



**Environmental  
Planning  
Commission**

**Agenda Number: 4**  
**Project #: 2018-001497 (1011473)**  
**Case #: RZ-2018-00027**  
**Hearing Date: October 11, 2018**

**Staff Report**

<b>Agent</b>	Elmer Medina
<b>Applicant</b>	Elmer Medina
<b>Request</b>	<b>Zone Map Amendment (zone change)</b>
<b>Legal Description</b>	MRGCD Map 31, Tract 63A2A1B, except portion to right-of-way of Griegos Rd. NW
<b>Location</b>	on Griegos Rd. NW, between 12th St. NW and Rio Grande Blvd. NW (1711 Griegos Rd. NW)
<b>Size</b>	Approximately 0.25 acres
<b>Existing Zoning</b>	MX-L
<b>Proposed Zoning</b>	MX-T

**Staff Recommendation**

**DEFERRAL of RZ-2018-00027, based on the Findings below, for 30 days to the November 8, 2018 hearing.**

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

**Summary of Analysis**

The request is for a zone map amendment (zone change) for an approximately 0.25 acre site located on the north side of Griegos Rd. NW, between 12th St. NW and Rio Grande Blvd. NW.

The subject site is zoned MX-L. The applicant is requesting a zone change to MX-T (Mixed Use-Transition zone) so that the existing home, which he purchased, can be used as a single-family residence.

The MX-L zone does not allow single-family homes, so a zone change is needed. MX-T is requested, because it allows single-family homes and zero setbacks. The request qualifies for a City-sponsored zone change because it meets the criteria for a voluntary downzone. However, the applicant does not want to wait for the City to take the zone changes through the process.

The applicant is requesting a 30 day deferral to the November 8, 2018 hearing in order to have additional time to work on the justification letter.

**Findings**

1. The request is for a zone map amendment (zone change) for an approximately 0.25 acre site located on the north side of Griegos Rd. NW, between 12th St. NW and Rio Grande Blvd. NW.
2. The applicant wants to use the existing single-family home as a residence. The subject site is zoned MX-L, but the MX-L zone does not allow single-family homes, so a zone change is needed.
3. The request qualifies for a City-sponsored zone change because it meets the criteria for a voluntary downzone. However, the applicant does not want to wait.
4. A deferral is needed to allow additional time for the applicant to justify the request pursuant to the IDO Review and Decision Criteria for zone changes.

**Lehner, Catalina L.**

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**From:** Elmer Medina <m.elmer.medina@gmail.com>  
**Sent:** Tuesday, October 02, 2018 10:00 PM  
**To:** Lehner, Catalina L.  
**Subject:** Re: agency comments & ZC letter

Catalina,

Ok, I agree with you. Let's defer to the next meeting. I will attend the meeting on the 11th to get a feel for what the process is. Let me know you have feedback on what I have sent you and I will work on it some more.

Thanks

Elmer

M. Elmer Medina

On Tue, Oct 2, 2018 at 9:32 AM Lehner, Catalina L. <[CLehner@cabq.gov](mailto:CLehner@cabq.gov)> wrote:

Hi Elmer,

Thanks for providing a revised justification letter. I read it first thing this morning and it's improved; I appreciate your efforts. However, it's not where it needs to be and the deadline was 9 am Monday.

Would you like to defer this case to the November 9 hearing? This way, these important things can happen: 1) I can provide mark-ups and you can revise it. There will be additional time for you to study the organization of ZC responses and understand what goes where and to strengthen conceptual understanding, or you will have time to hire an agent (they can do the writing and represent you at the hearing, or just do the writing and you represent yourself), and 2) it would be helpful to attend the October 11 EPC hearing as an observer to see how it's done. I have another zone change case you can follow as part of the learning process.

Please let me know ASAP. Thank you.

-Catalina