any letters in support of or in opposition to this request.
21. The subject site is located within 660 feet of Major Public Open Space, pursuant to IDO Table 6-1-1, a tribal meeting offer was required. The applicant notified and offered a meeting to Indian Nations, Tribes and Pueblo Representatives as required, and has held discussions surrounding the school project with Indian Nations, Tribes and Pueblos, receiving letters expressing no concern from Navajo Nation and the Pueblo of Pojoaque.
22. In response to a previous ZMA request on the abutting lot from MX-L to MX-M (ZMA-2026-00013), a post-submittal Facilitated Meeting was requested by WSCONA and held on August 24, 2026. In an effort to preclude some unwanted uses in the event the development plan for the subject site were to change, WSCONA requested the application be changed, so that the entire project area of the future proposed school is downzoned to MX-L instead of up zoned to MX-M. The applicant agreed to this request, and withdrew the ZMA application from MX-L to MX-M. Following the meeting, WSCONA provided an e-mail thanking the applicant for mitigating concerns around the overall project, and an intention to support the request.

Daniel Soriano

Daniel Soriano
Senior Planner

Notice of Decision Distribution

Angela Piarowski, Modulus, angela@modulusarchitects.com

David Hicks, Isaiah 61:3 Properties, David.hicks@oakgroveowls.com

Rene Horvath, WSCONA, aboard111@gmail.com

Jane Baechle, WSCONA, jane.baechle@gmail.com

Legal, acoon@cabq.gov

EPC file

VII. Attachments

A) PHOTOGRAPHS



Figure 1: Top-down 3D Birds Eye View courtesy of Google Earth. Subject site is bordered in yellow.



Figure 2: Top-down East Facing 3D Birds Eye View courtesy of Google Earth. Subject site is bordered in yellow.

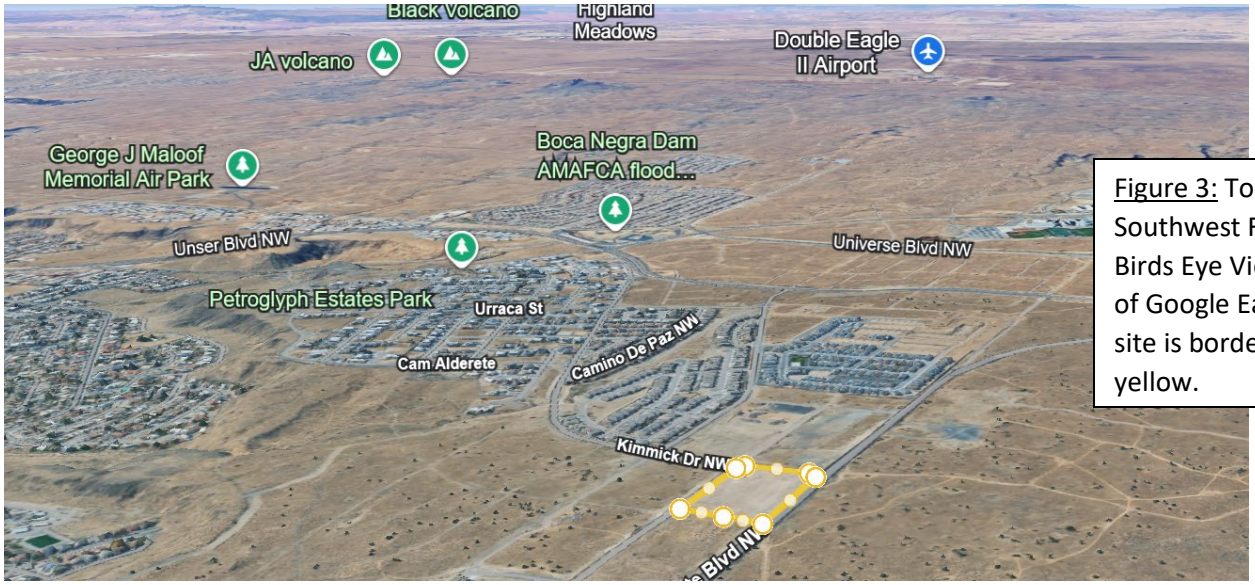


Figure 3: Top-down Southwest Facing 3D Birds Eye View courtesy of Google Earth. Subject site is bordered in yellow.



Figure 4: East facing view from the southwest corner of site, corner of Valiente Rd. NW and Kimmick Dr. NW.

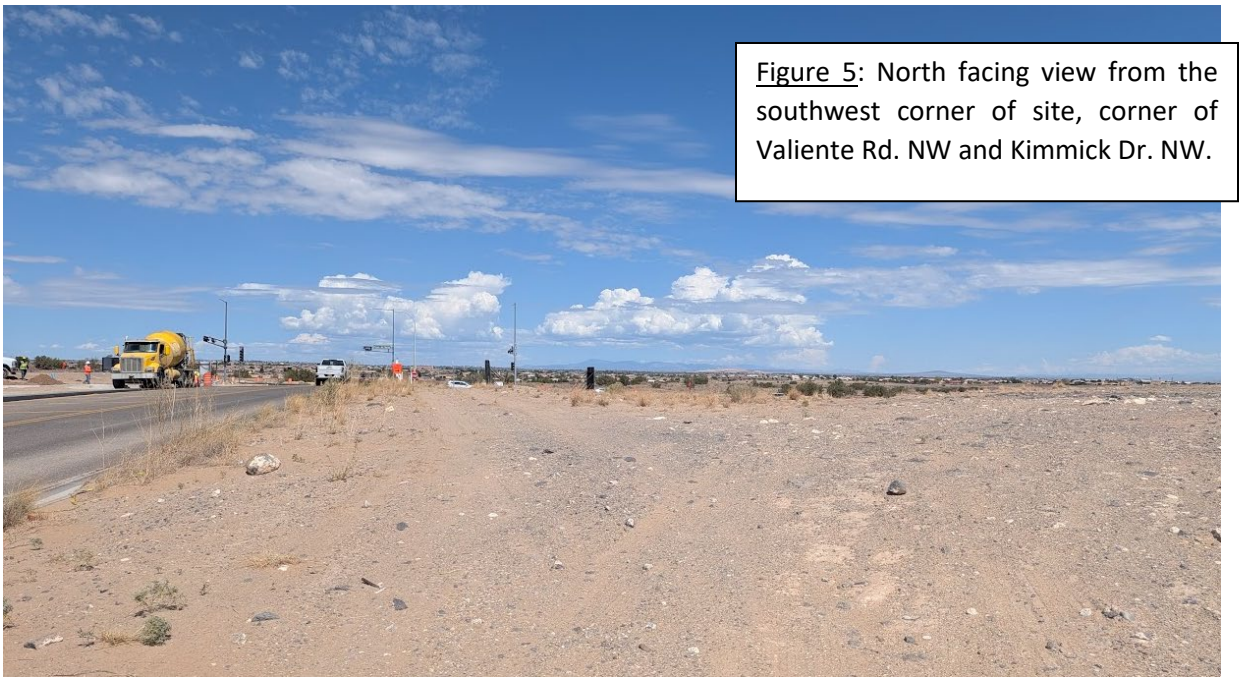


Figure 5: North facing view from the southwest corner of site, corner of Valiente Rd. NW and Kimmick Dr. NW.



Figure 6: South facing view from the southwest corner of site, corner of Valiente Rd. NW and Kimmick Dr. NW.



Figure 7: North facing view from the western border of the subject site.

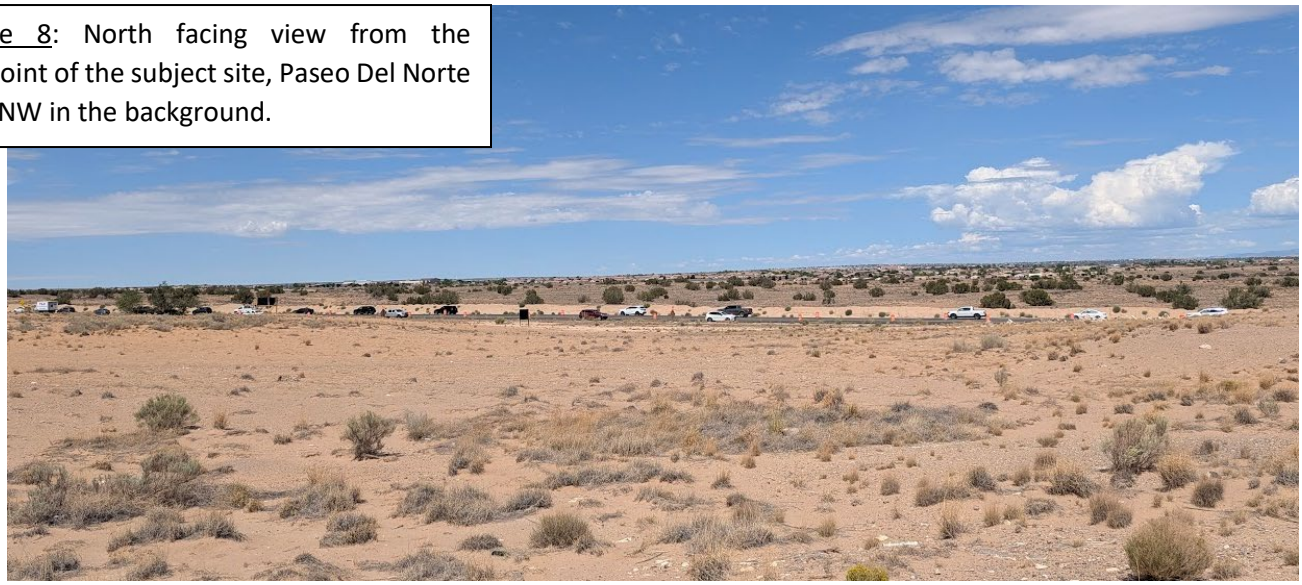


Figure 8: North facing view from the midpoint of the subject site, Paseo Del Norte Blvd NW in the background.



Figure 9: South facing view from midpoint of Valiente Rd. NW.

B) HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

October 10, 2019

Group II U26 VC, LLC
& Volcano Cliffs, Inc.
8860 Desert Finch Lane NE
Albuquerque, NM 87109

Project #2019-002663
RZ-2019-00043 – Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:
The above action for the northerly 436.01 feet of Lot 1, Block 2, Volcano Cliffs Unit 26 and Lot 1-A-1, Block 3, Volcano Cliffs Unit 26, zoned MX-L to MX-M, located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW, containing approximately 16 acres. (C-11)
Staff Planner: Catalina Lehner **(DEFERRED FROM SEPTEMBER 12, 2019 Hearing)**

PO Box 1293

Albuquerque

On October 10, 2019 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-002663, RZ-2019-00043, a Zone Map Amendment (Zone Change), based on the following findings:

NM 87103

FINDINGS:

www.cabq.gov

1. The request is for a zone map amendment (zone change) for an approximately 16 acre site known as the northerly 436.01 feet of Lot 1, Block 2, and Lot 1A-1, Block 3, Volcano Cliffs Unit 26 (the "subject site"). The subject site is located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW.

2. The subject site is not in an activity center designated by the Comprehensive Plan. The Volcano Heights Urban Center, one of the two designated urban centers in the City, is located north and west of the subject site.

3. The subject site is in an Area of Change. Paseo del Norte Blvd. NW is a designated Commuter Corridor with a Premium Transit Overlay. At this time, Premium Transit policies do not apply because no premium transit projects have identified station locations or have been funded in this location; only policies for the underlying corridor designation (Commuter Corridor) apply.

4. The subject site is zoned MX-L (Mixed-Use Low Intensity Zone) and located along a Commuter Corridor and adjacent to an urban center. The applicant is requesting the MX-M zone (Mixed

Use-Medium Intensity Zone) to facilitate future development of the subject site under a more intense zoning designation. The purpose of the MX-M zone is to provide a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses.

5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is more than 330 feet from the Major Public Open Space and is outside the open space edges area. The IDO includes use-specific standards and development standards that address potential impacts to the Major Public Open Space in the area.

7. The IDO defines infill development as "an area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings". The request does not meet this definition because none of the lots adjacent to the subject site have developed.

8. The request generally furthers the following, applicable Comprehensive Plan Goal and policies regarding growth, as follows:

   A. Goal 5.1-Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

   Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

   The request will capture regional growth along a designated Corridor and adjacent to an urban center and will not compete with the adjacent Urban Center. The subject site abuts a designated Commuter Corridor that is also a future Premium Transit Corridor, and a zone change that allows for more variety and intensity of uses along those Corridors will help fulfill the desire for regional growth and employment density in these areas. While the surrounding area is largely vacant, there is development farther away in all directions. Much of the vacant land is the designated Volcano Heights Urban Center, so promoting development that may lead to development of the adjacent Center is beneficial to the community.

   B. 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 request directs more intense growth to the subject site, which is located along a designated Corridor in an Area of Change. The request furthers this policy because changing the zoning for a portion of the property from MX-L to MX-M will allow for that more intense growth to occur while maintaining the appropriate density and scale of development within other nearby areas that are not along the Commuter Corridor and are considered Areas of Consistency.

C. Policy 5.1.12-Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The request for a change from MX-L to MX-M will allow more intense, auto-oriented uses such as drive- through facilities and larger retail stores along Paseo del Norte, which is a designated Commuter Corridor with a posted speed limit of 35 miles per hour past the subject site. East of the subject site, below the escarpment, the speed limit is 45 miles per hour where the road cross section is more complete. In addition, the request considers the surrounding residential zoning and maintains the existing MX-L as a buffer to the lower-density residential/and uses developing to the south, as well as other residential lots and the Petroglyph National Monument approximately 785 feet to the east.

9. The request generally furthers the following Goal and policy with respect to Areas of Change:

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.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request directs more intense growth to a site in an Area of Change adjacent to an Urban Center and Commuter Corridor. Allowing a greater variety of moderate intensity commercial uses and higher density housing will expand employment opportunities in the area and support the development of surrounding properties including the Urban Center, and support future higher-capacity transit service as desired along Paseo del Norte. In addition, the subject site is located adjacent to one of a limited number of truck freight routes in the northwest part of Albuquerque. The applicant has carefully considered the transitions and buffers to neighboring residential uses by leaving approximately 9.1 acres of property to the south and 6.42 acres to the east of the subject site with the existing MX-L zoning.

10. The request furthers the following, applicable Goal and policy with respect to complete communities:

Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

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 request will help "accommodate growth primarily in and around Centers connected by key Corridors" (Comprehensive Plan, p. 5-1). Development of the subject site with a shopping center and supportive uses would provide new opportunities for nearby residents to work,

shop, and play closer to their homes and potentially by walking rather than driving. Additional development on nearby properties, where it is encouraged, with moderate intensity uses will contribute to quality of life of residents and commuters on Paseo del Norte Blvd. NW by providing additional goods and services conveniently accessible to neighborhoods.

11. The request furthers the following, applicable Goal and policy with respect to infrastructure:

    A. 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 would support development of the site which, while in an area that is mostly undeveloped, has access to existing infrastructure including multiple-lane arterial roadways, storm drainage facilities, water and sewer, and other utilities unlike those properties located in the adjacent Urban Center. Development of the subject site will maximize use of infrastructure to support the public good and may help catalyze additional development in this area.

    B. 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 request matches the proposed land use intensity to the abutting regional principal arterial and other more intense zoning categories along this Commuter Corridor. The City has made the expansion of Paseo del Norte Blvd. a high priority and changing the zoning of the subject site to MX-M will add complementary uses to the type of roadway planned to abut the subject site. Paseo del Norte Blvd. is a limited access roadway, so future development will coordinate auto access and circulation using Kimmick Dr., a future Collector street, and its signalized intersection with Paseo del Norte Blvd.

12. The applicant has justified the request pursuant to Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments, as follows:

    A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated that the request would further a preponderance of applicable Goals and policies.

    B. Criterion B: The subject site is located wholly in an Area of Change, so this criterion does not apply.

    C. Criterion C: A different zone district (MX-M) would generally be more advantageous to the community as a whole than the existing zoning (MX-L). The additional uses allowed by the MX-M zone may help facilitate development in the area, along a designated Commuter Corridor and adjacent to the Volcano Heights Urban Center, and would provide additional goods and services in close proximity to neighbors and commuters in this developing area.

D. Criterion D: The requested zone (MX-M) includes a greater variety of non-residential uses than the existing MX-L zone. In MX-L, only General Retail, Small is allowed. In MX-M, General Retail, Small and General Retail, Medium are allowed. General Retail, Large is a conditional use in MX-M.

Other notable differences between the two zones are: bar, light vehicle fueling station, and light vehicle sales and rental, mortuary, pawn shop, and transit facility are conditional uses in MX-L but become permissive uses in MX-M. Hospital, catering service, and nightclub are not allowed in MX-L, but are permissive in MX-M. Liquor retail is an accessory use in MX-L and a permissive use in MX-M. A drive-through is a conditional use in MX-L and an accessory use in MX-M.

The following uses, proposed to be permissive, are often considered harmful to adjacent property, the neighborhood, or the community: bar, light vehicle fueling station, light vehicle sales and rental, pawn shop, nightclub, liquor retail, and drive through. The distance separation between the subject site (Lot 1) and the nearest low-density residential use (R-1B zoned lots) is approximately 540 feet. This distance creates adequate separation to protect the low-density residential uses from harmful impacts. In addition, the IDO contains use-specific standards that further reduce the potential for harmful effects on adjacent property and the neighborhood.

