

THIS AMENDMENT PASSED ON AN 9-0 VOTE

**CITY COUNCIL
OF THE CITY OF ALBUQUERQUE**

December 15th, 2025

FLOOR AMENDMENT NO. 1 TO O-25-101

AMENDMENT SPONSORED BY: Nichole Rogers

1. On page 17, lines 25-33 and page 18, lines 1-26, remove Finding 24 in its entirety and renumber subsequent findings:

~~[Planning Staff's Analysis noted that although consistent with the GNM/UNM South Employment Center, the UNM Campus Plan, and the TIDD, a commercial use designation may not be more advantageous to the community as articulated by the Comp Plan, and a zone designation that allows residential as well as proposed future commercial (retail and restaurant) might better serve the local community and City in the long term. It would change the character of the area from a high-density residential to commercial district with different setback and building heights, as well as Use and Development Standards.~~

~~The up-zone would result in a zone district permitting higher-intensity uses, which could necessitate the implementation of buffering measures rather than serving as a mitigating buffer. Rezoning this area to a less intense zone district, such as Mixed-use would not create a spot zone and would provide for a wider array of retail, commercial, institutional, with moderate to high density residential uses permissible and also appropriate for Centers and Corridors [Large general retail would require a Conditional Use Approval in the MX-M and MX-H zone districts pursuant to IDO § 14-16-6-6(A)]. This zone change request would exclude about 35 acres from the future possibility of housing development. It is noted that the South Campus TIDD Tax Increment Development Plan intends to incorporate approximately 50,000 SF of new residential development in the area, which NRC zoning would not allow. Nevertheless, a Non-residential—Commercial zone district would foster larger, auto-oriented facilities with expanded parking availability that could promote drivable access to a variety of goods and services, including large retail stores, restaurants, and entertainment in a strategic location. The spot zoning introduces higher impact uses and additional traffic that could be inconsistent with the surrounding area and potential development of a diverse~~

~~neighborhood but is consistent with an Employment Center and the UNM Campus Plan's vision for South Campus.~~

~~The resulting spot zone would introduce higher impact uses that could be inconsistent with the surrounding properties and potential development of a diverse neighborhood, and would promote a less resource-efficient growth and development than similar adjacent mixed-use that could better minimize the urban heat island effect, pollution and congestion, while potentially creating more walkable spaces.]~~

Explanation:

This finding is removed to address possible confusion between EPC's recommendation and the language in Finding 24.