



Environmental Planning Commission

**Agenda Number: 4
Project #: 2019-002043
Case #: RZ-2019-00015
Hearing Date: March 14, 2019**

Staff Report

Agent	Modulus Architects, Inc.
Applicant	Carlisle Associates LP
Request	Zone Map Amendment (zone change)
Legal Description	Tract A, Carlisle and Indian School Subdivision, being a part of blocks 16 & 17 and a part of Blocks 14 & 15, Netherwood Park, Second Filing, excluding portions out to the ROW
Location	on Carlisle Blvd. NE, between Indian School Rd. NE and Interstate-40
Size	Approximately 11 acres
Existing Zoning	MX-L
Proposed Zoning	MX-M

Staff Recommendation

DEFERRAL of RZ-2019-00015, based on the Findings below, for one month to the April 11, 2019 hearing at the applicant's request.

***Staff Planner
Catalina Lehner, AICP-Senior Planner***

Summary of Analysis

The request is for a zone map amendment (zone change) for an approximately 11 acre site located on Carlisle Blvd. NE, which contains a vacant large-box retail building and parking lot. The subject site was zoned MX-L upon adoption of the Integrated Development Ordinance (IDO). The applicant wants to change the subject site's zoning to MX-M to facilitate redevelopment of the site. The MX-L zone allows General Retail, Small (up to 10,000 sf), but not General Retail, Medium (up to 50,000 sf).

The affected neighborhood organizations are the Altura Addition Neighborhood Association (NA), the Summit Park NA, and the District 7 Coalition, which was notified as required, as were property owners within 100 feet of the subject site. A pre-application meeting was held. Neighbors are concerned about future uses, traffic, landscaping, and signage.

The applicant is requesting a one month deferral to the April 11, 2019 hearing.





Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

RE: ZONE MAP AMENDMENT – EPC PROJECT #2019-002043/RZ-2019-00015
2100 CARLISLE BLVD NE – ALBUQUERQUE, NM. 87110 (FORMER KMART DEVELOPMENT)
TR A PLT OF TRS A & B CARLISLE & INDIAN SCHOOL SUB'D BEING APART OF BLKS 16 & 17 & A
PART OF BLKS 14 & 15 NETHERWOODPARK SECOND FILING EXCL PORTIONS OUT TO R/W
CONT 10.0890

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Carlisle Associates, LP., hereafter referred to as “Applicant”. We, “Agent” are requesting a thirty-day deferral for project #2019-002043/RZ-2019-00015.

Sincerely,

A handwritten signature in black ink that reads "Angela Williamson". The signature is written in a cursive, flowing style.

Angela M. Williamson, CEO/Principal
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