



**Environmental
Planning
Commission**

**Agenda Number: 05
Project #2018-001200 (1011313)
Case #s: RZ-2018-0005 & SI-2018-00012
Hearing Date: September 13, 2018**

Staff Report

Applicant	McKown Belanger Associates
Agent	Arch & Plan Land Use Consultants
Requests	Sector Development Plan Map Amendment (zone change) Site Development Plan for Building Permit (as-built)
Legal Description	Lot 7, Block 12, Huning's Highlands Addition
Location	On Edith Blvd. NE, between Tijeras Ave. NE and Copper Ave. NE (205 Edith Blvd. NE)
Size	Approximately 0.2 acre
Existing Zoning	SU-2/MR (Mixed Residential)
Proposed Zoning	SU-2/SU-1 for O-1 Uses

Staff Recommendation

DEFERRAL of RZ-2018-0005 and SI-2018-00012, based on the Findings below, for 90 days to the December 13, 2018 hearing.

Staff Planner

Catalina Lehner-AICP, Senior Planner

Summary of Analysis

The request is for a sector development plan map amendment (zone change) to the Huning Highland Sector Development Plan (HHSDP) and an as-built site development plan for building permit.

The applicants purchased a remodeled home and opened an interior design firm. They were unaware that the zoning did not allow an office use until they received a Notice of Violation from the Code Enforcement Division. The applicant is requesting a zone change in order to continue to operate the business on the subject site.

The subject site is located in an Area of Consistency and in the Huning Highland Historic Overlay Zone. The Huning Highland Sector Development Plan applies.

A facilitated meeting was held August 28, 2018, during the deferral period. The applicants are requesting another deferral because they are working with a new agent and need additional time to revise the zone change justification letter.

- Findings**
1. The request is for a sector development plan map amendment (zone change) to the Huning Highland Sector Development Plan (HHSDP) and an as-built site development plan for building permit.
 2. The subject site is zoned SU-2/MR (Mixed Residential) pursuant to the HHSDP. The applicant is requesting a zone change in order to accommodate an existing office use.
 3. The applicants are requesting a 90 day deferral to the December 13, 2018 hearing. They are working with a new agent and need additional time to revise the zone change justification letter.
 4. Previously, the request was deferred for 30 days at the July 12, 2018 hearing and for 30 days at the August 9, 2018 hearing.

Lehner, Catalina L.

From: Camille Sherwood <CSherwood@mbaabq.com>
Sent: Wednesday, August 29, 2018 10:36 AM
To: Lehner, Catalina L.
Cc: arch.plan@comcast.net; Janis Miller; Stephen Brittenham
Subject: RE: 2018 0809 RE: Zone Change Letter Response for 205 Edith

Good Morning Catalina,

The meeting last evening with the few neighbors and a LUCC representative in attendance was informative; so thank you for making that opportunity known to us. The Facilitator stated meeting minutes would be distributed within 48 hours. We will thoroughly investigate all options.

We understand we may have missed opportunities within the process to date but we are now getting up to speed. We are starting our work with Derrick and respectfully, request a 90-day deferral allowing the time required to adequately prepare, placing us on the December docket.

Your knowledge and assistance has been helpful. Thank you.

Camille

Camille Sherwood
MBA – McKown Belanger Associates
505.243.2400
www.MBAabq.com

From: Lehner, Catalina L. [<mailto:CLehner@cabq.gov>]
Sent: Monday, August 27, 2018 3:42 PM
To: Camille Sherwood
Cc: arch.plan@comcast.net; Janis Miller; Stephen Brittenham
Subject: RE: 2018 0809 RE: Zone Change Letter Response for 205 Edith

Yes, it's fine to get back to me later. Thanks for letting me know. The deferral fee is \$110 for each deferral requested.

-Catalina

From: Camille Sherwood [<mailto:CSherwood@mbaabq.com>]
Sent: Monday, August 27, 2018 2:32 PM
To: Lehner, Catalina L.
Cc: arch.plan@comcast.net; Janis Miller; Stephen Brittenham
Subject: RE: 2018 0809 RE: Zone Change Letter Response for 205 Edith

Hello Catalina,

The Facilitated Meeting is scheduled for tomorrow evening and we are meeting with Derrick this afternoon. I would like to speak with Derrick to ensure he has the time he needs to prepare what he needs. Can I get back to you this afternoon? Also, because this is the 2nd deferral does the fee increase to \$220?

Thank you for your help.

Camille

Camille Sherwood
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