Environmental Planning Commission

Staff Report

**Agent**
Consensus Planning

**Applicant**
Juniper Properties Southwest, LLC

**Request**
Zoning Map Amendment (zone change)

**Legal Description**
Lots 7 thru 11 block 64 Terrace Addition & north 10ft vacated Gold Ave

**Location**
1701 Gold Ave SE between Pine St. and University Blvd.

**Size**
Approximately 1.0 acre

**Existing Zoning**
R-ML

**Proposed Zoning**
MX-L

**Summary of Analysis**
The request is for a Zone Map Amendment for an approximately 1.0-acre site on the north side of Gold Ave. SE, between Pine St. and University Blvd. SE (the subject site).

The Zone Map Amendment request was heard at the July 21, 2022 EPC hearing. The applicant had not adequately justified the request pursuant to the IDO zone change criteria [14-16-6-7(G)(3)]. The applicant requested a continuance to decide how to proceed with the case.

The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. Neighbors have expressed support for housing but opposition to commercial uses. Staff recommends Denial.

Following further consideration, the applicant wishes to withdraw the application.

---

**Staff Recommendation**

Leslie Naji
Senior Planner
Good afternoon Leslie,

Apologies for the delayed response. After discussing this further with our clients, we would like to officially request withdrawal of the requested Zoning Map Amendment (PR-2022-007157, RZ-2022-00031).

Please let me know if there are any questions. Best

regards,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com