



# Environmental Planning Commission

**Agenda Number: 01**  
**Project #: 2024-011273**  
**Case #: RZ-2024-00051**  
**Hearing Date: January 16, 2025**

## Staff Report

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	Huitt-Zollars, Inc.
<b>Request</b>	Zoning Map Amendment
<b>Legal Description</b>	All or portion of Parcel B bulk land plat of Parcels A and B Anderson Heights
<b>Location</b>	Northeast lot at 118 <sup>th</sup> St. SW and Dennis Chavez Blvd. SW
<b>Size</b>	30 acres
<b>Existing Zoning</b>	Mixed-Use – Low Intensity (MX-L)
<b>Proposed Zoning</b>	Mixed-Use – Transition (MX-T)

**Staff Recommendation**

DEFERRED of Project # 2024-011273 RZ-2024-00051 for 30 days to the February 20, 2025 EPC Hearing.

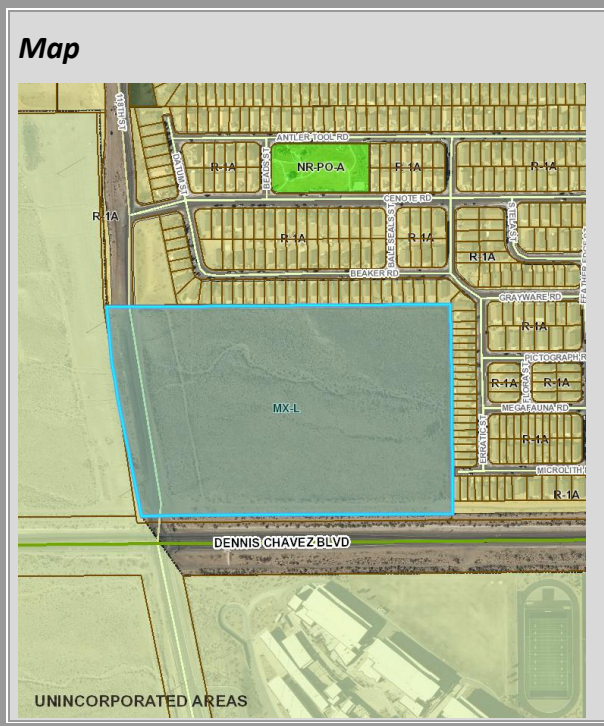
Staff Planner  
Dennis Felipe, Jr.

**Summary of Analysis**

The applicant is requesting a 30-day deferral to the February 20<sup>th</sup>, 2025 EPC hearing to have more time to review the Planning Department’s comments on the application and review other options for the property.

The request is for a Zone Map Amendment (zone change) from Mixed-Use – Low Density (MX-L) to Mixed-Use – Transition (MX-T) which would result in a spot zone. The request would facilitate new single-family housing and the opportunity for multi-family housing. The subject site is in an area of change and located within the 118<sup>th</sup>/Dennis Chavez Activity Center.

Staff agrees with the request for deferral.





December 30, 2024

Landscape Architecture  
Urban Design  
Planning Services

Dennis Felipe, Planner  
Current Planning | UD&D  
City of Albuquerque  
600 N. Second Street NW  
Albuquerque, NM 87102

302 Eighth St. NW  
Albuquerque, NM 87102

Re: PR-2024-011273/ RZ-000051

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

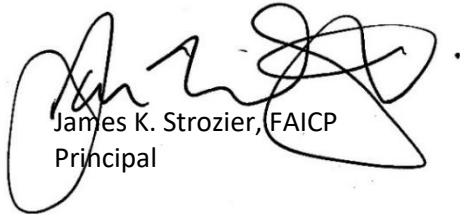
Dear Dennis,

The purpose of this letter is to request a one-month deferral for our application for a zoning map amendment for the property legally described as all or a portion of Parcel B, Bulk Land Plat of Parcels A and B, Anderson Heights located at the northeast corner of 118th Street SW and Dennis Chavez Boulevard SW. The application is referenced by Project Number PR-2024-011273 and Application Number RZ-000051.

The reason for the deferral is to allow the owner of the property time to review the Planning Department's comments and review other options for the property.

Please let us know if you have any questions or require any further information. Thank you for your time in reviewing this application and we look forward to working with you in the future.

Sincerely,



James K. Strozier, FAICP  
Principal

c: Jeff Garrett, Bernco Investors LLC (owner)

#### PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

#### ASSOCIATES

Ken Romig, PLA, ASLA  
Margaret Ambrosino, AICP