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1        WHEREAS, since the Near Heights MR Area boundary was established, 67  
2 lots located on the east and west sides of San Pedro Dr. between Lomas Blvd.  
3 and Cagua Pl. (the “Subject Area”), which are located adjacent to the existing  
4 boundary on the north side, have become blighted, vacant, and increasingly  
5 dilapidated; and

6        WHEREAS, the Subject Area exhibits signs of blight including vacancy,  
7 dilapidation, minimal commercial activity, and antiquated platting, which  
8 impairs the growth and economic vitality of the San Pedro Dr. NE corridor and  
9 the surrounding area; and

10        WHEREAS, on January 13, 2026, Council Services (the “Applicant”) co-  
11 hosted a stakeholder meeting with the Metropolitan Redevelopment Area for  
12 property owners within the proposed area in order to gauge support for the  
13 amendment; and

14        WHEREAS, on January 21, 2026, the Applicant submitted an analysis of a  
15 proposed amendment to the Near Heights MR Area boundary; and

16        WHEREAS, based on analysis of the Subject Area by Metropolitan  
17 Redevelopment Agency staff, it was found that the Subject Area suffers from,  
18 and is contributing to, blighted conditions and that the designation and  
19 redevelopment of the Subject Area is necessary to reduce or eliminate the  
20 blight conditions, which is in the interest of the public health, safety, morals,  
21 or welfare of the City and its residents; and

22        WHEREAS, pursuant to NMSA 1978, Section 30-60A-8 of the Metropolitan  
23 Redevelopment Code, the MRA caused to be twice published in the  
24 Albuquerque Journal, a newspaper of general circulation in the area herein  
25 identified, with the last publication no less than 20 days prior to any hearing  
26 on this matter, the notice contained a general description of the proposed  
27 amendment and the date, time and place where the Albuquerque Development  
28 Commission (ADC) held the public hearing; and

29        WHEREAS, on February 19, 2026, the Albuquerque Development  
30 Commission (ADC) recommended to City Council that the Subject Area be  
31 included within the Near Heights MR Area boundary and be subject to the Near  
32 Heights Metropolitan Redevelopment Area Plan.

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1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
2 ALBUQUERQUE:

3 SECTION 1. RATIFICATION. All actions not inconsistent with the provisions  
4 of this Resolution previously taken by the Council and the officials of the City  
5 directed toward approval of the Plan and the Project should be approved and  
6 the same hereby are ratified, approved, and confirmed.

7 SECTION 2. FINDINGS. In accordance with State Statutes, NMSA 1978,  
8 Sections § 3-60A-7 and 8, the following findings are made:

9 1. This request is to designate approximately 67 lots (36 acres),  
10 generally located on the east and west sides of San Pedro Dr. NE, between  
11 Lomas Blvd. NE and Cagua Pl., as blighted, and for inclusion of the lots in the  
12 Near Heights Metropolitan Redevelopment Area and Plan, in accordance with  
13 Metropolitan Redevelopment Code, NMSA 1978, Chapter 3, Article 60A.

14 2. The Near Heights Metropolitan Redevelopment Area was designated  
15 by the City Council in July 1998 (R-98-111, Enactment R-1998-110) and the  
16 Plan was approved in October 2000 (R-00-90, Enactment R-2000-108).

17 3. The subject properties meet the definition of a “blighted area” per  
18 NMSA 1978, § 3-60A-4, as demonstrated by analysis and images presented in  
19 the Designation Report.

20 4. The blighted conditions in the area include aging building stock,  
21 vacant and underutilized lots, fragmented and inefficient lot layouts,  
22 inadequate pedestrian infrastructure, dilapidated buildings and signs, and  
23 high vacancy rates.

24 5. The subject properties are appropriate for inclusion in the Near  
25 Heights Metropolitan Redevelopment Area and Plan because they are similar  
26 in size and development condition to other properties in the Area.

27 6. Due to the blighted conditions present, the rehabilitation,  
28 conservation, clearance of slum conditions, redevelopment, or a combination  
29 thereof, is in the interest of public health, safety, morals, and welfare of City  
30 residents.

31 7. Inclusion of the subject properties in the Near Heights Metropolitan  
32 Redevelopment Area furthers City of Albuquerque Comprehensive Plan goals  
33 related to Land Use.

