Environmental Planning Commission

Annex B

Supplemental Staff Report
(to be read with the original Staff report)

Agent: Arch + Plan
Applicant: McKown Belanger Associates (MBA)
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 acres
Existing Zoning: SU-2/MR (Mixed Residential)
Proposed Zoning: SU-2/SU-1 for O-1 Permissive Uses

Staff Recommendation

Staff Planner:
Catalina Lehner-AICP, Senior Planner

Summary of Analysis
The proposal 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 has been in the EPC process since July and was submitted prior to the IDO’s effective date of May 17, 2018.

The applicant purchased a remodeled home and opened an interior design firm. The applicant requested a zone change in order to continue to operate the business.

The Broadway Central Corridors Partnership, the Huning Highland Historic District Association (HHHDA), and neighbors within 100 feet were notified as required. Three letters were received from neighbors who oppose the request.

The applicant is withdrawing the request and intends to pursue other options.

Findings
1. The proposal 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 for 205 Edith Blvd. NE.
2. The applicant purchased a remodeled home and opened an interior design firm, an office use, which is not allowed under the existing zoning.
3. The proposal has been in the EPC process since July and was submitted prior to the IDO’s effective date of May 17, 2018.
4. The applicant is withdrawing the request and intends to pursue other options.
December 4, 2018

Mr. Derek Bohanan, Chair
Environmental Planning Commission
c/o City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque NM 87102

Mr. Bohanan and members of the Environmental Planning Commission:


ARCH+PLAN Land Use Consultants, agent for McKown Belanger Associates (MBA), respectfully request withdrawal of the Sector Development Plan Map Amendment (Zone Change) and Site Plan for Building Permit application located at 205 Edith Boulevard NE.

The proposed application doesn’t reflect our long term intentions with the property and we are currently working with Zoning staff to explore options and alternatives to the subject application.

The assistance of staff throughout this process was greatly appreciated.

Sincerely,

[Signature]

Derrick Archuleta, MCRP
Principal