



**Environmental
Planning
Commission**

**Agenda Number: 11
Project Number: 1011313
Case #s: RZ-2018-00005 & SI-2018-00012
Hearing Date: December 13, 2018**

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

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|--------------------------|---|
| 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

WITHDRAWAL of RZ-2018-00005 and SI-2018-00012, at the applicant's request.

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 (HHS DP) 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 (HHS DP) 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.

**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

December 4, 2018

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

Mr. Bohannon and members of the Environmental Planning Commission:

**RE: PROJECT #2018-001200 (1011313) / RZ-2018-2018-0005 & SI-2018-00012 REQUEST FOR
WITHDRAWAL**

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,


Derrick Archuleta, MCRP
Principal