



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

Chirisa MDS LLC (Agents, Kimberly Legan & Michael Balaskovits, Bohannon Huston, Inc.) requests a Conditional Use to allow for a Research or testing facility for Lot J, Mesa Del Sol Innovation Park II, located at 5501 Watson Dr SE, zoned PC [IDO Section 4-3(D)(28)(a)]

Special Exception No: **CU-2025-00021**
Project No: **NONE**
Hearing Date: 07-15-25
Closing of Public Record: 07-15-25
Date of Decision: 07-30-25

On July 15th, 2025, Kimberly Legan and Michael Balaskovits, Bohannon Huston, Inc. (“**Agent**”) as agent for Chirisa MDS LLC (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Conditional Use Approval to allow for a Conditional Use to allow for a Research or testing facility (“**Application**”) upon the real property located at 5501 Watson Dr SE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Conditional Use Approval to allow for a Research or testing facility pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(A).
2. Applicant has authority to pursue this Application, pursuant to 14-16-6-4(D).
3. Applicant duly authorized Agent to act on Applicant’s behalf regarding the Application.
4. The Planning Director’s delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
5. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
6. The Office of Neighborhood Coordination stated that no Neighborhood Association was required to receive notice pursuant to IDO Section 14-16-6-4(J)(2).
7. Applicant sent mailed notice to all property owners within 100 feet of the subject property as required by IDO Section 14-16-6-4(J)(3).
8. Applicant posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
9. The Subject Property is located in the PC zone district, in which operating a Research or Testing Facility would require a Conditional Use Approval pursuant to IDO Subsection 14-16-6-6(A).
10. IDO 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 this 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, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.

- (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) *On a project site with existing uses, it will not increase non-residential activity within 300 feet of a lot in any Residential zone district between the hours of 10:00 pm and 6:00 am;*
 - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.”*
11. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
 12. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
 13. Agent appeared at the ZHE hearing on the Application and gave evidence in support of the Application.
 14. Applicant has met the burden of providing evidence that established that the requested Conditional Use Approval is consistent with the ABC Comp. Plan, as amended. The proposed use provides a service appropriate in the area of the Subject Property and provides employment opportunities, in furtherance of the Comp. Plan.
 15. Applicant has met the 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. Applicant established that the proposed use would be operated in conformance with all requirements.
 16. Applicant has met the 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. All adjacent properties are commercial, and the proposed use would take place consistent with all applicable regulations.
 17. Applicant has met the 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. There is sufficient parking on site, and the proposed use will not generate so much traffic as to cause a problem.

18. Applicant has met the burden of providing evidence that establishes that the requested Conditional Use Approval will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M. Applicant established the proposed use would not increase non-residential activity outside of allowed hours.
19. Applicant has met their burden of providing evidence that establishes that the requested Conditional Use Approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. The proposed use has no such negative impact.
20. Applicant has demonstrated compliance with applicable use-specific standards in the IDO.
21. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a Conditional Use to allow for a Research or testing facility.

APPEAL:

If you wish to appeal this decision, you must do so by August 14, 2025 pursuant to Section 14-16-6-4(U), 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 Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File
Zoning Enforcement
Kimberly Legan <KLegan@bhinc.com>;
Michael Balaskovits <mbalaskovits@bhinc.com>
Will Gleason, 7601 Jefferson NE, Suite 100, 87109
Keith LeChien, 682 Stewart Ave, Fremont, CA, 94138
James Price, 7936 Victoria Dr NW, 87120