

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
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## OFFICIAL NOTIFICATION OF DECISION

November 17, 2022

David Campbell  
Mesa del Sol LLC  
5700 University Blvd SE #310  
Albuquerque, NM 87106

**Project # PR-2022-007805**

SI-2022-02011 – Site Plan- Major Amendment, Level A Plan  
SI-2022-01880 – Site Plan- Major Amendment, Level B Plan

**LEGAL DESCRIPTION:**

Dekker/Perich/Sabatini (DPS) LLC, agents for Mesa Del Sol, request a Major Amendment to the Level A Master Plan and the Level B Community Master Plan for Mesa del Sol, for an approximately 500-acre portion of the larger Mesa del Sol Plan area for all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 13,000 acres (S-16 & S-17).

Staff Planners: Megan Jones & Catalina Lehner, AICP

On November 17, 2022, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL to the City Council of Project # PR-2022-007805, SI-2022-02011, Text Amendments to the Mesa del Sol Level A Community Master Plan, based on the following Findings and subject to the following Condition for recommendation of Approval:

***RECOMMENDED FINDINGS –SI 2022-02011, Level A Plan***

1. This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) which contains approximately 13,000 acres situated in the southeastern portion of the City

and south of the Albuquerque International Sunport. The Level B Plan area, containing 3,200-acres, is within the boundaries of the Level A Plan (the subject area).

2. The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the “subject site”).
3. The text amendment would change a 500-acre portion of the existing Residential Village on the eastern edge of the La Semilla escarpment and the southern edge of the UNM Campus, to an Office/R&D designation within the Level A Plan and designate it as an Employment Center.
4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
5. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
6. The Level A Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level A Plan was heard by the EPC and approved by the City Council in 2006. The Plan remains valid and framework plans do not expire (See IDO Table 6-4-3).
7. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
8. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level A Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center District [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

9. The EPC was the original reviewing body and City council was the decision-making body for the Level A Plan, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). Therefore, the current request for a major amendment to the Level A Plan is required to be heard by the EPC and decided by City Council.
10. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”) and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level A Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s

powers granted by its Charter (Article I). The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).

12. The request is generally consistent with the following Comprehensive Plan Goal and policy regarding Character from Chapter 4- Community Identity:

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

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The subject site is located within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal.

13. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

- A. 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 would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd.

- 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 would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

14. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

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

The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals.

- B. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

15. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding City Development Areas from Chapter 5- Land Use:

- A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

- B. 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 would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change.

16. The request is generally consistent with the following Goal and Policies from Chapter 8- Economic Development,

- A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential uses within the center. Providing a jobs near housing approach could attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

- B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol.

- C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the “Potential Active Adult Community” within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a center that is meant to “prioritize opportunities for industrial and business districts supported by retail and residential uses” (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors.

17. The request is generally consistent with the following Goal from Chapter 9- Housing, as follows:

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

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

18. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

19. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods,

each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

20. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

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

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

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

The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

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

The requested amendments do not impact the existing infrastructure and public improvements. Any future development would warrant a review by the DRB/DHO for specifics when site plans are submitted at this time. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

- G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level A Plan area is not in a designated Railroad and Spur Area.

21. The Department of Municipal Development is DMD is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration of any future developments that might impact and/or burden the existing and planned transportation network
22. The applicant should work with APS to update adjustments to planning for schools due to a decrease in residential units in the Level Plan.
23. The applicant should work with PNM to update the language for the Level A Plan's sections and subsections related to "Dry Utilities" (Section 5.6 and subsections 5.6.1 and 5.6.2) due to an increase in electric load demand with the expansion of the Employment Center district.
24. The proposed amendments do not include any changes to the technical appendices for the Level A Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans.
25. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.

26. A pre-submittal meeting was held on January 12, 2022 regarding this request. Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment center.
27. Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.
28. A post-submittal facilitated meeting was held on November 9, 2022 with representatives of Isleta pueblo in which both parties agreed to develop a MOU between Mesa del Sol and the Pueblo of Isleta regarding their future common or collaborative endeavors. The applicant has agreed to communicate with the Pueblo regarding future site plan submittals.
29. At the November 17, 2022 hearing, representatives of Isleta Pueblo expressed concern regarding potential, adverse environmental impacts of future development (ex. industrial and manufacturing), particularly regarding drainage and infiltration of groundwater pollutants.

***CONDITIONS FOR RECOMMENDATION OF APPROVAL- SI-2022-02011***

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.
2. The applicant shall meet with the Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.
3. Comprehensive Plan:  
The subject site would remain outside of the designated Employment Center in the ABC Comprehensive Plan. The Comprehensive Plan shall be updated upon the next available opportunity to designate the 500-acre site as an Employment Center District.
4. Level A Document Revisions:  
Figure 2-4: Update to reflect the land use change.
5. Level A Technical Appendices:  
Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.
6. City Transportation Development Conditions  
The applicant must provide a Traffic Scoping Form to Transportation for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.



