

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

September 13, 2018

McKown Belanger Associates  
205 Edith Blvd. NE  
Albuquerque, NM 87102

**Project# 2018-001200 (1011313)**  
RZ-2018-00005- Sector Development Plan Map Amendment  
(Zone Change)  
SI-2018-00012 – Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for all or a portion of Lot 7, Block 12, Huning's Highland Addition, zoned SU-2/MR to SU-2/SU-1 for O-1 uses, located at 205 Edith Blvd. NE, between Copper Ave. and Tijeras Ave. NE, containing approximately 0.2 acres. (K-14)  
Staff Planner: Catalina Lehner

PO Box 1293

On September 13, 2018 the Environmental Planning Commission (EPC) voted to DEFER Project 2018-001200/RZ-2018-00005, a Sector Development Plan Map Amendment (zone change) and SI-2018-00012, a Site Development Plan for Building Permit, for 90 days based on the following Findings:

### FINDINGS:

- NM 87103
1. The request is for a sector development plan map amendment (zone change) to the Huning Highland Sector Development Plan (HHSDP) and an as-built site development plan for building permit.
  2. The subject site is zoned SU-2/MR (Mixed Residential) pursuant to the HHSDP. The applicant is requesting a zone change in order to accommodate an existing office use.
  3. The applicants are requesting a 90 day deferral to the December 13, 2018 hearing. They are working with a new agent and need additional time to revise the zone change justification letter.
  4. Previously, the request was deferred for 30 days at the July 12, 2018 hearing and for 30 days at the August 9, 2018 hearing.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 28, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is

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required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,

  
David S. Campbell  
Planning Director

DSC/CL

cc: McKown Belanger Associates (MBA), 205 Edith Blvd. NE, ABQ, NM 87102  
Wade Jackson, Sutin, Thayer & Browne, 6100 Uptown Blvd. NE, Suite 400, ABQ, NM 87110  
Broadway Central Corridors Partn. Inc., Jim Maddox, 515 Central Ave. NE, ABQ, NM 87102  
Broadway Central Corridors Partn. Inc., Rob Dickson, P.O. Box 302, ABQ, NM 87103  
Huning Highland Historic Dist. Assoc., Ann Carson, 416 Walter St. SE, ABQ, NM 87102  
Huning Highland Historic Dist., Assoc., Bonnie Anderson, 321 High St. SE, ABQ, NM 87102  
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