E. Criterion E: Infrastructure necessary for the subject site's development is in place, and infrastructure in the area continues to develop. The City Council passed legislation that prioritizes the intersection of Paseo del Norte and Unser Blvds., which is at the heart of the Volcano Heights Urban Center. Bill No. R-18-84 was enacted in November 2018 and includes roadway infrastructure in the City's capital implementation program (CIP).

F. Criterion F: The subject site is located adjacent to Paseo del Norte Blvd. NW, a commuter corridor. The applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies, and is not relying on the subject site's location to justify the request.

G. Criterion G: The applicant's justification is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies.

H. Criterion H: The request would not apply a zone district different from surrounding zone districts to one small area. The subject site is approximately 16 acres in size and does not constitute a strip of land along a street.

13. The affected neighborhood organizations are the Paradise Hills Civic Association and the Westside Coalition were required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required. Though the applicant's letter refers to the portion of Lot 1 north of the vacated ROW of Valiente Rd. NW, because there is no platted lot line, all of Lot 1 is required to be buffered for notification purposes. The corrected buffer resulted in three more parties required to be notified, which the applicant did more than 15 days before the public hearing, as required.

14. A pre-application facilitated meeting was held on July 17, 2019, in which only three neighbors attended. Neighbors are opposed to the request and expressed several concerns that include consequences of the proposed zone change and overall effect on the area, range of uses that would be allowed, possibility of big box stores, increased building height affecting views, loss of character, and diminished property values. The applicant stated that the lots are not large enough for big-box stores and that the applicants are not developers, but want to sell the land.

15. Staff received letters of opposition from the Open Space Division and the National Park Service. The Open Space Division is concerned that the request may have adverse effects on the Major Public Open Space nearby and about future development near sensitive lands. The National Park Service is concerned that the request could have an adverse effect on the Petroglyph National Monument, and that the MX-M zone would allow additional uses that would be incompatible with the sensitivity of the cultural resources nearby. They prefer commercial development further from the monument to avoid such impacts. However, the distance between the proposed MX-M zone and the Major Public Open Space is approximately 560 feet to the south and 1,065 feet to the east; further away than other more intense or similar zoning is to Major Open Space on the north side of Paseo del Norte within the Volcano Heights Urban Center.

16. Three neighbors, who share the same concerns, submitted letters of opposition. They believe that many uses allowed under the MX-M designation are incompatible with the area's culturally sensitive nature and character protected by CPO-12. They believe that the existing zoning can provide for neighborhood-serving needs and that the zoning established by the IDO should not be readily discarded.

17. The National Park Service (NPS) has concerns about building height exceeding 35 feet and site lighting, which should be considered in the review of future site plan submittals. The applicant has expressed a willingness to work with the NPS to address such concerns.

CONDITION:

1. The zone map amendment shall not become effective until Lot 1, Block 2 is replatted and a lot line is created that corresponds to the proposed zone boundary, located at 436.01 feet south of the Paseo del Norte Blvd. NW right-of-way, and the plat is recorded.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 25, 2019.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time

of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

For Brennon Williams
Planning Director

BW/CL

cc: Group II U26 VC, LLC & Volcano Cliffs, Inc., 8860 Desert Finch Ln NE, ABQ, NM 87122
Consensus Planning, Inc., 302 Eight St. NW, ABQ, NM 87102
Westside Coalition of NAs, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition of NAs, Harry Hendriksen, 10592 Rio Del Sol NW, ABQ, NM 87114
Paradise Hills Civic Association, Maria Warren 5020 Russell Dr. NW, ABQ, NM 87114
Paradise Hills Civic Association, Tom Anderson, 10013 Plunkett Dr., NW, ABQ, NM 87114
Bill Wright, 4112 Blue Ridge Pl., NE, ABQ, NM 87111
Modulus Architects, Attn: Angela Williamson, 100 Sun Ave. NE, Suite 305, ABQ, NM 87109
Sharon Stepler, 8220 Burdock St. NW, ABQ, NM 87120
Rene Horvath, aboard10@juno.com
Alan Varela, avarela@cabq.gov

CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

GROUP I U26 VC LLC RM 115 (Agent, Hoppy Bear, LLC) requests a conditional use for a taproom in the MX-L zone for Lot 4A1, Block 3, Volcano Cliffs Unit 26, located at 99999 Valiente RD NW, zoned MX-L [Section 14-16-4-3(D)(8)(f)]

Special Exception No:..... **VA-2022-00198**
Project No: ..... **Project#2022-007292**
Hearing Date: 08-16-22
Closing of Public Record: 08-16-22
Date of Decision: 08-31-22

On the 16th day of August, 2022, Hoppy Bear, LLC., agent for property owner GROUP I U26 VC LLC RM 115 ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a conditional use for a taproom in the MX-L zone ("Application") upon the real property located at 99999 Valiente RD NW ("Subject Property"). Below are the ZHE's finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use for a taproom in the MX-L zone.
2. The City of Albuquerque Integrated Development Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: *"An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
   (a) It is consistent with the ABC Comp. Plan, as amended;
   (b) It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property;
   (c) It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;
   (d) It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;
   (e) It will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 8:00 pm and 6:00 am;
   (f) It will not negatively impact pedestrian or transit connectivity without appropriate mitigation
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4(F)(2).
4. Applicant appeared at the ZHE hearing on this matter and gave evidence in support of the Application.

5. Applicant testified at the hearing that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
6. Applicant testified at the hearing that all property owners and neighborhood association entitled to notice were notified of the Application.
7. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Specifically, Applicant submitted the following evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Specifically, Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Specifically, Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact other than as would be effectively limited by the use-specific standards and other requirements of the IDO, with which Applicant will comply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Specifically, Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact, given that the proposed use is scaled appropriately and will have appropriate buffering between it and residential uses.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 8:00 pm and 6:00 am. Specifically, Applicant testified that non-residential activity would not increase in any prohibited manner.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Specifically, Applicant testified that no negative impact on pedestrian or transit connectivity would result.
13. The City Traffic Engineering Division stated no objection.
14. The criteria within IDO Section 14-16-6-6(A)(3) are satisfied.

DECISION:

APPROVAL of a conditional use for a taproom in the MX-L zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 15, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Hoppy Bear, LLC, kevin@boxingbearbrewing.com
Andrew Washuta, 6327 Basil PL NW, 87120
JeffRichards, 8131 Chicory DR, 87120
BaxterSosebee, 6409 Picardia PL NW, 87120
JimHoffman 6406 Firehill DR, 75044
Greg Taylor, 5508 Vielente, 87120
Jesse Carlton, 3407 32NDCircle, 87124
MarkJackson, 8224 Burdock PL, 87120
Erika Sampson,6105Goldenseal CT NW, 87120

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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ENVIRONMENTAL PLANNING COMMISSION
NOTICE OF DECISION

Project Number:	PR-2026-000174
Case Number:	**VA-2026-00109 -** Variance – EPC
Hearing Date:	09-17-2026
Applicant:	Isaiah 61:3 Properties LLC
Subject Property:	99999 Valiente Rd NW
Case Description:	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 Bock 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

On September 17, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2026-000174, Case # VA-2026-00109, a Variance – EPC, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS – VA-2026-00109 – Variance – EPC

1. This is a request for a Variance – EPC for a subject site comprised of three lots, legally described as Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision Unit 26 (A replat of Block 3 Together with a Portion of Kimmick Dr NW & Calle Nortena NW Volcano Cliffs Subdivision); Lot 4A-1, Block 3 (Excluding Northerly Port Out to R/W), Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs

Subdivision Unit 26 (A replat of Block 3 Together with a port of Kimmick Drive NW & Calle Nortena); and *03A20003 Lot 3A2, Block 3, Volcano Cliffs Subdivision Unit 26, Replat of Lots 2A & 3A, Block 3 Volcano, located on an unaddressed parcel on Valiente Rd. NW (the "subject site"), between Kimmick Dr. NW and Calle Nortena NW, containing approximately 13 acres in total. The subject site, which the applicant owns, is zoned MX-L (Mixed-Use Low Intensity Zone District) and contains an existing light vehicle fueling station.

2. The request is for a variance of 3'11" to the maximum building height of 15 feet, as measured from natural grade, within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone [IDO § 14-16-3-6(E)(4)(a)] to allow a single building (administrative building) to be 18'11" tall, as measured from finished grade.

3. The Environmental Planning Commission (EPC) is the decision-maker for this request The Environmental Planning Commission (EPC) is the decision-maker for this request because it is a Variance [§ 14-16-6-6(N)] to building height within the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2) zone [§ 14-16-3-6(E)(4)(c)].

4. The westernmost lot of the subject site is currently zoned Mixed-use Medium Intensity (MX-M) Zone District. The two easternmost lots of the subject site are currently zoned Mixed-use Low Intensity (MX-L).

5. The Albuquerque/Bernalillo County Comprehensive Plan, IDO, and Development Process Manual (DPM) are incorporated herein by reference and made part of the record for all purposes.

6. The subject site is within the boundaries of the Volcano Mesa Character Protection Overlay Zone (CPO-13). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones.

7. The subject site is located in an Area of Change and located within the Northwest Mesa Community Planning Area (CPA) as designated by the Comprehensive Plan.

8. The subject site is within the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2). The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended. Specifically, VPO-2 protects views looking to and from the Petroglyph National Monument.

9. Pursuant to IDO § 14-16-6-6(N)(1)(c), a Variance – EPC may be requested to the 15' building height limit in §14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for either of the following exceptions.

    1. A Variance to allow up to 4 feet of additional height for nonresidential structures to screen rooftop equipment.

    2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage.

       As required by the Development Process Manual (DPM), the applicant submitted a conceptual Grading & Drainage for review by the City's Hydrology Division prior to EPC review. The City's Hydrology Engineer reviewed the conceptual Grading & Drainage Plan for compliance with IDO Variance – EPC applicability requirements. The conceptual Grading and Drainage plan proposes to bring in approximately 3'9" of fill on the low side of the proposed structure and cut 3'6" under the high side for the structure to sit on leveled ground. Measuring from the mid-point of the building envelope, neither cut nor fill is required for proper drainage. While the City Hydrology Engineer determined that fill is not required for proper drainage of the site for the proposed school building, it is important to note that the City Hydrology Engineer has no objection to this EPC variance request, because the request for a variance for building height has no impact on drainage functions. EPC finds that while the fill is not needed for proper drainage, it is required because of the topographic and site conditions, specifically the basalt refusal sections.

10. Pursuant to IDO § 14-16-6-6(N)(1)(c), a Variance – EPC may be requested to the 15' building height limit in §14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for either of the following exceptions.

    A. Site Plans, site elevations, and site sections showing the location of the major public views.

       ***Site Plans**: The applicant has provided an overall site plan for the proposed Pre-K through 12th Grade school that is being proposed on the subject site. The site plan shows the finished floor of the subject structure as well as the finished floor of other structures on the site and shows the location of the administrative building as near the center of the overall subject site, with two 12,452 sq. ft. structures to the north and an additional structure, same size, to the west. East of the subject structure is open space and a sports field.*

       ***Site Elevations**: All four directional site elevations are provided for the subject building. The applicant provided elevations demonstrating the overall height of the proposed administrative building at 18'11" with the variance. These elevations, when combined with other required view exhibits, adequately demonstrate the impact the administrative building will have on the surrounding views. The elevations call out the structure height of 18'11",*

as measured from the highest midpoint of the sloped roof. Additionally, elevations document the building height variance area on the structure and the elevations of the highest roof midpoint (5343.57'), and finished floor of the administrative building (5324.65').

Site Sections: *Site sections illustrate the vertical relationships of the proposed structure and surrounding terrain in order to demonstrate the potential impact of views to and from the escarpment from all cardinal directions. The applicant provided site sections that call out the "Admin Office," escarpment location, and other primary structures on the subject site, detailing the finished floor elevation, building height and total elevation of each structure, and the elevation of the nearest escarpment.*

The site sections exhibit provides elevations of the Northern Escarpment view (5270'), Southern Escarpment view (5322'), Western Escarpment view (5252'), in relation to the elevation of the administrative building (5343.56').

The eastern site section exhibit demonstrates that the administrative building is not visible when looking east from the western boundary of the site. Due to the differences in grade, elevation and terrain, the 15' tall elementary school structure (west of the administrative building) has a total elevation of 5345', taller than the 5343.56' elevation of the administrative building, rendering the administrative building, shorter than the elementary school and not visible from the western boundary, looking east.

The applicant's site sections adequately demonstrate that views to and from the escarpment are maintained, and aside from natural terrain obstructing a portion of views

B. View analysis that illustrates the expected impact of structure height on major public views given the relationship of slopes, buildings heights, setbacks, escarpment height, and view corridors.

View Analysis*: The application provided a viewshed analysis that illustrates views to and from specific locations along the escarpment, including the existing homes and the proposed school at the subject site.*

Panoramic View from Escarpment*: The applicant provided a panoramic view spanning from the southern escarpment section to the northern escarpment section, facing west. Details on this view include elevations on all subject site buildings, surrounding future proposed apartments and townhomes, the north and south escarpment sections as well as the Petroglyph National Monument elevation.*

Southeast Escarpment View*: The applicant provided a comprehensive exhibit of views from the top of the southeast escarpment. This diagram includes the height of future, potential residential dwellings southwest of the subject site. This diagram shows that the impact from the administrative building is minimal, compared to those residential uses. The future residential uses have*

their building heights and elevations listed in the exhibit, which are generally taller than the future school buildings on the subject site. The tallest buildings are 36'2". The highest elevation varies on these structures, but most are not less than 5365 (aside from two single family dwellings that have a 15' structure height). The administrative building has a high elevation of 5348.7, which will be lower than many of the future residential uses and will not impact views in comparison.

C. Analysis and demonstration of at least 1 of the techniques required by § 14-16-3-6(E)(3) (i.e., height/slope, view corridors, or height/slope/setback) to minimize the impact of additional structure height on views to and from the escarpment.

This analysis is found in Finding #12.

D. A Grading and Drainage Plan that has been approved by the City Engineer.

A final Grading and Drainage Plan has not been approved by the City Hydrology Engineer, although a conceptual Grading and Drainage Plan has been reviewed and approved. The City Engineer has analyzed the conceptual Grading and Drainage Plan against the standards of the DPM and the Variance to VPO-2 requirements and determined that no fill or cut is needed for proper drainage of the site. A final Grading and Drainage Plan was requested by Hydrology, which has been submitted for review, but is not approved as of this writing. (See Condition of Approval #1.)

11. Pursuant to IDO §14-16-3-6(E)(4)(c)2, requests for additional height through a Variance – EPC must minimize the visual impact on views to and from the escarpment through one of the following techniques:

a) **Height/Slope**: An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale.

b) **View Corridors**: Buildings and structures that are located and designed so that massing maintains views to the escarpment at the perimeter of the site, or at the nearest public road (whichever offers the predominant public views) and views from the escarpment. The intent is to preserve the maximum amount of unobstructed lateral views to the top of the escarpment.

c) **Height/Slope/Setback**: Buildings and/or structures set back from major public views so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point.

The applicant has used the View Corridors technique to maintain unobstructed lateral views to the top of the escarpment. The administrative building is positioned to be at the center of the site plan so that predominant views from Paseo del Norte to the east are preserved. The proposed school is laid out in response to the natural terrain and environmental constraints of

the subject site, including subsurface basalt. The administrative building is centrally located on the proposed site plan, where the finished floor elevation is lower than the other school buildings. With a low finished floor, when compared to other structures, specifically the elementary school structure to the west, which is 15' in height, the 18'11" administration building will be approximately 2' lower than the elementary school structure. The design of the site plan and location of the administrative building adequately preserves views to the top of the escarpment.

12. Pursuant to IDO § 14-16-6-6(N)(3)(a) of the IDO, Review and Decision Criteria, "An application for a Variance – EPC shall be approved if it meets all of the following criteria."

    A. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

    The subject site is located in the Height Restrictions Sub-area of the Northwest Mesa Escarpment View Protection Overlay zone (VPO-2). The applicant has designed the proposed school on the subject site to respond to site constraints, including uneven topography, subsurface conditions, and development standards from the IDO and DPM.

    The applicant asserts that the requested Variance is justified because of the specialized functional requirements of the subject building, unique topography, and engineering constraints. Engineering constraints include shallow basalt bedrock and varying depths of basalt refusal sections, including at shallow depths. The applicant documents the high costs associated with excavating the portion of basalt refusal, which could limit the reasonable use of the property if the building is only allowed to be 15'. The applicant provided documentation that supports the special circumstances on the site.

    According to the applicant, the administrative building would require greater interior volume to accommodate assembly functions, educational programming, mechanical systems, and occupant circulation.

    B. The Variance will not be materially contrary to the public safety, health, or welfare.

    The proposed Variance will have a minimal impact on the culturally significant views to and from the escarpment and the Sandia Mountains. The elevation at the top of the proposed 18'11" building is approximately 5344,

below the elevation of a proposed 15' building to the east, which has an elevation of 5345 at the top of building, due to different finished floors between the two buildings. The variance will not be materially contrary to public safety, health, or welfare; rather, it would add almost 4' in height to the subject building without increasing the visual impact on important views.

C. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The subject building is located at the center of the site plan, further reducing the visual impact that could be caused by the 18'11" administrative building. This request will not affect land use, vehicle circulation, or any other incidental activities related to the proposed school that could impact surrounding properties. The applicant has demonstrated that, despite the administrative building exceeding the allowable structure height due to the varying topography and the design of the site plan, the building would appear to be vertically shorter than an adjacent 15' structure to the east.

D. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The purpose of the Northwest Mesa Escarpment VPO-2 is to protect the views looking to and from the Petroglyph National Monument. This purpose is accomplished in part by limiting structure height to 15' in the height restrictions sub-area of VPO-2. The Variance only applies to one building on the subject site, with the remainder of the site complying with IDO development standards.

The applicant is not undermining the intent and purpose of this IDO; rather, the applicant is requesting additional height through a Variance – EPC, as allowed by IDO § 14-16-3-6(E)(4)(c). The applicant has demonstrated compliance with the general purpose of VPO-2 by designing the overall site plan to minimize the potential impact and protect the views to and from the Petroglyph National Monument as demonstrated in the required view analysis pursuant to IDO 6-6(N)(2)(g) 1-3.

E. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The applicant has demonstrated practical difficulties of developing on the subject site due to the varying topography and subsurface basalt refusal. The applicant explains that the costs associated with removal of basalt refusal sections, the limited configuration options for the proposed school, and the specific design and purpose of the building require the 3'11" height variance. The conceptual grading and drainage drawings and supplemental justification analysis from applicant's civil engineer demonstrates that the Variance is the minimum necessary to avoid practical difficulties of developing on the subject

site given the engineering solution surrounding environmental constraints, impacts of additional excavation, and the site design.

13. Pursuant to IDO § 14-16-6-6(N)(3)(c) of the IDO, "An application for a Variance from 15-foot structure height limit in the Height Restriction Sub-area in §14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria."

    A. Hardship

    The intent of the view regulations in § 14-16-3-6(E) (Northwest Mesa Escarpment– VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).

    The subject site features unique environmental constraints that make the proposed project difficult to develop given varying topographical changes throughout the site and subsurface basalt bedrock refusal sections at shallow depths that impact the design of the site, its structures, and drainage methods.

    In addition to the physical and engineering constraints from the basalt refusal sections, the applicant has noted that the height limitations of VPO-2 create difficulties in the development of the administrative building that requires additional height than other school buildings on the site. The applicant states that the 15' height limitation will reduce the functionality of the proposed administrative building. The applicant asserts that relocating the subject building to a lower portion of the site, or altering the finished floor elevation to satisfy the 15' building height maximum would require "substantially greater excavation into basalt bedrock, increased blasting or rock removal," creating more site disturbances than the requested variance.

    B. Visual Impact

    The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

    The applicant has provided adequate evidence that supports the proposed administrative building would have the same or less impact on views to and from the escarpment if the structure was 15' tall or 18'11". Given the varying range of finished floor elevations throughout the site, the applicant has designed the overall site plan to locate structures in a way that responds to the natural topographical changes, strategically placing the administrative building on a lower elevation than a proposed elementary school building that is 15' in height. In doing so, the applicant demonstrates the impact on views for these two structures at different elevations and different structure heights, remains the same.

14. Pursuant to IDO § 14-16-6-6(N)(3)(c) of the IDO, "An application for a Variance from 15-foot structure height limit in the Height Restriction Sub-area in §14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria." The Office of Neighborhood Coordination (ONC) verified that there is one recognized neighborhood association within 660 feet of the subject site, the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners within 100 feet of the site were also notified, as required. As of this writing, staff has not received any letters in support of or in opposition to this request.
15. Pursuant to Table 6-1-1, a Variance – EPC does not require the applicant to offer a pre-submittal tribal meeting; however, the applicant has discussed this project with Indian Nations, Tribes and Pueblos, receiving a letter in support of this request from the Pueblo of Laguna, and letters expressing no concern with the project from the Navajo Nation and the Pueblo of Pojoaque.

Conditions of Approval

Plan # VA-2026-00109 – Variance – EPC

1. Pursuant to IDO section §14-16-6-4(O)(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.

2. After approval by the Environmental Planning Commission (EPC), the applicant shall coordinate with the Staff Planner prior to submitting for Site Plan approval, to ensure that EPC conditions have been met.

3. A City Hydrology approved final Grading & Drainage Plan shall be provided, showing fill imported to construct the drainage system for the administrative building.

4. Site section diagrams shall be revised to add a scale and details are dimensioned to scale for clarity.

5. Viewshed diagrams shall be revised to add scaled, enlarged exhibits that clearly demonstrate the proposed administrative building and its impact on views.

6. The exhibit showing the panoramic view from the escarpment shall be replaced so that text is clearly readable.

7. The applicant shall work with Planning Staff to update the elevations of the Administrative Building to reflect the accurate height measurements and dimensions for all roof lines.

APPEAL
If you wish to appeal, you must do so within 15 days of the EPC's decision or by **October 2, 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). The IDO is available online here: https://www.cabq.gov/ido. 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 notification 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,

Megan Jones

for Alan Varela
Planning Director

AV/MJ/DS

cc: Trula Howe, Modulus Architects, trula@modulusarchitects.com
Angela Piarowski, Modulus Architects, angela@modulusarchitects.com
David Hicks, david.hicks@oakgroveowls.com
Rene Horvath, WSCONA, aboard111@gmail.com
Jane Baechle, WSCONA, jane.baechle@gmail.com
John Edward, jbedward@edwardgroup.net
City Legal, acoon@cabq.gov
EPC file

C) APPLICATION INFORMATION

MODULUS
ARCHITECTS & LAND USE PLANNING

April 20, 2026

City of Albuquerque
Development Hearing Officer
600 2nd Street NW
Albuquerque, NM 87102

Subject: Agent Authorization Notice

Project Location: **Lots 1A-1-A and 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26**

To Whom It May Concern,

Isaiah 61:3 Properties, LLC hereby authorizes Modulus Architects & Land Use Planning, Inc. to act as our Agent of Record with the City of Albuquerque. This authorization pertains to all matters related to the project located at the Northeast Corner of Paseo del Norte NW and Kimmick Dr NW, legally described as follows:

LT 1A-1-A and 4A-1-A BLK 3 VOLCANO CLIFFS SUBDIVISION UNIT 26

This authorization shall remain in effect until written notice of termination is provided by either **Isaiah 61:3 Properties, LLC** or Modulus Architects & Land Use Planning, Inc.

Please direct all correspondence and communication regarding this matter to our authorized agent, Modulus Architects & Land Use Planning, Inc., for the purposes of coordination with the Development Hearing Officer.

Sincerely,

Isaiah 61:3 Properties, LLC
PO Box 9710
Albuquerque, NM 87119

MODULUS
ARCHITECTS & LAND USE PLANNING

November 7, 2026

Environmental Planning Commission (EPC)
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

Zoning Map Amendment – EPC – Justification Letter

Property Address: LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OF KIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)

Honorable Members of the Environmental Planning Commission:

Modulus Architects & Land Use Planning respectfully submits this letter on behalf of Isaiah 61:3 Properties LLC, owner of the subject property, in support of the requested Zoning Map Amendment before the Environmental Planning Commission (EPC), pursuant to IDO §14-16-6-7(G)(3) of the City of Albuquerque Integrated Development Ordinance (IDO), effective May 6, 2026.

This application requests approval of a Zoning Map Amendment to rezone the western parcel of the subject property currently designated MX-M (Mixed-use – Medium Intensity) to MX-L (Mixed-use – Low Intensity), establishing a unified MX-L zoning designation across the contiguous property under common ownership.

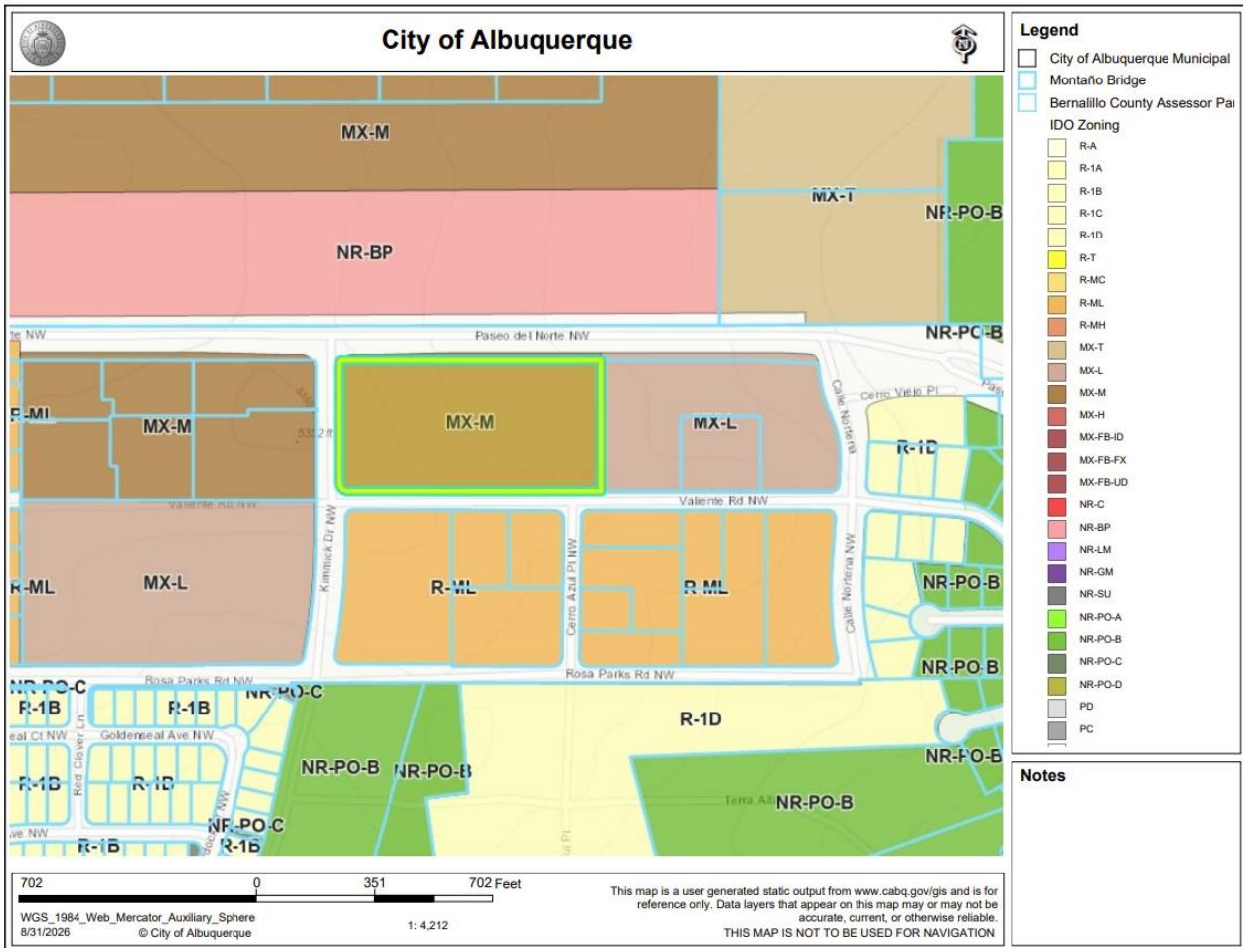
As currently zoned, the subject property is divided by an internal boundary between the MX-L and MX-M zone districts. Under the Integrated Development Ordinance, a principal structure may not be located across two different zone districts. The existing zoning boundary therefore creates a practical land-use constraint by preventing a principal structure from extending across the internal zoning line and requiring portions of the same contiguous property to be governed by different zoning standards.

The requested Zoning Map Amendment resolves this constraint by extending the existing MX-L zoning designation across the western parcel. The amendment establishes a single, consistent zoning framework across the property while applying the lower-intensity of the two existing mixed-use zone districts. The MX-L zone district provides for a range of residential, civic, institutional, commercial, and other uses appropriate to a low-intensity mixed-use environment, subject to the applicable use-specific and development standards of the IDO.

The requested amendment does not seek greater development intensity or a broader range of permissive uses. Rather, it replaces the existing MX-M designation on the western parcel with MX-L, reducing the potential intensity and range of uses available on that portion of the property while eliminating the internal zoning boundary. The resulting MX-L designation provides a consistent land-use framework across the subject property and remains compatible with the applicable goals and policies of the ABC Comprehensive Plan.
The requested amendment does not remove or modify the applicability of the Northwest Mesa Escarpment View Protection Overlay or any other applicable provisions of the Integrated Development Ordinance. All future uses and development of the property will remain subject to the applicable use-specific standards, dimensional standards, design requirements, buffering, landscaping, traffic, lighting, drainage, and other requirements of the IDO.

The requested Zoning Map Amendment establishes the legislative zoning framework for the property and is not dependent upon, nor does it constitute approval of, any particular development proposal. Any future use or development must be independently permitted under the MX-L zone district and will remain subject to all applicable City review and approval processes.

Figure 1: Existing Zoning and Proposed Zone Map Amendment (MX-M to MX-L for Western Parcel)



COMPLIANCE WITH CABQ INTEGRATED DEVELOPMENT ORDINANCE, EFFECTIVE 5-6-2026

Per **IDO 14-16-6-7(G)(3)** An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.

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 Response: ***The proposed Zoning Map Amendment is consistent with the health, safety, and general welfare of the City because it promotes orderly land use planning by replacing an internal split-zoning condition with a single, consistent MX-L zoning designation across contiguous property under common ownership. Establishing one zoning framework provides greater predictability for future land use and development while applying the lower-intensity of the two existing mixed-use zone districts across the subject property.***

The requested amendment also reflects the outcome of the City's Land Use Facilitation Program, following a facilitated meeting requested by neighborhood representatives and area property owners. During the facilitated meeting, neighborhood representatives expressed that they did not oppose consolidation of the zoning districts but raised concerns regarding the broader range of uses and greater development intensity that could be permitted under a unified MX-M designation in the future. Because the underlying land-use objective of eliminating the internal zoning boundary can be achieved under either MX-M or MX-L, the

applicant elected to withdraw the previous application and pursue a new Zoning Map Amendment to extend the existing MX-L designation across the western parcel.

The current request therefore achieves the fundamental planning purpose of the Zone Map Amendment while reducing, rather than increasing, the potential intensity and range of permissive uses available on the western parcel. The resulting unified MX-L designation provides a logical and predictable zoning framework, responds to concerns identified through the facilitated process, and furthers the applicable goals and policies of the ABC Comprehensive Plan.

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."

Applicant Response: ***The proposed Zoning Map Amendment furthers Goal 5.6 because the subject property is located within an Area of Change, where growth is expected and desired. Establishing a unified MX-L zoning designation across the subject property removes the existing internal zoning boundary and provides a consistent zoning framework that encourages and directs future growth and development to the property.***

The requested amendment maintains mixed-use zoning across the entire property while applying the lower-intensity of the two existing mixed-use zone districts. The unified MX-L designation therefore supports future growth and development within an Area of Change while establishing a more orderly and predictable land-use framework and reducing the potential intensity and range of permissive uses currently available on the western parcel.

ABC Comprehensive Plan - Policy 5.6.2(g)
"Encourage development where adequate infrastructure and community services exist."

Applicant Response: ***The requested Zoning Map Amendment furthers Policy 5.6.2(g) by establishing a unified zoning framework that encourages future development in an established area where public infrastructure and community services are available. The subject property is within a recently approved subdivision plat that establishes the framework for the public infrastructure and improvements necessary to serve future development.***

By eliminating the internal split-zoning condition and establishing a consistent MX-L designation across the subject property, the amendment supports coordinated future development in an appropriate location while maintaining all applicable requirements for infrastructure and community services. Any future development will remain subject to the applicable requirements of the IDO, DPM, utility providers, and City review and approval processes.

ABC Comprehensive Plan - Policy 5.6.2(f), Areas of Change (p. 5-49)
"Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic."

Applicant Response: ***The proposed downzoning from MX-M to MX-L is consistent with Policy 5.6.2(f) by avoiding the extension of a medium-intensity mixed-use designation across the property and responding to residential-neighborhood concerns about possible future impacts. This zoning choice does not itself establish the absence of impacts. Future development must independently meet applicable use-specific, traffic, stormwater, lighting, buffering, and other IDO and DPM requirements designed to address those effects.***

ABC Comprehensive Plan - Policy 5.2.1(a)
"Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents."

Applicant Response: ***The requested Zoning Map Amendment furthers Policy 5.2.1(a) by establishing a unified zoning framework that encourages coordinated future development of the subject property. Eliminating the internal zoning boundary allows the property to be governed by one consistent set of use and development standards, removing an existing constraint to the orderly development and redevelopment of the site.***

The MX-L zone district permits a range of residential, civic, institutional, commercial, and other uses that can provide goods, services, and amenities within convenient access of surrounding neighborhoods. Establishing a unified MX-L designation therefore supports future development consistent with the objectives of Policy 5.2.1(a), while maintaining a lower-intensity mixed-use zoning framework across the subject property.

ABC Comprehensive Plan - Policy 4.1.4 Neighborhoods
"Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality."
a) "Respect existing neighborhood values and social, cultural, recreational resources."

