



**Environmental
Planning
Commission**

**Agenda Number: 07
Project Number: 105206
Case #s: 16EPC-40068 & 40069
Hearing Date: December 14, 2017**

Staff Report

Agent/Applicant Steve and Kara Grant

Requests Sector Development Plan Map Amendment (zone change)
Site Development Plan for Building Permit (as-built)

Legal Description Lot 8, Lot 9 and the additional south seven feet and eight inches of Lot 7, and Lot 10, Block 24, Huning's Highlands Addition

Location on High St. NE, between Central Ave. NE and Dr. Martin Luther King, Jr. Ave. NE (201, 207 & 209 High St. NE)

Size Approximately 0.6 acre

Existing Zoning SU-2/MR (Mixed Residential)

Proposed Zoning SU-2/SU-1 for Bed and Breakfast to include special events

Staff Recommendation

DEFERRAL of 16EPC-40068 and 16EPC-40069, at the request of the applicant, for 60 days to the February 08, 2018 hearing, based on the Findings below.

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. A bed and breakfast operates on the subject site, where the applicants also reside.

The applicant is requesting a zone change in order to continue to host special events, such as meetings and weddings. Since special events are not allowed under the current zoning, Code Enforcement Staff issued a Notice of Violation (NOV). The applicant was advised to seek a zone change.

The applicant is requesting a 60 day deferral to strengthen the zone change justification and to provide the required as-built site development plan.

The Broadway Central Corridors Partnership and the Huning Highland Historic District Association were notified as required. Notification of property owners within 100 feet of the subject site will be redone to ensure that the correct buffering was used.

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. A bed and breakfast operates on the subject site. The applicant is requesting a zone change in order to continue to host special events, such as meetings and weddings.
3. The applicant is requesting a 60 day deferral to strengthen the zone change justification, provide the required as-built site development plan, and ensure that notification is correct.

Lehner, Catalina L.

From: Downtown Historic B&B <info@bbabq.com>
Sent: Monday, December 04, 2017 10:34 PM
To: Lehner, Catalina L.
Subject: Re: EPC Hearing Deferral Request

Catalina,

Can we make our hearing for February 8 instead of the January 11th. I have been trying to work on everything and had planned to have it for you to look over by December 1st. However I caught that huge flu bug and am still fighting it. Got it right after Thanksgiving. Have had a hard time being able to get everything together because of feeling so bad. Now the holidays are quickly coming and I feel like I just am not able to focus my time on everything.

So sorry for asking for this was really wanting to get it to you by the first of December.

Kara

Steve & Kara Grant

Downtown Historic Bed & Breakfast

505-842-0223 | 505-238-9881 (Kara) 505-238-0308(Steve) |
info@bbabq.com | <http://www.downtownhistoric.com/> |
201 High St. NE / Albuquerque, NM 87102



On Dec 1, 2017, at 3:33 PM, Lehner, Catalina L. <CLehner@cabq.gov> wrote:

Hi Steve and Kara,

Thanks for getting back to me. Do you want to be heard on January 11 or February 8, 2018 or later? We usually list deferrals as 30, 60, or 90 days.

-Catalina

From: info@bbabq.com [<mailto:info@bbabq.com>]
Sent: Friday, December 01, 2017 1:58 PM
To: Lehner, Catalina L.
Cc: Downtown Historic B&B
Subject: EPC Hearing Deferral Request

Hi again, please see attached doc.

Let me know if this works, thanks.....S

Steve & Kara Grant

Downtown Historic B&B
www.downtownhistoric.com

505-238-0308-Steve/Cell
505-238-9881-Kara/Cell