



Environmental Planning Commission

Agenda Number: 1
Project #: PR-2018-001924
Case #: RZ-2018-00063
Hearing Date: April 11, 2019

Staff Report

Agent	Land Development Consultants, LLC
Applicant	Circle K Stores, Inc.
Request	Zone Map Amendment (zone change)
Legal Description	Tract A and Tract B, a plat of Tracts, A, B, and C, Lands of Romero-Page Etal.
Location	between Bridge Blvd. SW and San Ygnacio Rd. SW (1100 Old Coors Dr. SW)
Size	Approximately 4.5 acres
Existing Zoning	MX-L
Proposed Zoning	NR-C

Staff Recommendation

DEFERRAL of RZ-2018-00063, at the applicant's request, for 30 days to the May 9, 2019 EPC hearing.

Staff Planner
Catalina Lehner, AICP-Senior Planner

Summary of Analysis

The request is for a zone change for an approximately 4.5 acre site at the SE corner of the intersection of Old Coors Dr. SW and Bridge Blvd. SW. Tract A is at the corner and contains a light vehicle fueling station; Tract B is larger and is vacant.

The subject site was zoned MX-L upon adoption of the Integrated Development Ordinance (IDO). The applicant wants to change the subject site's zoning to NR-C to facilitate development of a convenience store with a fueling station and liquor retail.

The affected neighborhood organizations are the Alamosa Neighborhood Association (NA), the Westside Coalition, the South Valley Coalition, and the SW Alliance of Neighborhoods, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. The applicant attended the Alamosa NA's annual meeting.

The applicant requests a 30 day deferral to ensure application completeness and strengthen the zone change justification. Staff recommends deferral as requested.



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From: Sofia Hernandez <sofia@ldcaz.com> Sent: Tue 4/2/2019 9:33 AM
To: Lehner, Catalina L.
Cc: Brito, Russell D.
Subject: RE: Abq Old Coors/Bridge zone change

Good morning Catalina,

On behalf of Circle K Stores, I would like to request a deferral to the May 9th hearing.

I will review the property owner labels vs. "mailed to" receipts. Circle K is under contract to purchase the property. A title commitment was previously provided; however, the formal letter is pending from the seller. Will provide the letter as soon as it is received.

Thank you,

Sofia Hernandez
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