**Environmental Planning Commission**

**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

**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.

**Staff Recommendation**

**DEFERRAL of Project # 1011247**

Case # 17EPC-40014

based on the Findings below

**Staff Planner**
Cheryl Somerfeldt

**Findings**

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for all or a portion of Lots 307B, 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.
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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