



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1010521  
Case Numbers: 15EPC-40024  
August 13, 2015**

**Staff Report**

<b>Agent</b>	DAC Enterprises, Inc.
<b>Applicant</b>	Shakeel Rizvi dba Nazish LLC
<b>Requests</b>	Sector Development Plan Map Amendment (zone change)
<b>Legal Description</b>	Lot 12, Block 3, North Albuquerque Acres, Tract 2, Unit 3
<b>Location</b>	on Oakland Ave. NE, between Eagle Rock Ave. NE and Alameda Blvd. NE
<b>Size</b>	0.8864 acre (≈1 acre)
<b>Existing Zoning</b>	SU-2/O-1
<b>Proposed Zoning</b>	R-D, 6 DU/acre

**Staff Recommendation**

**DEFERRAL of 15EPC-40024, based on the findings below, at the request of the applicant, for 30 days.**

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

**Summary of Analysis**

This request is for a zone change for a vacant, 0.8864 acre (≈1 acre) site located on Oakland Avenue and part of a group of 10 approx. 1 acre lots. Three are developed.

The applicant requests a zone change from SU-2/O-1 to R-D, 6 DU/acre in order to develop five single-family homes on the 0.8864 acre lot. The subject site is in the Developing Urban Area of the Comprehensive Plan. The La Cueva Sector Development Plan also applies and establishes R-D zoning categories of 3 DU/ac, 4 DU/ac, 5 DU/ac, 6 DU/ac and 7 DU/ac.

Affected neighborhood organizations and property owners were notified as required. A deferral is needed to advertise the zoning requested as R-D, 6 DU/acre. The request was advertised as R-D, 5 DU/acre.

**Findings:**

1. This request is for a Sector Development Plan Map Amendment (zone change).
2. A 30-day deferral to the September 10, 2015 EPC hearing is needed in order to advertise the correct zoning category for the request.
3. The applicant has agreed to modify the zone category requested from R-D 5 DU/ac to R-D 6 DU/ac.

City Departments and other interested agencies reviewed this application from 07/06/2015 to 07/17/2015.

July 30, 2015

Catalina Lehner,  
Senior Planner  
Planning Department  
City of Albuquerque

Re: Project #1010521/15EPC-40024 - Density

Dear Ms. Lehner:

Upon closer review of the zone map amendment referenced above, I have concluded that the proper zone category should be RD, six dwelling acres, instead of RD/5 d.u.'s as represented in my justification letter.

The confusion regarding the designation is based upon the actual lot size of the property, which is approximately .89 acres. My client is asking to develop 5 units on this property, which I mistakenly thought was a full acre. As a result, instead of 5 d.u.'s per gross acre, the actual number is closer to 5.65 d.u.'s, which would be rounded up to six dwelling units per acre.

I believe that this is a minor change to my request as the proposed subdivision of the site clearly shows five dwelling units. However, because the *La Cueva Sector Development* plan has no straight RD zoning and each RD zone category in the plan attaches a maximum dwelling unit designation, I believe that a correction on my part is warranted.

I would further note, that this change, regardless of the site plan submitted, would not allow any more than five dwelling units to be developed on the property, as a sixth unit would then result in a density of over six d.u.'s per acre.

Thank you for discussing this issue with me and thank you for allowing me the opportunity to clarify my request.

Sincerely,

Doug Crandall,  
Principal  
DAC Enterprises, Inc.