Applicant Response: ***The requested Zoning Map Amendment furthers Policy 4.1.4 and Subpolicy 4.1.4(a) by responding to concerns identified through the City's Land Use Facilitation Program regarding the potential long-term effects of extending MX-M zoning across the subject property. Neighborhood representatives expressed support for eliminating the existing split-zoning condition but raised concerns regarding the broader range of uses and greater development intensity that could be permitted under MX-M in the future.***

Following that meeting and consideration of the community feedback received, the applicant withdrew the previous Zoning Map Amendment application and is submitting this new application to establish a unified MX-L designation across the subject property. The requested MX-L designation addresses the identified neighborhood concerns by applying the lower-intensity of the two existing mixed-use zone districts across the property, thereby reducing the potential intensity and range of permissive uses currently available on the western parcel while accomplishing the underlying land-use objective of establishing a consistent zoning framework.

ABC Comprehensive Plan - Goal 5.3, Efficient Development Patterns (p. 5-37)
"Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good."

Applicant Response: ***The requested Zoning Map Amendment furthers Goal 5.3 by resolving an internal split-zoning condition on a contiguous property within an identified Area of Change. Replacing the western parcel's MX-M designation with the existing MX-L designation on the remainder of the property allows the site to be planned under one coherent set of standards rather than divided by an arbitrary internal zone line. The request thus promotes a more efficient and coordinated use of land while preserving all applicable requirements for public facilities, utilities, access, drainage, and infrastructure review. Importantly, these planning benefits are achieved without expanding zoning intensity.***

ABC Comprehensive Plan - Policy 5.3.1, Infill Development (p. 5-37)
"Support additional growth in areas with existing infrastructure and public facilities."

Applicant Response: ***Policy 5.3.1 is relevant insofar as the subject property is served by existing infrastructure and public facilities or will receive infrastructure through the recently approved subdivision and required improvement process. The amendment itself does not establish that all infrastructure is already available or adequate. Instead, it removes an internal zoning barrier to coordinated future development, with infrastructure capacity and required improvements to be confirmed through subsequent City and utility reviews. This policy is a supporting consideration, not an independent finding that the site qualifies as fully serviced infill.***

ABC Comprehensive Plan - Policy 7.3.2, Community Character (p. 7-22)
"Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places."
Subpolicy (a): "Design development to reflect the character of the surrounding area and protect and enhance views."

Applicant Response: ***The proposed amendment is consistent with the objectives of Policy 7.3.2 because it would extend the lower-intensity MX-L classification rather than MX-M across the entire property. This choice addresses neighborhood concerns about the range and intensity of future land uses and retains the applicable Northwest Mesa Escarpment View Protection Overlay and site-specific design and height regulations. Policy 7.3.2 principally concerns the design of development, so the zoning amendment advances its objectives***

indirectly; specific viewshed and design compatibility must be demonstrated by future development applications.

ABC Comprehensive Plan - Policy 12.3.8, Education (p. 12-35)
"Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups."

Applicant Response: ***Policy 12.3.8 concerns programs and partnerships that expand educational opportunities. The applicant recognizes it as contextual support for allowing community-serving and educational uses where authorized by MX-L and applicable IDO requirements. The policy does not specifically direct rezoning and is not relied upon as a principal approval finding. This Zoning Map Amendment neither approves an Oak Grove campus design nor guarantees that an educational use may proceed without the applicable development approvals.***

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).

Applicant Response: ***This criterion does not apply. The subject property is located wholly within an Area of Change, as designated by the ABC Comprehensive Plan, and no portion lies within an Area of Consistency.***

6-7(G)(3)(c) If the subject property 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 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 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 Response: ***The subject property is located wholly within an Area of Change, and this requested Zoning Map Amendment satisfies criterion (3) because the MX-L zone district is more advantageous to the community than retaining the existing MX-M designation on the western parcel.***

The requested ZMA will establish a consistent MX-L zoning designation across the contiguous property under common ownership, eliminating the internal boundary between two different zone districts, and allowing the property to be governed by a single set of use and development standards. Additionally, the amendment applies the lower intensity of the two districts to the property. Rather than expanding developmental potential, or the range of permissive uses, the change to MX-L reduces the potential development intensity and range of permissive uses available on the western parcel, while maintaining the mixed use zoning appropriate for an Area of Change.

The requested MX-L designation is also advantageous to the community because it directly responds to concerns identified through the Facilitated Meeting requested by property owners regarding the potential long-term effects of extending MX-M zoning across the property. Neighborhood representatives provided written support for consolidation of the existing zoning under MX-L rather than MX-M. Therefore, the requested MX-L designation achieves both the elimination of the split-zoning condition and the application of a lower-intensity mixed-use zone district that addresses the concerns identified through the facilitated process. As demonstrated in the response to Criterion (a) above, the resulting unified MX-L zoning also furthers applicable goals and policies of the ABC Comprehensive Plan.

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 Response: The requested Zoning Map Amendment satisfies this criterion because the change from MX-M to MX-L does not introduce a higher-intensity zone district or expand the range of permissive uses available on the western parcel. Rather, the requested amendment applies the lower-intensity MX-L zone district already established on the remainder of the subject property, reducing the potential intensity and range of permissive uses available on the western parcel.

Uses permitted within the MX-L zone district remain subject to all applicable Use-specific Standards of IDO §14-16-4-3, as well as applicable dimensional, design, buffering, landscaping, parking, access, lighting, and other development standards intended to address potential impacts on adjacent properties and the surrounding community. Accordingly, the requested zoning does not introduce permissive uses that would be harmful to adjacent property, the neighborhood, or the community.

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 Response: The requested Zoning Map Amendment satisfies this criterion because the change from MX-M to MX-L reduces, rather than increases, the potential development intensity of the western parcel and does not create additional infrastructure demand associated with an increase in zoning intensity. Additionally, the subject property is within a recently approved subdivision plat that establishes a framework for the public infrastructure and improvements needed to serve future development.

Further, the requested amendment does not alter the requirement that any future development demonstrate adequate infrastructure capacity and comply with all applicable requirements of the IDO, DPM, ABCWUA, and relevant City review and approval processes. Therefore, the requested amendment will not create development potential that exceeds the capacity of existing or approved/required infrastructure and public improvements.

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.

Applicant Response: The justification for the requested Zoning Map Amendment is not based on the property's location on a major street. Rather, the primary basis for the request is to establish a unified zoning designation across the subject property, eliminating the existing internal zoning boundary that constrains the orderly use and development of the property and allowing future development to occur under a single, consistent set of use and development standards.

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

Applicant Response: The justification for the requested Zoning Map Amendment is not based completely or predominantly on the cost of land or economic considerations. Rather, the primary basis for the request is to establish a unified zoning designation across the subject property, eliminating the existing internal zoning boundary and promoting orderly future use and development under a single, consistent set of use and development standards. The requested change from MX-M to MX-L is based on land-use and planning considerations, including the application of the lower-intensity zone district across the property and consistency with applicable goals and policies of the ABC Comprehensive Plan.

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 Response: ***The requested Zoning Map Amendment will not create a spot zone or strip zone. Rather, the amendment will extend the existing MX-L zoning designation across the western parcel, eliminating the internal boundary between the MX-M and MX-L zone districts and establishing a unified MX-L zoning designation across the contiguous property under common ownership.***

The requested amendment therefore creates greater zoning continuity rather than establishing an isolated or distinct zoning district on a small area or strip of land. Accordingly, the requested Zoning Map Amendment satisfies this criterion without reliance on any of the 3 exceptions identified in Criterion (h).

CONCLUSION
The requested Zoning Map Amendment meets the applicable review criteria of IDO §14-16-6-7(G)(3) for the reasons stated above and furthers a preponderance of applicable goals and policies of the ABC Comprehensive Plan, as amended through October 2026. The principal policy support includes Goal 5.6 (City Development Areas), Policies 5.6.2(f) and 5.6.2(g) (Areas of Change), Policy 4.1.4 (Neighborhoods), Goal 5.3 (Efficient Development Patterns), and Policy 5.2.1(a) (Land Uses). Policies 5.3.1 and 7.3.2 provide additional, qualified support; Policy 12.3.8 provides contextual support for educational opportunities, rather than an independent zoning justification. The amendment will eliminate the existing internal zone boundary, apply MX-L zoning consistently across the property, and establish a more predictable framework for future use and development without extending the higher-intensity MX-M designation.

The requested MX-L designation also reflects additional consideration and community engagement undertaken through the City's Land Use Facilitation Program. In response to concerns regarding the potential long-term effects of extending MX-M zoning across the property, the Applicant withdrew the previous Zoning Map Amendment application and pursued this new request to establish unified MX-L zoning. This approach accomplishes the underlying land-use objective of eliminating the split-zoning condition while reducing potential development intensity and addressing concerns identified by neighborhood representatives through the facilitated process.

The resulting MX-L designation provides a more consistent and predictable zoning framework for the property, supports orderly future land use and development within an Area of Change, and remains subject to all applicable IDO standards and City review processes. For the reasons provided herein, the Applicant respectfully requests approval of the proposed Zoning Map Amendment.

Sincerely,

Angela M. Piarowski

Angela M. Piarowski, CEO/Managing Partner
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
Website: www.modulusarchitects.com
Find me on LinkedIn: Angela LinkedIn Profile
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

D) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

TO:

ALL PUEBLO COUNCIL OF GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
PUEBLO OF ACOMA
PUEBLO OF COCHITI
PUEBLO OF ISLETA
PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS
PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAJIILEE' NAVAJO CHAPTER
YSLETA DEL SUR

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

DATE: September 9, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, October 15, 2026.**

Each case below has a link that will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section. Please see the separate attachment on how to view cases in ABQ-PLAN.

The case planner, noted below, is available for any questions by email or can set up a Zoom meeting by request: PlanningEPC@cabq.gov

All comments are due by October 9, 2026.

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

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

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Within 660 of MPOS

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A1, Block 3, VOLCANO CLIFFS UNIT 26, located at 99999 Valiente Rd NW, between Paseo del Norte NW & Kimmick Rd NW, approximately 7.2901 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Within 660 of MPOS

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately 6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Within 660 of MPOS

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Lot 3A, 4A1A, Block 0000, TAYLOR--JOEL P, located at 6200 COORS BLVD NW, approximately 30 acres. (E-12)
Staff Planner: Catherine Heyne

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

September 9, 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 – 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, Alicia Lopez, 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 **October 15, 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 September 28, 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-2024-011037
Case # SP-2026-00078
Site Plan – EPC, Major Amendment

DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan – EPC, Major Amendment for all or a portion of Lot 206, 207, 233A1/ABQ MUSEUM, 204, B, 202, 203, Block 0000, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, MRGCD MAP 38, CASA DE ARMIJO & PLAZA HACIENDA, MRGCD MAP 38, located at 2000 MOUNTAIN RD NW, between 19th St NW and San Felipe St NW, approximately 8.35 acres. (J-13)
Staff Planner: Jude Miller

Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)

Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A1, Block 3, VOLCANO CLIFFS UNIT 26, located at 99999 Valiente Rd NW, between Paseo del Norte NW & Kimmick Rd NW, approximately 7.2901 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)

WAC Investments, LLC 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 0.4706 acres. (G-14)
Staff Planner: Dustin Kiska

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan – EPC, Major Amendment

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately

6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance – EPC

Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, Major Amendment for all or a portion of Lot 23, UNPLATTED/BOND RANCHES, 11C, Block 0000, VOLCANO CLIFFS UNIT 6, UNPLATTED/ABQ & U S GOVERMENT, VOLCANO CLIFFS UNIT 6, located at 99999 GILA RD NW D, between Quivera Dr and Vista Luces St NW, approximately 6.7, 0.94 acres. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Lot 3A, 4A1A, Block 0000, TAYLOR--JOEL P, located at 6200 COORS BLVD NW, approximately 30 acres (E-12)
Staff Planner: Catherine Heyne

Project Memo #1

DATE: October 1, 2026

TO: Angela Piarowski, Modulus Architects

FROM: Daniel Soriano, Senior Planner

City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Plan# ZMA-2026-00014 Zoning Map Amendment

We've completed an initial review of the proposed Zoning Map Amendment. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification letter (electronic) by:
N/A
Note: If you have difficulty with this deadline, please let us know.

1) Introduction:

A. As previously discussed, this request, a Zoning Map Amendment – EPC, is within 660ft of Major Public Open Space and requires the city to refer the application to Indian Nations, Tribes, and Pueblos and Tribal Representatives for Agency Comment, and, pursuant to IDO 14-16-6-4(I)b, staff is required to defer the request to the **November 19, 2026** EPC hearing.

B. Staff has verified the application is complete and all materials without issue. Staff has minor revisions to suggest as we progress into the hearing for November.

C. This is what we have for the Legal Ad posting:

- Modulus Architects, agent for Isaiah 61:3 Properties LLC, requests a Zoning Map Amendment from MX-M to MX-L for all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3, Volcano Cliffs Subdivision, Unit 26 (A Replat of Block 3, Together with a Portion of Kimmick Dr. NW & Calle Nortena NW, Volcano Cliffs Subdivision), approximately 7-acres, located on Valiente Rd. NW, between Kimmick Dr. NW and Calle Nortena NW.

D. In reviewing the application materials and justification letter, it is our understanding that this request is a Zoning Map Amendment from MX-M to MX-L for the subject site, the westernmost parcel of a future school development, spanning three lots along Valiente Rd. NW, between Kimmick Dr. NW and Calle Nortena NW. This downzone request will create consistent zoning across the entire subject site of a future, proposed K-12 School. is this accurate?

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 **Thursday, October 15, 2026 at 8:40am (Deferral)**. Final staff reports will be available one week prior, on **October 8, 2026.**

C. The request will be heard at the **Thursday, November 19, 2026 at 8:40am** EPC hearing. Final staff reports will be available one week prior, on **November 12, 2026**.

D. Staff will forward agency comments to the applicant by **October 5, 2026**. Any comments received by staff after this date will be updated as soon as possible. Staff will email copies of the comments and forward any late submissions.

3) Notification & Neighborhood Issues:

A. All property owners within 100-feet of the subject site have been notified as required.

B. The Office of Neighborhood Coordination (ONC) verified there was only one association to notify, Westside Coalition of Neighborhood Associations (WISCONA).

- Staff will include the previous facilitated meeting notes for this request.

C. Thank you for providing photos of the posted signs. The yellow signs are required to be up until **December 4, 2026**. Please reach out if any signs are lost.

4) Project Letter:

A. The project letter is well written, and I don't have any recommended revisions. If you choose to revise the letter please reach out, so that I may include in the record.

E) PUBLIC NOTICE

Trula Howe

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, September 1, 2026 9:21 AM
To: Trula Howe
Subject: Paseo & Kimmick NW _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_C-11-Z - western parcel.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	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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-name=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: Monday, August 31, 2026 4:45 PM
To: Office of Neighborhood Coordination <trula@modulusarchitects.com>
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
TRULA HOWE
Telephone Number
5052677686
Email Address
trula@modulusarchitects.com
Company Name
Modulus Architects & Land Use Planning Inc
Company Address
8220 San Pedro Dr NE, Suite 520
City
Albuquerque
State
NM
ZIP
87114
Subject Site Information
Legal description of the subject site for this project:
LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)
Physical address of subject site:
SE Corner of Paseo & Kimmick
Subject site cross streets:
Paseo & Kimmick NW
Other subject site identifiers:
This site is located on the following zone atlas page:
C -11-Z
Link for map
Captcha

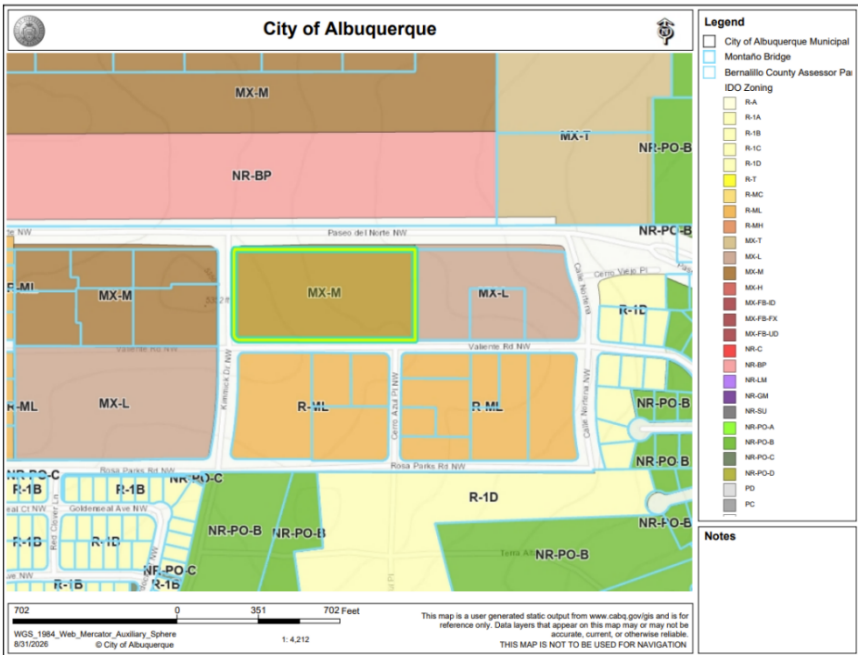
Trula Howe

From: Trula Howe
Sent: Tuesday, September 1, 2026 4:20 PM
To: 'wescona0@gmail.com'; 'aboard111@gmail.com'; 'jane.baechle@gmail.com'
Cc: Angela Piarowski
Subject: REQUIRED PUBLIC NOTICE - NEIGHBORHOOD ASSOCIATION - ZONE MAP AMENDMENT EPC
Attachments: Emailed-Mailed-Notice-PublicHearing-ZMA EPC.PDF; IDOZoneAtlasPage_C-11-Z - western parcel.pdf; CABQ_Public_Notice_Checklist - ZMA EPC - SIGNED.PDF

Dear Neighborhood Association Representative:

Modulus Architects & Land Use Planning (Agent) for Oak Grove Classical Academy is providing this notice as a follow-up to the prior notice you received regarding a proposed Zone Map Amendment for the subject property. Since that notice was issued, and following meetings with members of the surrounding community and consideration of the comments and concerns received, the previously proposed application has been replaced with a new Zone Map Amendment application that changes the requested zoning action from an upzone to a downzone.

