## Supplemental Staff Report

<table>
<thead>
<tr>
<th><strong>Agent</strong></th>
<th>RBA Architecture, PC</th>
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<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Rio Grande Realty &amp; Investments, LLC (Todd Kruger)</td>
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<tr>
<td><strong>Request</strong></td>
<td>Zone Map Amendment (zone change)</td>
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<tr>
<td><strong>Legal Description</strong></td>
<td>Lots 12, 13 &amp; 14, Tract A, Unit A, North Albuquerque Acres</td>
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<td><strong>Location</strong></td>
<td>on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE.</td>
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<td><strong>Size</strong></td>
<td>Approximately 2.8 acres</td>
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<td><strong>Existing Zoning</strong></td>
<td>SU-1 PUD (Planned Unit Development) (not to exceed 6 du/ac)</td>
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<td><strong>Proposed Zoning</strong></td>
<td>O-1</td>
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### Summary of Analysis

The request is for a zone map amendment for an approx. 2.8 acre vacant site, zoned SU-1 PUD, on Palomas Ave. NE, between Wyoming Blvd. NE and Barstow St. NE. The applicant wants to develop a medical office complex. A site development plan is not required at this time.

The subject site is in an Area of Consistency as designated by the Comprehensive Plan. No sector development plans apply.

The affected neighborhood organizations are the North Wyoming Neighborhood Association (NA), the Countrywood Area NA, and the District 4 Coalition, which was notified. Property owners within 100 feet of the subject site were also notified. A facilitated meeting was held on February 22. Concerns include traffic landscaping, and buffering. Staff has received two written comments; one party is opposed.

The applicant is requesting a 30 day deferral in order to strengthen the zone change justification and address any other concerns.

### Staff Recommendation

**DEFERRAL of 18EPC-40005, based on the Findings below, at the request of the applicant (see attachment) for 30 days to the April 12, 2018 EPC hearing.**

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

### Findings

1. The request is for a zone map amendment (zone change) from SU-1 PUD to O-1. The applicant intends to develop an office complex.

2. Since the request is for a change to a straight zone (O-1), a site development plan is not required at this time.

3. The applicant is requesting a 30-day deferral to the April 12, 2018 EPC hearing to strengthen the zone change justification and address any other concerns.
March 7, 2018

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

Re:  PALOMAS MEDICAL OFFICE BUILDINGS
8300 / 8310 / 8320 Palomas Ave NE
Albuquerque, NM 87109

Project Number: 1011513
CASE #18EPC-40005

We are requesting a 30 day deferral in the above referenced project to the April 12th hearing in order to address the items of concern.

If you have any questions, please call.

Sincerely,

[Signature]
Rick Bennett
Architect