



**Environmental  
Planning  
Commission**

**Agenda Number: 01  
Project Number: 1001695  
Case #: 16EPC-40008  
April 14, 2016**

**Staff Report**

<b>Agent</b>	DAC Enterprises, Inc.
<b>Applicant</b>	Firoz S. & Jabeen Vagh
<b>Request</b>	Site Development Plan for Building Permit
<b>Legal Description</b>	Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, Tract 2
<b>Location</b>	The NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE (7001 Signal Ave. NE)
<b>Size</b>	Approximately 1.5 acres
<b>Zoning</b>	SU-2/C-1

**Staff Recommendation**

**DEFERRAL of 16EPC-40008 at the request of the applicant, for 60 days to the June 9, 2016 EPC hearing.**

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

**Summary of Analysis**

The request is for a site development plan for building permit for an approx. 1.5 acre site at the NE corner of Signal Ave. and Louisiana Blvd. The applicant proposes to develop an allergy clinic.

The subject site is in the Developing Urban Area of the Comprehensive Plan. The La Cueva Sector Development Plan (LCSDP) also applies. The LCSDP contains design regulations for all SU-2 zoned properties. The subject site is zoned SU-2/C-1, so the design regulations apply to the proposed development.

The applicant is requesting a 60-day deferral in order to determine how they want to proceed. The proposed site development plan does not comply with Regulation 12R-3 regarding parking. Regulation 12R-3 states that, if it cannot be met, the applicant may seek a variance from the requirement.

The applicant has scheduled a pre-application review team (PRT) meeting to discuss options.

**Findings**

1. The request is for a Site Development Plan for building permit for an approximately 1.5 acre site located at the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE
2. The applicant has submitted a written request for deferral, which is included in part of the record.
3. The applicant requests a 60-day deferral to the June 9, 2016 EPC hearing in order to determine how they want to proceed.

**Lehner, Catalina L.**

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**From:** Doug Crandall <dacinc2001@aol.com>  
**Sent:** Wednesday, April 06, 2016 2:32 PM  
**To:** Lehner, Catalina L.  
**Cc:** CenturyLink Customer; Tafazzul Hussain  
**Subject:** Deferral - Project #1001695

Good afternoon Catalina,

Please accept this communication as an official request for a 60 day deferral regarding the above referenced project. We have scheduled a PRT in order to explore our options for this site and this deferral would give us enough time to make a determination in how to proceed.

Thank you for your assistance in this matter, and please contact me if you have any questions.

Doug Crandall  
[dacinc2001@aol.com](mailto:dacinc2001@aol.com)