The new application requests that the western parcel, currently zoned MX-M, be rezoned to MX-L to match the zoning of the two eastern parcels. The purpose of the request is to establish consistent zoning across the subject property and eliminate the existing zoning boundary that would otherwise pass through proposed building areas. The request relates specifically to the zoning of the property and is not dependent upon approval of any particular development or site plan.



Under the revised request, the property would be consolidated under the lower-intensity MX-L zoning designation, rather than extending the more intensive MX-M zoning. The proposed amendment would therefore reduce the zoning intensity of the western parcel and establish consistent zoning across the affected property.

The Zone Map Amendment is not tied to approval of a particular site plan or development configuration. Rather, the request is intended to establish a single, consistent zoning designation for the affected property and eliminate the regulatory complications created by the existing zoning boundary.

The Environmental Planning Commission hearing is currently scheduled for **October 15, at 8:40 a.m**. We welcome the opportunity to discuss the revised request with you or answer any questions you may have prior to the hearing.

Thank you for your time, consideration, and continued engagement throughout this process. We appreciate the input received from the community and look forward to continuing to work collaboratively throughout the public review process.

Angela Piarowski
CEO/President, **Modulus Architects & Land Use Planning**

Trula M. Howe, Vice President
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 267.7686
Email: trula@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram
Find me on LinkedIn: Trula Howe
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: September 1, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(J) Public Notice.** This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a)

1. Subject Property Address* LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)

   Location Description SE corner of Paseo del Norte and Kimmick NW
2. Property Owner* Isaiah 61:3 Properties, LLC
3. Agent/Applicant* *[if applicable]* Modulus Architects, Inc.
4. Application Type(s)[2]* see IDO Table 6-1-1
   - [ ] Site Plan – EPC
   - [ ] Subdivision _____ (Minor, Major, or Bulk Land)
   - [ ] Vacation _____ (Easement, Private Way, or Public Right-of-way)
   - [ ] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [x] Other: Zoning Map Amendment - EPC

   Summary of project/request[3]*:

   Requesting a zoning change for the west parcel, to unify zoning across zone boundary of MX-L

   In order to accommodate site design, structures cannot cross zone boundaries
5. This application will be heard at a public meeting or hearing by*:
   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: October 15, 2026, 8:40am

Location*[4]: https://cabq.zoom.us/j/83932559165

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 information:

Name: Angela Piarowski

Email: angela@modulusarchitects.com

Phone: 505-338-1499

☐ Website or project page: _____

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

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

1. Zone Atlas Page(s)*[5] C-11-Z

2. Project Materials, as relevant*[6]

☐ Architectural drawings

☐ Elevations of the proposed building(s)

☑ Other relevant illustrations

☐ Neighborhood meeting summary, if held

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☑ Variance(s) ☐ Waiver(s)

Explanation*:

Requesting a zoning map amendment from MX-M to MX-L for west parcel

Separate application for height variance EPC.

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:
   - ☐ 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.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 6.9106
2. IDO Zone District MX-M, MX-L Select
3. Overlay Zone(s) *[if applicable]* VPO-2 VPO-2 CPO-13 Select Select
4. Center or Corridor Area *[if applicable]* n/a
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. If requested at least 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

Useful Links

Integrated Development Ordinance (IDO): https://ido.abq-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

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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.

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 - EPC	
Decision-making Body: Environmental Planning Commission	
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: LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26	
Name of property owner: Isaiah 61:3 Properties, LLC	
Name of applicant: Modulus Architects & Land Use Planning, Inc.	
Date, time, and place of public meeting or hearing, if applicable:	October 15, 2026, 8:40 am
https://cabq.zoom.us/j/83932559165	
Address, phone number, or website for additional information:	505-338-1499
LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT OFKIMMICK DR NW & CALLE NORTENA NW VOLCANO CLIFFS SUBD)	

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.

Angela Saavedra (Applicant signature) 9/1/2026 (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.

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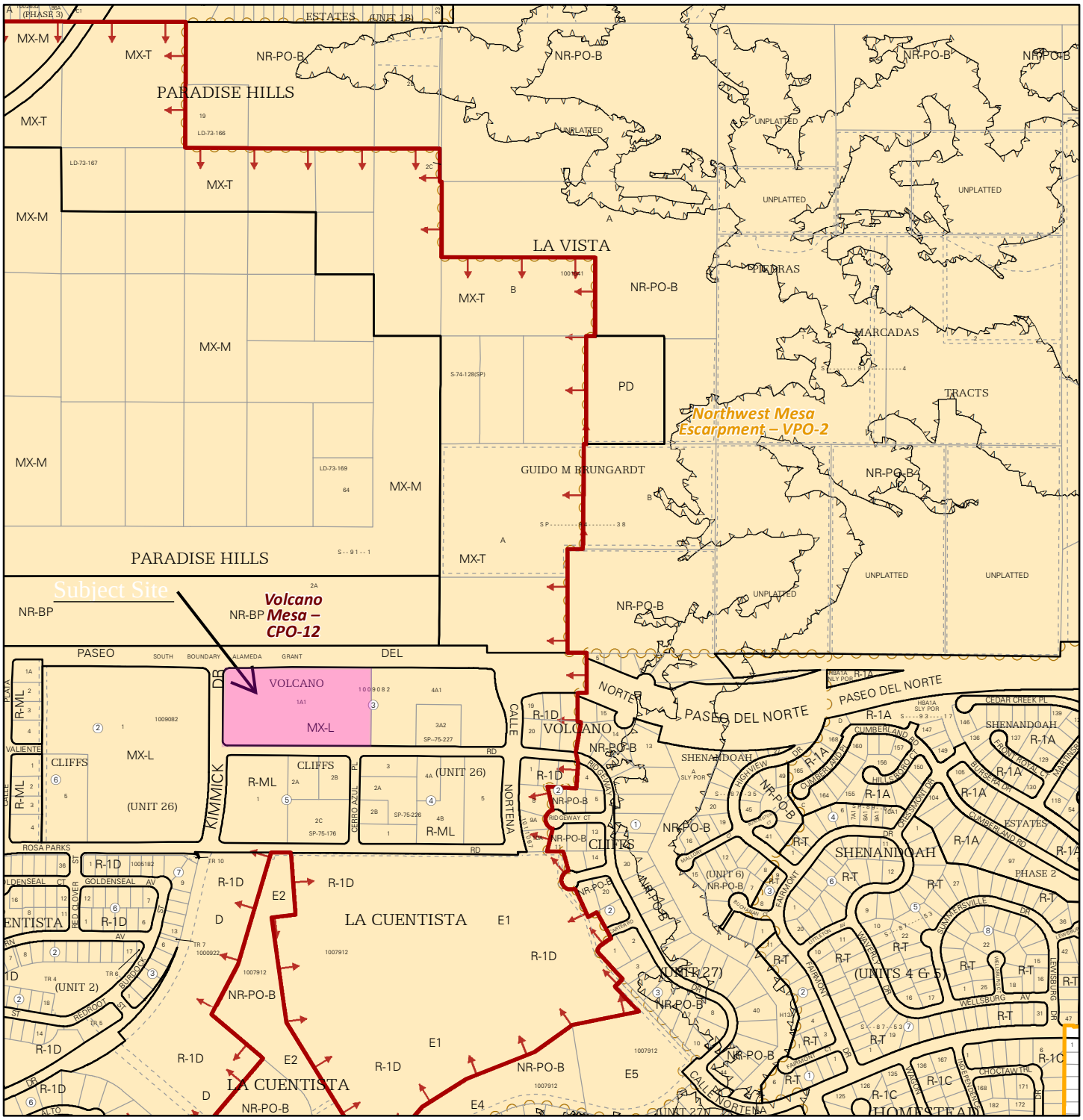


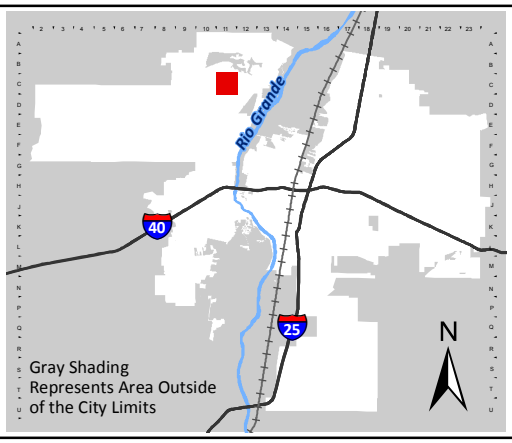
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



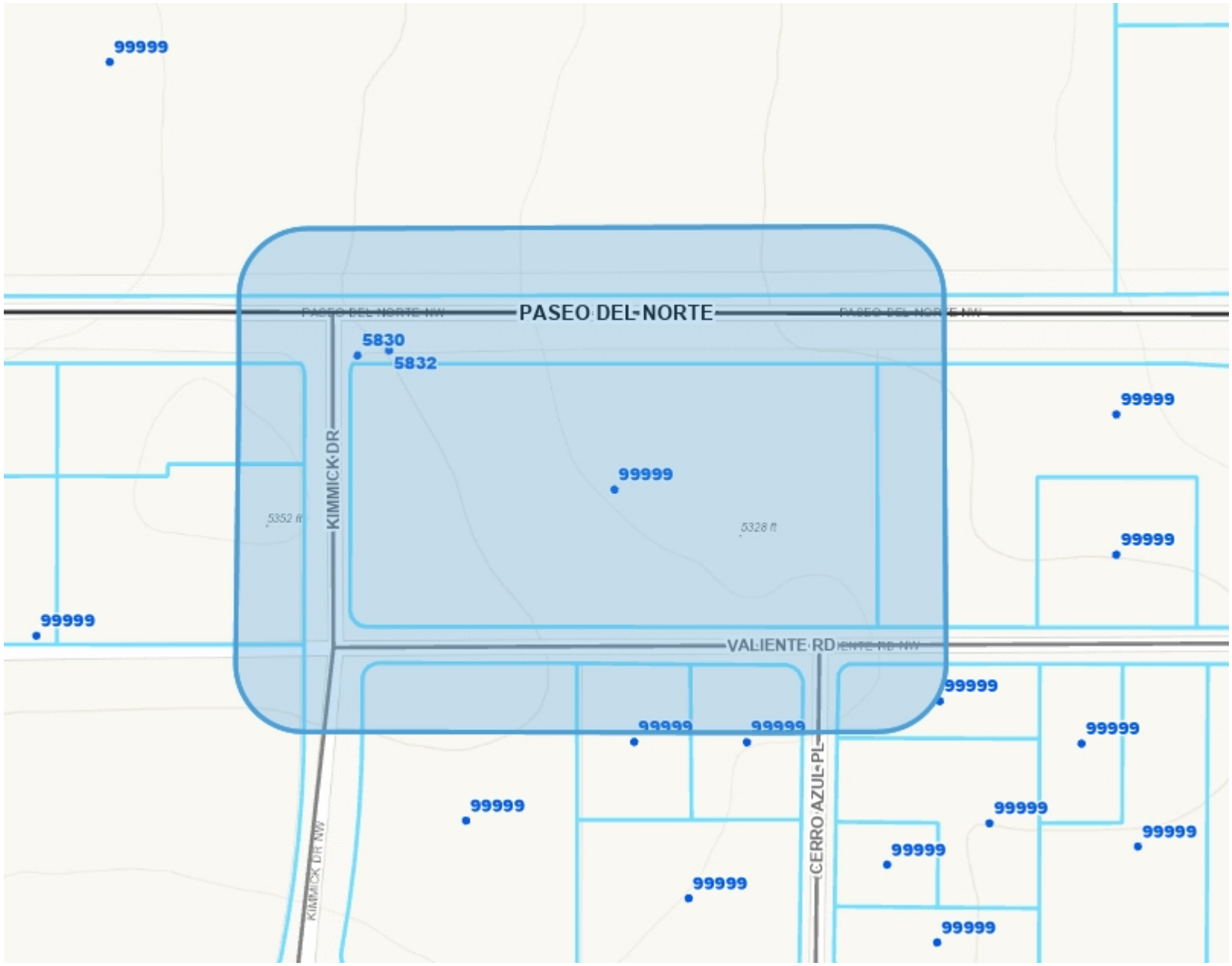
Zone Atlas Page:

C-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

99999 Valiente Rd NW



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pa
- Address Points (City Maintaine
- Major Roads
  - Interstate
  - Major Roadway
- Local Streets
- BNSF Railway
- Jurisdiction Boundaries
  - City of Albuquerque
  - Corrales
  - Village of Los Ranchos
  - Tijeras
  - Rio Rancho
  - Unincorporated Areas
- Outside City Limits

Notes

Buffer: 100 Feet
Right-of-Way: Kimmick Dr; Paseo Del Norte, Valiente Rd NW

431 0 215 431 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/31/2026

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1: 2,585

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

geometı	UPC	TAXYR	OWNER	OWNSTATI	OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
Geocort	#####	2026	BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP	NM	PO BOX 26506	ALBUQUERQUE NM 87125-6506		ALBUQUER	TRACT 2-A	60.67
Geocort	#####	2026	BETA INVESTMENTS LLC	NM	PO BOX 65808	ALBUQUERQUE NM 87193-5808	ROSA PAR	ALBUQUER	LT 1-A BLK	3.4458
Geocort	#####	2026	ISAIAH 61:3 PROPERTIES LLC	NM	PO BOX 9710	ALBUQUERQUE NM 87119-9710	VALIENTE	ALBUQUER	LT 4A-1 BLI	4.879
Geocort	#####	2026	JUBILEE DEVELOPMENTS LLC	NM	9700 SAND VERBENA TRL NE	ALBUQUERQUE NM 87122-3667	ROSA PAR	ALBUQUER	TR 1-B PLA	9.5477
Geocort	#####	2026	MARTINEZ MARLEEN & RIVERA GABE	NM	8204 WOLVERINE DR NW	ALBUQUERQUE NM 87120-5268	N/A	ALBUQUER	*2B 5 REPL	0.855
Geocort	#####	2026	MILLER MICHAEL & MOLLY	NM	8416 CHILTE PINE RD NW	ALBUQUERQUE NM 87120-4256	N/A	ALBUQUER	*00030004	0.75
Geocort	#####	2026	POLYGON REALTY LLC	NM	PO BOX 65962	ALBUQUERQUE NM 87193-5962	N/A	ALBUQUER	*2A 5 REPL	0.858

BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP
PO BOX 26506
ALBUQUERQUE NM 87125-6506

BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

ISAIAH 61:3 PROPERTIES LLC
PO BOX 9710
ALBUQUERQUE NM 87119-9710

JUBILEE DEVELOPMENTS LLC
9700 SAND VERBENA TRL NE
ALBUQUERQUE NM 87122-3667

MARTINEZ MARLEEN & RIVERA GABE
8204 WOLVERINE DR NW
ALBUQUERQUE NM 87120-5268

MILLER MICHAEL & MOLLY
8416 CHILTE PINE RD NW
ALBUQUERQUE NM 87120-4256

POLYGON REALTY LLC
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ALBUQUERQUE NM 87193-5962