7. City Parks and Recreation Conditions:

The applicant shall work with Parks and Recreation to amend roadway sections in the Level A Plan to include multi-use trail as needed for Mesa del Sol Blvd. and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan.

8. Solid Waste Management Department Conditions:

- A. The applicant must work with Solid Waste if the change of use is approved to determine how refuse will be serviced for all phases of the project.
- B. A site plan approved for access by the Solid Waste Department will be required.

9. ABCWUA Conditions:

- A. Include a note on Level A Plan, Figure 5-4 that shall read: “The proposed water infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary potable and non-potable water system infrastructure. This map does not reflect built conditions.”
- B. Include a note on Level A Plan, Figure 5-5 that shall read: “The proposed sanitary sewer infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary sanitary sewer system infrastructure. This map does not reflect built conditions.”
- C. Include text in the Water and Sewer sections of the Level A and Level B plans that reads: “An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis.”

***FINDINGS - SI-2022-01880, Level B Plan***

- 1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”) which contains approximately 3,200 within the Level A plan area, which is generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB) (the “subject area”).
- 2. The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the “subject site”).
- 3. The proposed amendments would change the 500-acre site’s residential land use designation from a “Potential Active Adult Community” to an Employment Center designation within the Level B Plan.
- 4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.

5. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.
6. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in January 2007. The plan remains valid and framework plans do not expire (See IDO Table 6-4-3).
7. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
8. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center overlay zone [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

9. The EPC was the original reviewing and decision-making body for the Level B Plan, therefor is the final approval body for this request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended.
10. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the “Level A Plan”), the Mesa del Sol Level B Community Master Plan (the “Level B Plan”), and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
11. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City’s powers granted by its Charter (Article I). The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).
12. The request is generally consistent with the following Comprehensive Plan Goal and policy regarding Character from Chapter 4- Community Identity:

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

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The subject site is located within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal.

13. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

A. 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 would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd.

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 would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

14. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals.

B. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned

community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

15. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding City Development Areas from Chapter 5- Land Use:

- A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

- B. 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 would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change.

16. The request is generally consistent with the following Goal and Policies from Chapter 8- Economic Development,

- A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential uses within the center. Providing a jobs near housing approach could attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

- B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol.

- C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the “Potential Active Adult Community” within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a

center that is meant to “prioritize opportunities for industrial and business districts supported by retail and residential uses” (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors

17. The request is generally consistent with the following Goal from Chapter 9- Housing, as follows:

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

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

18. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): “Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth.”

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

19. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] “carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system.”

The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types

of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

20. The request is generally consistent with the Economic Viability strategy in the Level B Plan, as follows:

1.3.2 Economic Viability, B. Local Economy (p. 5) (marketability, local economy, sustainability through diversity): “Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.”

The request would facilitate expansion of the existing Employment Center by 500 acres which could create more jobs and is intended to have a multiplier effect throughout the local economy. The Employment Center designation within the Level A Plan allows high density residential housing land uses, which is intended to create a job to housing balance within the Employment Center district. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

21. The request is partially consistent with the Context and Location strategy in the Level B Plan, as follows:

1.3.3 Response to Context and Location (p. 6) (open space, dark skies, air quality, global systems, heat island): “Development at Mesa del Sol will take full advantage of the sense of identity created by the site’s rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.”

The requested text amendments are for a change of land use from residential to an Employment Center and any future development that is facilitated by this request will be required to follow development standards within the Level B Plan in addition to the Level B Technical Appendices. The Employment Center district allows multiple land uses including manufacturing and industrial that could cause concern in relation to Air Quality, Global Systems. Any future site plans would be required to be reviewed by the DRB (Development Review Board) or DHO (Development Hearing Officer) which would help ensure that the Lighting, Open Space, and related design standards within the plan are followed in response to context and location. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned.

22. The request is partially consistent with the Resource Efficiency strategy in the Level B Plan, as follows:

1.3.4 Resource Efficiency (p. 7) (land use, transportation, water, stormwater, energy, environmentally preferable materials): “The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordinate the location and density of land uses.”

The request would result in the expansion of the Employment Center district, which is intended for large users. However, due to the need for security and space, connectivity related to transportation, stormwater, and energy could be impacted in this case. The requested amendments to change the land use designation could result in the need for future mitigation. Review of future site plans would hopefully include consideration of the impact to infrastructure systems. Perhaps appropriate site-specific mitigation measures can be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

23. The Level B Plan outlines Goals and Objectives in Chapter 2, Land Use, which are applicable to the proposed text amendments as follows:

A. 2.2.1 Goals and Objectives for Employment Center and Highway Commercial Districts (p. 16): “Mesa del Sol’s employment districts emphasize the “jobs first, housing second” approach to development that is a hallmark of Mesa del Sol. The employment districts’ strategic location, accessibility, and ample land supply will offer unique opportunities to new employers from out of state, as well as providing space for local businesses to expand. The overall themes of timeless quality, innovation and sustainability that characterize Mesa del Sol will be emphasized in the design of buildings and sites in the employment districts, as well as the design of signage and other identity elements.”

