Staff Report

Agent: Wilson and Company, Inc
Applicant: City of Albuquerque

**Zone Map Amendment**, Site Development Plan for Building Permit


**Legal Description**

- Edith Blvd, between Comanche RD and Rankin Rd

**Size**

- 22 acres

**Existing Zoning**

- M-1

**Proposed Zoning**

- SU-1 for M-1, Solid Waste Transfer Station and Convenience Center and Household Hazardous Waste Collection

**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 March 9, 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.

**DEFERRAL of 16EPC-40077, 78, to the June 8, 2017 EPC hearing, based on the findings on page one.**

See Findings on page 1.

City Departments and other interested agencies reviewed this application from 12/05/2016 to 12/05/2016.
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. A 30 day deferral to the June 8, 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.