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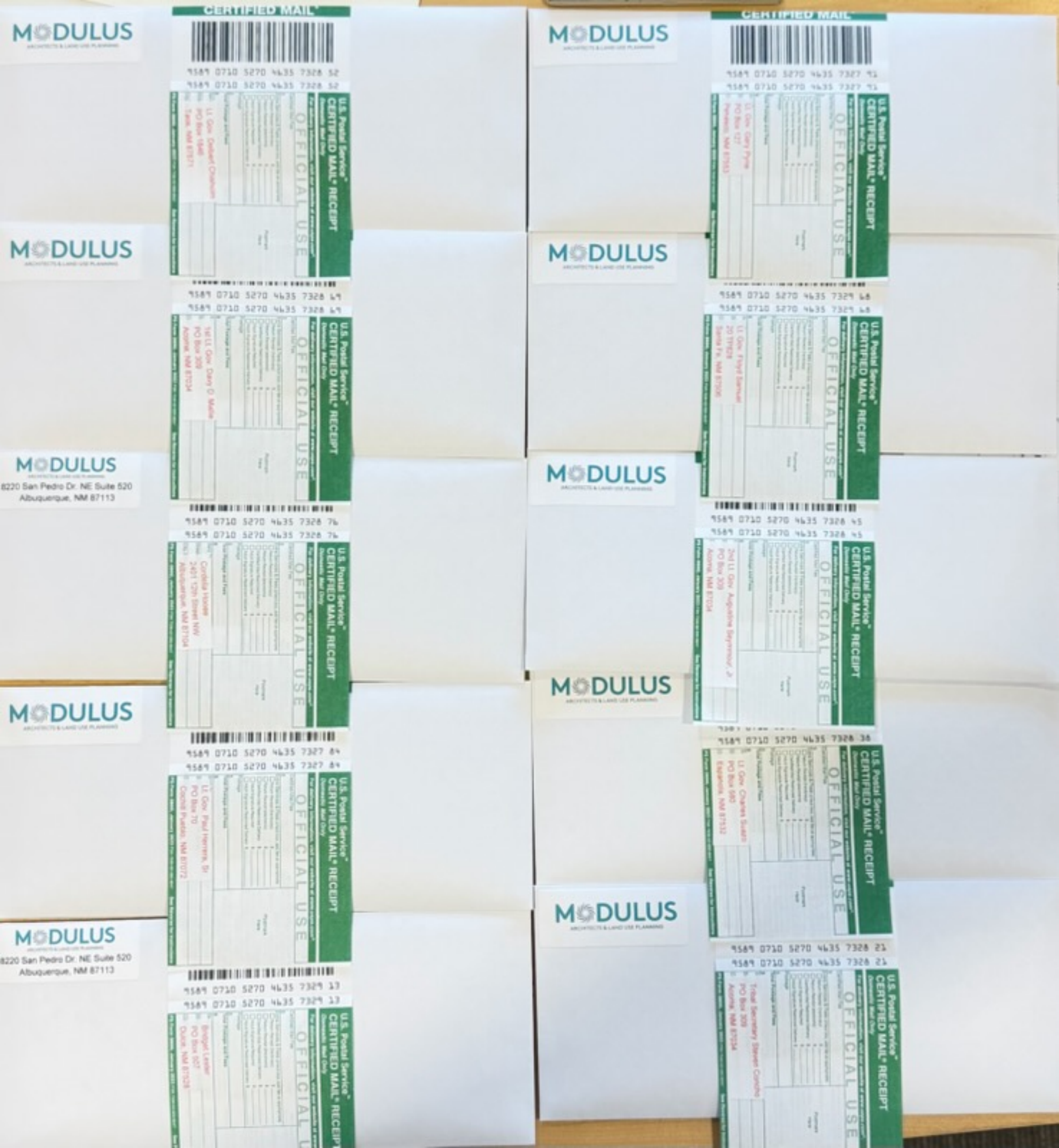
Albuquerque NM 87120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Tribal Historic Preservation Office
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Zuni, NM 87327

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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

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Total Postage and Fees

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Vice-Chairman Mark Mitchell
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Albuquerque, NM 87104

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ARCHITECTS & LAND USE PLANNING

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- Adult Signature Restricted Delivery $

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Total Postage and Fees

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Secretary/Treasurer Jordan Ekcitty
PO Box 3398
To'Hajiilee, NM 87026

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage

Total Postage and Fees

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1st Lt. Gov. Mathew Martinez
PO Box 1099
San Juan Pueblo, NM 87566

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

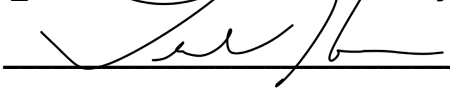
   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved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

Applicant/Agent Signature  **Date:_9/2/2026**


REQUEST
Zoning Map Amendment (ZMA)
From Zone District MX-M to MX-L
The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoning Map Amendment (ZMA) to change the zoning from MX-M to MX-L on November 19, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from September 30 2026 to December 3 2026
by Modern Architecture and Planning, Inc. 505-898-1989
applicant/agent phone
REFER TO FILE# Z-MA-2026-00014

09/30/2026

REQUEST

Zoning Map Amendment (ZMA)

From Zone District MX-M to MX-L

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: https://cabq.zoom.us/j/83932559165 or call +1(719)359-4580 Webinar ID: 839 3255 9165 **on** November 19 **, 20** 26 **at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.**

Required to be posted from September 30, 2026 **to** December 4, 2026

by Modulus Architects + Land Use Planning, Inc. 505-338-1499

applicant/agent phone

REFER TO FILE# ZMA-2026-00014

...jal for an unauthorized person to remove or tamper with this sign

09/30/2026

REQUEST
Zoning Map Amendment (ZMA)
From Zone District MXM to MX-L
The City of Albuquerque Environmental Planning Commission will hold a public hearing on November 19, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from September 30 20 26 to December 4 2026
by Modulus Architects + Land Use Planning Inc 505-338-1499
applicant/agent phone
REFER TO FILE# ZMA-2026-00014
CIVIL ENGINE
WWW.CDSNM.COM
09/30/2026

REQUEST

Zoning Map Amendment (ZMA)

From Zone District MX-M to MX-L

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: https://cabq.zoom.us/j/83932559165 or call +1(719)359-4580 Webinar ID 839 3255 9165, on November 19, 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from September 30, 2026 to December 4, 2026

by Modulus Architects + Land Use Planning, Inc 505-338-1499
applicant/agent phone

REFER TO FILE# ZMA-2026-00014

It is illegal for a [redacted]thorized person to remove or tamper with this sign [redacted]

09/30/2026


REQUEST
Zoning Map Amendment (ZMA)
From Zone District MX-M to MX-L
The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: https://cabq.zoom.us/j/8[illegible] Webinar ID: 8[illegible] on November 19 , 20 26 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from September 30 2026 to December 4 2026
by Modulus Architects + Land Use Planning, Inc 505-338-1499
applicant/agent phone
REFER TO FILE# ZMA-2026-00014

09/30/2026

REQUEST

Zoning Map Amendment (ZMA)

From Zone District MX-M to MX-L

The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom link: https://cabq.zoom.us/j/83932559165 or call +1(719)359-4580 Webinar ID: 839 3255 9165 **, on** November 19 **, 20** 26 **at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.**

Required to be posted from September 30, 2026 **to** December 4, 2026

by Modulus Architects + Land Use Planning, Inc. 505-338-1499
applicant/agent **phone**

REFER TO FILE# ZMA-2026-00014

It is illegal for an unauthorized person to remove or tamper with this sign

09/30/2026

Trula Howe

From: PlanningEPC <PlanningEPC@cabq.gov>
Sent: Wednesday, July 8, 2026 2:03 PM
To: Trula Howe
Cc: PlanningEPC; Jones, Megan D.; Soriano, Daniel; Ahmie, Brandi; Sloan, Terry
Subject: Re: Tribal Meeting Request - Zoning Map Amendment – EPC
Attachments: NM Tribes & Leaders List 2026 - IDO- updated May 2026.pdf

Hello Trula,

The property located at Paseo del Norte, south side, two northernmost parcels between Kimmick and Calle Nortena **is within** 660 feet of Major Public Open Space, and the offer of a Pre-submittal Tribal Meeting is **required** pursuant to IDO §14-16-6-4(B). Please review this section of the IDO (Integrated Development Ordinance) carefully, as it provides instructions for you. This process can take up to 60 days, so applicants are encouraged to begin as soon as possible.

Attached is the NM Tribes & Leaders List for 2026. If an email address is not listed for a Tribal representative, you will need to send the correspondence via Certified Mail, return receipt requested.

Please Cc Terry Sloan and Brandi Ahmie, the City's Tribal Liaisons, on your email in case anyone has questions of them.

- terrysloan@cabq.gov
- bahmie@cabq.gov.

Here is a link to the required form you will need to send, at a minimum (which is also on the Planning webpage above) to all the contacts on the list above.

If any Tribal representative responds and requests a meeting, email PlanningEPC@cabq.gov and devhelp@cabq.gov to let us know that the meeting offer has been accepted.

Once you are ready to submit your application, please note that the City will not accept an application as complete without:

- A PDF of this email from Planning staff confirming the requirement for a Pre-Submittal Tribal Meeting.
- A PDF of the completed Tribal Meeting Request Form and any other attachments you sent.
- A PDF of the contact list the form was sent to.
- If a meeting was accepted/requested by a tribal representative:
  - A PDF of the correspondence with the tribal representative.
  - A PDF of the email to Planning staff alerting us to the meeting request.
  - A PDF of the Facilitated Meeting Report.

Please also note that the Integrated Development Ordinance requires the City to refer applications for subject properties within specific geographies to all Tribal representatives in New Mexico for comments. In these geographies, Tribal representatives have 30 days to submit comments, which

will result in deferring the case to the following EPC hearing. To see Tribal engagement deadlines, affected applications and the triggering geographies, visit our Schedule for the EPC webpage.

Please reach out to us with any questions you may have.

Thank you,

Nichole Maher
Sr. Administrative Assistant
Current Planning/EPC | UD&D
o (505) 924-3845
e nmaher@cabq.gov
cabq.gov/planning

From: ABQ Plan Support <ABQPlanSupport@cabq.gov>
Sent: Wednesday, July 8, 2026 10:21 AM
To: PlanningEPC <PlanningEPC@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Subject: Tribal Meeting Request - Zoning Map Amendment – EPC

A new Tribal Meeting Request has been submitted!

Search on the Tribal Meeting Request Survey Response Map for Unique Identifier 155 in the top left corner of the map.

Details

Application Type: Zoning Map Amendment – EPC

Subject Property Location: Paseo del Norte, south side, two northernmost parcels between Kimmick and Calle Nortena

Name of Requestor: Trula Howe

Company: Modulus Architects, Inc.

Requestor's Email: trula@modulusarchitects.com

Project Summary: We are requesting an upzone of the eastern parcel, from MX-L to MX-M. This is a Pre-K through 12th grade private school campus, and two of the buildings cross over the zone boundary line.

Do not reply to this email. If you have any issues with the Tribal Meeting Map, please email agis@cabq.gov.

New Mexico Tribes & Leaders List
2026

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: Tribal Leaders Directory

NM Pueblos directory: Tribal Directory - NM Indian Affairs Department

NAVAJO NATION

Navajo Nation
President Buu Nygren
P.O. Box 7440
Window Rock, AZ 86515
Email: presidentnygren@navajo-nsn.gov
President.BuuNygren@navajo-nsn.gov
Direct: **(928) 871-7915**
Phone: **(928) 871-7000**
Fax: (928) 871-4025
Vice President Richelle Montoya
President's Senior Executive Assistant Tsinnaajinii Ranger
Email: Tkranger@navajo-nsn.gov

Navajo Nation Heritage & Historic Preservation Dept.
Richard Begay
Phone: **(928) 871-7198**
Email: R.begay@navajo-nsn.gov

Navajo Nation Council
Crystalyne Curley, Office of the Speaker
P.O. Box 3390
Window Rock, AZ 86515
Phone: **(928) 871-7160**
Fax: (928) 871-7255

To'Hajiilee' Navajo Chapter

President, Ronnie Hurley
P.O. Box 3398
To'Hajiilee, NM 87026
Physical address: 117 Tribal Rd N7071
Email: Primary - tohajiilee@navajochapters.org
Phone: **(505) 908-2732** or **(505) 908-2730**
Vice President, Nora J. Morris
Email: nmorris@naataanii.org
Secretary/Treasurer, Jordan Etcitty

New Mexico Tribes & Leaders List
2026

PUEBLOS

Pueblo of Acoma
Governor Charles P. Riley
P.O. Box 309
Acoma, NM 87034
Email: Governor@poamail.org
Phone: (505) 552-6604
Fax: (505) 552-7204
1st Lt. Gov. Davy D. Mallie
2nd Lt. Gov. Augustine Seymmour, Jr.
Tribal Secretary, Steven Concho
Executive Assistant Alishia Lorenzo
Email: Alorenzo@poamail.org
Executive Assistant Tony Chino
Email: TBChino@poamail.org
Tribal Historic Preservation Office
Phone: (505) 552-5124

Pueblo of Cochiti
Governor Phillip Quintana
P.O. Box 70
Cochiti Pueblo, NM 87072
Email: Governor@cochiti.org
Phone: (505) 584-9652
Fax: (505) 465-1135
Lt. Gov. Paul Herrera, Sr.
Executive Secretary Karen Herrera-Ward
Email: Tribal_Secretary@cochiti.org
Tribal Historic Preservation Office
Officer Dr. Gregorio Gonzales
Email: gregorio.gonzales@cochiti.org
Phone: (505) 601-5345

Pueblo of Isleta
Governor Eugene Jiron
P.O. Box 1270
Isleta Pueblo, NM 87022
Phone: (505) 869-3111
Fax: (505) 869-7596
Email: Eugene.Jiron@Isletapueblo.com
1st Lt. Gov. Charles Jojola
Email: Charles.Jojola@isletapueblo.com
2nd Lt. Gov. M. Rodney Jones

Email: Rodney.Jones@Isletapueblo.com
Executive Secretary Jessica Jiron
Email: Jessica.Jiron@Isletapueblo.com
Department of Cultural & Historic Preservation
Phone: **(505) 869-9767**
Director Daryl Lucero
Email: Daryl.Lucero@Isletapueblo.com
Historic Preservation Officer Dr. Henry Walt
Email: Henry.Walt@Isletapueblo.com

Pueblo of Jemez

Governor John Galvan
P.O. Box 100
Jemez Pueblo, NM 87024
Email: John.L.Galvan@jemezpueblo.org
Executive Assistant Lynn Toledo
Email: Ltoledo@jemezpueblo.org
Jasmine Toya, Tribal Administrator
Email: jasmine.toya@jemezpueblo.org
Jeri Loretto, Assistant Tribal Administrator
Email: Jeri.Loretto@jemezpueblo.org
Executive Assistant, Jaime Loretto
Email: Jaime.Loretto@jemezpueblo.org
Phone: **(575) 834-7359**
Fax: (575) 834-7331
1st Lt. Gov. Matthew Gachupin
Email: Matthew.Gachupin@jemezpueblo.org
2nd Lt. Gov. Thurman J. Loretto
Email: TJ.Loretto@jemezpueblo.org
Tribal Historic Preservation Office
Christopher Toya
Email: Ctoya@jemezpueblo.org

Pueblo of Laguna

Governor Harry A. Antonio, Jr.
P.O. Box 194
Laguna, NM 87026
Email: Governor@pol-nsn.gov
Phone: **(505) 552-6654**
Executive Assistant Antonette Silva-Jose
Phone: (505) 552-5760
Email: asilva-jose@pol-nsn.gov
Fax: (505) 552-6941
1st Lt. Gov. Ronald Sarracino, Sr.
Email: rsarracino@pol-nsn.gov

2nd Lt. Gov. Wilfred Herrera, Jr.
Email: wherrerajr@pol-nsn.gov
Government Affairs Office
Director Tammi Lambert
Email: Tlambert@pol-nsn.gov
GAO Email: gao@pol-nsn.gov
Tribal Historic Preservation Office
Director Rick Smith
Email: rsmith@pol-nsn.gov

Pueblo of Nambe

Governor Nathaniel S. Porter
15A NP102 West
Santa Fe, NM 87506
Email: Governor@Nambepueblo.org
Governor's Office: **(505) 455-2036**
Phone: **(505) 455-2036**
Executive Assistant Anni Martinez
Email: Dmartinez@Nambepueblo.org
Fax: (505) 455-2038
Lt. Gov. Currently none.

Ohkay Owingeh

Governor Benny J. Lujan.
P.O. Box 1099
San Juan Pueblo, NM 87566
Email: governor@ohkay.org
Executive Assistant Lisa Lopez
Email: executiveassistant@ohkay.org
Phone: **(505) 852-4400**
Fax: (505) 852-4820
1st Lt. Gov. Mathew Martinez
2nd Lt. Gov. Frank Aguino

Pueblo of Picuris

Governor Craig Quanchello
P.O. Box 127
Penasco, NM 87553
Email: governor@picurispueblo.org
Tribal Secretary Rachel Pyne
Email: tribalsecretary@picurispueblo.org
Phone: **(575) 587-2519**
Fax: (575) 587-1071
Lt. Gov. Gary Pyne

New Mexico Tribes & Leaders List 2026

Pueblo of Pojoaque

Governor Jenelle Roybal
Pueblo of Pojoaque
78 Cities of Gold Road
Santa Fe, NM 87506
Email: JCroybal@pojoaque.org
Executive Assistant Lois Edwards
Email: Ledwards@pojoaque.org
Governor's Office: **(505) 455-5052**
Phone: **(505) 455-4500**
Fax: (505) 455-0174
Lt. Gov. Jamie Viarrial
Email: javiarrial@pojoaque.org
Tribal Secretary, Annette Hooper
Email: ahooper@pojoaque.org
Tribal Historic Preservation Office
Officer Fermine Lopez
Email: Flopez@pojoaque.org

Pueblo of San Felipe

Governor Mark Calabaza
127 Hagen Rd.
San Felipe Pueblo, NM 87001
Email: Gov.Mcalabaza@SFpueblo.com
Executive Assistant Janine Drywater
Email: jdrywater@sfpueblo.com
Phone: **(505) 867-3381**
Fax: (505) 867-3383
Lt. Gov. Thadius Garcia
Tribal Historic Preservation Office
Officer Rick Ortiz
Email: ROrtiz@sfpueblo.com
Dept. of Natural Resources
Director Pinu'u Stout
Email: pstout@sfpueblo.com

Pueblo of San Ildefonso

Governor Christopher A. Moquino
02 Tunyo Po
Santa Fe, NM 87506
Email: Governor@SanIpueblo.org
Executive Assistant, Kitty Montoya
Phone: **(505) 455-4101**
Email: governorsassistant@SanIpueblo.org

Tribal Phone: **(505) 455-2273**
Fax: (505) 455-7351
Lt. Gov. Raymond Martinez
Tribal Historic Preservation Office
Bruce Bernstein
THPO@SanIpueblo.org

Pueblo of Sandia
Governor Stuart Paisano
481 Sandia Loop
Bernalillo, NM 87004
Tribal Administration Manager, Shannon Montoya
Email: snmontoya@sandiapueblo.nsn.us
Phone: **(505) 867-3317**
Fax: (505) 867-9235
Lt. Gov. Alex Lugan

Pueblo of Santa Ana
Governor Myron Armijo
2 Dove Road
Santa Ana Pueblo, NM 87004
Email: myron.armijo@santaana-nsn.gov
Phone: **(505) 771-6700**
Executive Assistant Joe Pena
Fax: (505) 771-6783
Lt. Gov. Kevin Montoya
Email: Ltgov@Santaana-nsn.gov
Tribal Historic Preservation Office
Officer Monica L. Murrell
Phone: (505) 220-8073
Email: monica.murrell@santaana-nsn.gov

Pueblo of Santa Clara
Governor James Naranjo
P.O. Box 580
Espanola, NM 87532
Email: Governor@Santaclarapueblo.org
Executive Secretary Jessica Naranjo
Email: Govsecretary@Santaclarapueblo.org
Phone: **(505) 753-7330 (505) 367-4720**
Fax: (505) 753-8988
Lt. Gov. Jesse Gutierrez

New Mexico Tribes & Leaders List 2026

Pueblo of Santo Domingo

Governor Raymond Aguilar Jr
P.O. Box 99
Santo Domingo Pueblo, NM 87052
Email: Governor@Kewa-nsn.us
Executive Assistant Beverly Garcia
Email: beverly.garcia@kewa-nsn.us
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Fax: (505) 465-2688
Lt. Gov. Ivan Garcia
Email: Lt.governor@kewa-nsn.us

Tribal Historic Preservation Office

Joseph C. Garcia
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Pueblo of Taos

Governor Michael E. Martinez
P.O. Box 1846
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Executive Secretary, Tina Romero
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Fax: (575) 758-4604
Lt. Gov. Delbert Chisholm
Tribal Secretary, Cameron L. Martinez, Sr.

