



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1011247
Case Number: 17EPC- 40014
Hearing Date: July 13, 2017**

Staff Report

Agent	Garcia / Kraemer & Associates
Applicant	Community Dental Services, Inc.
Request	Sector Development Plan Map Amendment (Zone Change)
Legal Description	All or a portion of Lots 307B, 308A, 308B, and 310
Location	2116 Hinkle Street SE
Size	1.4 Acres
Existing Zoning	SU-2 MR
Proposed Zoning	SU-2 LCR

Staff Recommendation

**DEFERRAL of Project # 1011247
Case # 17EPC-40014
based on the Findings below**

**Staff Planner
Cheryl Somerfeldt**

Summary of Analysis

This request is for a Sector Development Plan Map Amendment (Zone Change) to the South Broadway Sector Development Plan for properties addressed 2116 Hinkle Street SE, and located near the Broadway Boulevard SE and Gibson Boulevard SE intersection.

The request is for a zone change from SU-2 MR Mixed Residential to SU-2 LCR Limited Commercial Residential. The subject properties are located within an Area of Consistency of the Comprehensive Plan.

The San Jose Neighborhood Association was notified of this request. A facilitated meeting was not requested; however, staff received verbal concern from two neighboring property owners.

The applicant has requested a 30 day deferral to allow more time to discuss the project with the surrounding neighbors, and to further justify the request.

Findings

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for all or a portion of Lots 3107B, 308A, 308B, and 310, addressed 2116 Hinkle Street SE, located near the Broadway Boulevard SE and Gibson Boulevard SE intersection, and containing approximately 1.4 acres.
2. The applicant has requested a 30 day deferral to the August 10, 2017 hearing to allow for more time to discuss the project with the surrounding neighbors, and to further justify the request.

Somerfeldt, Cheryl

From: Jonathan Turner <jturner@garciakraemer.com>
Sent: Tuesday, June 27, 2017 5:15 PM
To: Somerfeldt, Cheryl
Subject: 30 Day Deferral Request- Project #1011247- Zone Map Amendment

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Dear Madam Chair Hudson,

The purpose of this correspondence is to request a 30 day deferral for the above referenced project. The reason for the deferral is to allow more time to discuss the project with the surrounding neighbors, and to further justify the request. We believe that the additional time will allow for a better and more complete case for the EPC's consideration. Thank you in advance for your consideration.

Sincerely,

Jonathan Turner
Garcia/Kraemer & Associates
600 1st St NW- Suite 211
Albuquerque, NM 87102
505-440-1524

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