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1           **8. Inclusion of the subject properties in the Near Heights Metropolitan**  
2 **Redevelopment Area furthers the policies of the Near Heights Metropolitan**  
3 **Redevelopment Area Plan by creating opportunities for eliminating blighted**  
4 **conditions.**

5           **9. The request does not constitute a substantial change to the**  
6 **conditions or goals of the approved Near Heights Metropolitan Redevelopment**  
7 **Area Plan. The scope and policies of the Plan remain intact with the inclusion**  
8 **of the subject properties.**

9           **10. Notice of the public hearing was published in the Albuquerque**  
10 **Journal, a newspaper of general circulation, on January 29 and 30, 2026. The**  
11 **notice included a general description of the subject area location and details**  
12 **of the Albuquerque Development Commission’s public hearing date and time,**  
13 **and how interested parties could provide comments, and the last publication**  
14 **was not less than twenty days before the hearing, in accordance with NMSA**  
15 **1978, § 3-60A-8.**

16           **11. On February 4, 2026, which was at least 10 days prior to the public**  
17 **hearing as required by NMSA 1978, Section § 3-60A-8, notice was mailed (first**  
18 **class) to property owners of lots subject to designation.**

19           **12. On February 4, 2026, which was at least 10 days prior to the public**  
20 **hearing, as a courtesy, notice was emailed to Neighborhood Associations**  
21 **registered with the City’s Office of Neighborhood Coordination.**

22           **13. Any received comments, as a result of the legal notice, were**  
23 **considered by the ADC.**

24           **SECTION 3. ENACTMENT. Because of its blighted condition and the**  
25 **findings incorporated in this Resolution, the Subject Area is hereby included**  
26 **within the Near Heights Metropolitan Redevelopment Area boundary and Plan.**

27           **SECTION 4. NEAR HEIGHTS BOUNDARY EXPANSION. Exhibit 1 of the Near**  
28 **Heights Metropolitan Redevelopment Plan is hereby amended to include the**  
29 **Subject Area within the Near Heights Metropolitan Redevelopment Area**  
30 **boundary, in accordance with this Resolution. The Metropolitan**  
31 **Redevelopment Agency is hereby authorized and directed to replace Exhibit 1**  
32 **on page 7 of the Plan with a map reflecting the revised Near Heights MRA**  
33 **boundary.**

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



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Figure I: IDO Zoning Atlas Map (2018) with designation area marked

**SECTION 5. AGIS UPDATE.** Within 30 days of the effective date of this Resolution, the Albuquerque Geographic Information System (AGIS) and the City's Metropolitan Redevelopment Areas map shall be updated to reflect the revised boundaries of the Near Heights Metropolitan Redevelopment Area.

**SECTION 6. CODE OF RESOLUTIONS.** Section 1-12-11 of the Albuquerque Code of Resolutions is amended as follows:

**§ 1-12-11 NEAR HEIGHTS METROPOLITAN REDEVELOPMENT AREA AND PLAN.**

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1           **J. Amendment 2026.**

2           **(1) The general area located on the east and west sides of San Pedro Dr.**  
3 **NE, between Lomas Blvd. NE and Cagua Pl., is hereby blighted and included in**  
4 **the Near Heights Metropolitan Redevelopment Area and Plan. The Near**  
5 **Heights expansion area further described as the Subject Area to this**  
6 **Resolution, is, by reason of the presence of a substantial number of**  
7 **deteriorated structures, unsafe conditions, deterioration of site and other**  
8 **improvements, obsolete and impractical planning and platting and low levels**  
9 **of commercial activity and redevelopment, which substantially impair and**  
10 **arrest the sound growth and economic well-being of the City and the Near**  
11 **Heights Metropolitan Redevelopment Area, constitute an economic and social**  
12 **burden and a menace to the public health, safety, and welfare in its present**  
13 **condition and use.**

14           **(2) The boundary of the Near Heights Metropolitan Redevelopment Area,**  
15 **as depicted in Exhibit 1 on page 7 of the Metropolitan Redevelopment Plan, is**  
16 **hereby amended to reflect the addition of the Subject Area as presented in**  
17 **Section 3 of this Resolution R-26-6. The amended boundary is hereby**  
18 **approved and adopted.**

19           **SECTION 7. REPEALER. All bylaws, orders, resolutions and ordinances, or**  
20 **parts thereof, inconsistent with this Resolution are repealed by this Resolution**  
21 **but only to the extent of that inconsistency. This repealer shall not be**  
22 **construed to revive any bylaw, order, resolution or ordinance, or part thereof,**  
23 **previously repealed.**

24           **SECTION 8. SEVERABILITY. If any section, paragraph, sentence, clause,**  
25 **word or phrase of this Resolution is for any reason held to be invalid or**  
26 **unenforceable by any court of competent jurisdiction, such decision shall not**  
27 **affect the validity of the remaining provisions of this Resolution. The Council**  
28 **hereby declares that it would have passed this Resolution and each section,**  
29 **paragraph, sentence, clause, word or phrase thereof irrespective of any**  
30 **provision being declared unconstitutional or otherwise invalid.**

31           **SECTION 9. COMPILATION. Section 6 of this Resolution amends, is**  
32 **incorporated in, and is to be compiled as part of the City of Albuquerque, New**  
33 **Mexico Code of Resolutions.**