Pueblo of Tesuque

Governor Mark Mitchell
20 TP828
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Executive Secretary, Audra Platero
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Lt. Gov. Floyd Samuel

Historic Preservation Office

Director Larry Samuel
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Pueblo of Zia

Governor Boyd Toribio
135 Capitol Square Dr.
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Executive Secretary Ursula Toribio
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Fax: (505) 867-3308
Lt. Gov. Ulysses Reid
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Tribal Historic Preservation Office
Ulysses Reid
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Pueblo of Zuni
Governor Arden Kucate
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Zuni, NM 87327
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Executive Secretary Bernadine Nastacio
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Phone: **(505) 782-7000**
Fax: (505) 782-7202
Lt. Gov. Cordelia Hooee
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Kurt Dongoske
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Ysleta Del Sur (APCG Member)
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Lt. Gov. Adam Torres
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Executive Assistant Lory Granillo
Email: Lgranillo@ydsp-nsn.gov
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Tribal Historic Preservation Office
Omar Villanueva
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New Mexico Tribes & Leaders List 2026

PUEBLO ORGANIZATIONS

All Pueblo Council of Governors
Chairman Joey Sanchez
Vice-Chairman Mark Mitchell
Secretary Cordelia Hooee
2401 12th Street, NW
Albuquerque, NM 87104
Executive Director, Jordyn Atencio
Email: JAtencio@indianpueblo.org
Phone: **(505) 212-7041**
Fax: (505) 883-7682
Executive Assistant Juanita Gachupin
Email: Jgachupin@indianpueblo.org

19 Pueblos District
District Manager, Alicia Montoya
2401 12th Street NW, Suite 201 B
Albuquerque, NM 87104
Email if needed: districtmgr@19pueblosdistrict.org
Email: Administration@19PueblosDistrict.org
Office: **(505) 724-3558**
Phone if needed: Alicia Montoya: (505) 212-7028
Executive Assistant Kyle Chicharello

APACHE TRIBES

Jicarilla Apache Nation
President Adrian Notsinneh
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Dulce, NM 87528
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Fax: (575) 759-3005
Vice President Jimmy Garcia
Email: jimmy.garcia@jan-nsn.com
Secretary of the Tribe Bridget Lester
Tribal Historic Preservation Office
Acting Officer Lisa Velarde
Phone: (575) 759-0062
Mobile: (505) 210-1314
Email: Lvelarde@jan-nsn.com

New Mexico Tribes & Leaders List 2026

Mescalero Apache Tribe
President Thora Walsh Padilla
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Mescalero, NM 88340
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Phone: **(575) 464-4494**
Fax: (575) 464-9191
Vice President Duane Duffy
Executive Assistant Tazalynn Cochise
Email: Tcochise@mescaleroapachetribe.com
Tribal Historic Preservation Office
Holly Houghten
Phone: (575) 464-3005
Email: Holly@Mathpo.org

Fort Sill Apache Tribe
Chairwoman Jennifer M. Heminokeky
43187 U.S. Hwy 281
Apache, OK 73006
Chairwoman's Email: Jennifer.Heminokeky@fortsillapache-nsn.gov
Tribe Email: fsat@fortsillapache-nsn.gov
Phone: **(580) 588-2298**
Fax: (580) 588-3133
Vice-Chairman Bryan Jones
Cultural Office
Naomi Hartford
Email: Naomi.Hartford@fortsillapache-nsn.gov

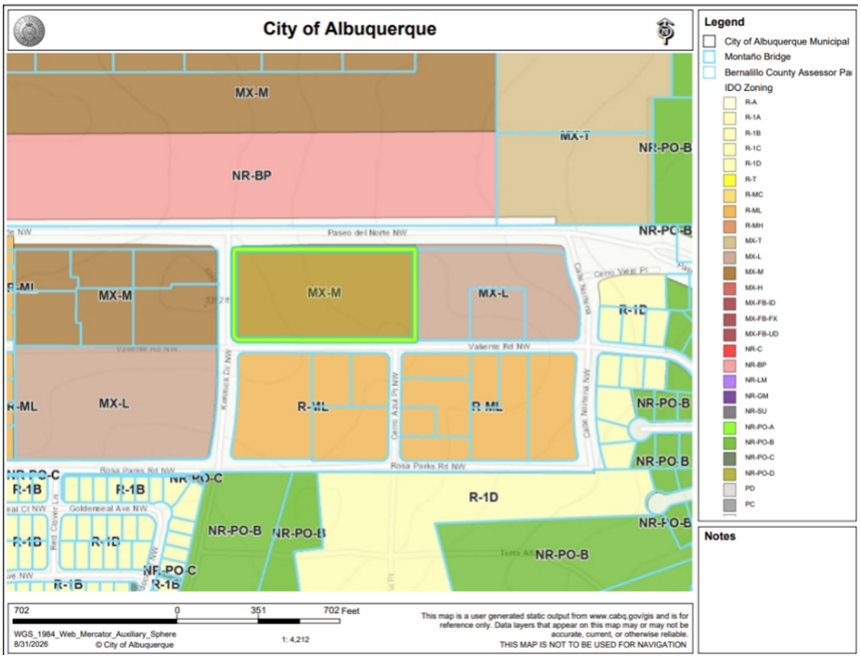
Trula Howe

From: Trula Howe
Sent: Tuesday, September 1, 2026 2:48 PM
To: 'presidentnygren@navajo-nsn.gov'; 'President.BuuNygren@navajo-nsn.gov'; 'Tkranger@navajo-nsn.gov'; 'R.begay@navajo-nsn.gov'; 'tohajiilee@navajochapters.org'; 'nmorris@naataanii.org'; 'Governor@poamail.org'; 'Alorenzo@poamail.org'; 'TBChino@poamail.org'; 'Governor@cochiti.org'; 'Tribal_Secretary@cochiti.org'; 'gregorio.gonzales@cochiti.org'; 'Eugene.Jiron@Isletapueblo.com'; 'Charles.Jojola@isletapueblo.com'; 'Rodney.Jones@Isletapueblo.com'; 'Jessica.Jiron@Isletapueblo.com'; 'Daryl.Lucero@Isletapueblo.com'; 'Henry.Walt@Isletapueblo.com'; 'John.L.Galvan@jemezpueblo.org'; 'Ltoledo@jemezpueblo.org'; 'jasmine.toya@jemezpueblo.org'; 'Jeri.Loretto@jemezpueblo.org'; 'Jaime.Loretto@jemezpueblo.org'; 'Matthew.Gachupin@jemezpueblo.org'; 'TJ.Loretto@jemezpueblo.org'; 'Ctoya@jemezpueblo.org'; 'Governor@pol-nsn.gov'; 'asilva-jose@pol-nsn.gov'; 'rsarracino@pol-nsn.gov'; 'wherrerajr@pol-nsn.gov'; 'Tlambert@pol-nsn.gov'; 'gao@pol-nsn.gov'; 'rsmith@pol-nsn.gov'; 'Governor@Nambepueblo.org'; 'Dmartinez@Nambepueblo.org'; 'governor@ohkay.org'; 'executiveassistant@ohkay.org'; 'governor@picurispueblo.org'; 'tribalsecretary@picurispueblo.org'; 'JCroybal@pojoaque.org'; 'Ledwards@pojoaque.org'; 'javiarrial@pojoaque.org'; 'ahooper@pojoaque.org'; 'Flopez@pojoaque.org'; 'Gov.Mcalabaza@SFpueblo.com'; 'jdrywater@sfpueblo.com'; 'ROrtiz@sfpueblo.com'; 'pstout@sfpueblo.com'; 'Governor@SanIpueblo.org'; 'governorsassistant@SanIpueblo.org'; 'THPO@SanIpueblo.org'; 'snmontoya@sandiapueblo.nsn.us'; 'myron.armijo@santaana-nsn.gov'; 'Ltgov@Santaana-nsn.gov'; 'monica.murrell@santaana-nsn.gov'; 'Governor@Santaclarapueblo.org'; 'Govsecretary@Santaclarapueblo.org'; 'Governor@Kewa-nsn.us'; 'beverly.garcia@kewa-nsn.us'; 'Lt.governor@kewa-nsn.us'; 'Joseph.Garcia@Kewa-nsn.us'; 'Governor@taospueblo.com'; 'Tromero@taospueblo.com'; 'mamitchell@pueblooftesuque.org'; 'audrap@pueblooftesuque.org'; 'Lsamuel@pueblooftesuque.org'; 'Governor@Ziapueblo.org'; 'Ursula.Toribio@Ziapueblo.org'; 'Ltgovernor@Ziapueblo.org'; 'Ulysses.Reid@Ziapueblo.org'; 'Arden.Kucate@ashiwi.org'; 'Bernadine.Nastacio@ashiwi.org'; 'kdongoske@gmail.com'; 'Michael.Silvas@ydsp-nsn.gov'; 'Adam.Torres@ydsp-nsn.gov'; 'Lgranillo@ydsp-nsn.gov'; 'Ovillanueva@ydsp-nsn.gov'; 'JAtencio@indianpueblo.org'; 'Jgachupin@indianpueblo.org'; 'districtmgr@19pueblosdistrict.org'; 'Administration@19PueblosDistrict.org'; 'Adrian.notsinneh@janadmin.com'; 'jimmy.garcia@jan-nsn.com'; 'Lvelarde@jan-nsn.com'; 'Tpadilla@mescaleroapachetribe.com'; 'Tcochise@mescaleroapachetribe.com'; 'Holly@Mathpo.org'; 'Jennifer.Heminokeky@fortsillapache-nsn.gov'; 'fsat@fortsillapache-nsn.gov'; 'Naomi.Hartford@fortsillapache-nsn.gov'
Cc: 'Ahmie, Brandi'; 'terrysloan@cabq.gov'
Subject: OFFER OF A PRE-SUBMITTAL TRIBAL MEETING - ZONE MAP AMENDMENT - EPC - UPDATED TO MX-L
Attachments: TribalMeetingRequest-Oak Grove ZMA - downzone.pdf; IDOZoneAtlasPage_C-11-Z - western parcel.pdf

Dear Tribal Representative:

Modulus Architects & Land Use Planning (Agent) for Oak Grove Classical Academy is providing this notice as a follow-up to the prior notice you received regarding a proposed Zone Map Amendment for the subject property. Since that notice was issued, and following meetings with members of the surrounding community and consideration of the comments and concerns received, the previously proposed application has been replaced with a new Zone Map Amendment application that changes the requested zoning action from an upzone to a downzone.

The new application requests that the western parcel, currently zoned MX-M, be rezoned to MX-L to match the zoning of the two eastern parcels. The purpose of the request is to establish consistent zoning across the subject property and eliminate the existing zoning boundary that would otherwise pass through proposed building areas. The request relates specifically to the zoning of the property and is not dependent upon approval of any particular development or site plan.



Under the revised request, the property would be consolidated under the lower-intensity MX-L zoning designation, rather than extending the more intensive MX-M zoning. The proposed amendment would therefore reduce the zoning intensity of the western parcel and establish consistent zoning across the affected property.

The Zone Map Amendment is not tied to approval of a particular site plan or development configuration. Rather, the request is intended to establish a single, consistent zoning designation for the affected property and eliminate the regulatory complications created by the existing zoning boundary.

The Environmental Planning Commission hearing is currently scheduled for **October 15, at 8:40 a.m**. We welcome the opportunity to discuss the revised request with you or answer any questions you may have prior to the hearing.

Thank you for your time, consideration, and continued engagement throughout this process. We appreciate the input received from the community and look forward to continuing to work collaboratively throughout the public review process.

Angela Piarowski
CEO/President, Modulus Architects & Land Use Planning

Trula M. Howe, Vice President
Modulus Architects & Land Use Planning
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 267.7686
Email: trula@modulusarchitects.com
Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com

Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram
Find me on LinkedIn: Trula Howe
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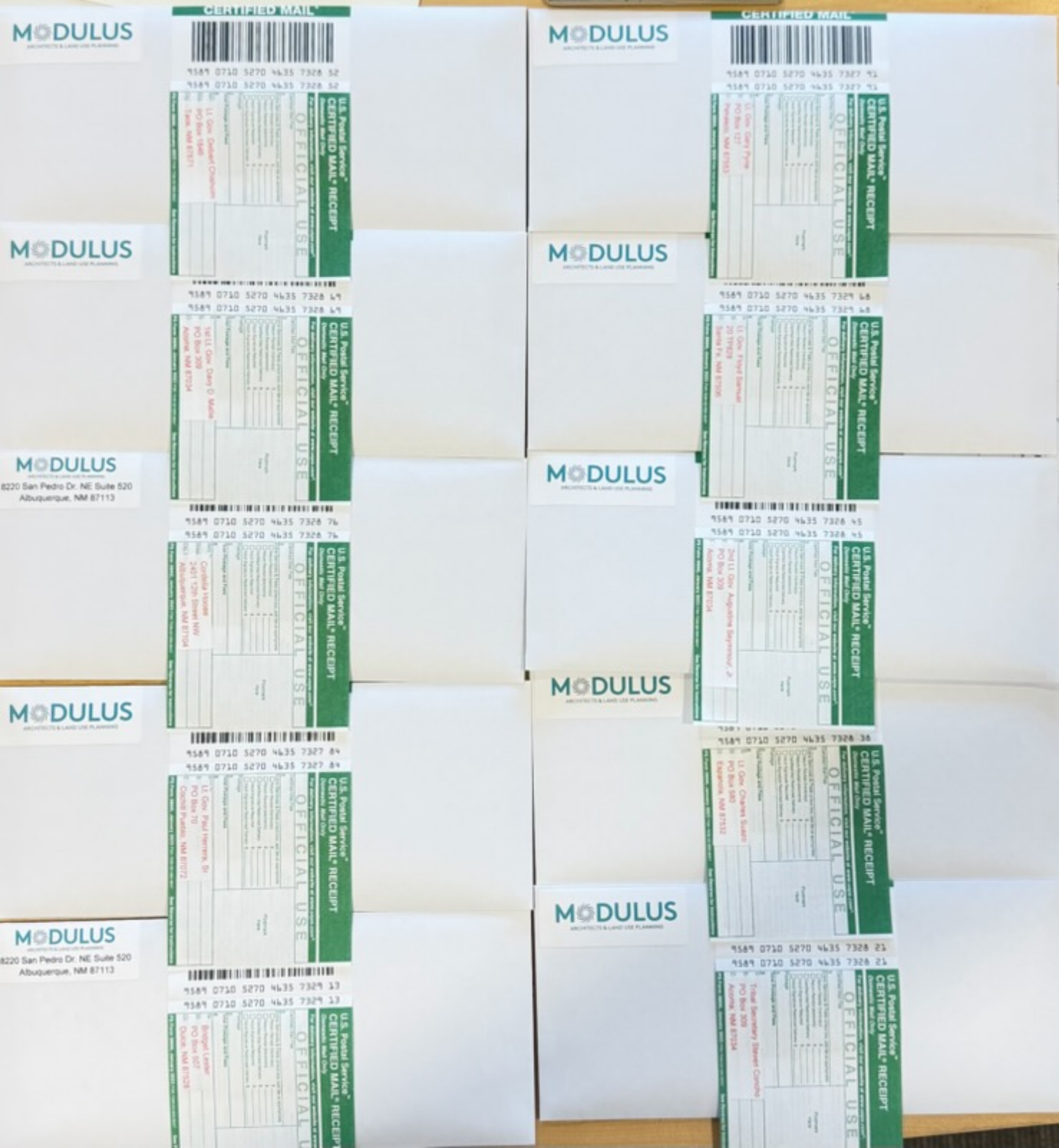
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Tribal Historic Preservation Office
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Zuni, NM 87327