The 500-acre expansion of the Employment Center district would continue to facilitate a job first, housing second approach to development. The request to expand the Employment District to allow Office and R&D land uses would facilitate future development that could contribute to the strategic location of jobs. Additionally, the Employment Center District allows high-density residential land uses, therefore facilitating a job-housing balance.

Any future development would be subject to the development standards and technical appendices within the Level A and Level B plans, therefore remaining consistent with quality, innovation and sustainable characteristics of building design, sites and signage. With ongoing development in the existing Employment Center, the current request could result in more job creation and residential development.

B. 2.4.1 Goals and Objectives for Residential Villages - Residential villages at Mesa del Sol will be designed to accommodate a diverse range of residential types, accessory units, and neighborhood parks and plazas.

e) Active Adult: “A 500-acre portion of the Residential district, adjacent to La Semilla at the eastern edge of the Level B planning area, is being reserved for a potential active adult community. Such a development would be age-restricted (55 and over). A minimum of 12.5% of the gross acreage of the Active Adult development will be open space. The same stormwater management strategies used throughout Mesa del Sol would apply to the active adult community. An active adult community would typically have a dedicated on-site civic, fitness and recreation center serving its residents and their guests. Given Mesa del Sol’s proximity to the Isleta Eagle and UNM Championship golf courses, and its focus on sustainable water management, no golf course is planned at Mesa del Sol.”

The request would remove the 500-acre “Potential Active Adult Community” within the Level B Plan Area (See Figure 2-1 Land Use Designations) and replace it with Employment Center

Land uses. The applicant proposes development of future Office and R&D land uses within the Subject Site. The Level B Plan has reserved this 500-acre site as a potential active adult community which contributes to a range of housing types and specifies open space and stormwater management standards within the residential village. Any future development would be subject to the development standards and technical appendices within the Level A and Level B Plans, which would need to remain consistent with Stormwater Management, Open Space, and sustainability.

The applicant has provided justification for the removal of the “Potential Active Adult Community” in their justification letter (see attached), which states that removing this land use designation would facilitate the development of “complete communities” that provide a mix of housing types, including senior housing, which would be more accessible and follow the New Urbanist model in the Level A Plan. Without dedicated land for senior housing, there is no guarantee that it would be developed as part of the residential villages.

24. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

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

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

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

The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

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

The requested amendments do not impact the existing infrastructure and public improvements. Any future development would warrant a review by the DRB/DHO for specifics when site plans



are submitted at this time. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

- E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

- F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

- G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

25. The Department of Municipal Development (DMD) is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration of any future developments that might impact and/or burden the existing and planned transportation network.
26. The applicant should work with APS to update adjustments to planning for schools due to a decrease in residential units in the Level B Plan.
27. The applicant should work with PNM to update the language for the Level B Plan's sections and subsections related to "Dry Utilities" (Section 5.3) due to an increase in electric load demand with the expansion of the Employment Center district.
28. The proposed amendments do not include any changes to the technical appendices for the Level B Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans.

29. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.
30. A pre-submittal meeting was held on January 12, 2022 regarding this request. Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment center.
31. Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.
32. A post-submittal facilitated meeting was held on November 9, 2022 with representatives of Isleta pueblo in which both parties agreed to develop a MOU between Mesa del Sol and the Pueblo of Isleta regarding their future common or collaborative endeavors. The applicant has agreed to communicate with the Pueblo regarding future site plan submittals.
33. At the November 17, 2022 hearing, representatives of Isleta Pueblo expressed concern regarding potential, adverse environmental impacts of future development (ex. industrial and manufacturing), particularly regarding drainage and infiltration of groundwater pollutants.

***CONDITIONS OF APPROVAL- SI-2022-01880***

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.
2. The applicant shall meet with the Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.
3. Comprehensive Plan:  

The subject site would remain outside of the designated Employment Center in the ABC Comprehensive Plan. The Comprehensive Plan shall be updated upon the next available opportunity to designate the 500-acre site as an Employment Center District.
4. Level B Document Revisions:
  - A. The applicant is to provide an updated document cover and chapter dividers for the Level B Plan that shall state: “Amended November 2022”
  - B. The revision date on all of the updated graphics and maps shall be listed as November 2022.

5. Level B Technical Appendices:

Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.

6. City Transportation Development Conditions:

The applicant must provide a Traffic Scoping Form to Transportation for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

7. City Parks and Recreation Conditions:

The applicant shall work with Parks and Recreation to amend roadway sections in the Level A Plan to include multi-use trail as needed for Mesa del Sol Blvd. and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan.

8. Solid Waste Management Department Conditions:

- A. The applicant must work with Solid Waste if the change of use is approved to determine how refuse will be serviced for all phases of the project.
- B. A site plan approved for access by the Solid Waste Department will be required.

9. ABCWUA Conditions:

Include text in the Water and Sewer sections of the Level A and Level B plans that reads: “An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis.”

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **December 6, 2022**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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(V) of the Integrated Development Ordinance (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 an EPC Recommendation to the City Council since this is not a final decision.

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 IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL/MJ

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