

UNSER MCMAHON FINDINGS AND CONDITIONS FOR EPC CONSIDERATION

Findings

1. The request is for a zone map amendment (zone change) for a portion of an approximately 19.1-acre site known as: all or a portion of Tract 20A-1 Vacation Amended Plat & Repl of Paradise North situated within the Town of Alameda Grant Cont., (the “subject site”). The subject site is located at the southwest corner of Unser Boulevard NW and McMahon Boulevard NW and is bounded by Bandelier Drive NW on the south and west, which is currently vacant.
 2. The subject site is zoned MX-L (Mixed-Use Low Intensity Zone) and the Applicant is requesting MX-M (Mixed-Use Medium Intensity) zoning for an approximately 10.1-acre portion of the site to allow for a greater variety of commercial uses at this highly traveled intersection.
- 12 H. Criterion H: The request would result in a spot zone because it is different than the surrounding zones but is justified because it facilitates implementation of the Comprehensive Plan by allowing uses that are appropriate and preferred along Commuter Corridors and furthers all applicable policies of the Comprehensive Plan cited above. It will provide the needed scale for commercial retail in this area.

New Finding

16. The Applicant submitted a sketch plat to DRB that showed the proposed zone boundary that will be completed as a platting action to implement the zone map amendment.

Conditions

1. This is boilerplate language for site plans. This condition should be deleted.
3. This is PNM’s boilerplate language for site plans. Given this case is a zone change, this condition is not relevant and should be deleted.