

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



ZONING HEARING EXAMINER NOTICE OF DECISION

Special Exception Number: CU-2026-00018

Project Number: N/A

Hearing Date: 07-21-2026

Closing of Public Record: 07-21-2026

Date of Decision: 08-05-2026

Case Description: Steelbridge Ministries (Owner) & Ruben Chavez (Applicant) request a Conditional Use for a Group Home, Large, for Tract B, Block 0000, Two Forty LLC Subdivision, located at 2001 2nd St NW, zoned MX-M, (H-14) IDO β 14-16-4-3(B)(10)

On July 21, 2026, Steelbridge Ministries (Owner) & Ruben Chavez (Applicant) ("Applicant") were scheduled to appear before the Zoning Hearing Examiner ("ZHE") requesting a Conditional Use Approval to allow for a Group Home, Large ("Application") upon the real property located at 2001 2nd St NW ("Subject Property"). Below are the ZHE's findings of fact and decision.

FINDINGS, CONDITIONAL USE APPROVAL:

1. This is a request for a Conditional Use for Group Home, Large for TRACT B PLAT OF TRACTS A & B TWO FORTY L.L.C SUBDIVISION CONTINUOUS located at 2001 2nd St NW and containing approximately 1.1875 Acres.
2. Applicant has authority to pursue this Application, pursuant to 14-16-6-4(D).
3. Applicant has not duly authorized Agent to act on Applicant's behalf regarding the Application.
4. Applicant is not required to offer a meeting to Indian Nations, Tribes, and Pueblos before filing the application, pursuant to IDO Section 14-16-6-4(B).
5. The Planning Director's delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
6. The analyses and studies listed in IDO Section 14-16-6-4(H) are not required.
7. The Application was forwarded to commenting agencies pursuant to IDO Section 14-16-6-4(I).
8. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).

9. Applicant has sent an electronic mail notice to the email addresses on file with the Office of Neighborhood Coordination for each pertinent Neighborhood Association as required by IDO Section 14-16-6-4(J)(2).
10. Applicant has 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).
11. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
12. The Subject Property is located in an MX-M district which requires a Conditional Use approval for a Group Home.
13. 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.”*
14. 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).
15. 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).
16. The Near North Neighborhood Association has considered the application but has not yet taken a position in support or opposition.
17. Staff has reviewed the project and finds that a Conditional Use for a Group Home, Large at the proposed location meets all of the applicable approval criteria.
18. 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 expansion of this Conditional Use is in alignment with many Policies and Goals of the ABC Comprehensive Plan, including:

Quality Housing: Ensure well maintained, safe transitional and permanent housing for the lowest income households that are most at risk of homelessness.

POLICY 9.5.2

Transitional Services: Encourage on-site transitional services with culturally competent service delivery that respects the dignity of individuals and families and fosters self-determination and self-sufficiency, including job training, financial education, and behavioral health assistance.

Goal 12.2

Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

POLICY 12.2.3 New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.

19. 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 § 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. Evidence in the record establishes that the application 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.
20. 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. The existing and proposed facilities are in a location appropriate for this use and need, and are not likely to post significant adverse impact on the neighborhood or larger community. In addition, the surveillance, security, and 24/7 staffing will assist in mitigating any potential issues should they arise.
21. 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. The proposed use will not create material adverse impacts on other land in the surrounding area through increases in traffic congestion, parking congestion, noise, or vibration. In addition, the applicant has stated that combining the parcels will enable shared internal parking and loading and that vehicular access, staff parking and commercial deliveries can be routed to the higher capacity 4thSt, thus minimizing vehicular activity, curbside congestion and noise. The applicant also states that the residents predominantly rely on public transit rather than private vehicles. The facility's location adjacent to transit lines, as well as walkable services such as employment and health care, also serves to minimize potential impacts.

22. 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. The nearest residentially zoned area is located approximately 1000 feet away, so it is unlikely the use will generate nonresidential activity. In addition, the use already exists on the same city block at this location, and the proposed expansion should not increase unwelcome activity.
23. 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. This use will not negatively impact pedestrian or transit connectivity, but may support this infrastructure through increased use at this location.
24. IDO § 14-16-4-3(B)(10) requires the following Use-Specific Standards for a Group Home
 - 4-3(B)(10)(a) This use must comply with all applicable local and State regulations.*
 - 4-3(B)(10)(b) This use is prohibited within 1,500 feet in any direction of a lot containing any other group home.*
 - 4-3(B)(10)(c) The total number of group homes shall not exceed 30 in each City Council District.*
25. Applicant has demonstrated compliance with these use-specific standards based on evidence in the record.
26. The City Traffic Engineer stated no objection to the Application.

DECISION:

APPROVAL of a Conditional Use for a Group Home, Large, for Tract B, Block 0000, Two Forty LLC Subdivision, located at 2001 2nd St NW.

APPEAL:

If you wish to appeal this decision, you must do so by August 20, 2026. Pursuant to IDO § 14-16-6-4(U), you must demonstrate that you have legal standing to file an appeal.

PERIOD OF VALIDITY:

Approval of a Conditional Use is valid for two (2) years from date of approval.

OTHER REQUIREMENTS:

THIS NOTICE OF DECISION DOES NOT CONSTITUTE APPROVAL OF PLANS FOR A BUILDING PERMIT.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception. If your application is approved, submit this Notice of Decision when you apply for any related site plan, building permit, or occupation tax number.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc: Ruben Chavez
rchavez6@live.com
Domonic Fischer
domonicfischer@icloud.com
Robert Knapp
rpknapper@msn.com
Travis Ogle
travis@catcosolutionsllc.com
Terry Ihnat
terry.new.mex@comcast.net
Marit Tully
marit.tully@gmail.com
Lila Blazingstar
lilascender@proton.me
Near North Valley Neighborhood Association
nearnorthvalleyna@gmail.com
Joe Sabatini
jsabatini423@gmail.com
Sean Holloway
shollowwa@shha.net
ZHE File
Zoning Enforcement

