



Environmental Planning Commission

***Agenda Number: 04
Project Number: 1001695
Case #: 16EPC-40008
August 11, 2016***

Staff Report

<i>Agent</i>	DAC Enterprises, Inc.
<i>Applicant</i>	Firoz S. & Jabeen Vagh
<i>Request</i>	Site Development Plan for Building Permit
<i>Legal Description</i>	Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, Tract 2
<i>Location</i>	The NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE (7001 Signal Ave. NE)
<i>Size</i>	Approximately 1.5 acres
<i>Zoning</i>	SU-2/C-1

Staff Recommendation

DEFERRAL of 16EPC-40008 at the request of the applicant, for 30 days to the September 08, 2016 EPC hearing.

***Staff Planner
Catalina Lehner-AICP, Senior Planner***

Summary of Analysis

The request is for a site development plan for building permit for an approx. 1.5 acre site at the NE corner of Signal Ave. and Louisiana Blvd. The applicant proposes to develop an allergy clinic.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The La Cueva Sector Development Plan (LCSDP) also applies. The LCSDP contains design regulations for all SU-2 zoned properties. The subject site is zoned SU-2/C-1, so the design regulations apply to the proposed development.

The request was deferred for 60 days at the April EPC hearing and again at the June EPC hearing. The June deferral was to allow time to seek a variance, through the Zoning Hearing Examiner (ZHE) process, to parking regulation 12R-3 of the LCSDP. The ZHE hearing was held on July 19, 2016. The ZHE has 10 days to decide the case. After that, there is a 15-day appeal period.

As of the August 11, 2016 EPC hearing, the appeal period of the ZHE decision will not have expired so the action (of approval) will not be final and a deferral is needed.

Findings

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE.
2. The applicant has submitted a written request for a 30-day deferral to the September 8, 2016 EPC hearing.
3. The applicant requested, and was granted, a variance to LCSDP Parking Regulation 12R-3 at the July 19, 2016 ZHE hearing.
4. As of the August 11, 2016 EPC hearing, the ZHE appeal period will not have expired and the action will not be final, so a deferral is needed.