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1st Lt. Gov. Mathew Martinez
PO Box 1099
San Juan Pueblo, NM 87566

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, October 15, 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/u/alDEsva2b

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:
  - For individuals with disabilities to request special assistance to participate at the public hearing.
  - 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, September 30, 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

Project # PR-2024-011037
Case # SP-2026-00078
Site Plan - EPC, Major Amendment
DNCA LLC, agent for City of Albuquerque and Albuquerque Museum, requests a Site Plan EPC, Major Amendment for all or a portion of Tract 233 A1 Map 38 Section 18 T10N R3E, located at 2000 Mountain Rd NW, bounded by Old town Rd., 19th St NW, and San Felipe St NW, approximately 9 acres. (J-13)
Staff Planner: Jude Miller

Project # PR-2026-000174
Case # ZMA-2026-00014
Zoning Map Amendment (Zone Change)
Modulus Architects & Land Use Planning, agent for Isaiah 61:3, requests a Zoning Map Amendment (Zone Change) from MX-M to MX-L for all or a portion of Lot 1A-1, Block 3, Plat of Lots 1A-1 & 4A-1, Block 3 Volcano Cliffs Subdivision, Unit 26 (A replat of block 3, together with a portion of Kimmick Dr. NW & Calle Nortena NW, Volcano Cliffs Subdivision) located at 99999 Valiente Rd NW, between Kimmick Rd NW and Calle Nortena NW, approximately 8 acres. (C-11)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # ZMA-2026-00015
Zoning Map Amendment (Zone Change)
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

Project # PR-2021-005572
Case # SP-2026-00043
Site Plan - EPC, Major Amendment
Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Site Plan - EPC, Major Amendment for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing 0.9458 acres, located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2021-005572
Case # VA-2026-00057
Variance - EPC
Supreme Investments, agent for Virgil Gil, Jr. and Deborah Heath requests a Variance - EPC, for all or a portion of Tract 23, Volcano Cliffs Subdivision, Unit 6 and Tract 11-C, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision, containing located at 99999 Gila Rd NW (Vista Vieja Ave.), between Quivira Dr. NW and Via Montecito St. NW, approximately 8 acres in total. (D-09)
Staff Planner: Daniel Soriano

Project # PR-2024-010079
Case # SP-2026-00073
Site Plan - EPC, Major Amendment
Galloway agent for Montano Plaza, LLC requests a Site Plan EPC, Major Amendment to all or a portion of Parcel 1-A-1-A-1 Plat of Parcel 1-A-1-A-1 Lands of Joel P. Taylor (Being a Replat of Parcels 1-A-1-A & 1-A-2-A Lands of Joel P. Taylor); Parcel 1-A-3 Replat Showing Parcels 1-A-1, 1-A-2 & 1-A-3 Plat of Lands of Joel P. Taylor; **Parcel 2-A & 3A Summary Replat Showing Parcels 1-A, 2-A, 3-A, 4-A & 5-A of the Lands of Joel P. Taylor Situated Within Section 25 T11N R2E**; Parcel 4-A-1-A & 4-A-1-B Plat of Parcels 4A1A & 4A1B Lands of Joel P. Taylor; Parcel 5-A1-A Plat of Parcels 5-A1-A & 5-A1-B Lands of Joel P. Taylor; Tracts 5-A1-B-1-A & 5-A1-B-1-B Correction Plat of Lands of Joel P. Taylor Tracts 5-A1-B-1-A & 5-A1-B-1-B; Tract 5-A2-A-1 Lands of Joel P. Taylor Tracts 5-A1-B-1 & 5-A2-A-1., located at 6200 Coors Blvd NW C, between Montaño Plaza Dr NW and Montaño Rd NW, approximately 25 acres. (E-12)
Staff Planner: Catherine Heyne

Environmental Planning Commission (EPC)

Journal: September 29, 2026

F) POST-SUBMITTAL FACILITATED MEETING

City of Albuquerque Land Use Facilitation Program

Post-Submittal Facilitated Meeting--
Oak Grove Classical Academy
Zone Map Amendment and Height Variance (EPC)

Monday 24 August 2026 5:30-7:30 PM

Join with Google Meet: https://meet.google.com/edr-kttw-ici

Agenda and Process

5:30 pm--Opening, introductions

Facilitators--Philip Crump, Laura Hudman

Applicant/Agent to EPC—Isaiah 61:3 LLC/Modulus Architects & Land Use Planning

Neighborhood Organizations—West Side Coalition of Neighborhood Associations (WSCONA)

5:40 pm—Review of the application to EPC and current status (Agent presentation)

5:50 pm—Discussion of WSCONA concerns and requests:

1. Request for information regarding an overview of the project design, visual rendering of the project and the area of the variance, landscaping plan and consideration of preserving natural features such as rock outcroppings, location and design of playgrounds and outdoor areas, an overview the school itself (private or charter school, compare to APS schools, grades served), details of the expected and desired process moving forward and projected timeline for project development. Any additional information about the school and the planning would be appreciated.

2. WSCONA desires an accurate understanding of the project and the two requests before the EPC which we understand will be heard at the September 17th meeting of the Commission. We are concerned about the requested zone change to MX-M. This is a sensitive area, with residential development, La Cuentista Open Space and Petroglyph National Monument nearby. A school is a permissive use in both MX-L and MX-M. Uniform zoning could be achieved by making the entire area MX-L.

3. Protection of Petroglyph National Monument (PETR), including the integrity of the landscape, remains an issue of paramount concern for WSCONA as development proceeds across the NW mesa and in any area in close proximity to PETR. Our objective is to advocate for the protections outlined in the IDO and the goals and policies of the Comprehensive Plan re: Heritage Landscapes

4. Any additional concerns and requests.

7:20 pm--Summary

7:30 pm--Adjourn

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: Oak Grove Classical Academy EPC—Zoning Map Amendment and Height Variance
Property Description/Address: Paseo del Norte between Kimmick and Calle Norteña NW
Date Submitted: 25 August 2026
Submitted By: Philip Crump
Meeting Date/Time: Monday 24 August 2026, 5:30-7:30 pm
Meeting Location: Via Google Meet
Facilitators: Philip Crump, Laura Hudman
Applicant/Agent: Isaiah 61:3 Properties, LLC/Modulus Architects & Land Use Planning
Neighborhood Associations/Interested Parties: West Side Coalition of Neighborhood Associations (WSCONA), La Cuentista I and II HOA, Taylor Ranch NA

Background/Meeting Summary:

The application requests EPC approval of a Zoning Map Amendment to rezone the two eastern parcels of the property currently designated MX-L (Low Intensity Mixed-use Zone District) to MX-M (Medium Intensity Mixed-use Zone District), to establish a unified zoning framework for the proposed Pre-K through 12th grade educational campus. A second concurrent application requests approval of a variance of 4 ft. to allow for a structure height of 19 feet from the 15-foot maximum structure height established for the Height Restriction Sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2).

The agent presented an overview of the project, detailing the nature of the school, the site plan and the process for developing the campus. Several PowerPoint slides illustrated the viewshed analysis. Neighborhood representatives and other attendees posed questions and comments reflecting their concerns both with the height variance application and especially with the upzoning application to a unified MX-M.

Outcome:

While they did not officially represent their organizations, neighborhood leaders expressed the opinions that the height variance request would not be opposed. They noted the careful study and design undertaken by the architects.

Noting that the school campus would be allowed under either MX-M or MX-L zoning, they requested that the application be changed to downzoning—for the entire parcel to be zoned MX-L, to preclude some unwanted uses in the event that the property were to change hands in the future. The architect/agent said she would immediately communicate with the City to determine the process and implications of revising the application to request the downzoning. The neighborhood representatives expressed appreciation for the flexibility. One said, “I think this looks like a lovely site plan and I think this is a really nice neighbor to have. So well thought out and we appreciate it.”

The agent remarked that it would be good to go before the EPC with a united front—something they seldom see.

Meeting Specifics:

1) The School

a) Oak Grove Classic Academy is a private Christian Pre-K to 12 school.
   i) It is currently housed across several buildings in Albuquerque.
      (1) They have been seeking a unified campus and looking at this site for five years.
b) They anticipate a total student population of 600 at full capacity.
   i) It is based on the Trivium learning model.
   ii) Parents are heavily involved in the educational process.
      (1) They work in classrooms one day and provide additional home academic support.
c) Students divide their time between school and home, with two or three days per week on campus.
   i) With staggered schedules, the campus will never have all students present at the same time.
d) There will be weekend activity, especially when the sports facilities are completed.

2) The Site Plan

a) The campus covers approximately 11.79 acres south of Paseo del Norte, between Kimmick Drive and Calle Norteña NW.
   i) All access will be from Valiente Road NW, along the south side of the property.
      (1) There is a traffic study in progress; it has not been completed.
   ii) The entire property is gated, with access via key card.
      (1) Parent drop-off and pick up will access only from the eastern drive and exit from the western drive, which also serves the large parking lot.
         (a) The internal waiting queue capacity of 45 cars means that none will have to wait in the street.
      (2) A small parking area for baseball enters off Kimmick Drive but has no connection to the main campus.

b) The campus includes four buildings, plus a track and baseball diamond, open space, playground, soccer field, interior courtyard, and parking areas.
   i) The buildings include three schools (Elementary, Middle, and High Schools) and a combined Administration and dual purpose building (Central Campus Building) that will serve as cafeteria, gymnasium, and performing arts center.
      (1) The height variance request is for the gym and basketball eastern portion of the central campus building, requiring a higher ceiling; all other buildings will remain at 15 feet height.

c) An initial site plan showed the buildings clustered at the western portion of the entire parcel.
   i) Knowing that there is a lot of basalt in the area, they commissioned a survey of the depth of basalt.
      (1) As a result, they moved the buildings to the area of greatest depths and the baseball field to the area of shallowest basalt.
         (a) Consequently, the buildings were lower than originally planned, further reducing the viewshed impact.
            (i) Basalt outcroppings will remain in the open space.

3) Application for Height Variance

a) Both MX-M and MX-L specify a maximum building height of 15 feet.
b) In consultation with Laguna Pueblo, the architects undertook an extensive viewshed study.
   i) They created a topographic map depicting the floor and building heights of adjacent structures (including residences, apartments, and institutional buildings), comparing them to the proposed campus buildings.
      (1) Because the area slopes down to the east, even the taller central campus building height is lower than the adjacent elementary school building.
   ii) The Laguna Pueblo governor wrote an email supporting the height variance and the zone change.
      (1) Four other pueblos have been involved; they are very appreciative of the efforts to preserve the viewshed.

4) Application for Zone Map Amendment

a) The entire site consists of two parcels with differing zone classifications.
b) When the buildings were moved to the center of the property, the central campus building, at the lowest point in the plan, straddled two zones.
   i) The City said that is not allowed.
      (1) The purpose of the Zone Map Amendment application is to create uniform MX-M zoning across the property.
      (2) Neighborhood representatives objected to the upzoning (MX-L to MX-M). saying it would create the possibility of more intense development in the future, were the school to sell the property.

(a) They have had an issue with "upzone creep" over the last few years.
(i) They noted that a school is a permissive use under either zoning.
(b) While there is no opposition to consolidation, they asked that the application be revised to request downzoning (MX-M to MX-L).
(3) The agent said that the school has no objection to downzoning; they have no plans to relinquish the property and have no preference as to zoning.
(a) She said would immediately investigate the process of revision with the City.

5) Other topics

a) Landscaping
i) Although the landscaping plan has not been approved by the City, plantings will be determined according to the approved planting list.
b) Construction timing
i) The campus will be built in phases.
(1) Phase 1 includes the four main buildings plus the parking areas.
(2) Phase 2 will be the track and baseball field.
(3) Phase 3 will be the Open Space and soccer field.
ii) The undeveloped area will be left as natural until time for their construction.
(1) There will be no silt fences and bare land until time to build.
c) Basalt removal
i) In order to remove basalt for foundations, excavators with jackhammers ("rock breaking") will be used.
(1) There will be no blasting.
(2) The result will be less intrusive on neighborhoods, as well as less expensive.

Action Items: The agent will consult with the City about revising the application to request downzoning rather than upzoning and the process and implications of that revision. She will report the results of that consultation.

EPC Application Hearing Details:
EPC Hearing scheduled for (3rd Thursday date 17 Sept 2026)

1. Hearing Time:
   a. All meetings are held via Zoom: https://cabq.zoom.us/j/83932559165
   b. The Commission will begin hearing applications at 8:40 a.m.
   c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
   a. Comments from facilitated meetings will go into a report which goes to the City Planner.
   b. City Planner includes facilitator report in recommendations.
   c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
   a. Written comments must be received by 7 Sept 2026 and may be sent to: PlanningEPC@cabq.gov
   Or EPC Chair, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees (and additional Interested Parties*):

Trula Howe	Modulus Architects
Angela Piarowski	Modulus Architects
*Brandi Ahmie	CABQ Office of Native American Affairs
*Daniel Soriano	CABQ Long Range Planner
Jane Baechle	West Side Coalition President & Santa Fe Village NA

Candy Patterson	West Side Coalition, Laurelwood NA
Michael T.Voorhees	West Side Coalition Vice President
René Horvath	West Side Coalition
Sandra Gonzales	La Cuentista I Resident
Sharon Stepler	La Cuentista II, HOA President
Elaine Candelaria	La Cuentista II Resident
Scott Kreider	La Cuentista II Resident
Jeffrey Pointer	La Cuentista II HOA
Bryan Dombrowski	Taylor Ranch NA
Candace Shirley	
Darcy Lewis	
Kevin Ortiz	
Evelyn Rivera	
Allison Kozeliski	
Courtney M	
*Tyson Hummell	CABQ ADR Coordinator
*Krista Baca	ADR Paralegal
Philip Crump	Facilitator
Laura Hudman	Facilitator

G) PUBLIC COMMENT

WSCONA
West Side Coalition of Neighborhood Associations

Date: September 14, 2026

To: Renn Halstead, Chair
Environmental Planning Commission

From: Jane Baechle
WSCONA President

Re: VA-2026-00109
ZMA-2026-00013

On behalf of the West Side Coalition of Neighborhood Associations (WSCONA) Executive Committee, I write to express our support of VA-2026-00109, a variance of 3 feet and 11 inches to the maximum building height of 15 feet within the height restriction sub-area of the Northwest Mesa Escarpment View Protection Overlay (VPO-2) zone to allow a building height of 18 feet 11 inches and of ZMA-2026-00013, the request to withdraw this application with the intent of submitting an application to rezone the entire parcel as MX-L rather than MX-M.

WSCONA received notice from Modulus Architects and Land Use Planning, agent for the Oak Grove Classical Academy, regarding these applications. At the request of WSCONA, principals from Modulus met with members of WSCONA and nearby neighborhoods in a facilitated meeting on Monday, August 24, 2026.

We saw a thoughtful and sensitive design, congruent with its surroundings and protecting the view shed which defines this heritage landscape. Importantly, the additional height did *not* intrude on the views to and from the escarpment, views which carry profound spiritual and cultural significance to Tribal Nations and which Petroglyph National Monument is charged with protecting.

The facilitated meeting concluded with WSCONA representatives agreeing to seek support for the height variance and Modulus agreeing to pursue a ZMA to MX-L rather than MX-M. In the meeting, we heard the support of the project from our members who will be its nearby neighbors. We previously had confirmation from the Pueblo of Laguna of their support for the height variance.

WSCONA has been and remains a staunch advocate for protections of Petroglyph National Monument and the entirety of the heritage landscapes of the northwest mesa. When we see development which respects those protections, we are prepared to support it.

WSCONA encourages your approval of these requests.

Sincerely,

Jane Baechle WSCONA President
jane.baechle@gmail.com
505-400-6516

H) AGENCY COMMENT

PLANNING DEPARTMENT

Long Range Planning

This is a Zone Map Amendment request (ZMA) from MX-M to MX-L at Valiente NW, between Kimmick and Calle Nortena, to facilitate the development of a Pre-K through 12th grade educational campus.
The subject site is within the Northwest Mesa Community Planning Area (CPA) and in an Area of Change. There are no relevant Northwest Mesa CPA Policies applicable to the request. The site is located within a ¼ mile of the Volcano Heights Urban Center, and within the Northwest Mesa Escarpment View Protection Overlay (VPO-2) and the Volcano Mesa Character Protection Overlay (CPO-13).

The request supports several Comprehensive Plan policies, such as protecting the identity of neighborhoods by ensuring the appropriate scale and a mix of uses (Policy 4.2.1). It supports growth in an area with existing infrastructure and directs it to an Area of Change near an Urban Center (Policies 5.3.1 and 5.6.2). The proposed use would encourage conservation of natural features and preserve views from the public right-of-way (Policies 5.3.4 and 11.3.1). It would also promote infill that enhances the built environment (Policy 7.3.4). The request would also encourage economic development efforts that improve quality of life for residents (Policy 8.1.2).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Parks and Recreation/ City Forestry

Forestry does not have any concerns regarding the change in zoning.

Landscape plan shall be created alongside development in order to best incorporate soil volume for tree growth and placement of utilities beyond 10’ of trees.

Per IDO 5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose.

Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement.

OTHER AGENCIES

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along or within the Valiente Rd NW right-of-way (streetlights) and along the west side of Kimmick Dr NW.

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.