



**Environmental
Planning
Commission**

**Agenda Number: 01
Project #: 2024-011273
Case #: RZ-2024-00051
Hearing Date: February 20, 2025**

Staff Report

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

WITHDRAWAL of Project # 2024-011273 RZ-2024-00051 from the February 20, 2025 EPC Hearing.

Staff Planner
Dennis Felipe, Jr.

Summary of Analysis

The applicant is withdrawing the request, which was deferred from the January 16, 2025 EPC hearing to the February 20, 2025 EPC Hearing. See attached letter.

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 118th/Dennis Chavez Activity Center.

The applicant fulfilled notification requirements for the original application.





January 21, 2025

Landscape Architecture
Urban Design
Planning Services

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

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Re: PR-2024-011273/ RZ-000051

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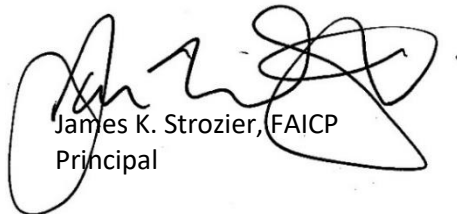
Dear Dennis,

The purpose of this letter is to request to withdraw 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 deferral has allowed the owner of the property time to review their options moving forward for the property. They have determined that it is the best interest of the owner, a potential purchaser, and the City to withdraw the application at this time.

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