



***Environmental
Planning
Commission***

***Agenda Number: 07
Project Number: 1011346
Case Number: 17EPC- 40040
Hearing Date: November 09, 2017***

Staff Report

<i>Agent</i>	Modulus Architects, Inc
<i>Applicant</i>	STIF Seven-Bar, LLC
<i>Request</i>	Zone Map Amendment (Zone Change)
<i>Legal Description</i>	All or a portion of Tracts 3J and 3I, Black Ranch subdivision
<i>Location</i>	Southeast corner of Valley View Drive NW and Irving Boulevard NW, and east of Coors Boulevard NW
<i>Size</i>	Approximately 1.75 acres
<i>Existing Zoning</i>	O-1 Office and Institution Zone
<i>Proposed Zoning</i>	C-1 Neighborhood Commercial Zone

Staff Recommendation

WITHDRAWAL of Project # 1011346
Case # 17EPC-40040
based on the Findings
within this report

***Staff Planner
Cheryl Somerfeldt***

Summary of Analysis

This request is for a zone change for an approximately 1.75 acre vacant site, consisting of two lots. The applicant proposes to change the subject site's zoning from O-1 to C-1 to allow future commercial development.

The subject site is designated an Area of Change within the 2017 Albuquerque & Bernalillo County Comprehensive Plan. The Westside Strategic Plan and the Coors Corridor Plan also apply. The subject site is not in a designated Activity Center.

The Riverfronte Estates Neighborhood Association Incorporated was notified of the request along with property owners within 100 feet as required. A facilitated meeting was not requested nor held. There is no known opposition as of the writing of this report.

The applicant has requested to withdraw this proposed Zone Map Amendment (Zone Change).

Findings

1. This is a proposal for a Zone Map Amendment (Zone Change) for all or a portion of Tracts 3J and 3I, Black Ranch subdivision, located at the southeast corner of Valley View Drive NW and Irving Boulevard NW, east of Coors Boulevard NW, and containing approximately 1.75 acres.
2. The applicant has requested to withdraw this proposal.

Somerfeldt, Cheryl

Subject: FW: project # 1011346 Zone Change, Irving Blvd & Valley View Dr behind Coors Blvd

From: Angela Williamson [<mailto:awilliamson@modulusarchitects.com>]

Sent: Wednesday, November 01, 2017 10:43 AM

To: Somerfeldt, Cheryl

Cc: Dicombe, Kym; Brito, Russell D.

Subject: RE: project # 1011346 Zone Change, Irving Blvd & Valley View Dr behind Coors Blvd

Cheryl,

I would like to withdraw our request for this submittal. Please advise what you would like from me as the Agent in terms of formality.

Thank you,
Angela

ANGELA M. WILLIAMSON, CEO/PRINCIPAL

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