



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1003993
Case Numbers: 16EPC-40072
February 09, 2017**

Staff Report

Agent	Unspecified
Applicant	Sujay Thakur
Requests	Zone Map Amendment (zone change)
Legal Description	Tract A-36-A, Town of Atrisco Grant Northeast Unit
Location	located between Coors Blvd. NW and Atrisco Dr. NW, and between Sequoia Rd. NW and St. Joseph's Dr. NW
Size	Approximately 4.1 acres
Existing Zoning	SU-1 for Uses Permissive and Conditional in O-1
Proposed Zoning	SU-1 for C-1 Uses and Outdoor Storage and Outdoor Vehicle Storage

Staff Recommendation

DEFERRAL of 16EPC-40072 for 60 days, to the April 13, 2017 EPC hearing.

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

Summary of Analysis

This request is for a zone change for an approximately 4.1 acre vacant site between Coors Blvd. NW and Atrisco Dr. NW, and between Sequoia Rd. NW and St. Joseph's Dr. NW. The applicant proposes to change the subject site's zoning to allow RV storage and two commercial buildings, into which existing businesses would relocate.

The subject site is in the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan and the Coors Corridor Sector Development Plan also apply. The subject site is in a designated Activity Center.

Based on a conversation with the applicant, Staff recommends a 60-day deferral to the April 13, 2017 EPC hearing to allow additional time to justify the zone map amendment pursuant to R270-1980 and submit a site development plan.

Findings

1. The request is for a zone map amendment (zone change) for Tract A-36-A, Town of Atrisco Grant Northeast Unit. The applicant proposes to develop RV storage and two commercial buildings.
2. The subject site is zoned SU-1 for Uses Permissive and Conditional in O-1. The requested zone is now SU-1 for C-1 Uses and Outdoor Storage and Outdoor Vehicle Storage.
3. Based on a conversation with the applicant, Staff recommends a 60-day deferral to the April 13, 2017 EPC hearing to allow additional time to justify the zone map amendment and submit a site development plan.