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 Riverfront 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 a 30 day deferral to allow more time to collaborate and to respond to all required application materials.

Findings

1. This is a request 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 a 30 day deferral to the November 09, 2017 EPC public hearing to allow for more time to collaborate and to respond to all required application materials.