### Supplemental Staff Report

**Agent**
Self

**Applicant**
Richard Dobbs, QMD, LLC

**Request**
Zone Map Amendment (zone change)
Site Plan - EPC

**Legal Description**
Tract A, Summary Plat of Tract N, Paradise Hills Industrial Park, and a portion of Tract 2 of Eagle Ranch, and a portion of a 100’ PNM Easement

**Location**
between Eagle Ranch Rd. NW and Coors Blvd. NW (4349 Irving Blvd. NW)

**Size**
Approximately 4 acres

**Existing Zoning**
MX-M (mixed-use medium)

**Proposed Zoning**
PD (planned development)

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**Staff Recommendation**

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**Summary of Analysis**
The request is for a zone change and an associated site plan for an approximately 4 acre site known as the old Rowland’s site. The applicant wants PD zoning to allow a permanent, outdoor market.

The request was deferred at the September 12, 2019 EPC hearing for 30 days and deferred at the November 14, 2019 hearing EPC hearing for 90 days. The required notification was incomplete and the zone change justification needed to be strengthened.

The applicant is requesting withdrawal of the zone change case. He is considering constructing a building so the proposed activities can be conducted indoors, which would render the zone change unnecessary, and other options for the subject site.

Staff recommends withdrawal of the case as requested by the applicant.
Good Morning Catalina;

Sorry for the delay in the response. We have so much going on and consuming our time. I spoke with Richard with regard to Irvin Village and at this time, we have decided to withdraw the case. This will allow Irving Village some time to regroup and strategize its best approach on how to proceed.

Thank you for your assistance in this matter.

Sincerely,

Nicolina Nicthe-Pharr
For Richard Dobbs
Irving Village
Hello and Happy New Year!

I'm checking in to see how you would like to proceed with the above-referenced EPC case scheduled for Thursday, February 13, 2020, after the EPC granted the 90 day deferral as requested.

Three items are needed: re-notification that complies with IDO requirements in Section 6-4(K), p. 345, a revised zone change justification, and an updated site plan. I haven't heard from you regarding these items.

To meet deadlines for the February EPC hearing, the re-notification should have occurred by December 26, 2019.

Here is our calendar, for reference:
http://documents.cabq.gov/planning/environmental-planning-commission/EPC%20External%20Calendar%202020-F.pdf

Please let me know at your earliest convenience if you would like to request another deferral. Thank you.
As required by the IDO, there is a fee of $110 for anyone who wants to defer their case. The EPC granted the three-month deferral, so the new hearing date will be Thursday, February 13, 2020.

Thank you.