



***Environmental
Planning
Commission***

***Agenda Number: 08
Project Number: 1011346
Case Number: 17EPC- 40040
Hearing Date: September 14, 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

DEFERRAL 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 a 30 day deferral to allow more time to justify the request according to Resolution 270-1970.

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, just east of Coors Boulevard NW, and containing approximately 1.75 acres.
2. The applicant has requested a 30 day deferral to the **October 12, 2017** EPC public hearing to allow for more time to justify the request.