



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1011313
Case #s: RZ-2018-0005 & SI-2018-00012
Hearing Date: July 12, 2018**

Staff Report

Applicant	McKown Belanger Associates
Agent	Self and Sutin, Thayer, Browne, PC
Requests	Sector Development Plan Map Amendment (zone change) Site Development Plan for Building Permit (as-built)
Legal Description	Lot 8 and the additional south seven feet and eight inches of Lot 7, Lot 9, and Lot 10, Block 24, Huning's Highlands Addition
Location	On Edith Blvd. NE, between Tijeras Ave. NE and Copper Ave. NE (205 Edith Blvd. NE)
Size	Approximately 0.2 acre
Existing Zoning	SU-2/MR (Mixed Residential)
Proposed Zoning	SU-2/SU-1 for O-1 Uses

Staff Recommendation

DEFERRAL of RZ-2018-0005 and SI-2018-00012, based on the Findings below, for 30 days to the August 9, 2018 hearing.

Staff Planner

Catalina Lehner-AICP, Senior Planner

Summary of Analysis

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.

The applicants recently purchased a remodeled home and opened an interior design firm. They were unaware that the zoning did not allow an office use until they received a Notice of Violation from the Code Enforcement Division. The applicant is requesting a zone change in order to continue to operate the business on the subject site.

The subject site is located in an Area of Consistency and in the Huning Highland Historic Overlay Zone. The Huning Highland Sector Development Plan applies.

Staff met with the applicant on their agent on June 13, 2018. The applicants are requesting additional time to revise the zone change justification letter and the associated site development plan.

Findings

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 applicants are requesting a 30 day deferral to the August 9, 2018 hearing in order to revise the zone change justification letter and the associated, as-built site development plan for building permit.

Lehner, Catalina L.

From: Camille Sherwood <CSherwood@mbaabq.com>
Sent: Wednesday, June 20, 2018 4:19 PM
To: Lehner, Catalina L.
Cc: Wade L. Jackson
Subject: Zoning Change, Deferral Request - 205 Edith

Dear Ms. Lehner,

Thank you for taking the time to meet with myself, Janis Miller from my office and Mr. Wade Jackson (agent) regarding our application for a zone change at 205 Edith Boulevard. We appreciate your review of our submittal and clarification of the required documentation. We respectfully request a deferral of the scheduled (July) EPC Hearing. We understand the next possible Hearing date would be August 9th. The additional time would enable us to prepare the documentation discussed during our visit. We will also want to get a new sign posting agreement with the correct hearing date.

I look forward to reviewing the comments and input you have received to date from others within the area. Please let me know of any additional information that could be of assistance to the process.

Thank you for your time, consideration and expertise.

Sincerely

Camille Sherwood

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