



**Environmental  
Planning  
Commission**

**Agenda Number: 05  
Project Number: 1010582  
Case #: 16EPC-40077, 78  
March 9, 2017**

**Staff Report**

<b>Agent</b>	Wilson and Company, Inc
<b>Applicant</b>	City of Albuquerque
<b>Request</b>	<b>Zone Map Amendment , Site Development Plan for Building Permit</b>
<b>Legal Description</b>	all or a portion of northerly portion of Tract 107B1A1, Tract 107B1A1 excluding portion to right-of-way & excluding a northerly portion, Tract 107B1A2 excluding portion to right-of-way, Tract in the SW corner-Tract 107B1B, Tract 108A3A1A, Tract 108A3A1B, and Tract 108A3B, Tracts 108A1A2B1B & 108A1A2B2, Tract 108A1A2B1A, Tract 107B2A2 excluding portion to the right-of-way, Tract 107B2A1 excluding portion to the right-of-way, MRGCD MAP #33
<b>Location</b>	Edith Blvd, between Comanche RD and Rankin Rd
<b>Size</b>	22 acres
<b>Existing Zoning</b>	M-1
<b>Proposed Zoning</b>	SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection

**DEFERRAL of 16EPC-40077, 78, to the April 13, 2017 EPC hearing, based on the findings on page one.**

**Staff Planner  
Maggie Gould, Planner**

**Summary of Request**

This is a two part request for a Zone Map Amendment and a Site Development Plan for Building Permit on an approximately 22 acre site located on Edith Blvd. and Comanche Rd. to develop a solid waste transfer station and convenience center on City owned parcels.

The subject site is located within the Central and Established Urban Area of Comprehensive Plan and within the boundaries of the North Valley Area Plan.

This request was deferred from the January 12, 2017 hearing to allow time for an Economic Impact Evaluation. The evaluation has not been completed and so the request must be deferred.

There is known neighborhood opposition to this request.

See Findings on page 1.

*Findings*

1. This request is for a Zone Map Amendment and Site Development Plan for Building Permit.
2. The City Council voted to approve an Economic Impact Evaluation of residential and commercial properties near the proposed project on January 4, 2016 (R-153). The resolution states that the City shall take no further action toward completion of the Project, and shall defer any pending matters, including but not limited to its land use application before the Environmental Planning Commission, until such time as the Economic Impact Evaluation is completed.
3. The Economic Impact Evaluation has not been completed, so based on Council resolution R-153, the EPC cannot act on this request.
4. A 30 day deferral to the April 13, 2017 EPC hearing will allow time for the Economic Impact Evaluation to be completed and for the applicant, staff and interested parties to review and analyze the results.