



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2024-010758
Case #: RZ-2024-00041
Hearing Date: September 19, 2024

Staff Report

Agent	Consensus Planning
Applicant	Titan Development, Ltd.
Request	Zoning Map Amendment – Council (zone change) From PD to R-1A
Legal Description	<i>Tract A-1-C Bulk Land Plat Tracts A-1-A, A-1-B, & A-1-C Lands of Salazar Family Trust and Others Containing 107.1 acres</i>
Location	98th St. and Unser Blvd. SW
Size	107.1 acres
Existing Zoning	PD
Proposed Zoning	R-1A

Staff Recommendation

DEFERRAL of Project # PR-2024-010758 RZ-2024-00041 for 60 days to November 21

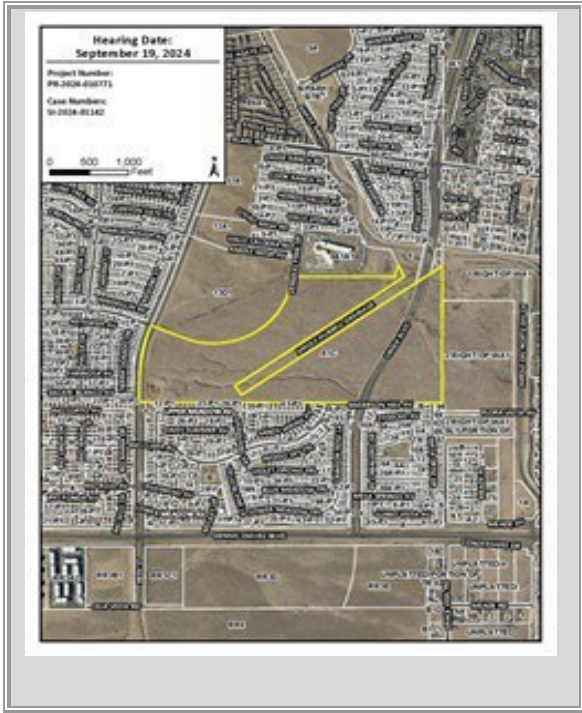
Nasima Hadi, Staff Planner
Leslie Naji, Principal Planner

Summary of Analysis

The request is for a Zoning Map Amendment (zone change – Council) from PD to R-1A for the Salazar Family Trust between 98th Street and Unser Blvd.

The subject site is a portion (approx. 25 acres) of a property that is 107.1 acres. The subject site is in an Area of Consistency and Unser Blvd. Commuter Corridor.

The applicant requests a 60-day deferral to allow time to update and revise the application to increase the size of the request to include MX-T zoning and reduce the amount of R-1A. Staff agrees with the request for deferral.



Naji, Leslie

From: Jim Strozier <cp@consensusplanning.com>
Sent: Thursday, September 12, 2024 12:35 PM
To: Hadi, Nasima Amin; Naji, Leslie; Renz-Whitmore, Mikaela J.; Aranda, James M.
Cc: Sal Perdomo; Brian Patterson
Subject: Request for Deferral - PR-2024-010758, Case #: RZ-2024-00041

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Please accept this email as our formal request for a 60-day deferral to the November 21st Hearing for the above referenced application. Based on our meeting and discussions, we plan to update and revise our application to increase the size of the request and include MX-T zoning, reduce the amount of R-1A. We intend to use the deferral to work with staff on the amended application.

[Jim Strozier, FAICP](#)
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